



REFERRAL REPORT

Report Date: September 3, 2021
Contact: Dan Garrison
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RTS No.: 14500
VanRIMS No.: 08-2000-20
Meeting Date: October 5, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy

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, to come into force and take effect on January 15, 2022:
- i. in Section 2, add a definition for:
 - (a) “residential rental tenure” to enable zoning for rental housing;
 - ii. amend the C-2, C-2B, C-2C, and C-2C1 district schedules to:
 - (a) 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; and
 - (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) provide a consistent wider sidewalk in all local shopping areas by requiring an increased setback from the street for all commercial and mixed-use developments (both rental and strata).

- iii. add new rental district schedules, RR-1, RR-2, RR-2B and RR-2C and RR-3A and RR-3B, to be utilized for rental housing rezoning applications, including in eligible RS and RT areas;

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, if the application to amend the Zoning and Development By-law as described in Recommendation A(iii) is referred to Public Hearing, then an application to amend the Sign By-law to establish regulations for the RR-1, RR-2A, RR-2B and RR-2C and RR-3A and RR-3B district schedules be referred to the same Public Hearing, along with the related amendments to the Noise Control By-law, Parking By-law, and Subdivision By-law, generally as set out in Appendix B;

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

- 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 new associated C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Design Guidelines (to apply to mixed-use rental buildings over 4 storeys), generally as set out in Appendix C.
- D. 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 Design Guidelines and C-2B, C-2C, and C-2C1 Design Guidelines (to apply to all commercial and mixed-use buildings), generally as set out in Appendix D.
- E. 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 Rental District Schedules Design Guidelines (to apply to new rental rezoning applications), generally as set out in Appendix E.
- F. THAT, subject to approval of the amendments to the Zoning and Development By-law as described in Recommendation A, Council approve consequential amendments to the Secured Rental Policy, generally as set out in Appendix F.
- G. THAT Recommendations C through F also be referred to Public Hearing at the same time as Recommendations A and B.
- H. THAT Recommendations A through G 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 (SRP) to improve and consolidate rental policies that have been in place for over a decade. As part of the approval, Council directed staff to implement the new policy by advancing amendments to the C-2, C-2B, C-2C and C-2C1 zoning districts (“the C-2 zones”) to allow six-storey rental buildings and also to create a new set of standard rental zoning districts to streamline future rezoning applications in surrounding low density areas. Both of these changes utilize the authority recently granted by the Province to zone for residential rental tenure. Over the past 2 years, staff have undertaken technical work and conducted further engagement with the public and stakeholders to prepare these changes.

Staff have also aligned this work with key goals of the Vancouver Plan and emerging work on complete and connected neighbourhoods. Since the SRP updates began in 2018, staff have engaged the public and stakeholders using a wide range of engagement tools. Additional public commentary was provided through the Van Plan engagement in spring 2021 and changes have been made to proposed C-2 amendments and to the new rental zones in response.

The proposed changes advance “quick start actions” for the Vancouver Plan to create more complete neighbourhoods by adding new secured rental housing in areas on and nearby local shopping areas. The co-location of local shopping areas and rental housing provides opportunities for households with a diverse range of incomes to live in neighbourhoods and access shops, services, amenities and spaces for social connections. Adding housing near shopping also increases pedestrian traffic and establishes a larger customer base for businesses to thrive. In addition, living near shopping streets allows residents to be less reliant on personal automobiles and reduce carbon emissions.

These outcomes would help deliver on key goals of the Vancouver Plan which integrate objectives of Housing Vancouver Strategy and the Climate Emergency Action Plan. New secured rental buildings would further support Climate Emergency objectives by having zero emissions space and water heating systems. Overall, it is estimated the changes could deliver approximately 4,000 new market and below-market rental units over the next 10 years through the proposed streamlined approach, and potentially more units if federal and/or provincial incentives are provided.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan Updates and Quick Start Actions Report (July 2021) - *Council directed Staff to report back with proposed by-law amendments for consideration in Q4 2021 to streamline rental housing development in C-2 zones and surrounding RS/RT areas*
- Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2 Commercial Districts (April 2021)
- 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 (2020) – *at the public hearing, Council deferred consideration of the report until after Staff bring forward amendments to extend the Rental Housing Stock ODP requirements to C-2 areas, and consult further with neighbourhoods through the Vancouver Plan*
- Secured Rental Policy (2019)
- Climate Emergency Response report (2019)
- 10 Year Affordable Housing Delivery and Financial Strategy (2018)
- Housing Vancouver Strategy and 3 Year Action Plan 2018-2020 (2017)
- Affordable Housing Choices Interim Rezoning Policy (2012)
- Secured Market Rental Housing Policy (2012)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

Vancouver's Rental Housing Challenges – As Vancouver grows, it is important to provide a variety of housing options to meet the diverse needs and incomes of people who live and work here. The majority of Vancouver's households are renters, and the need for secure rental housing has grown as fewer households are able to afford the rapidly rising costs of homeownership. In the 1970s, strata condos began to dominate new apartment construction and almost no new secure rental housing was built in Vancouver for 30 years. Decades with no or low rental construction have resulted in a significant shortfall that has contributed to the current housing crisis. Vancouver's purpose-built rental vacancy rate has averaged one per cent over the past decade. While the City introduced rental incentives in 2009 and that has produced some new rental supply, more secure rental housing is needed in all areas of the city.

In November 2019, following a 10 year review of the City's rental incentive programs, Council approved the SRP. This policy consolidates, updates and strengthens rental incentive policies that have been in place in Vancouver for over a decade – previously the Secured Market Rental Housing Policy and the Affordable Housing Choices Interim Rezoning Policy.

As part of the implementation of the SRP, two key changes are proposed to improve clarity and streamline development processes, making it easier to build secure rental housing:

- 1) Changes to the C-2 zones to allow new six-storey rental buildings through the same process as new four-storey condo buildings (without rezoning); and
- 2) Changes to rezoning policy in low density areas (RS or RT zones) to simplify the process by standardizing regulations through new rental zones (similar to RM-8A townhouse approach in the Cambie Corridor).

Alignment with the Vancouver Plan Process – The proposed changes in this report were identified and approved by Council as a quick start action to be advanced through the Vancouver Plan. As part of the July 2021 update on the Vancouver Plan, Council directed staff to advance the zoning changes needed to implement the SRP for future consideration at a public hearing.

The Vancouver Plan process has identified housing affordability and climate change as critical issues to be addressed. It is clear from the considerable technical work and community engagement undertaken to date, that business as usual approaches will not create the change necessary to address these challenges. The proposed SRP implementation actions would provide an opportunity for an initial layer of change in neighbourhoods to make them more complete, with a greater mix of housing choice, shops, and services, to begin to address the significant challenges and opportunities to deliver:

- Equitable Housing – secure housing for low and moderate incomes in every neighbourhood;
- Shared Prosperity – a more diverse and inclusive economy that works for everyone; and
- Climate Protection & Restored Ecosystems – zero emissions buildings and transportation choices and enhanced natural systems.

Strategic Analysis

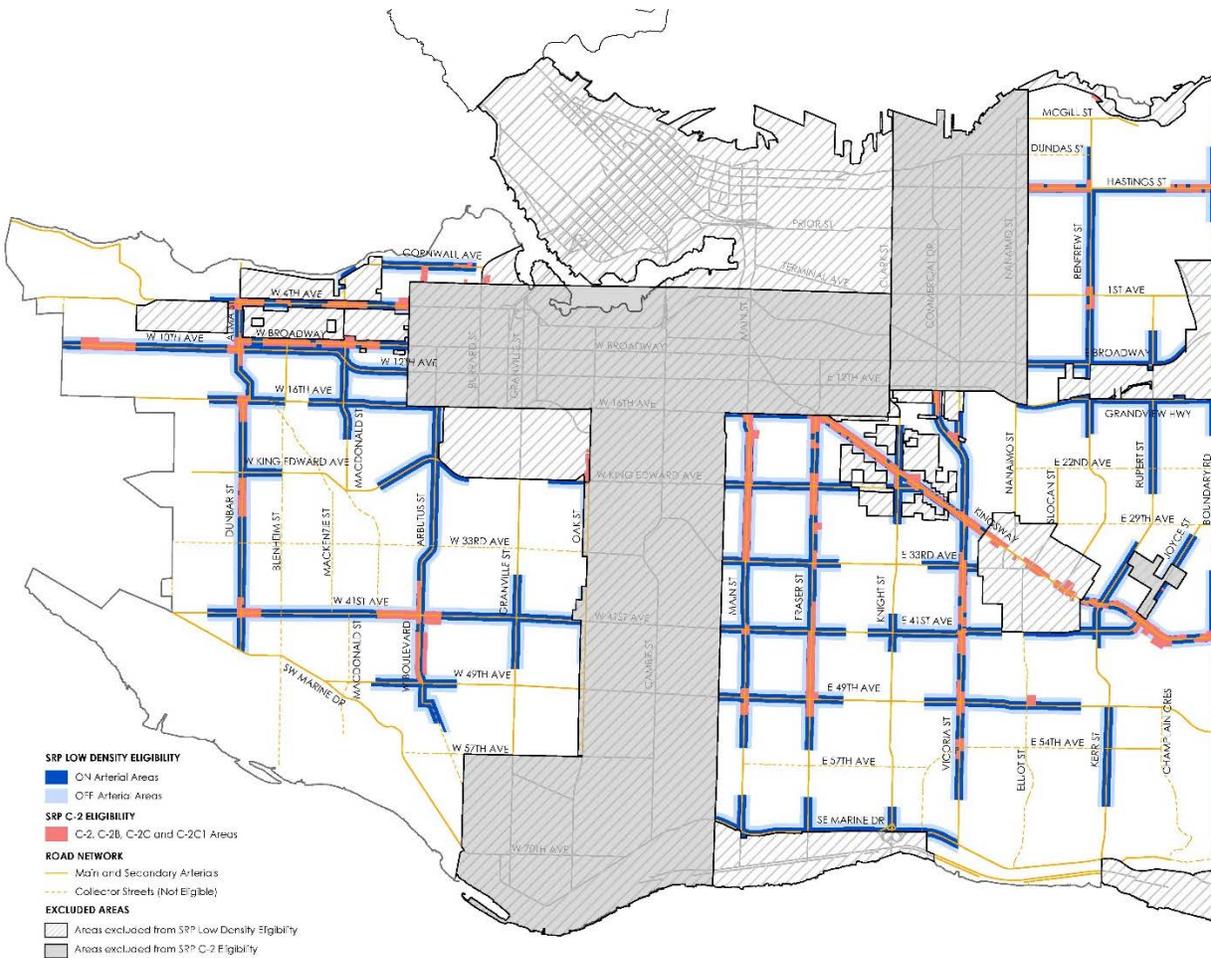
To provide more secure rental housing, align with emerging directions of Vancouver Plan to create more complete, connected neighbourhoods and advance other key City objectives, staff are proposing the following changes to the Zoning and Development By-law:

1. Add a new definition for residential rental tenure to enable use of the new zoning authority from the Province to rezone for rental housing;
2. Amend the C-2, C-2B, C-2C, and C-2C1 district schedules to allow six-storey, mixed-use buildings where 100% of the residential tenure is secured as rental;
3. Make minor amendments in C-2 zones city-wide to align with the new proposed changes for rental, as well as several housekeeping changes; and
4. Create new rental district schedules for use in low density areas (RS and some RT zones) near shopping and transit – allowing four- to six-storey 100% residential and mixed-use buildings on arterials, and up to four-storey buildings off arterials.

The types of rental buildings that would be streamlined through the proposed amendments to C-2 and the new rental zones are reflective of the types and scales of buildings that have been enabled through city-wide rental rezoning policies for the past 10 years. The changes would apply in all areas of the city outside of recently approved community plan areas (e.g. Cambie Corridor, Marpole, Grandview-Woodland, etc.) and areas currently undergoing planning processes (e.g. Broadway Plan), except for the minor amendments to the C-2 zones that would

apply city-wide.¹ The map below identifies areas where C-2 amendments would allow a 6 storey rental building (in red). The map also generally illustrates where new rental projects can be considered in the future through rezoning, in locations both on arterials (dark blue) and off arterials (light blue).

Map 1. Rental Housing Opportunities Near Local Shopping Areas and Transit



The analysis that follows provides a comprehensive summary of the changes needed to implement the updated Secured Rental Policy, with information on the following:

- The need for a new definition of “rental tenure” to allow the city to zone specifically for rental housing and details on the use, scale, height, design aspects and other regulatory

¹ Community plans include specific direction for rental housing and C-2 zoned areas within their boundaries. The Broadway Plan will set direction within the Broadway Plan boundaries, which includes the False Creek Flats, Mount Pleasant, Fairview, and Kitsilano neighbourhoods. The proposed amendments to the C-2 areas are aligned with the Norquay Village Neighbourhood Centre Plan to improve the public realm by expanding sidewalk widths along Kingsway within the Plan area.

requirements for new six storey rental buildings in C-2 areas and rental buildings that can be considered through new rental zones;

- Urban design rationale including a summary of the range of factors that were considered to balance the need for rental with resident concerns about change.
- SRP language alignment with the new rental zones and updates to the location criteria to reflect additional technical work and engagement over the last year;
- Processing and timing challenges and solutions related to By-law enactment; and
- Discussion of key issues

1. Zoning for Rental Tenure – Using the Authority Delegated from the BC Government

To utilize the authority delegated from the Province in 2018 to allow municipalities to zone for residential rental tenure, a new definition for “residential rental tenure” is recommended to be added to the Zoning and Development By-law (see Appendix A). The proposed amendments to the C-2 zones and the addition of new rental district schedules would be the first uses of this rental tenure zoning power in Vancouver. In the future, use of residential rental tenure zoning could be expanded to encourage the development of more rental housing.

The new residential rental tenure zoning authority would be used to ensure new buildings delivered through these change are secured permanently as rental. In keeping with long-standing City practice, a housing agreement would also continue to be required for each project. Housing agreements are filed at the Land Title Office and require the property to remain rental tenure for 60 years or the life of the building (whichever is greater). A non-stratification covenant is also required to ensure that the residential rental units cannot be stratified or sold separately.

2. Amendments to the C-2 District Schedules

Amendments to the C-2 zones are proposed to allow for six-storey mixed-use development where the entire residential portion of the building is rental. As the C-2 zoning districts are intended to provide for both retail/services and residential uses, the allowances for rental would only be considered for mixed-use buildings. Non-residential space (e.g. retail) would continue to be required on the ground level. These changes would streamline the current regulations and speed up the delivery of new rental housing, by removing the need to rezone. A new set of corresponding design guidelines specifically for residential rental developments in C-2 zoning districts is also proposed. Details are contained in Appendix C.

The remainder of this section describes the changes in the C-2 district schedules. Discussion of the design considerations that influenced the new regulations can be found in Section 4 below. A detailed table summarizing the proposed changes for rental projects in C-2 zoning districts can be found in Appendix G (full details are contained in Appendix A, and redline versions of the schedules in Appendix L).

Increases in Height and Density – The proposed amendments increase the height and density allowed for rental housing in the C-2 zoning districts, so that individual rental developments in C-2 zones no longer need to go through rezoning. The amended regulations set a maximum height of six storeys and 72 ft. for rental buildings. A maximum density of 3.5 FSR is proposed for mid-block sites and 3.7 FSR for larger corner sites.

Simplified Building Design Requirements and Additional Flexibility – The regulations proposed for rental buildings in the C-2 zones offer more flexibility compared to the current regulations and what has typically been required for rental projects in these areas through CD-1 rezonings. The changes allow for the maximum floor area to be achieved through a variety of building designs depending on the site attributes. Simplified buildings with fewer step-backs are also enabled, which facilitates more livable units and more sustainable building design by reducing the number of corners and intersections that increase thermal bridging (heat loss) and the ratio of exterior envelope to occupied space. On larger lots, a courtyard building form becomes an option, which creates more sources of light into residential units and can often enable more family units than a double-loaded corridor scheme.

Family Housing Requirements – The proposed changes would continue to require that a minimum of 35% of the units in new six-storey rental projects in the C-2 zones would be suitable for families (2+ bedrooms).

Green Building Requirements – Currently, rental housing applications in C-2 areas approved through rezoning, are required to meet the City's *Green Buildings Policy for Rezonings*. To ensure that rental housing projects in the C-2 zones continue to contribute to carbon pollution reduction targets, green building requirements will apply to new six-storey rental buildings. Rental projects would be required to either design to Passive House certification standards, or 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*.

Other Minor Amendments to C-2 District Schedules in All Areas of the City – In addition to the changes for rental housing in the C-2 zones outside of community plan areas, several minor changes are proposed for all C-2 zoned areas across the city. The minor changes are needed to align building regulations for all C-2 development with the new regulations for six-storey rental mixed-use buildings (e.g. setbacks, commercial space requirements, etc.), and to allow simpler building designs, improve commercial spaces, and enhance the public realm. The allowable density would remain the same as currently allowed (generally up to four storeys and 2.5 FSR).² A detailed table summarizing these proposed changes can be found in Appendix G. Full details can be found in the draft by-laws contained in Appendix A and corresponding changes to the base C-2 Design Guidelines can be found in Appendix D.

3. New RR Rental Zones

Three new rental district schedules (“RR-1,” “RR-2A, RR-2B and RR-2C” and “RR-3A and RR-3B”) are proposed to be added to the Zoning and Development By-law, and would be used in conjunction with future site-specific rezoning applications considered under the SRP. The new rental zones are like other standard zones and set basic regulations such as permitted uses, density, and height limits, while allowing for a range of building designs. Unlike other standard zones, these new RR zones only permit secured rental buildings; no stratification or sale of individual residential units would be allowed.

The addition of these new rental zones to the Zoning and Development By-law would not change the zoning of any existing properties. All RS and RT sites that would be eligible for future rezoning consideration under the SRP would remain zoned as they are and retain their

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

existing uses³. No RS or RT sites would be rezoned until Council approves a site specific rezoning application. The general height, density, building types, and additional affordability requirements set out in the new rental zones are described below.

Height and Density – Table 2 summarizes the buildings types, height and eligible locations of the new rental zones. Full details of the proposed rental zones are provided in Appendix A. Design guidelines are proposed to clarify requirements for each building type and to provide guidance on possible site configurations and other design considerations (Appendix E).

On Arterial Options – Options for sites on arterials include a range of apartment and mixed-use building types in the four- to six-storey range. A sixth storey would only be permitted for social housing or projects that include a below-market rental component. The building types proposed are similar to those that have been approved along arterial streets through many recent community plans (e.g. Cambie Corridor and Grandview-Woodland).

Off Arterial Options – The choices for sites off arterials include four-storey apartments, townhouses, and smaller multiplex options on single lots. The size of assemblies are limited so that change off arterials is incremental and fits with the existing low scale building context.

Table 2: Summary of New Rental Zones

Rental Zone	Building Types	On Arterials	Off Arterials
RR-1	3-4-storey Townhouse (35-45 ft. height, 1.2-1.45 FSR)		✓
	3-storey Multiplex (35 ft. height, 1.0 FSR)		✓
RR-2A, RR-2B and RR-2C	4-storey Apartment (45 ft. height, 1.75-2.0 FSR)	✓	✓
	5-storey Apartment (55 ft. height, 2.2-2.4 FSR)	✓	**
	6-storey Apartment; includes below-market units and social housing options (65 ft. height, 2.4-3.0 FSR)	✓	
RR-3A and RR-3B	4-storey Mixed-Use (50 ft. height, 2.4-2.5 FSR)	✓	
	6-storey Mixed-Use; includes below-market units and social housing options (72 ft. height, 3.4-3.5 FSR)	✓	

**only allowed in unique instances off arterials on flanking sites

Opportunities for Additional Affordability – All six-storey projects on arterials in RS and RT zones enabled through the SRP would be required to provide an increased level of affordability commensurate with the additional height and density as follows:

Below-Market Rental

Projects may be six storeys where a minimum of 20% of the residential floor area is secured at the following starting below-market rents:

- At least 10% below the Canadian Mortgage and Housing Corporation (CMHC) average market rents for the city for 100% residential buildings. This represents a 30% discount to new market rents (for units built since 2005).

³ Eligible RS/RT zones now permit a range of uses including detached homes with or without suites, laneway houses or duplexes (generally with a suite).

- At least 20% below the CMHC average market rents for the city for mixed-use buildings (e.g. with retail on the ground level). This represents a 40% discount to new market rents (for units built since 2005).

During a tenancy, rent increases for the below-market units would be allowed in accordance with the Residential Tenancy Act. At unit turnover, a vacancy control mechanism will apply so that rents would continue to be discounted by these same minimum rates for new tenants.

Social Housing

To help support other opportunities for improved affordability, the RR-2 zone includes a six-storey option with a modest increase in density (up to 3.0 FSR) for 100% social housing projects. This is intended to help support partnerships with senior governments and non-profits to deliver new social housing. Additional funding from other sources (e.g. senior levels of government) would be required to make social housing at this scale viable.

Table 3: Proposed Below-Market Rents for 6-Storey Rental Buildings (2021)

Unit Type	100% Residential Buildings		Mixed-use Buildings	
	Below-Market Rents (10% Below CMHC City-wide Average Rents)	Incomes Served (Spending 30% on Rent)	Below-Market Rents (20% Below CMHC City wide Average Rents)	Incomes Served (Spending 30% on Rent)
Studio	\$1,177	\$47K	\$1,046	\$42K
1-bed	\$1,364	\$55K	\$1,212	\$49K
2-bed	\$1,880	\$75K	\$1,671	\$67K
3-bed	\$2,417	\$97K	\$2,149	\$86K

Green Building Requirements – Rental housing proposals in RS and RT zones would need to be rezoned to one of the proposed RR zones, and the *Green Buildings Policy for Rezonings*, would apply. In addition, all projects under the SRP are required to be near-zero emissions buildings, further aligning the SRP with Council’s approved Climate Emergency Action Plan.

4. Urban Design and Shadow Impact Analysis for C-2 and Low Density Areas

The proposed missing middle scale rental building types that would be enabled (in specific types of locations both on an off arterials), have been carefully considered to help enrich neighbourhood life and limit impacts to the public realm and adjacent properties.

Rental Buildings in C-2 – The following considerations influenced the proposed regulations to guide the size and shape of new six-storey rental buildings in the C-2 zones:

Commercial Space

The proposed changes allow a modest ground level height increase to accommodate greater commercial ceiling heights (up to 17 ft.). Higher ceilings for commercial retail spaces can accommodate a wider variety of businesses, such as restaurants. In addition, minimum commercial space requirements (0.35 FSR) are proposed to ensure that local shopping areas continue to provide sufficient opportunities for retail through redevelopment.

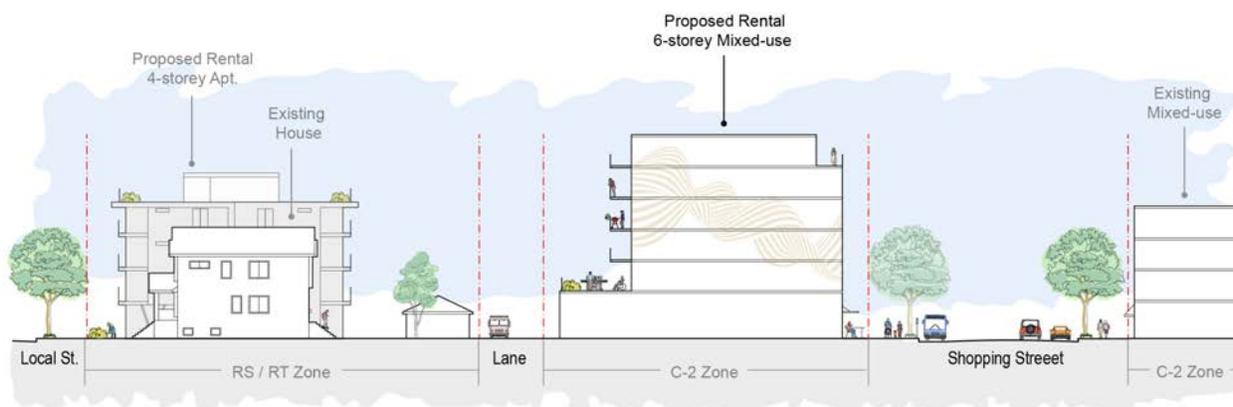
Public Realm

Typical sidewalks along shopping streets in Vancouver measure 12 ft. in width or less. This limited width makes it challenging to provide a vibrant shopping experience, while maintaining sufficient space for the movement for people of all abilities. Wider sidewalks of 18 ft. to 20 ft. have been required for new building applications on a case-by-case basis to provide space for restaurant patios, benches, display boards and goods, new street trees and landscaping to enrich the character of shopping streets. The proposed larger front setback requirement for new buildings would make it possible to achieve a consistent 18 ft. to 20 ft. sidewalk.

Street Enclosure and Building Height

The sense of openness or enclosure of a street is affected by the height of the buildings relative to the width of the street. Many shopping streets in Vancouver function as important transportation corridors, having a greater width than those of local neighbourhood streets. Most streets in the C-2 zones range between 80 to 100 ft. in width, and this width provides a greater sense of openness. Staff have considered examples of successful shopping streets from other cities and studied their features to improve the quality of our shopping streets. Shopping streets of similar proportions (80 to 100 ft.) in other major metropolitan cities are often framed by six-storey buildings, and this building height is recognized as providing an appropriate human-scaled height-to-width proportion. Six-storey buildings also provide a wide outlook to the sky from the street level and do not create a tunnel effect.

Figure 1: Street Elevation of an Example C-2 Rental Building on a Shopping Street



Shading

The proposed two-storey increase in building height would result in more shading, however care has been taken to minimize shading onto the sidewalks of shopping streets as a priority. The proposed increase to the front building setbacks locates buildings further away from the street and would enhance the perception of a wider street and a feeling of openness, and help prevent additional shading on sidewalks across the street. On narrower shopping streets stepping back of the upper storeys (generally above 4th floor) would be required to reduce shading.

A modest reduction in the rear yard setback is also proposed to enable some buildings to choose courtyard designs while maintaining the larger front setback along the street as described above. Courtyard buildings have advantages for livability though improved daylighting

and ventilation. It is recognised that the additional height, and reduced rear setbacks to enable courtyards, would result in shadowing of private properties across the lane at some times during the day at spring and fall equinoxes. The impact is less during summer months and is generally limited to the portion of backyards where garages are located. Shadow analysis can be found in Appendix I.

A new set of design guidelines are proposed for residential rental developments in the C-2 zones. More information is contained in Appendix E of this report.

Rental Buildings in Low Density Areas – The following considerations influenced the regulations and design guidelines for the new rental district schedules:

Incremental Change in Low Density Neighbourhoods

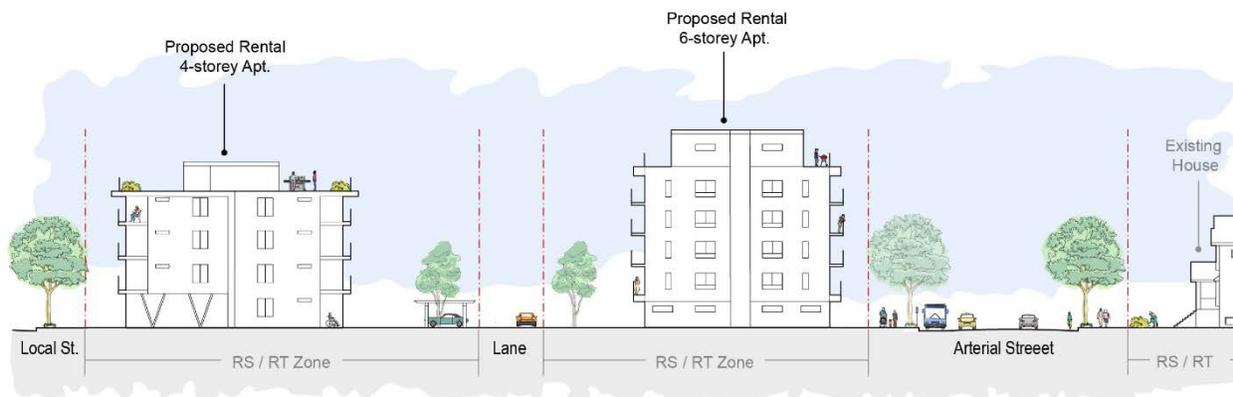
The new rental zones would enable incremental change to introduce missing middle rental housing types in neighbourhoods that currently consist primarily of detached houses. Measures in the design guidelines have been prepared to assist in managing the incremental nature of the change.

For arterial streets, the building width has been limited to encourage multiple buildings for larger assemblies. This would allow for greater spacing between buildings and avoid long, monotonous streetscapes. Additionally, assemblies on arterial streets would be managed to ensure single lots are not left behind or 'locked-in' between new apartments, ensuring that all lots on a block continue to be eligible for redevelopment. For local streets, a limitation on the maximum size of lot assemblies would promote smaller buildings and a more incremental, finer-grained pattern of development that is integral to the experience of local streets.

Simplified Buildings

At the building scales proposed, secured market rental apartments are financially marginal to build. To minimize construction costs, increase building efficiency and limit future maintenance and operating costs, the new rental zones anticipate simple, efficient building designs, with limited articulation and little or no stepping back of upper storeys. Simple building types also enhance energy performance and provide highly livable units, including larger family-sized units. They would have a compact footprint to limit impact on adjacent sites and allow for children's play space and shared outdoor amenity space on site. Architectural elements such as balconies, ground level entries, façade composition and exterior finishes would generate visual interest when viewed from the street.

Figure 2: Street Elevation of Example Rental Buildings on and near an Arterial Street



Building Height and Shadowing

While apartment buildings generate more shadowing than existing detached houses, attention has been given to limiting additional shadowing on backyards in low density areas as much as possible, recognizing that backyards provide greater opportunities for socialising. To limit the impact of shadowing, the new rental zones include the following:

- A reduced front yard to allow new buildings to shift forward to limit shadowing of rear yards. This also allows for more shared open space in the rear yard for new buildings.
- Building depth is limited as much as possible to provide better consistency with adjacent smaller buildings and reduce the extent of shadowing. This also limits the depth of individual units in new buildings to ensure access to daylight.
- A larger side yard to provide more space between buildings, as well as additional sunlight penetration. In most cases, the proposed side yards enables twice the space currently provided between detached houses.
- For six-storey buildings on arterial streets, the uppermost storey would be stepped back to minimise its prominence and limit shadowing.

Shadow studies can be found in Appendix I. The design guidelines are included as Appendix E.

The new rental building types have been designed to consider the type of street on which they are located and adjacency to houses and duplexes, as well as the necessary building size required for rental viability. The proposed options align with the types of buildings that have been introduced in various parts of the city through the implementation of Community Plans (e.g. Grandview-Woodland and Cambie Corridor), and are consistent with the options provided in the previous Affordable Housing Choice Interim Rezoning Policy.

Figure 3: Example Rental Buildings Options on an Arterial



Figure 4: Example Rental Buildings Options on a Local Street



Rental Buildings on Arterial Streets

On arterial streets, four- to six-storey buildings would relate to the greater width and function of these streets. Residential and mixed-use options are proposed, and these new buildings would frame the streets and provide a greater sense of continuity with other larger scale mixed-use buildings on the arterial. A sixth storey would only be permitted for projects that include a below-market rental component or where the residential portion is 100% social housing. These building types are similar to those that have been approved along arterial streets through recent community plans.

Rental Buildings on Local Streets

For local streets, four-storey apartment buildings would create new rental housing opportunities further removed from the noise and air pollution associated with arterial streets. Smaller apartment buildings could be located across the lane from the arterial-facing lots to create a transition between the new five- to six-storey apartments and existing detached homes deeper within the neighbourhood. Additional options for local streets include townhouses and small multiplexes which are intended to add variety to the streetscape.

Architectural Testing – Architectural consultants were retained to test the draft amendments for the C-2 zones (Perkins + Will Architects) and the draft RR apartment rental zones (Stuart Howard Architects and B2 Architecture). This testing, along with detailed staff analysis and stakeholder and public consultation, informed the C-2 zoning amendments and proposed new rental zones. Summary memos are posted on the City’s website along with this report.

5. Amendments to the Secured Rental Policy

When Council approved the SRP in 2019, further work to prepare the amendments to the C-2 zones and new rental zones for low density areas was needed before those parts of the policy could be implemented. The necessary technical work and stakeholder and public consultation is now complete, and amendments to the SRP are recommended to align it with the proposed zoning changes, adjust location criteria and make other minor changes for consistency. Map 1 (provided on page 6) shows the areas that would be eligible for rezoning in low density areas and the areas where amendments to C-2 to allow new six-storey rental buildings would apply.

Changes to the locational criteria for rezoning in RS/RT areas are recommended to respond to public and stakeholder input, and to better align with the goals of the Vancouver Plan (refer to Appendix H for a more detailed summary and Appendix F for the proposed policy document):

- Eligibility is more strongly focused on locations near shopping and public transportation.
- Eligibility is limited to the entire first block adjacent to an arterial on a bus route or near a rapid transit station.
- RT-5 and RT-5N, RT-7, RT-8 and RT-10 and RT-10N zones in Kitsilano and Kensington-Cedar Cottage are no longer eligible for rezoning.

6. Processing Times and Advantages to Streamlined Development Processes

The proposed amendments to the C-2 zones and the creation of new rental zones are intended to streamline development processes so that rental housing can be built faster. Allowing six-storey rental buildings under a development permit process in the C-2 zones would reduce processing times by approximately one year by removing the rezoning process. While rezoning would still be required for sites in low density areas, most would be rezoned to a new RR district schedule, which is expected to simplify and speed up the process by approximately 6 months. A similar simplified rezoning approach is currently being used in the Cambie Corridor where eligible sites are rezoned to the RM-8A district rather than to customized CD-1 districts.

These simplified approaches also ensure that rental development opportunities are more predictable, for both applicants and residents. Greater certainty should encourage more rental housing construction by reducing some of the risks and costs associated with the CD-1 rezoning process. Implementing these changes would support the delivery of a range of new missing middle rental housing types that increase the diversity and equity of housing options in neighbourhoods across Vancouver.

7. Implementation - In-stream Applications and Timing of Proposed By-law Changes

C-2 Areas – Staff will continue to process all in-stream rezoning enquiries and applications under the SRP. 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 zones, applicants in the rezoning enquiry phase would be required to submit a full rezoning application prior to June 30, 2022 in order to remain eligible for rezoning under the SRP. In-stream projects would also have the option to withdraw their current application and submit a new rental development permit application under an amended C-2 district schedule, 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.

There are also a number of in-stream development permit applications in C-2 areas. These projects could continue to proceed under the existing regulations or withdraw their application and submit a new one under the amended 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 C-2 zones is planned for January 15, 2022. Staff would begin accepting new development permit applications under the amended C-2 district schedules at that time.

Rezoning in RS and RT Areas – There are several in-stream rezoning applications for market rental projects initiated under the Affordable Housing Choices Interim Rezoning Policy which closed to new proposals in 2019. These legacy projects can continue to proceed under that policy, and if they meet the updated eligibility criteria, would also have the option to withdraw their current application and submit a new one under the SRP utilizing one of the new rental zones, if approved by Council. Applicants could submit a new rezoning application using the new standardized zones following enactment, which would be targeted for January 15, 2022.

8. Issues, Implications, and Connections to Other City Work

Council has raised a number of questions and concerns about the potential impacts of the proposed changes to the SRP. These topics have also been raised frequently throughout the public engagement process. Table 4 summarizes these issues and key findings from the staff analysis. Further details and discussion are provided in Appendix M.

Table 4: Summary of Key Concerns & Findings of Staff Analyses

Issue	Findings
Impact on land values	<ul style="list-style-type: none"> At the proposed heights and densities, no increase in land value or speculation is anticipated due to the restriction on rental tenure, and requirement for enhanced affordability for six-storey buildings Incentives are necessary to make new secured rental development viable given high value of land under current C-2 and RS/RT zoning
Anticipated new rental housing	<ul style="list-style-type: none"> Based on estimated impact and recent development trends, the changes could deliver ~4,700 rental units over the next 10 years
Impact on existing renters and rental housing	<ul style="list-style-type: none"> Compared to other zones, rental development in C-2 and low density areas has much less potential to cause displacement of existing renters The Rental Housing Stock Official Development Plan now ensures there will be no net loss of rental in C-2 zones RT zones with higher proportions of existing rental housing in Kitsilano and Kensington-Cedar Cottage have been removed from eligibility
Affordability of new rental housing	<ul style="list-style-type: none"> New market rental is affordable to a wide range of renter households, including higher-income households that cannot afford homeownership in Vancouver; in addition, there are enhanced affordability requirements for 6 storey buildings in RS and RT areas Building new rental would help improve affordability over the long term by helping ensure an adequate supply of rental housing is available to meet growing demand
Impact on heritage and	<ul style="list-style-type: none"> Council policy protects identified heritage property from demolition or severe alteration, including projects coming through the SRP

character homes	<ul style="list-style-type: none"> RT areas with higher proportions of heritage and character homes in Kitsilano and Kensington-Cedar Cottage have been removed from eligibility
Impact on commercial space and existing businesses in C-2 areas	<ul style="list-style-type: none"> Most recent development in C-2 zones has been strata condo construction which has included significantly less new commercial space than similar new rental projects The SRP would allow for new mixed-use buildings in and near existing shopping nodes on sites that do not have existing businesses, which may reduce development pressure on sites with existing businesses Through the Employment Lands and Economy Review, the City has started work on a Commercial Tenant Assistance Program As part of the annual Retail Inventory, the City will monitor net change in commercial floor space and market demand.

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 SRP.⁴ This included engagement with developers and landlords, a survey of residents living in rental buildings developed under City incentive programs, pedestrian intercept surveys, two public open houses and an online survey. Overall, we heard from over 4,000 people during these phases of engagement.

Following Council approval of the SRP in November 2019, further public and stakeholder engagement was conducted as part of work to implement the policy. In-person events were held in early 2020, prior to the introduction of provincial health authority measures restricting public gatherings due to COVID-19. During the remainder of 2020 and 2021, engagement was conducted through a variety of online methods. In total these further phases of engagement involved well over 7,000 touchpoints, including:

- **6 in-person public information sessions** in March 2020, attended by over 800 people.
- **10 stakeholder workshops** including with the Renters Advisory Committee, the Urban Development Institute Rental Housing Subcommittee, the Vancouver Planning Commission, local architects, and Business Improvement Area executive directors.
- An **online comment form** in March 2020, which received 400 responses.
- A **Shape Your City project webpage**, which has received over 5,000 visitors.
- **2 online public information sessions** in June 2021, attended by 102 residents.
- **Public and development industry one-on-one sessions** in June and July 2021, attended by 18 residents and 15 industry representatives.
- An **online survey** open May through July 2021, which received over 1,700 respondents (with a near-even split between renters and owners)

For a full engagement summary and survey results, see Appendix K.

Summary of Public Response and Comments

Strong support for streamlining the rental development approvals process – The majority (65%) of survey respondents supported changing the approvals process to make it easier and faster to

⁴ Refer to pg. 89 <https://council.vancouver.ca/20191126/documents/p1.pdf>

build new secure market and below-market rental housing (including social housing) in more neighbourhoods. Support was particularly strong amongst renters (81%) compared to homeowners (51%). Most respondents (72%) also supported the construction of secure below-market and social housing targeted to low and moderate income households. Many questioned the fairness of the current development approvals system which favours ownership housing.

Broad support for new rental housing near amenities like parks, schools, transit, shopping areas and amenities to improve walkability and help address the climate emergency – 60% of survey respondents felt the proposed changes would help create complete, walkable neighbourhoods that help advance the City's climate emergency response. Some participants questioned the environmental benefit of redeveloping existing houses to build rental apartment buildings.

Staff response: The proposed changes would help address the two largest sources of carbon pollution in Vancouver – buildings and transportation. By enabling construction of new rental apartment buildings, carbon emissions would be significantly reduced on a per capita basis compared to existing low density housing forms. By focusing opportunities for new rental buildings in areas close to transit, shopping, parks and schools, more residents would have the ability to live within walking distance of many of their daily needs and could rely less on driving. The SRP is a key initial action towards achieving Big Move 1 of the Climate Emergency Action Plan which aims for 90% of people living within an easy walk/roll of their daily needs by 2030.

Support for more secured rental housing in neighbourhoods throughout the city – Renters in particular emphasized the importance of building more secure, purpose-built rental housing as it offers more security of tenure than secondary rental (e.g. rented condos, basement suites). We heard from many residents that secure rental housing should be allowed in all residential zones city-wide to address the need for more affordable housing. Many residents also supported building secure rental on quieter residential side streets to create more equitable and livable housing options for renters.

Concerns regarding the affordability of new market rental housing – Many participants are concerned that new market rental is not affordable enough.

Staff response: Renters in Vancouver continue to face a crisis in the availability and affordability of rental housing, and most households are unable to afford the costs of homeownership. The SRP would help enable more market rental, below-market rental and social housing in more areas of the city, which would serve a variety of households and incomes. Building new rental housing would alleviate pressure on the existing rental stock, increase housing choice and security of tenure for renters in more neighbourhoods and help improve housing affordability over time. See Appendix M for more details.

Questions and concerns for renter displacement – Some participants expressed concern that allowing new rental housing in low density areas would lead to displacement of renters living in secondary suites, and that new rental housing should only be allowed on sites with no existing rental to minimize displacement.

Staff response: Compared to all other areas of the city, the risk of renter displacement in RS and RT zones is low as they contain relatively few rental units. The RS and RT areas that would be covered by the SRP contain less than 2% of the existing purpose-built rental units in the city. Most rental in these areas is secondary rental (e.g. basement suites in houses), and

redevelopment under existing zoning (e.g. construction of a new single-family house) is the primary driver of renter displacement. To address concerns about neighbourhoods with higher densities of existing rental, RT zones in Kitsilano and Kensington-Cedar Cottage these areas are no longer eligible for rezoning.

Some concern regarding the potential scale and pace of change in low density areas – Some participants expressed concerns about the size of new rental buildings and their compatibility with existing lower density homes. Specific concerns were noted about shadowing and overlook impacts, loss of views from private property and negative impacts on surrounding property values. Some had concerns that new apartments may add pressure on existing schools, parks, and community services which may already be at or near capacity.

Staff response: Larger buildings are required to make secured rental housing financially viable. Introducing larger buildings (apartments) would have some impacts on existing homes in low density areas, particularly on immediately neighbouring lots. The building type options and policy guidance on where they would be considered have been developed with sensitivity to these impacts and to reduce them wherever possible.

Table 5. Summary of Key Feedback from Stakeholder Groups

Stakeholder Group	Key Feedback
Urban Development Institute Rental Housing Subcommittee + Local Architects	<ul style="list-style-type: none"> • Provide design flexibility including ability to adapt to unique site conditions, especially on sloping sites • Support for shorter process timelines and simplified buildings • Update City policies on family housing guidelines to allow for flexible bedroom configurations • Support for reducing step back requirements to support wood frame construction and more livable and affordable units • Support for expanding rental opportunities in more areas
CoV Renters' Advisory Committee	<ul style="list-style-type: none"> • Support for streamlining the rental development process and including affordability requirements in RS/RT areas • Emphasized the importance of livability considerations and allowing rental housing in quieter side streets
Vancouver City Planning Commission	<ul style="list-style-type: none"> • Support for streamlining the development process for rental • Desire for rental housing to be distributed throughout the city, on both east and west sides to address geographic equity • Concern for displacement of small businesses, impacts of building scale on the public realm, and façade treatments

If the changes in this report are approved, new applications to build rental housing in low density areas would continue to require rezoning. Each application would include opportunities for stakeholders and the public to provide feedback on the proposed zoning change during the application review process, as part of an open house, and at each public hearing. Notification of each rezoning application would be provided via a site sign, the City's website and postcards to surrounding property owners. Most applications to build rental housing in C-2 zones would no longer require rezoning, but opportunities to provide feedback on the design of the building would be provided as part of the development permit application process.

Financial Implications

The City uses a variety of tools to encourage the creation of purpose-built rental housing, including bonus height and density, and optional waivers of certain Development Cost Levies (DCLs). A comprehensive review and update of the City's DCL programs is currently underway in advance of the next 2023-2026 Capital Plan. As part of that work, staff will consider the benefit of the waiver for development of new rental housing and its impact on the City's capacity to deliver infrastructure and amenities required to support growth. Staff expect to report back to Council on the DCL update in mid-2022.

The City's Community Amenity Contributions (CAC) Policy for Rezoning provides a CAC exemption for routine, lower-density secured market rental rezoning applications. Economic testing as well as analyses of projects advanced under City programs have demonstrated these types of projects do not generate land value increases that would support CACs. It has also illustrated that the additional density available through City incentive programs is necessary to enable secured rental projects to be viable development options in comparison to what can be built under existing zoning. The existing CAC exemptions include 100% rental housing projects up to six storeys in the C-2 zones and projects up to five storeys in RS and RT zones outside of community plan areas. As six-storey rental projects in the C-2 zones are already exempt from CACs, transitioning that type of project away from rezoning to a development permit process (to which CACs do not apply) would not result in any reduction to CAC collections.

The proposed changes include new requirements for six-storey projects in RS and RT zones on arterials to permanently secure a minimum of 20% of the residential floor area as below-market rental. This requirement is supported by the results of extensive financial analysis undertaken by an external consultant, which demonstrated that in the vast majority of cases, market rental projects up to five storeys and projects with 20% below-market rental up to six storeys do not generate any increase in land value compared to the existing zoning. However as the consultant did identify some potential for a CAC in highly exceptional circumstances, six-storey mixed-use projects in RS and RT zones will continue to require CAC review at this time. Negotiation to determine any appropriate cash or in-kind CAC (potentially including enhanced affordability) for these projects will be undertaken in accordance with Council policy. If Council approves the proposed rental zones and associated changes to the SRP, staff will continue to monitor uptake and explore potential amendments to the CAC Policy for Rezoning, where necessary, applicable to six-storey projects that meet the SRP requirements for below-market rental, and an alternate approach for potentially exceptional sites. Such changes could be brought forward for Council's consideration in 2022.

As part of the ongoing review of the City's Financing Growth Policy, including the upcoming review of the DCL programs, staff would monitor the outcomes of the recommendations in this report for any significant impacts to the delivery of the various public amenities and infrastructure to support growth. Staff recognize that in some areas where a number of new rental housing projects have been approved, concerns have been raised about a lack of amenities. Staff will also continue to monitor uptake under the SRP and assess neighbourhood services. As part of the Vancouver Plan implementation, a comprehensive Public Investment Strategy will be developed including more equitable solutions to address growth outside of community plan areas.

CONCLUSION

The recommendations in this report are required to implement the Secured Rental Policy, adopted by Council on November 26, 2019. The changes to the C-2 zones, new rental zones and SRP updates align with the goals of the Vancouver Plan to create complete and connected neighbourhoods. If approved, the changes would help to create more complete neighbourhoods that include secure market and below-market rental housing, strengthen and grow local shopping streets and reduce carbon pollution by allowing more people to live close to shopping, transit and daily needs.

List of Appendices

- **Appendix A:** Draft By-law to amend Zoning and Development By-law No. 3575 Regarding Residential Rental Tenure in C-2 Districts and New Rental Zones RR-AP-1/2/3, RR-MU-1/2, RR-TH
- **Appendix B:** Draft By-laws to amend Sign By-law No. 11879, Noise Control By-law No. 6555, Parking By-law No. 6059 and Subdivision By-law No. 5208 Regarding New Residential Rental District Schedules
- **Appendix C:** New C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings
- **Appendix D:** Amended C-2 Guidelines and C-2B, C-2C, and C-2C1 Guidelines
- **Appendix E:** New Residential Rental District Schedules Design Guidelines
- **Appendix F:** Amended Secured Rental Policy
- **Appendix G:** Summary of C-2 Changes
- **Appendix H:** Summary of Changes to the Secured Rental Policy and Location Criteria in RS and RT Areas
- **Appendix I:** Urban Design Shadow Study
- **Appendix J:** Coriolis Consulting Corp. Memo – Summary of Key Findings of Financial Analysis for SRP
- **Appendix K:** Streamlining Rental Engagement Summary
- **Appendix L:** Amended C-2, C-2B, C-2C, C-2C1 District Schedules – Redline Versions
- **Appendix M:** Key Issues, Implications and Connections to Other City Work

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DRAFT

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

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

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

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 9, Council:

(a) in section 9.1, adds the following to the end of the list of classifications:

“Residential Rental
RR-1
RR-2A, RR-2B and RR-2C
RR-3A and RR-3B”; and

- (b) in section 9.4:
 - (i) adds the following in the correct alphabetical order:

“RR shall include any and all districts designated in section 9.1 commencing with the letters “RR” and followed by other letters or numbers or combination thereof.”,
 - (ii) in the sentence starting “R shall include”, adds “, and RR-1, RR-2A, RR-2B and RR-2C” after “in or combination thereof”, and
 - (iii) in the sentence starting “C shall include”, adds “and RR-3A and RR-3B,” after “in or combination thereof,”

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

5. In section 1 of the C-2, C-2B, C-2C, and C-2C1 District Schedules, Council adds the following sentence at the end of the section:

“In addition, this Schedule encourages mixed-use development containing secure rental housing by including unique provisions for residential rental tenure buildings.”.

6. In section 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”.

7. In section 3.3.3(b)(i) of the C-2 District Schedule, section 3.3.4(b)(i) of the C-2B District Schedule, section 3.3.5(b)(i) of the C-2C District Schedule, and section 3.3.6(b)(i) of the C-2C1 District Schedule, Council strikes out “Director Planning” and substitutes “Director of Planning”.

8. In section 4 of the C-2 District Schedule, Council adds the following new paragraph after the first paragraph:

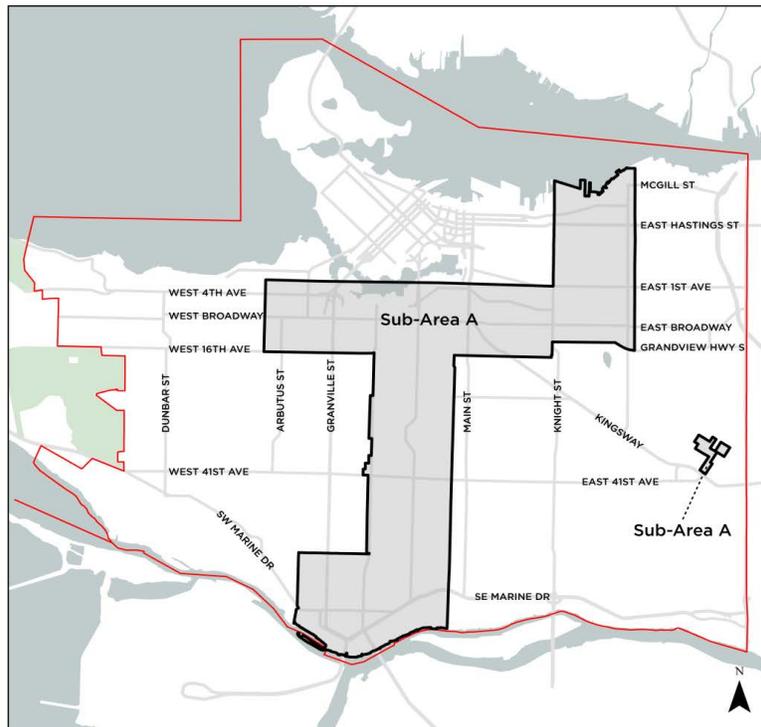
“For the purposes of this Schedule, “Residential Rental Tenure Building” means a building:

- (a) that is located outside of sub-area A, as illustrated in Figure 1, and as further illustrated in the maps in section 5 of this Schedule;
- (b) that contains at least three dwelling units in conjunction with any of the uses listed in this Schedule;
- (c) where all of the dwelling units are non-stratified and secured as residential rental tenure;
- (d) where at least 35% of the total dwelling units have two or more bedrooms;
- (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



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

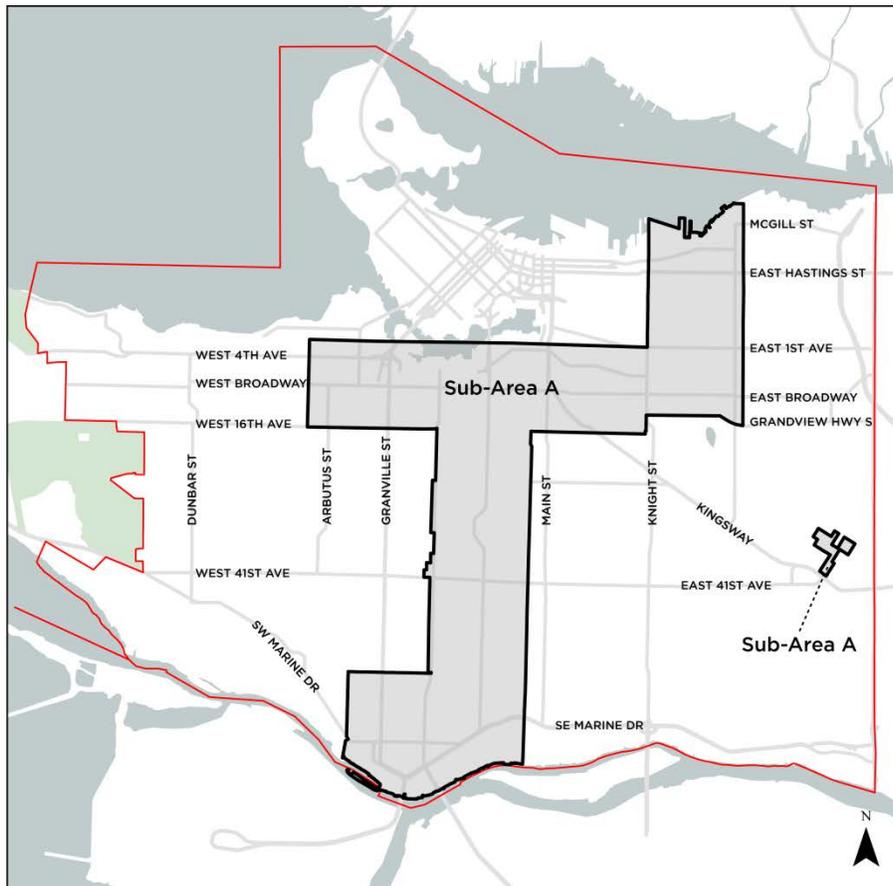
“For the purposes of this Schedule, “Residential Rental Tenure Building” means a building:

- (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 at least three dwelling units in conjunction with any of the uses listed in this Schedule;
- (c) where all of the dwelling units are non-stratified and secured as residential rental tenure;
- (d) where at least 35% of the total dwelling units have two or more bedrooms;
- (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



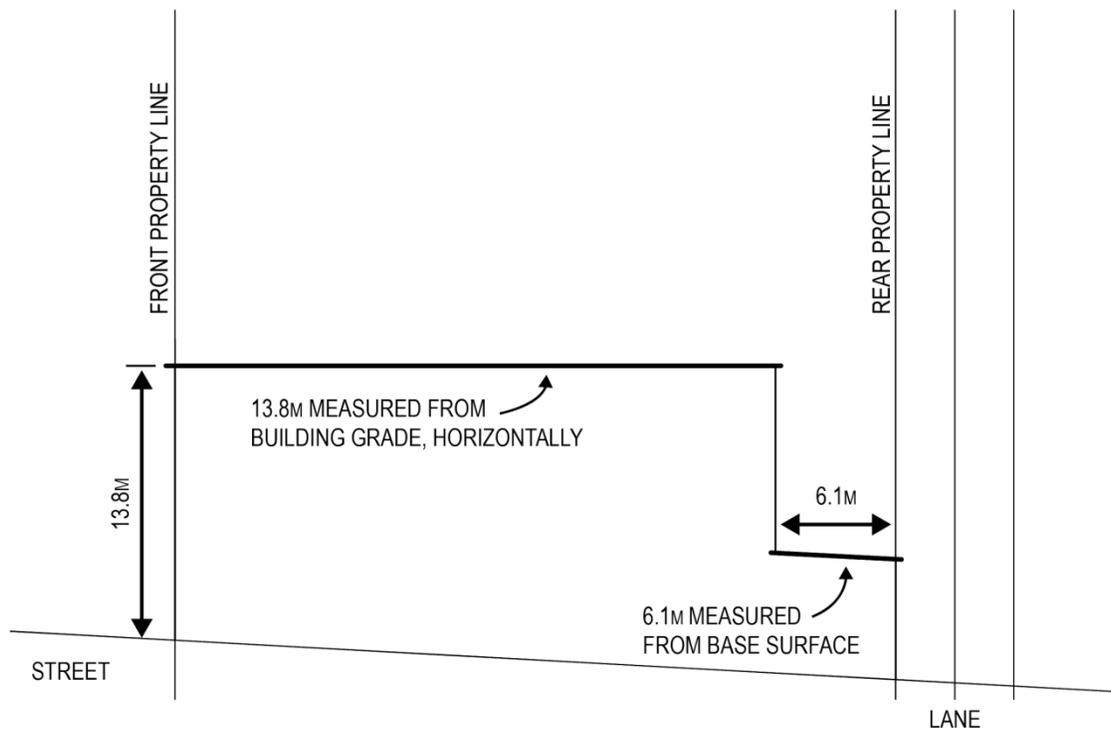
10. In section 4.2 of the C-2 District Schedule, Council:

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

11. 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:

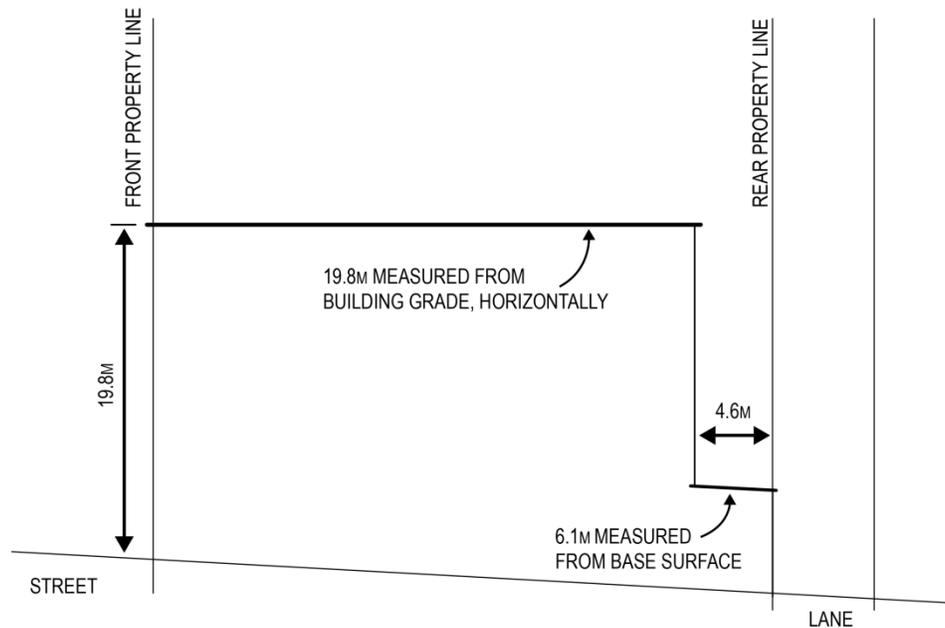
- “4.3.1 The building height shall not exceed 13.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, except that for 6.1 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, 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 building height shall not exceed 15.3 m, except that for 6.1 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, as illustrated in Figure 3.

Figure 3. Building Height



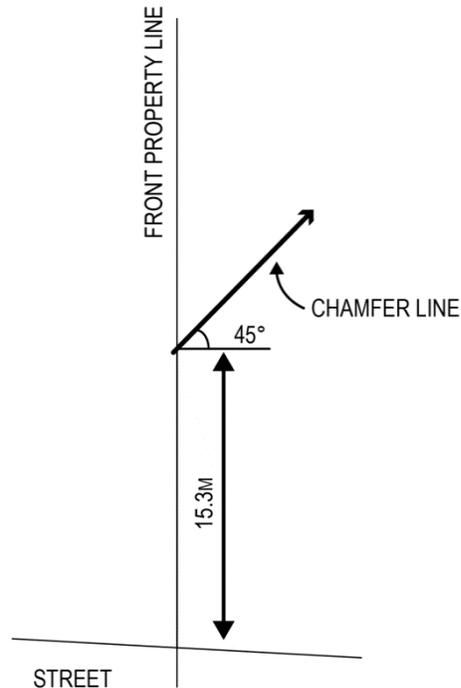
- 4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the building height shall not exceed 19.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, as illustrated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

Figure 4. Building 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 building height shall not exceed 22.0 m, provided that:
- (a) for 4.6 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); 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. Chamfer Requirement



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 building 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.”.

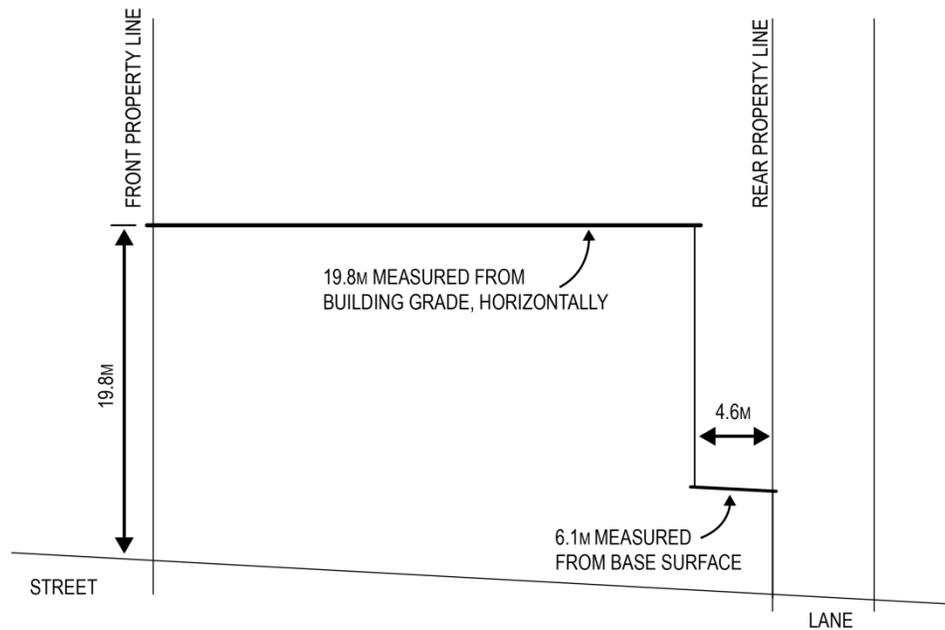
12. In section 4.3.2 of the C-2C and C-2C1 District Schedules, Council strikes out “13.8 m” and substitutes “15.3 m”.

13. 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:

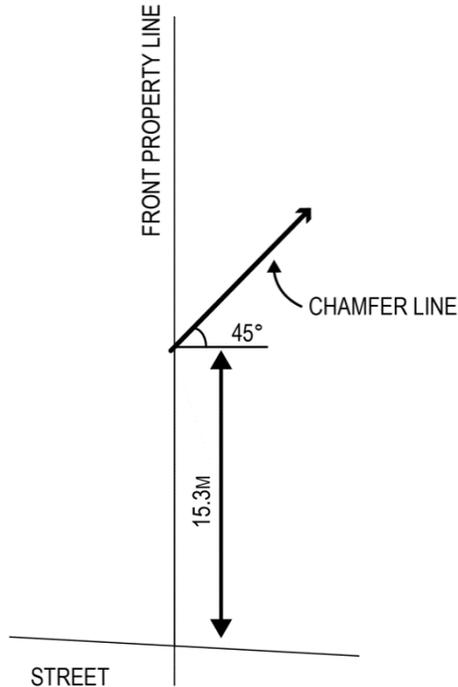
- (a) for 4.6 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and
- (b) the building does not exceed 6 storeys.

Figure 2. Building 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 building height shall not exceed 22.0 m, provided that:
- (a) for 4.6 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); 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. Chamfer Requirement



14. 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 building 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.”.

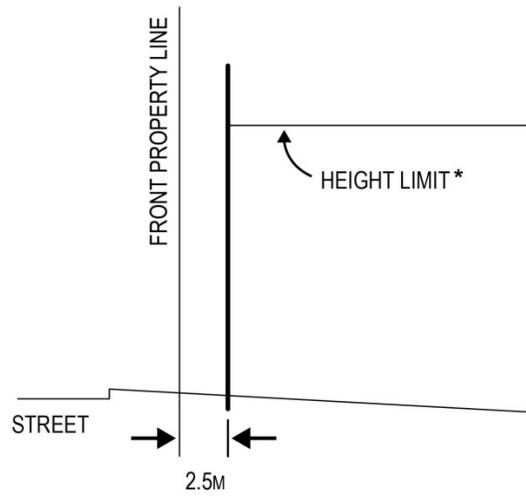
15. In section 4.4 of the C-2 District Schedule, Council:

- (a) in the heading, strikes out “**and Setback**”;
- (b) strikes out section 4.4.1 and substitutes the following:

“4.4.1 The front yard 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 shall have a minimum depth of 4.6 m.”;

- (c) strikes out “or front setback” in section 4.4.2;
- (d) strikes out Figure 3 and substitutes the following new figure:

“Figure 6. Front Yard

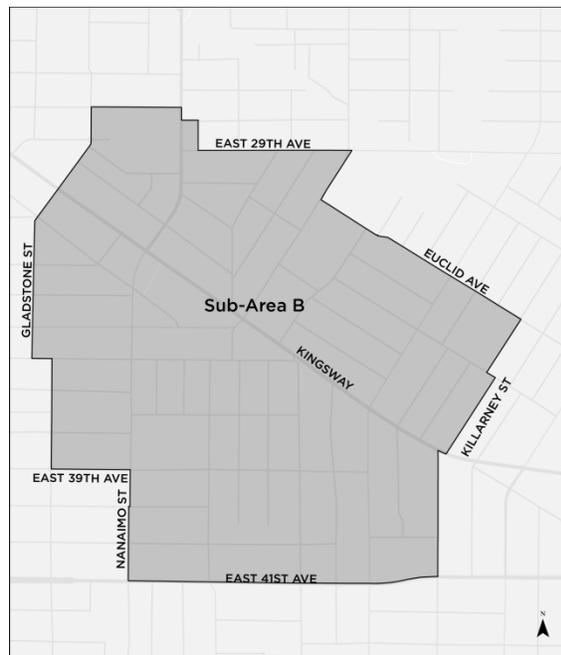


* HEIGHT LIMIT SUBJECT TO SECTION 4.3

”; and

(e) inserts a new figure as Figure 7 immediately after Figure 6, as follows:

“Figure 7. Sub-Area B



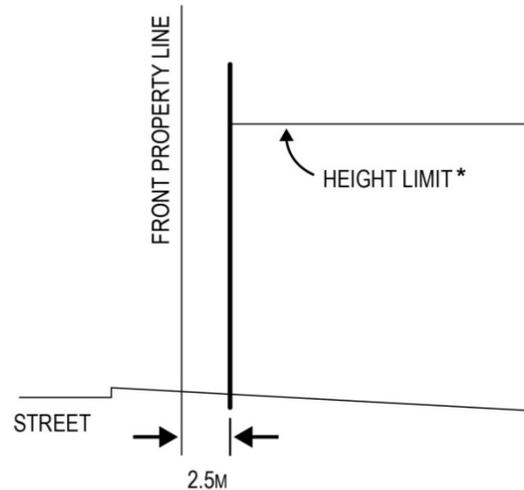
”

16. In section 4.4 of the C-2B District Schedule, Council:

- (a) in the heading, strikes out “**and Setback**”; and
- (b) 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



* HEIGHT LIMIT SUBJECT TO SECTION 4.3

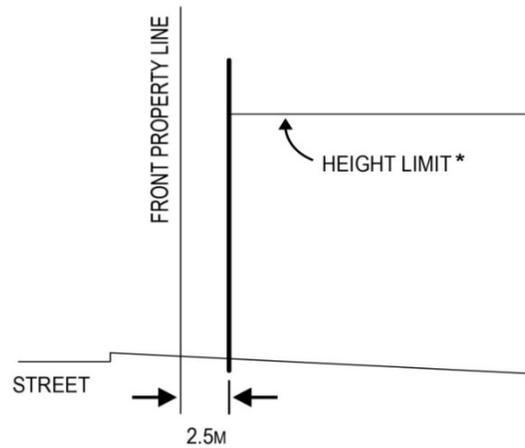
4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced front yard provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

17. In section 4.4 of the C-2C and C-2C1 District Schedules, Council:

- (a) in the heading, strikes out “**and Setback**”; and
- (b) 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

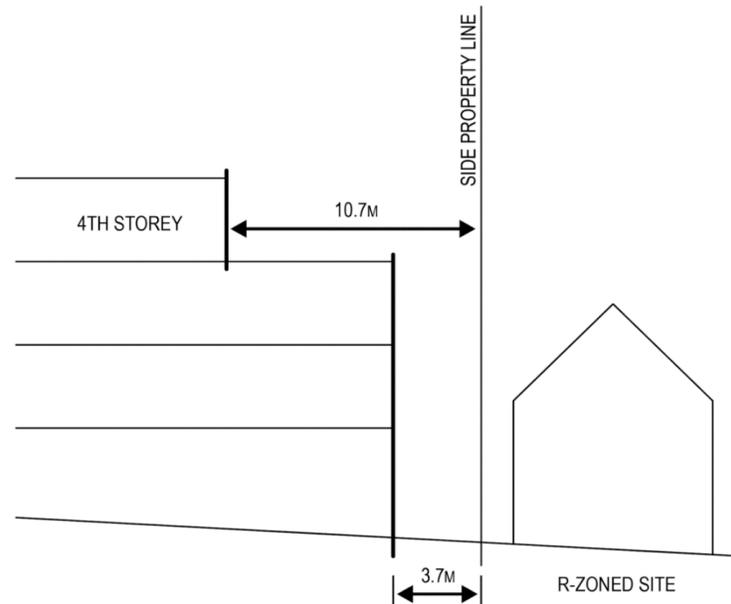


* HEIGHT LIMIT SUBJECT TO SECTION 4.3

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

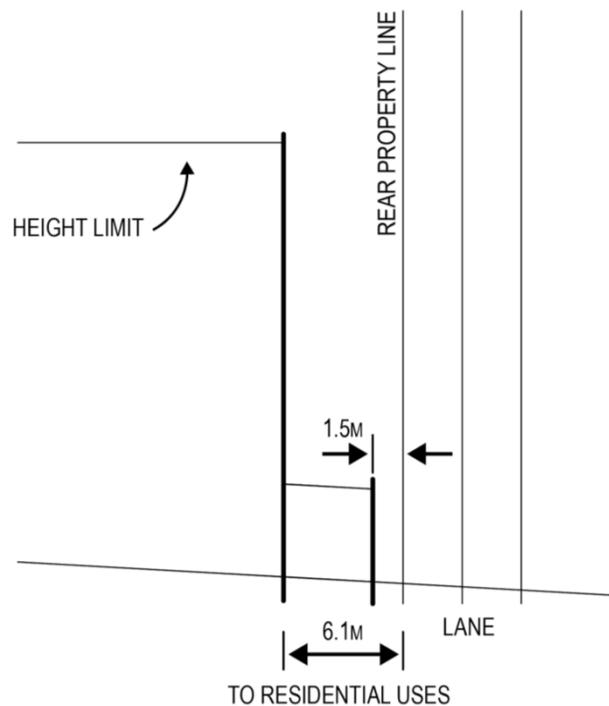
18. In section 4.5.1 of the C-2 District Schedule, Council:
- (a) strikes out “Figure 4” and substitutes “Figure 8”; and
 - (b) strikes out Figure 4 and substitutes the following new figure:

“Figure 8. Side Yard and Setback Adjacent



19. 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 requirements shall be the same as the front yard requirements in section 4.4.”.
20. 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 requirements shall be the same as the front yard requirements in section 4.4.
- 4.5.5 Despite sections 4.5.1, 4.5.2, 4.5.3, and 4.5.4, 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.”.
21. 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”;
 - (c) strikes out Figure 5 and substitutes the following new figure, inserting it below section 4.6.1:

“Figure 9. Rear Yard Setback



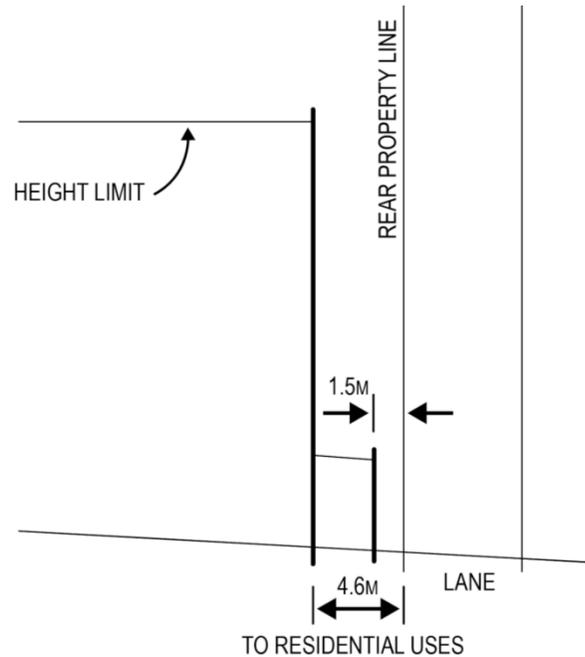
”; and

(d) 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 not containing dwelling uses and under 6.1 m in building height, the minimum depth of the rear yard shall be 1.5 m;
- (b) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
- (c) for portions of a building containing dwelling uses 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



- (d) despite subsections (b) and (c), in the case of a corner site, the rear yard and rear setback 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
- (e) despite subsections (a), (b), (c), and (d), 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 and under 6.1 m in building height, the minimum depth of the rear yard shall be 3.1 m, and
 - (ii) for portions of a building not containing dwelling uses and over 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m, and
 - (iii) 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.”.

22. 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:

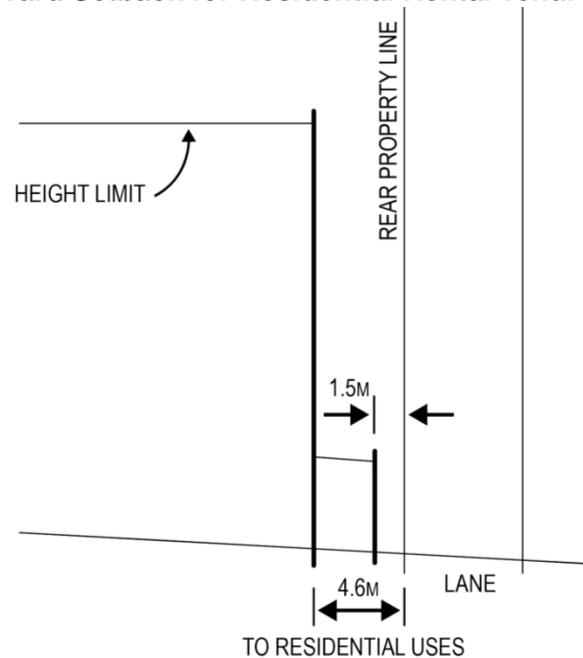
“4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows:

- (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 not containing dwelling uses and under 6.1 m in building height, the minimum depth of the rear yard shall be 1.5 m;
- (b) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
- (c) for portions of a building containing dwelling uses 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



- (d) despite subsections (b) and (c), in the case of a corner site, the rear yard and rear setback 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
- (e) despite subsections (a), (b), (c), and (d), 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 and under 6.1 m in building height, the minimum depth of the rear yard shall be 3.1 m,
 - (ii) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m, and
 - (iii) 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.”.

23. 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.”.

24. 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 section 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 4.7 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 section 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”.

26. 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 section 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.”.
27. In section 4.11.1 of the C-2 District Schedule, Council strikes out “Figure 1” and substitutes “Figure 2”.
28. 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.”.

29. In section 4 of the C-2B District Schedule, Council adds a new section 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.”.

30. 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.”.

31. In the C-2 District Schedule, Council adds a new section 5 as follows:

“5 Sub-Area A Maps

5.1 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

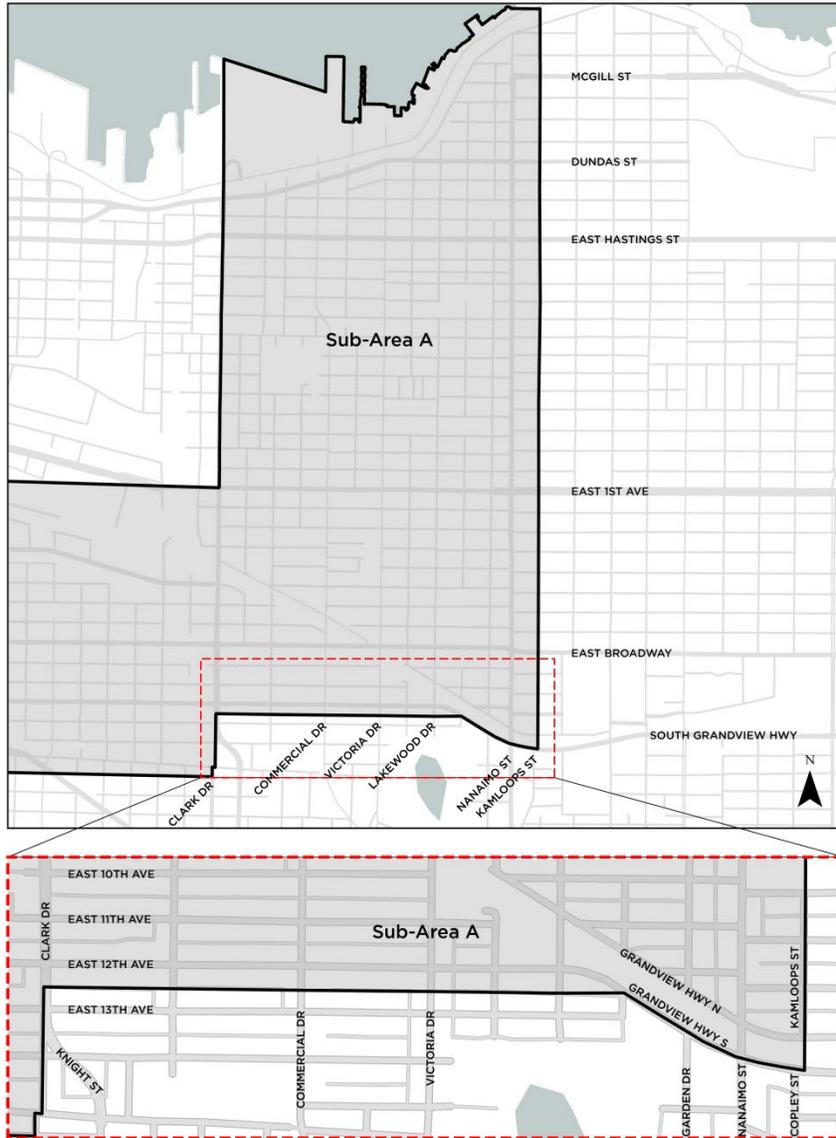


Figure 12

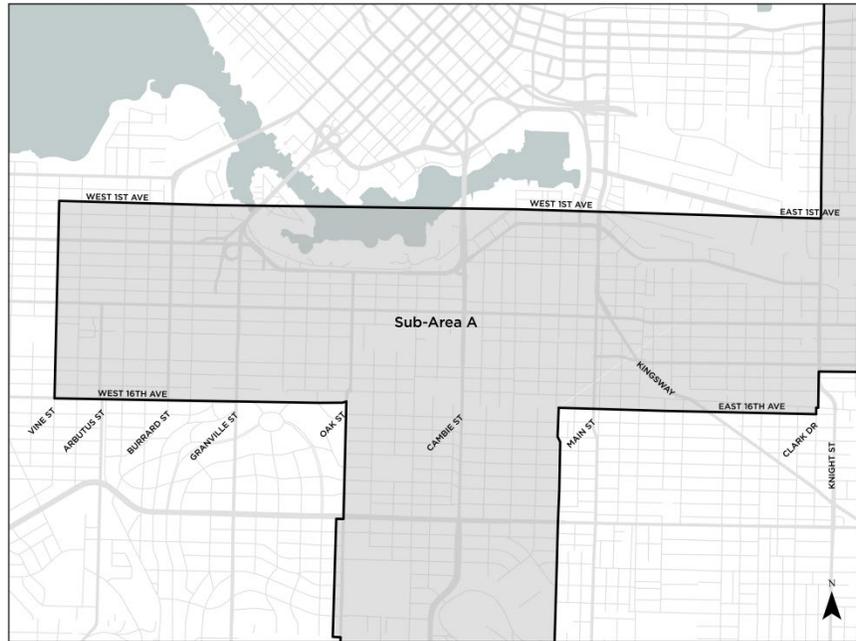


Figure 13



Figure 14

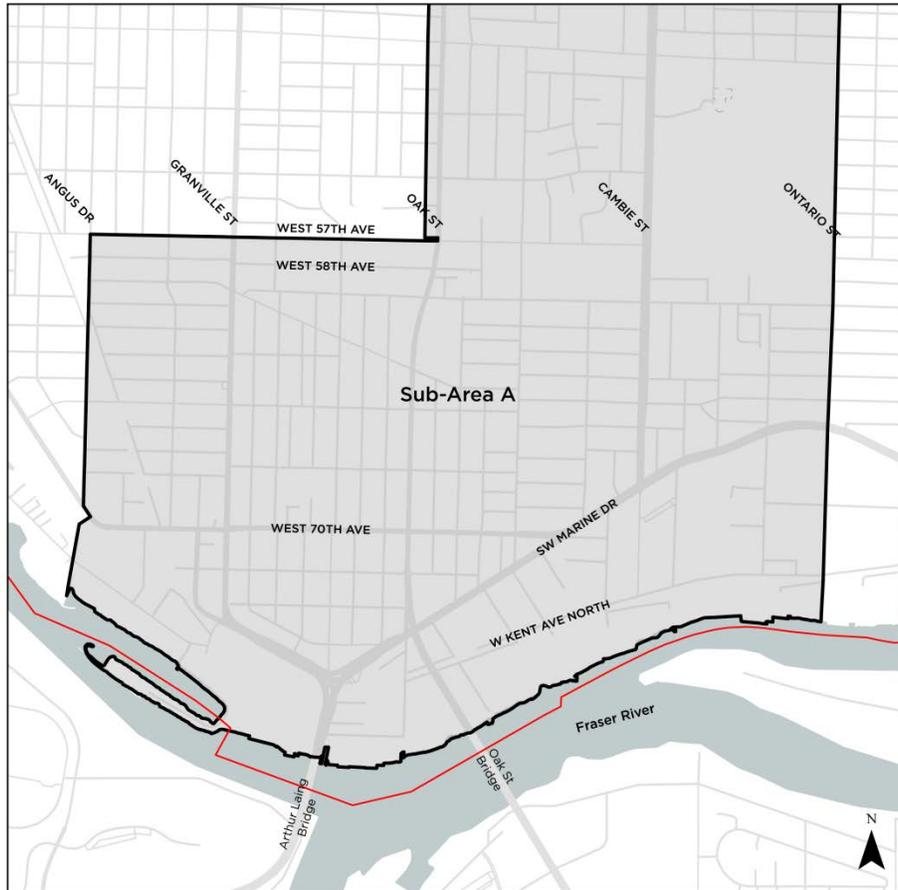
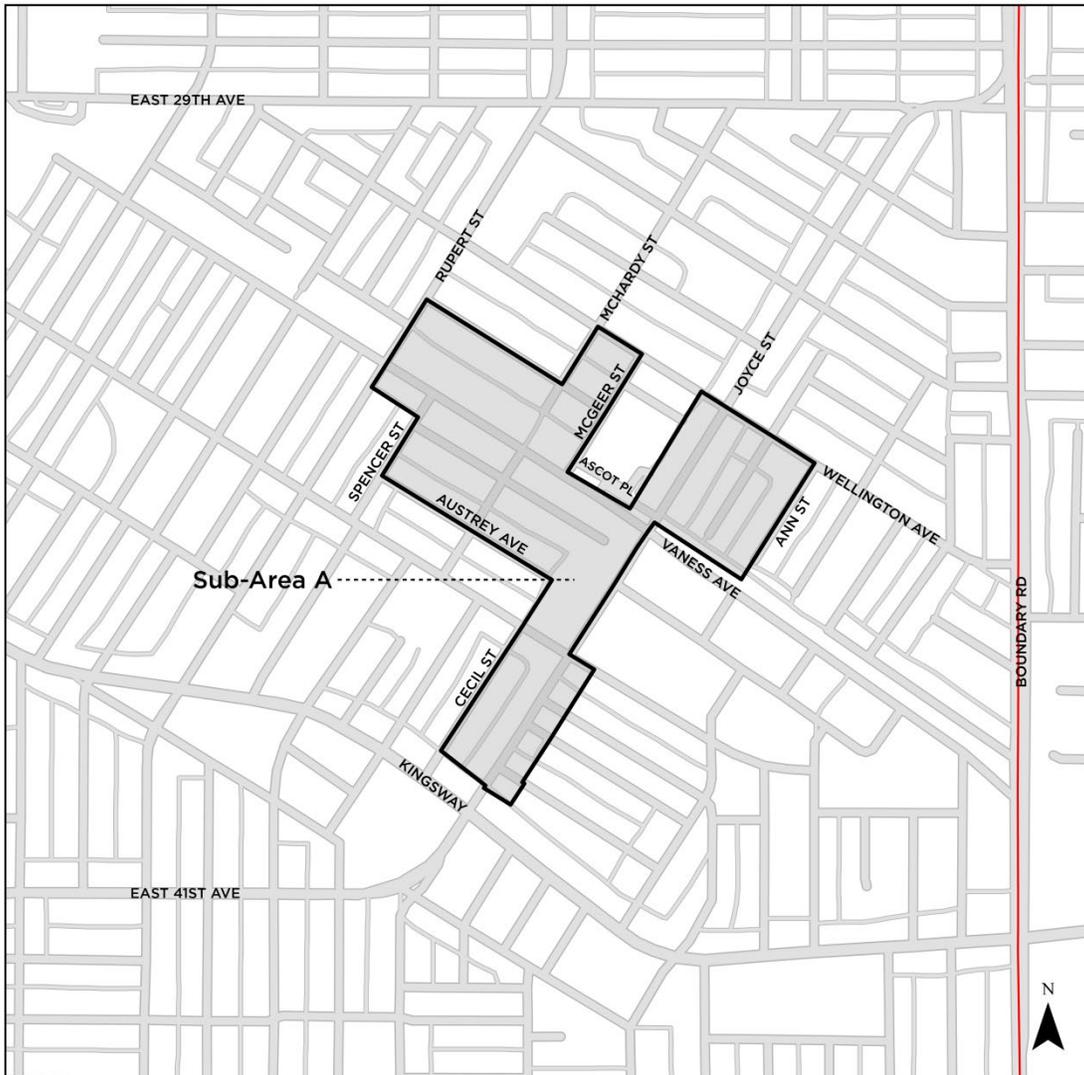


Figure 15



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

“6 Sub-Area A Maps

6.1 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

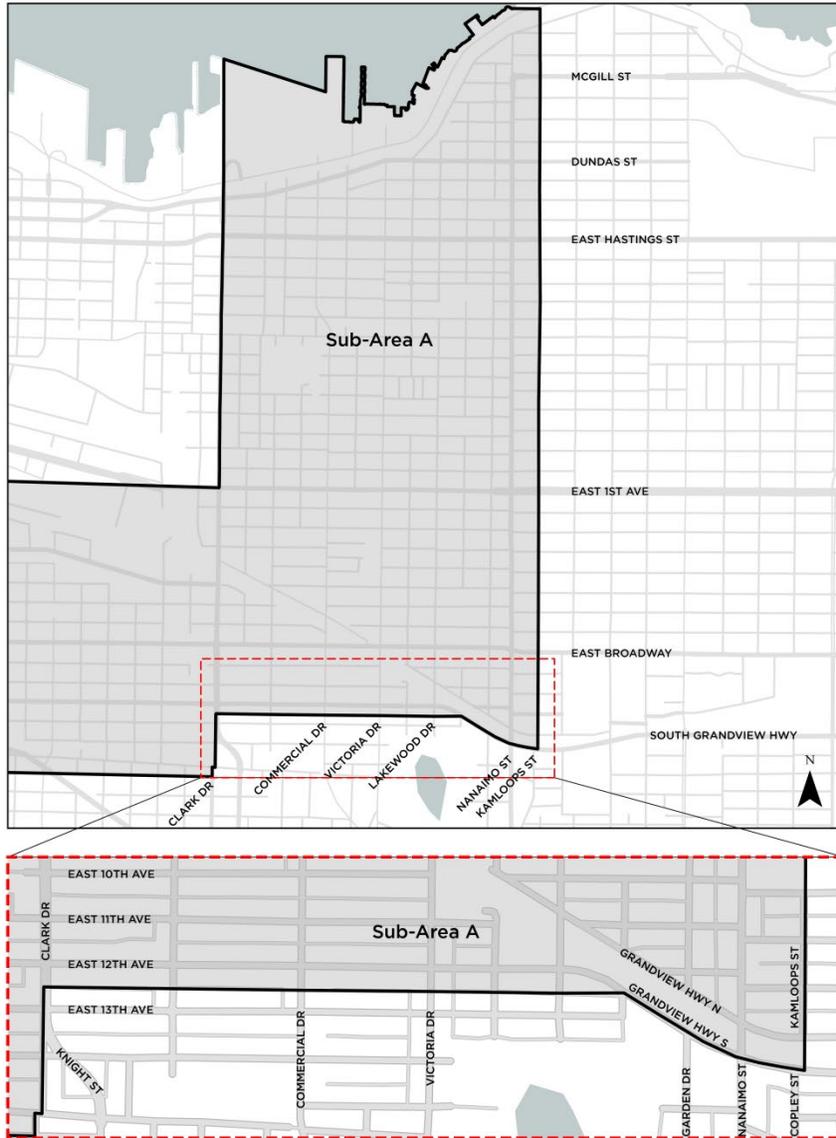


Figure 7

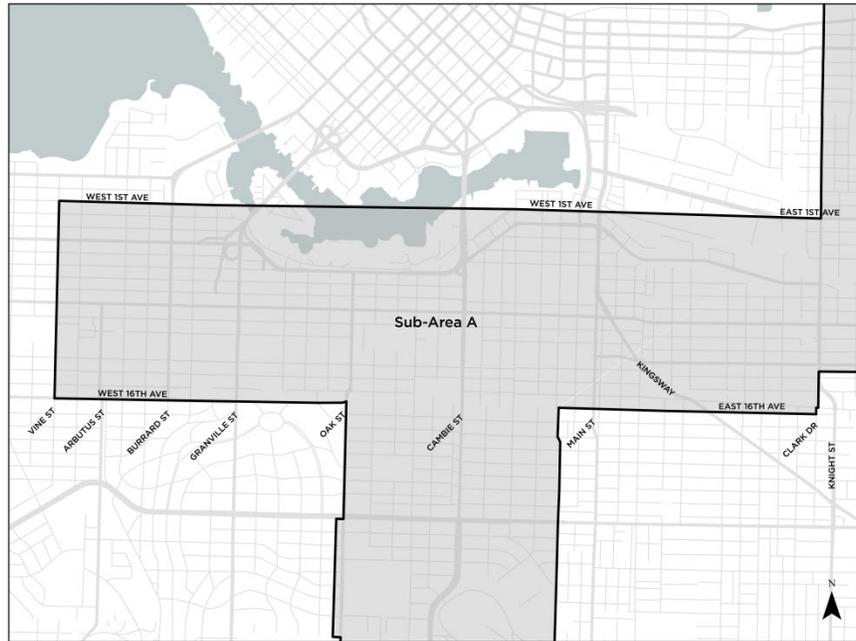


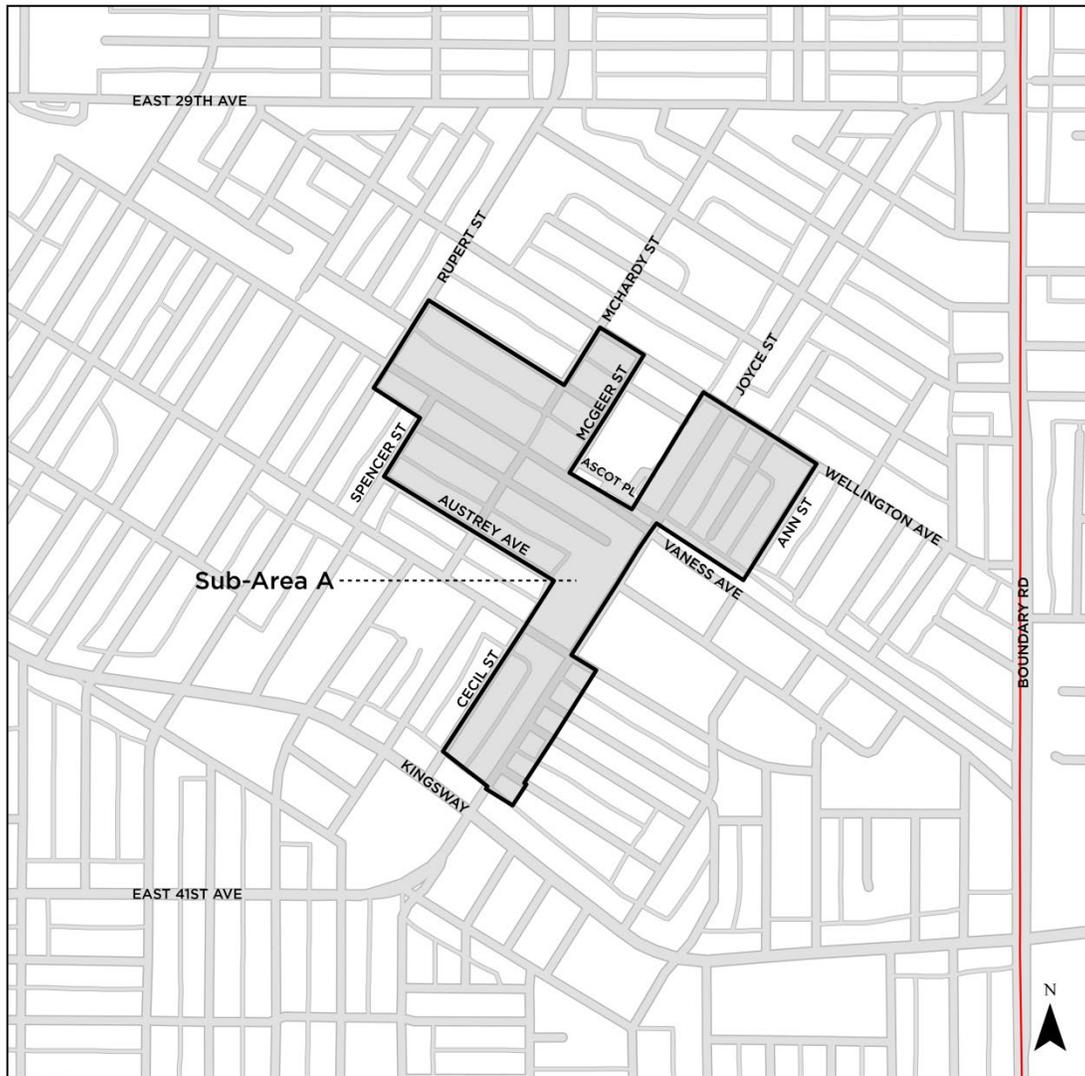
Figure 8



Figure 9



Figure 10



33. Council adds the following new district schedules:
- (a) RR-1 District Schedule, attached to this By-law as Schedule A;
 - (b) RR-2A, RR-2B and RR-2C Districts Schedule, attached to this By-law as Schedule B; and
 - (c) RR-3A and RR-3B Districts Schedule, attached to this By-law as Schedule C.

Schedule A

RR-1

RR-1

District Schedule

1 Intent

The intent of this schedule is to permit triplexes and townhouses where all dwelling units are secured as residential rental tenure.

Without limitation, applicable Council policies and guidelines for consideration include the Rental District Schedules Design Guidelines.

The table below provides an overview of permitted uses in the RR-1 district, categorized by the minimum site area required.

Minimum Site Area	Use
303 m ²	Triplex
	Townhouse, containing 4 units
465 m ²	Townhouse, containing 5 to 8 units
613 m ²	3-storey Townhouse, containing more than 8 units
920 m ²	4-storey Townhouse, containing more than 8 units

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 noted in section 2.2 are permitted in this District and shall be issued a permit.

2.2 **Uses** – None.

2.3 **Conditions of Use** – Not applicable.

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, if the Director of Planning or the Development Permit Board first considers:

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

RR-1

3.2 Uses

- 3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this schedule, if:
 - (a) no accessory building exceeds 3.7 m in building height; and
 - (b) all accessory buildings are located at least 0.6 m from the ultimate rear property line.

3.2.DW Dwelling

- Triplex. For the purposes of this schedule, "triplex" means a building containing 3 principal dwelling units, but does not include a multiple conversion dwelling.
- Townhouse. For the purposes of this schedule, "townhouse" means a building containing 4 or more principal dwelling units, where each unit has its own entrance from the exterior of the building.

3.3 Conditions of Use

- 3.3.1 All dwelling units must be secured as residential rental tenure, except that one dwelling unit in a triplex or townhouse containing up to 8 units may be occupied by a registered owner of the site.
- 3.3.2 At least 35% of the dwelling units must have 2 or more bedrooms.

4 Regulations

All uses approved under sections 2 and 3 of this schedule are subject to the following regulations.

4.1 Floor Area and Density

- 4.1.1 The maximum floor space ratio is:
- (a) 1.0 for triplex or townhouse limited to 4 units;
 - (b) 1.0 for townhouse containing 5 to 8 units;
 - (c) 1.2 for 3-storey townhouse containing more than 8 units; and
 - (d) 1.45 for 4-storey townhouse containing more than 8 units.

4.2 Site Area, Site Frontage and Building Height

Regulation		Triplex or Townhouse limited to 4 units	Townhouse containing 5 to 8 units	3-storey Townhouse containing more than 8 units	4-storey Townhouse containing more than 8 units
4.2.1	Minimum Site Area	303 m ²	465 m ²	613 m ²	920 m ²
4.2.2	Maximum Site Area	n/a	n/a	1,500 m ²	1,500 m ²
4.2.3	Minimum Site Frontage	10 m	15.2 m	20.1 m	30.1 m

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4.2.4	Maximum Site Frontage	n/a	n/a	40.2 m	40.2 m
4.2.5	Maximum Building Height for a building other than a rear building	11.5 m; and 3 storeys	11.5 m; and 3 storeys	11.5 m; and 3 storeys	13.7 m; and 4 storeys
4.2.6	Maximum Building Height for a rear building	n/a	10.7 m and 3 storeys	10.7 m and 3 storeys	10.7 m and 3 storeys

4.2.7 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the:

- (a) minimum and maximum site area;
- (b) minimum and maximum site frontage; and
- (c) maximum building height.

4.3 Building Height

4.3.1 The maximum building height excludes stairways and elevator shafts to roof decks, and guardrails.

4.3.2 For the purposes of this schedule, “partial storey” means the uppermost level of a building where the floor area is limited to the specified proportion of the storey immediately below. The floor area can be existing, proposed or as may be extended over open-to-below space, and has a minimum ceiling height of 1.2 m.

4.3.3 Despite the maximum building height in section 4.2.5 of this schedule, the 4th storey must be a partial storey not exceeding 60% of the storey immediately below.

4.3.4 Despite the maximum building height in section 4.2.6 of this schedule, the 3rd storey of a rear building must be a partial storey not exceeding 60% of the storey immediately below.

4.4 Front Yard

4.4.1 The front yard must have a minimum depth of 3.7 m.

4.4.2 Despite section 4.4.1 above, entries, porches and verandahs complying with section 4.7.2(h) of this schedule may project up to 1.8 m into the required front yard.

4.4.3 Despite section 10.32.1(b) of this by-law, eaves and gutters, or other projections that the Director of Planning considers similar to the foregoing, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.4.4 The Director of Planning may decrease the minimum front yard requirement if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.5 Side Yards

4.5.1 The side yards must have a minimum width of 1.2 m.

RR-1

- 4.5.2 Despite section 10.32.1(b) of this by-law, eaves and gutters, or other projections that the Director of Planning considers similar to the foregoing, may project into the minimum side yard to a maximum of 1.0 m measured horizontally.
- 4.5.3 The Director of Planning may decrease the minimum side yard requirement if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.5.4 Despite sections 4.5.1, 4.5.2 and 4.5.3 above, on a corner site, the front yard regulations in section 4.4 of this schedule apply to the exterior side yard.

4.6 Rear Yard

- 4.6.1 The rear yard must have a minimum depth of 3.1 m, measured from the ultimate rear property line.
- 4.6.2 Despite section 4.6.1 above, entries, porches and verandahs complying with section 4.7.2(h) of this schedule may project up to 1.8 m into the required rear yard.
- 4.6.3 Despite section 10.32.1(b) of this by-law, eaves and gutters, or other projections that the Director of Planning considers similar to the foregoing, may project into the minimum rear yard to a maximum of 1.0 m measured horizontally.
- 4.6.4 The Director of Planning may decrease the minimum rear yard requirement if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.7 Computation of Floor Area

- 4.7.1 Computation of floor area must include:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building including accessory buildings; and
 - (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 4.7.2 Computation of floor area must exclude:
- (a) balconies, decks, exterior passageways for townhouse access, and any other appurtenances that the Director of Planning considers similar to the foregoing, if the total area of all exclusions does not exceed 12% of the permitted floor area;
 - (b) patios and roof decks, if the Director of Planning first considers the impact on privacy and overlook;
 - (c) off-street parking and loading located at or below base surface, if the maximum exclusion for a parking space does not exceed 7.3 m in length;
 - (d) bicycle storage located in a principal building or an accessory building;
 - (e) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (f) areas of undeveloped floors which are located:
 - (i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or

RR-1

- (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) entries, porches and verandahs if:
 - (i) the portion facing the street, rear property line or courtyard is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total excluded area, combined with the exclusions permitted in section 4.7.2(a) above, does not exceed 16% of the permitted floor area, and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above surface for that unit; and
- (j) amenity areas, including recreation facilities and meeting rooms, accessory to a residential use, to a maximum total area of 10% of the total permitted floor area.

4.8 - 4.9 [Reserved]

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 For the purposes of section 4.10.1 above, habitable room means any room except:
 - (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.
- 4.10.3 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.
- 4.10.4 The plane or planes referred to in section 4.10.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.10.5 An obstruction referred to in section 4.10.3 above means:
 - (a) any part of the same building except those in compliance with section 10.7.1 of this by-law; or
 - (b) the largest building permitted on any adjoining site.
- 4.10.6 The Director of Planning may vary the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning first considers all the applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is no less than 2.4 m.

4.11 - 4.15 [Reserved]

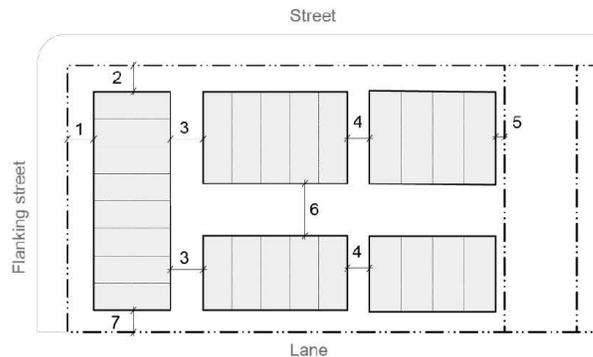
4.16 Building Depth

- 4.16.1 For the purpose of this schedule, “building depth” means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that balconies and entries, porches and verandahs that comply with sections 4.4.2 and 4.6.2 of this schedule may be excluded from the measurement of building depth.
- 4.16.2 The maximum building depth for townhouse with 8 dwelling units or less is 19.8 m.
- 4.16.3 The Director of Planning may increase the maximum building depth requirement if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.17 External Design

- 4.17.1 No portion of underground parking is permitted to project into any required yard except for an access ramp.
- 4.17.2 The minimum separation between:
 - (a) buildings located on a site frontage must be 3.1 m;
 - (b) rear buildings must be 3.1 m;
 - (c) buildings located on a site frontage and rear buildings must be 7.3 m; and
 - (d) a building facing a flanking street and any other townhouse building must be 4.6 m.

Diagram: Building placement for a corner site – courtyard configuration.



- 1. 3.7m (4.5.4) 2. 3.7m (4.4.1) 3. 4.6m (4.17.2 d) 4. 3.1m (4.17.2 a)
- 5. 1.2m (4.5.1) 6. 7.3m (4.17.2 c) 7. 3.1m (4.6.1)

- 4.17.3 Despite section 4.17.2(c) above, where an entrance located 1.8 m or above of grade is connected to grade by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.

RR-1

Diagram: Minimum separation between buildings with stairs < 1.8m in height projecting into a courtyard.

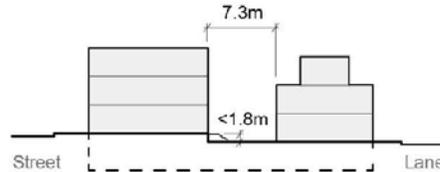
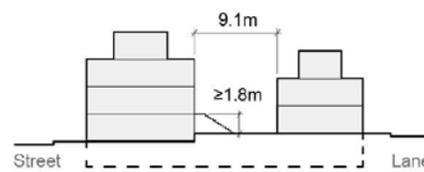


Diagram: Minimum separation between buildings with stairs $\geq 1.8\text{m}$ in height projecting into a courtyard.



- 4.17.4 Minimum separation between buildings must be measured from the closest portion of the exterior walls of any other building on the site.
- 4.17.5 The following features are permitted in the courtyard:
- (a) the features permitted in section 10.32 of this by-law, except balconies; and
 - (b) entries, porches and verandahs complying with section 4.7.2(h) of this schedule.
- 4.17.6 The maximum floor-to-floor height is 3.1 m.
- 4.17.7 The minimum width of a dwelling unit in a townhouse must be at least 4.2 m, measured between finished wall surfaces.
- 4.17.8 The Director of Planning may vary the requirements of this section 4.17 if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.18 [Reserved]

4.19 Number of Buildings on a Site

- 4.19.1 The Director of Planning may permit more than one principal building on a site if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

Schedule B

RR-2A, RR-2B and RR-2C

RR-2A, RR-2B and RR-2C

Districts Schedule

1 Intent

The intent of this schedule is to permit apartments where all dwelling units are secured as residential rental tenure as follows:

- in the RR-2A district, up to 4 storeys;
- in the RR-2B district, up to 5 storeys; and
- in the RR-2C district, up to 6 storeys if a minimum of 20% of the floor area is secured as below-market rental dwelling units.

On sites of sufficient depth, 3-storey townhouses may be permitted in combination with an apartment if townhouses are located at the rear of the site.

Without limitation, applicable Council policies and guidelines for consideration include the Rental District Schedules Design Guidelines.

The table below provides an overview of permitted uses in the RR-2A, RR-2B and RR-2C districts, categorized by the minimum site area required.

Minimum Site Area	Use
613 m ²	Apartment, up to 4-storeys in the RR-2A district
	Apartment, up to 5-storeys in the RR-2B district
	Apartment in combination with Townhouse in the RR-2A and RR-2B districts
920 m ²	Apartment, up to 6-storeys in the RR-2C district
	Apartment in combination with Townhouse in the RR-2C district

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 noted in section 2.2 are permitted in this District and shall be issued a permit.

2.2 Uses – None.

2.3 Conditions of Use – Not applicable.

RR-2A, RR-2B and RR-2C

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, if the Director of Planning or the Development Permit Board first considers:

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

3.2 Uses

- 3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this schedule, if:
 - (a) no accessory building exceeds 3.7 m in building height; and
 - (b) all accessory buildings are located at least 0.6 m from the ultimate rear property line.

3.2.DW Dwelling

- Apartment. For the purposes of this schedule, "apartment" means a building containing 4 or more principal dwelling units, all of which share at least one common entrance from the exterior of the building.
- Townhouse. For the purpose of this schedule, "townhouse" means a building containing 4 or more principal dwelling units, where each unit has its own entrance from the exterior of the building.

3.3 Conditions of Use

3.3.1 All dwelling units must be secured as residential rental tenure.

3.3.2 At least 35% of the dwelling units must have 2 or more bedrooms.

3.3.3 For the purposes of this schedule, "below market rental dwelling units" means dwelling units where:

- (a) the maximum starting rents and rents at unit turnover are at least 10% less than the average rents for all private rental apartment units, city-wide as published by the Canada Mortgage and Housing Corporation in the Rental Market Report in the previous calendar year; and
- (b) the starting rent and turnover rent requirements are secured through a housing agreement.

3.3.4 In the RR-2C district, a minimum of 20% of the floor area must be secured as below-market rental dwelling units.

3.3.5 Townhouse is only permitted in combination with apartment and must be located at the rear of the site.

4 Regulations

All uses approved under sections 2 and 3 of this schedule are subject to the following regulations.

RR-2A, RR-2B and RR-2C

4.1 Floor Area and Density

4.1.1 The maximum floor space ratio is:

- (a) 1.75 in the RR-2A district;
- (b) 2.2 in the RR-2B district; and
- (c) 2.4 in the RR-2C district.

4.1.2 Despite section 4.1.1 above, the Director of Planning may increase the permitted floor space ratio to a maximum of 2.0 in the RR-2A district, 2.4 in the RR-2B district, and 2.7 in the RR-2C district, if:

- (a) the site depth does not exceed 33.5 m; or
- (b) is a corner site, and:
 - (i) adjoins a lane at the rear,
 - (ii) has a minimum site frontage of 40.2 m, and
 - (iii) has a minimum site area of 1,470 m²;

and if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.1.3 Despite section 4.1.1 and 4.1.2, the Director of Planning may increase the permitted floor space ratio in the RR-2C district for social housing to:

- (a) a maximum of 2.7; or
- (b) a maximum of 3.0, if:
 - (i) is a corner site, and:
 - A. adjoins a lane at the rear,
 - B. has a minimum site frontage of 40.2 m, and
 - C. has a minimum site area of 1,470 m²;

and if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.2 Site Area, Site Frontage, Site Depth and Building Height

Regulation		RR-2A district	RR-2B district	RR-2C district
4.2.1	Minimum Site Area	613 m ²	613 m ²	920 m ²
4.2.2	Minimum Site Frontage	20.1 m	20.1 m	30.1 m
4.2.3	Maximum Site Frontage for all sites other than a corner site	30.5 m	n/a	n/a

RR-2A, RR-2B and RR-2C

4.2.4	Maximum Site Frontage for a corner site	45.7 m	n/a	n/a
4.2.5	Minimum Site Depth for an apartment building	30.5 m	30.5 m	30.5 m
4.2.6	Minimum Site Depth for an apartment in combination with townhouse building	41.1 m	41.1 m	41.1 m
4.2.7	Maximum Building Height for an apartment building	13.7 m; and 4 storeys	16.8 m; and 5 storeys	19.8 m; and 6 storeys
4.2.8	Maximum Building Height for a townhouse building	10.7 m; and 3 storeys	10.7 m; and 3 storeys	10.7 m; and 3 storeys

4.2.9 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the:

- (a) minimum site area;
- (b) minimum and maximum site frontage;
- (c) minimum site depth; and
- (d) maximum building height.

4.3 Building Height

4.3.1 The maximum building height excludes:

- (a) stairways and elevator shafts to roof decks, and guardrails; and
- (b) common amenity rooms on roof decks, if the total floor area does not exceed 10% of the roof area.

4.3.2 For the purposes of this schedule, "Partial storey" means the uppermost level of a building where the floor area is limited to the specified proportion of the storey immediately below. The floor area can be existing, proposed or as may be extended over open-to-below space, and has a minimum ceiling height of 1.2 m.

4.3.3 Despite the maximum building height for townhouse in section 4.2.8 of this schedule, the 3rd storey of a townhouse building must be a partial storey not exceeding 60% of the storey immediately below.

4.4 Front Yard

4.4.1 The front yard must have a minimum depth of 3.7 m.

4.4.2 Despite section 4.4.1 above, entries, porches and verandahs complying with section 4.7.2(h) of this schedule may project up to 1.8 m into the required front yard.

4.4.3 Despite section 10.32.1(b) of this by-law, eaves and gutters, or other projections that the Director of Planning considers similar to the foregoing, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.4.4 The Director of Planning may decrease the minimum front yard requirement if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

RR-2A, RR-2B and RR-2C

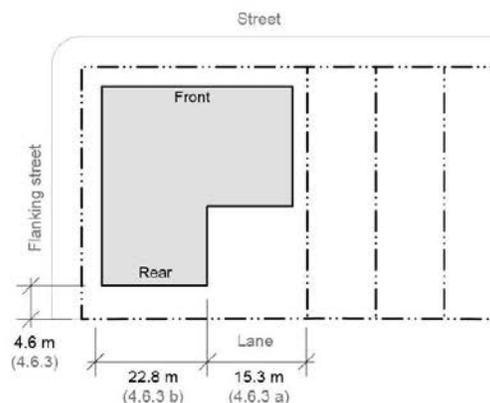
4.5 Side Yards

- 4.5.1 The side yards must have a minimum width of 1.8 m in the RR-2A district, and 2.4 m in the RR-2B and RR-2C districts.
- 4.5.2 Despite section 10.32.1(b) of this by-law, eaves and gutters, or other projections that the Director of Planning consider similar to the foregoing, may project into the minimum side yard to a maximum of 1.0 m measured horizontally.
- 4.5.3 The Director of Planning may decrease the minimum side yard requirement if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.5.4 Despite sections 4.5.1, 4.5.2 and 4.5.3 above, on a corner site, the front yard regulations in section 4.4 of this schedule apply to the exterior side yard.

4.6 Rear Yard

- 4.6.1 For apartment, the rear yard must have a minimum depth of 7.6 m, measured from the ultimate rear property line.
- 4.6.2 For apartment in combination with a townhouse, the rear yard must have a minimum depth of 3.1 m, measured from the ultimate rear property line.
- 4.6.3 Despite section 4.6.1 above, in the case of a corner site, the minimum depth of the rear yard may be decreased to 4.6 m, if the portion of the building for which the rear yard is decreased:
 - (a) is located a minimum distance of 15.3 m from an adjoining site with or without the intervention of a lane, measured from the side property line; and
 - (b) does not exceed 22.8 m in width.

Diagram: Decreased minimum rear yard depth for a corner site.



- 4.6.4 Despite sections 4.6.1 and 4.6.2 above, entries, porches and verandahs complying with section 4.7.2(h) of this schedule may project up to 1.8 m into the required rear yard.

RR-2A, RR-2B and RR-2C

- 4.6.5 Despite section 10.32.1(b) of this by-law, eaves and gutters, or other projections that the Director of Planning considers similar to the foregoing, may project into the minimum rear yard to a maximum of 1.0 m measured horizontally.
- 4.6.6 The Director of Planning may decrease the minimum rear yard requirement if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.7 Computation of Floor Area

- 4.7.1 Computation of floor area must include:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building including accessory buildings; and
 - (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 4.7.2 Computation of floor area must exclude:
- (a) balconies, decks, exterior passageways for townhouse access, and any other appurtenances that the Director of Planning considers similar to the foregoing, if the total area of all exclusions does not exceed 12% of the permitted floor area;
 - (b) patios and roof decks, if the Director of Planning first considers the impact on privacy and overlook;
 - (c) off-street parking and loading located at or below base surface, if the maximum exclusion for a parking space does not exceed 7.3 m in length;
 - (d) bicycle storage located in a principal building or an accessory building;
 - (e) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (f) areas of undeveloped floors which are located:
 - (i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
 - (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (h) entries, porches and verandahs if:
 - (i) the portion facing the street, rear property line or courtyard is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total excluded area, combined with the exclusions permitted in section 4.7.2(a) above, does not exceed 16% of the permitted floor area, and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
 - (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above surface for that unit; and

RR-2A, RR-2B and RR-2C

- (j) amenity areas, including recreation facilities and meeting rooms, accessory to a residential use, to a maximum total area of 10% of the total permitted floor area.

4.8 - 4.9 [Reserved]

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 For the purposes of section 4.10.1 above, habitable room means any room except:
 - (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.
- 4.10.3 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.
- 4.10.4 The plane or planes referred to in section 4.10.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.10.5 An obstruction referred to in section 4.10.3 above means:
 - (a) any part of the same building except those in compliance with section 10.7.1 of this by-law; or
 - (b) the largest building permitted on any adjoining site.
- 4.10.6 The Director of Planning may vary the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning first considers all the applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is no less than 2.4 m.

4.11 - 4.15 [Reserved]

4.16 Building Depth and Width

- 4.16.1 For the purposes of this schedule, "building depth" means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that balconies and entries, porches and verandahs that comply with section 4.4.2 and 4.6.4 of this schedule may be excluded from the measurement of building depth.
- 4.16.2 For apartment, the maximum building depth must not exceed 22.8 m.
- 4.16.3 The maximum building width of any building must not exceed 45.7 m.
- 4.16.4 The Director of Planning may increase the maximum building depth and width requirements if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

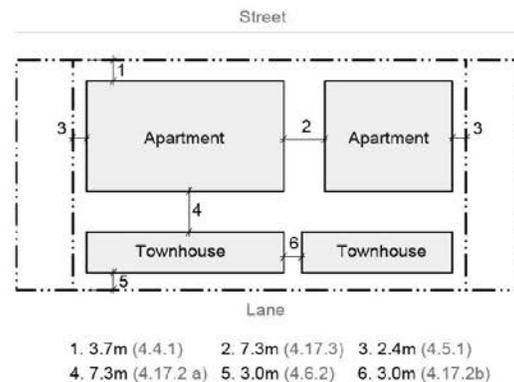
4.17 External Design

- 4.17.1 No portion of underground parking is permitted to project into any required yard except for an access ramp.

RR-2A, RR-2B and RR-2C

- 4.17.2 Where apartment in combination with a townhouse is permitted, the minimum separation between:
- (a) apartment and townhouse buildings must be 7.3 m; and
 - (b) townhouse buildings must be 3.1 m,
- measured from the closest portion of the exterior walls of the buildings.
- 4.17.3 Where more than one apartment building is located on a site frontage, the minimum separation between the buildings must be 7.3 m, measured from the closest portion of the exterior side wall of any other apartment on the site.

Diagram: Building placement – courtyard configuration.



- 4.17.4 For apartment in the RR-2C district, all exterior walls of the 6th storey must be set back a minimum of 2.4 m from the exterior face of the wall of the storey below, except for social housing.
- 4.17.5 The following features are permitted in the courtyard:
- (a) the features permitted in section 10.32 of this by-law; and
 - (b) entries, porches and verandahs complying with section 4.7.2(h) of this schedule.
- 4.17.6 The maximum floor-to-floor height is 3.1 m.
- 4.17.7 The minimum width of a dwelling unit in a townhouse is 4.2 m measured between finished wall surfaces.
- 4.17.8 The Director of Planning may vary the requirements of this section 4.17 if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.18 [Reserved]

4.19 Number of Buildings on a Site

- 4.19.1 The Director of Planning may permit more than one principal building on a site if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

Schedule C

RR-3A and RR-3B

RR-3A and RR-3B

Districts Schedule

1 Intent

The intent of this schedule is to permit mixed-use residential buildings where all dwelling units are secured as residential rental tenure. In RR-3A developments are permitted up to 4 storeys. In RR-3B developments are permitted up to 6 storeys if a minimum of 20% of the residential floor area is secured as below-market rental dwelling units.

Without limitation, applicable Council policies and guidelines for consideration include the Rental District Schedules Design Guidelines.

The table below provides an overview of permitted uses in the RR-3A and RR-3B districts, categorized by the minimum site area required.

Minimum Site Area	Use
920 m ²	Mixed-use residential, up to 4-storeys in the RR-3A district
	Mixed-use residential, up to 6-storeys in the RR-3B district

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 noted in section 2.2 are permitted in this District and shall be issued a permit.

2.2 **Uses** – None.

2.3 **Conditions of Use** – Not applicable.

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, if the Director of Planning or the Development Permit Board first considers:

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

RR-3A and RR-3B

3.2 Uses

3.2.A • Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.DW Dwelling

- Mixed-Use Residential Building. For the purposes of this schedule, “mixed-use residential building” means a building containing at least one principal dwelling unit and at least one non-dwelling use.

3.3 Conditions of Use

3.3.1 All dwelling units must be secured as residential rental tenure.

3.3.2 The only non-dwelling uses permitted in a mixed-use residential building are:

- (a) cultural and recreational uses;
- (b) institutional uses;
- (c) office uses;
- (d) retail uses;
- (e) service uses; or
- (f) any other use that the Director of Planning considers comparable in nature to the uses listed in this section 3.2.2 and having regard to the intent of this schedule.

3.3.3 At least 35% of the dwelling units must have 2 or more bedrooms.

3.3.4 In a mixed-use residential building, dwelling uses are not permitted within a depth of 10.7 m from the front wall of the first storey of a building, extending across the full width of the building, except for entrances to the portion containing dwelling uses.

3.3.5 In the RR-3A district, the second storey and above, measured from the front property line, is limited to residential use only.

3.3.6 In the RR-3B district, the third storey and above, measured from the front property line, is limited to residential use only.

3.3.7 For the purposes of this schedule, “below market rental dwelling units” means dwelling units where:

- (a) the maximum starting rents and rents at unit turnover are at least 20% less than the average rents for all private rental apartment units, city-wide as published by the Canada Mortgage and Housing Corporation in the Rental Market Report in the previous calendar year; and
- (b) the starting rent and turnover rent requirements are secured through a housing agreement.

3.3.8 In the RR-3B district, a minimum of 20% of the residential floor area must be secured as below-market rental dwelling units.

RR-3A and RR-3B

4 Regulations

All uses approved under sections 2 and 3 of this schedule are subject to the following regulations.

4.1 Floor Area and Density

4.1.1 The maximum floor space ratio is:

- (a) 2.4 in the RR-3A district; and
- (b) 3.4 in the RR-3B district,

if the floor space ratio for non-dwelling uses must be at least 0.35.

4.1.2 Despite section 4.1.1 above, the Director of Planning may increase the permitted floor space ratio to a maximum of 2.5 in the RR-3A district and 3.5 in the RR-3B district, if:

- (a) is a corner site,
- (b) has a minimum site frontage of 40.2 m, and
- (c) has a minimum site area of 1,470 m²;

and if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.2 Site Area, Site Frontage and Building Height

	Regulation	RR-3A district	RR-3B district
4.2.1	Minimum Site Area	920 m ²	920 m ²
4.2.2	Minimum Site Frontage	30.1 m	30.1 m
4.2.3	Maximum Building Height	15.3 m; and 4 storeys	22.0 m; and 6 storeys

4.2.4 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the

- (a) minimum site area;
- (b) minimum site frontage; and
- (c) maximum building height.

4.3 Building Height

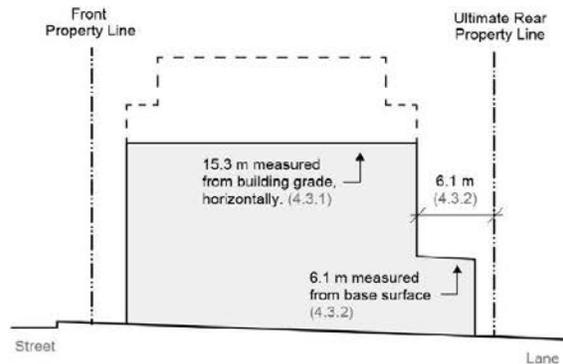
4.3.1 The maximum height of a building is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.

4.3.2 Despite the maximum building height in sections 4.2.3 and 4.3.1 of this schedule, portions of the building located within 6.1 m of the ultimate rear property line must not exceed 6.1 m in building height

RR-3A and RR-3B

measured from base surface, except for portions of a building where the rear yard may be decreased under section 4.6.2 of this schedule.

Diagram: Measurement of maximum building height requirements.



- 4.3.3 The maximum building height excludes:
- (a) stairways and elevator shafts to roof decks, and guardrails; and
 - (b) common amenity rooms on roof decks, if the total floor area does not exceed 10% of the roof area.

4.4 Front Yard

- 4.4.1 The front yard must have a minimum depth of 2.5 m.
- 4.4.2 The Director of Planning may decrease the minimum front yard requirement if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.5 Side Yards

- 4.5.1 No side yard is required, except that if the side of the site adjoins the side yard of a site located in a R district, without the intervention of a lane, the side yard must have a minimum width of 3.7 m.
- 4.5.2 The Director of Planning may decrease the minimum side yard requirement if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.5.3 Despite section 4.5.1 and 4.5.2 above, on a corner site, the front yard regulations in section 4.4 of this schedule apply to the exterior side yard.

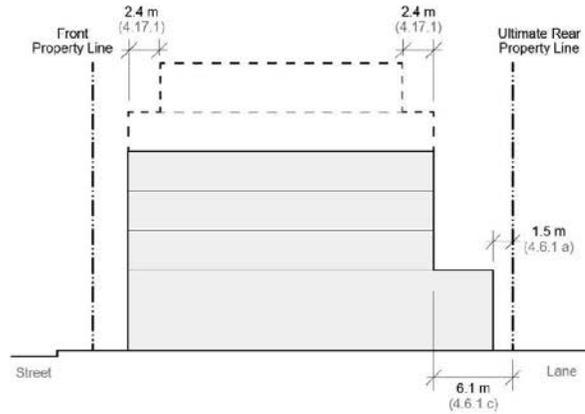
4.6 Rear Yard

- 4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, must be as follows:
- (a) for portions of a building not containing dwelling uses and under 6.1 m in building height, the minimum depth of the rear yard must be 1.5 m;

RR-3A and RR-3B

- (b) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback must be 6.1 m; and
- (c) for portions of a building containing dwelling uses, the minimum depth of the rear setback must be 6.1 m, except that roof decks may project into the setback.

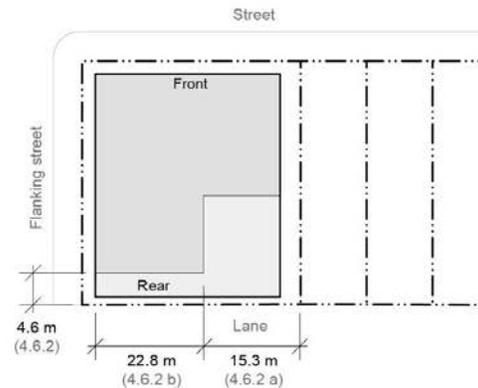
Diagram: Minimum rear yard and rear setback requirements.



4.6.2 Despite section 4.6.1 above, in the case of a corner site, for portions of the building above 6.1 m in height, the rear setback may be decreased to a minimum depth of 4.6 m, if the portion of the building for which the rear yard is decreased:

- (a) is located a minimum distance of 15.3 m from an adjoining site; and
- (b) does not exceed 22.8 m in width.

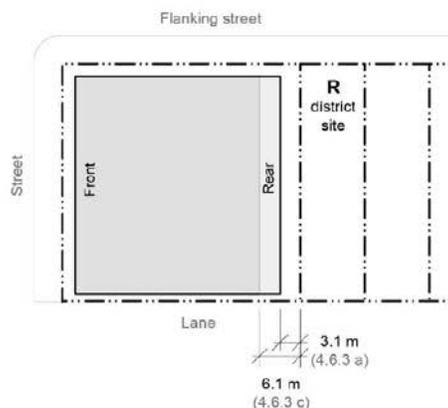
Diagram: Decreased minimum rear yard requirements on a corner site.



RR-3A and RR-3B

- 4.6.3 Despite sections 4.6.1 and 4.6.2 above, in the case of a corner site where the rear of the site adjoins with the side yard of a site located in an R district, without the intervention of a lane:
- (a) for portions of a building not containing dwelling uses and under 6.1 m in height, the minimum depth of the rear yard must be 3.1 m;
 - (b) for portions of a building not containing dwelling uses and above 6.1 m in height, the minimum depth of the rear setback must be 6.1 m; and
 - (c) for portions of a building containing dwelling uses, the minimum depth of the rear setback must be 6.1 m, except that roof decks may intrude into the setback.

Diagram: Minimum rear yard requirements for a corner site adjacent to an R district site without the intervention of a lane.



- 4.6.4 The Director of Planning may decrease the minimum rear yard requirement if the Director of Planning first considers the intent of this schedule and all Council applicable policies and guidelines.

4.7 Computation of Floor Area

- 4.7.1 Computation of floor area must include:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building including accessory buildings; and
 - (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the forgoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 4.7.2 Computation of floor area must exclude:
- (a) balconies, decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, if the total area of all exclusions does not exceed 12% of the permitted floor area;

RR-3A and RR-3B

- (b) patios and roof decks, if the Director of Planning first considers the impact on privacy and overlook;
- (c) off-street parking and loading located at or below base surface, if the maximum exclusion for a parking space does exceed 7.3 m in length;
- (d) bicycle storage located in a principal building or contained in an accessory building;
- (e) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing;
- (f) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above surface for that unit; and
- (g) amenity areas, including recreation facilities and meeting rooms, accessory to a residential use, to a maximum total area of 10% of the total permitted floor area.

4.7 - 4.9 [Reserved]

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 For the purposes of section 4.10.1 above, habitable room means any room except:
 - (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.
- 4.10.3 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.
- 4.10.4 The plane or planes referred to in section 4.10.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.10.5 An obstruction referred to in section 4.10.3 above means:
 - (a) any part of the same building except those in compliance with section 10.7.1 of this by-law; or
 - (b) the largest building permitted on any adjoining site.
- 4.10.6 The Director of Planning may vary the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning first considers all the applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is no less than 2.4 m.

4.11 - 4.16 [Reserved]

RR-3A and RR-3B

4.17 External Design

- 4.17.1 All exterior walls of the 6th storey must be set back a minimum of 2.4 m from the exterior face of the walls of the storey below.
- 4.17.2 For non-dwelling uses, the floor-to-floor height must be a minimum of 5.2 m.
- 4.17.3 The Director of Planning may vary the requirements of this section 4.17 if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

DRAFT

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

**A By-law to amend Sign By-law No. 11879
Regarding New Residential Rental District Schedules**

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

1. This by-law amends the indicated provisions of Sign By-law No. 11879.
2. In Table 1 of section 7.1, Council:
 - (a) amends the list of Corresponding Zoning Districts and Areas in Column 2 next to the Residential Sign District (Part 8) in Column 1 by striking out “and RM-12N” and substituting “RM-12N, RR-1, RR-2A, RR-2B and RR-2C”; and
 - (b) amends the list of Corresponding Zoning Districts and Areas in Column 2 next to the Commercial, Mixed Use and Industrial Sign District (Part 9) in Column 1 by adding a new bullet under the second bullet as follows:

“

 - The RR-3A and RR-3B zoning districts;”.
3. In Table 9.1 of section 9, Council strikes out “or MC-2” and substitutes “, MC-2, RR-3A or RR-3B”.
4. In Table 9.2 of section 9, Council strikes out “or MC-2” and substitutes “, MC-2, RR-3A or RR-3B”.
5. In Table 9.3 of section 9, Council strikes out “or MC-2” and substitutes “, MC-2, RR-3A or RR-3B”.
6. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
7. This By-law is to come into force and take effect on January 15, 2022.

ENACTED by Council this _____ day of _____, 2021

Mayor

City Clerk

BY-LAW NO. _____

**A By-law to amend Subdivision By-law No. 5208
Regarding New Residential Rental District Schedules**

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

1. This By-law amends the indicated provisions or Schedules of the Subdivision By-law No. 5208.

2. Council amends Table 1 of Schedule A by adding the following new rows immediately after the row for FM-1 Multiple Dwelling District:

“

RR-1	Residential Rental	40'	[12.192 m]	4800 sq. ft.	[445.935 m ²]
RR-2A	Residential Rental	40'	[12.192 m]	4800 sq. ft.	[445.935 m ²]
RR-2B	Residential Rental	40'	[12.192 m]	4800 sq. ft.	[445.935 m ²]
RR-2C	Residential Rental	40'	[12.192 m]	4800 sq. ft.	[445.935 m ²]
RR-3A	Residential Rental	40'	[12.192 m]	4800 sq. ft.	[445.935 m ²]
RR-3B	Residential Rental	40'	[12.192 m]	4800 sq. ft.	[445.935 m ²]

”

3. Council amends Table 2 of Schedule A by adding the following new rows immediately after the row for FM-1 Multiple Dwelling District:

“

RR-1	Residential Rental	30'	[9.144 m]	3000 sq. ft.	[278.709 m ²]
RR-2A	Residential Rental	30'	[9.144 m]	3000 sq. ft.	[278.709 m ²]
RR-2B	Residential Rental	30'	[9.144 m]	3000 sq. ft.	[278.709 m ²]
RR-2C	Residential Rental	30'	[9.144 m]	3000 sq. ft.	[278.709 m ²]
RR-3A	Residential Rental	25'	[7.620 m]	3000 sq. ft.	[278.709 m ²]
RR-3B	Residential Rental	25	[7.620 m]	3000 sq. ft.	[278.709 m ²]

”

2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

3. This By-law is to come into force and take effect on January 15, 2022.

ENACTED by Council this _____ day of _____, 2021

Mayor

City Clerk

Guidelines

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

Approved by Council Month Day, Year

Last amended XX

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1 Application and Intent

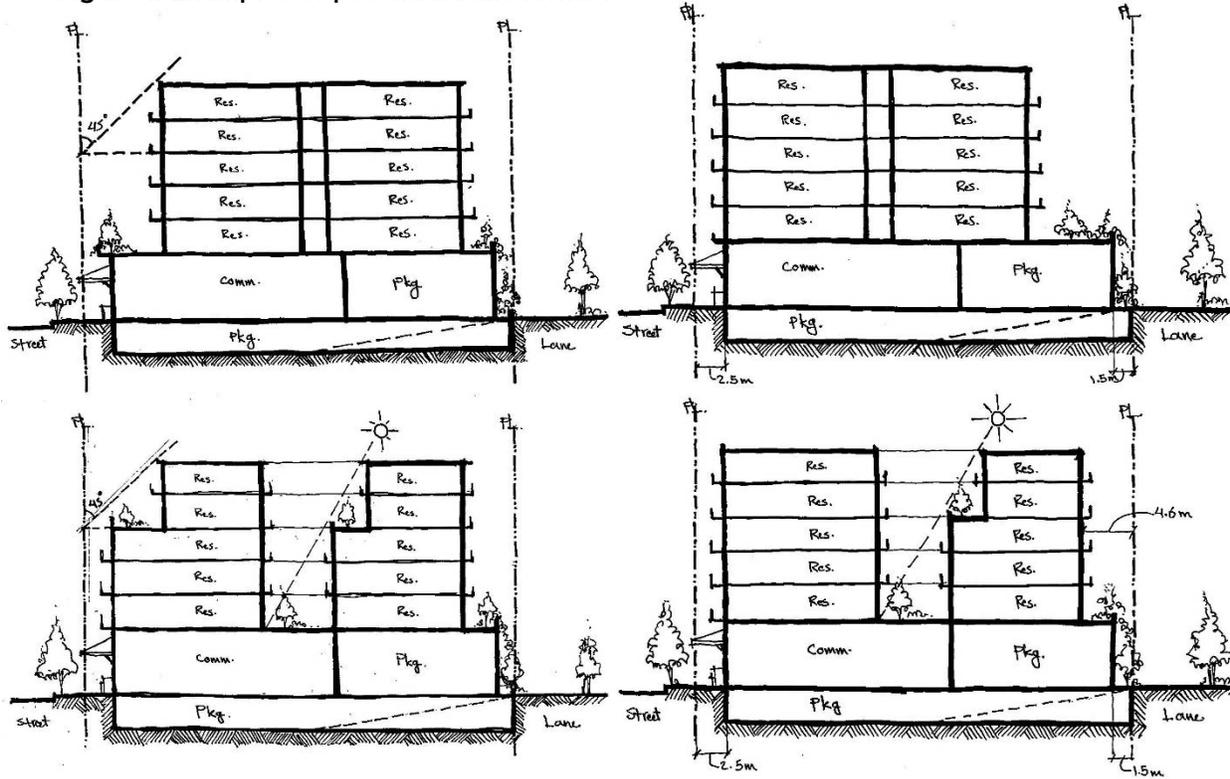
These guidelines are to be used in conjunction with the C-2, C-2B, C-2C, or C-2C1 District Schedules of the Zoning and Development By-law for development permit applications involving mixed use residential rental tenure buildings. Generally, these developments will take the form of 6 storey mixed-use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

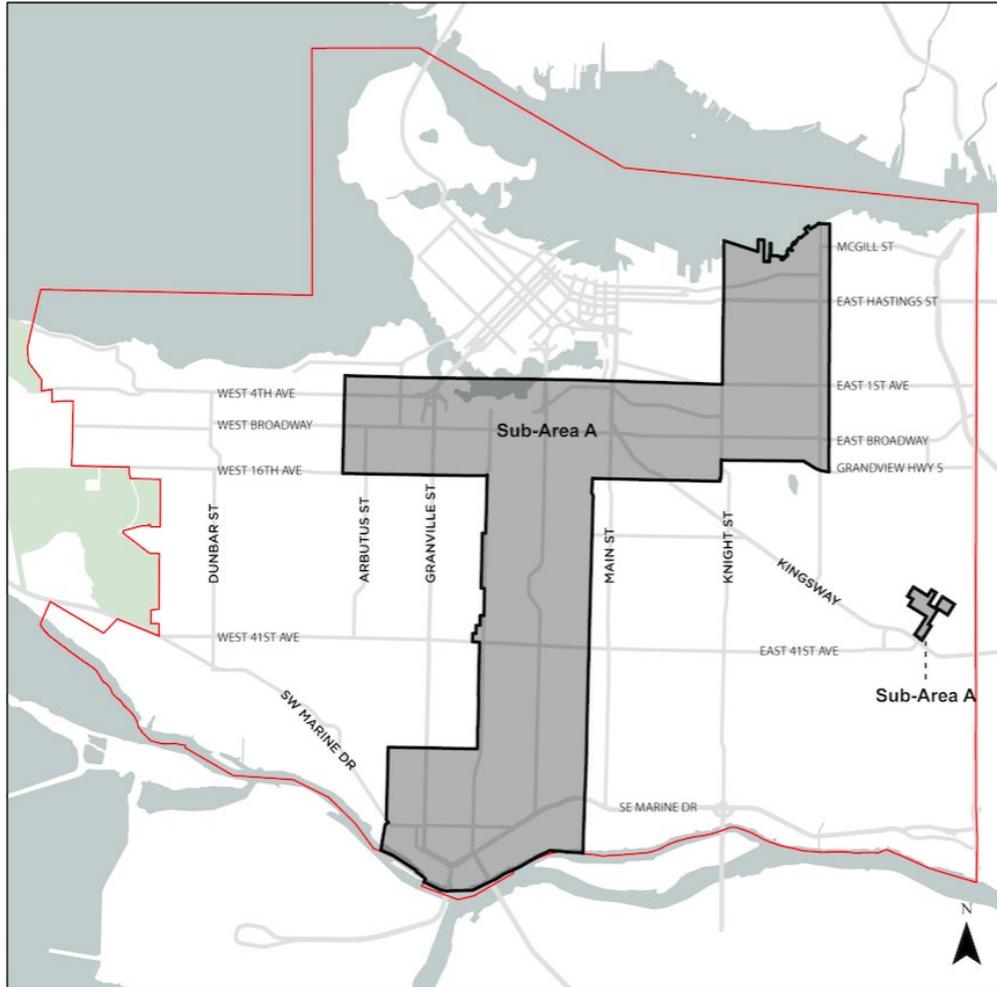
Examples without chamfer requirement

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

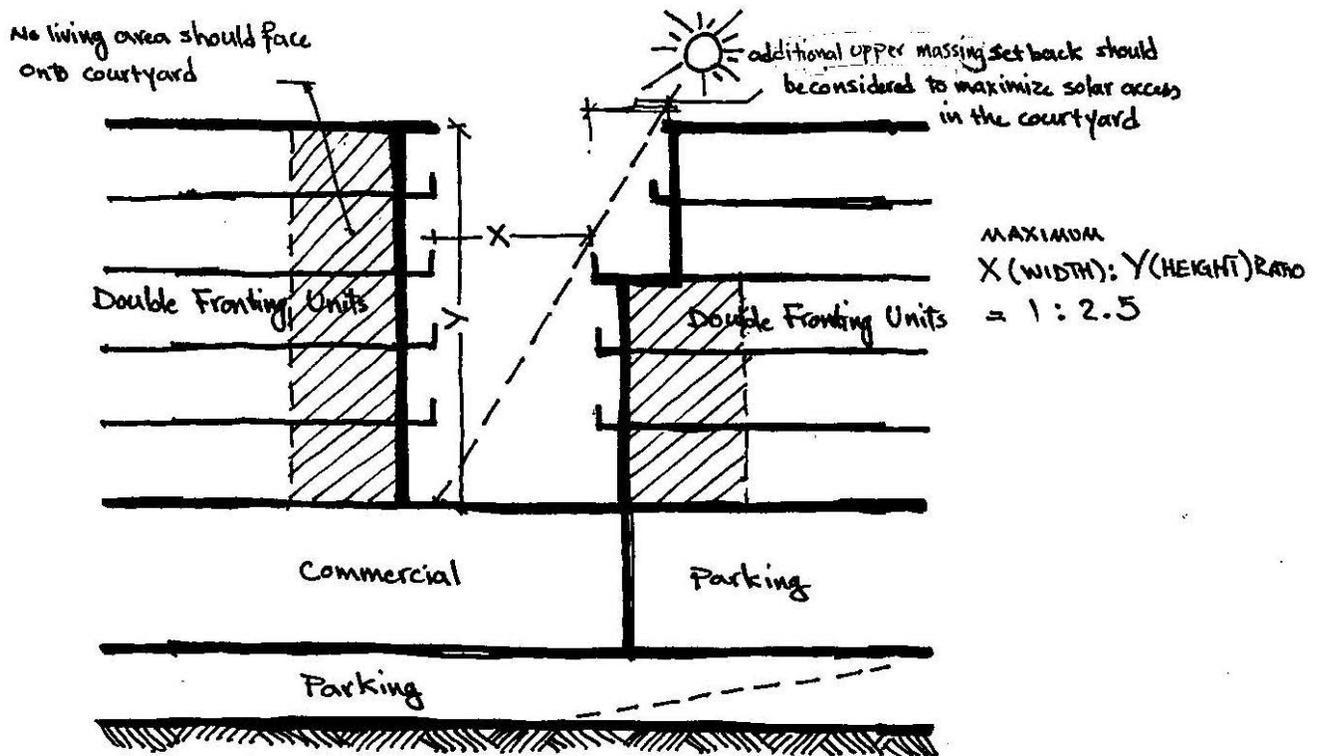
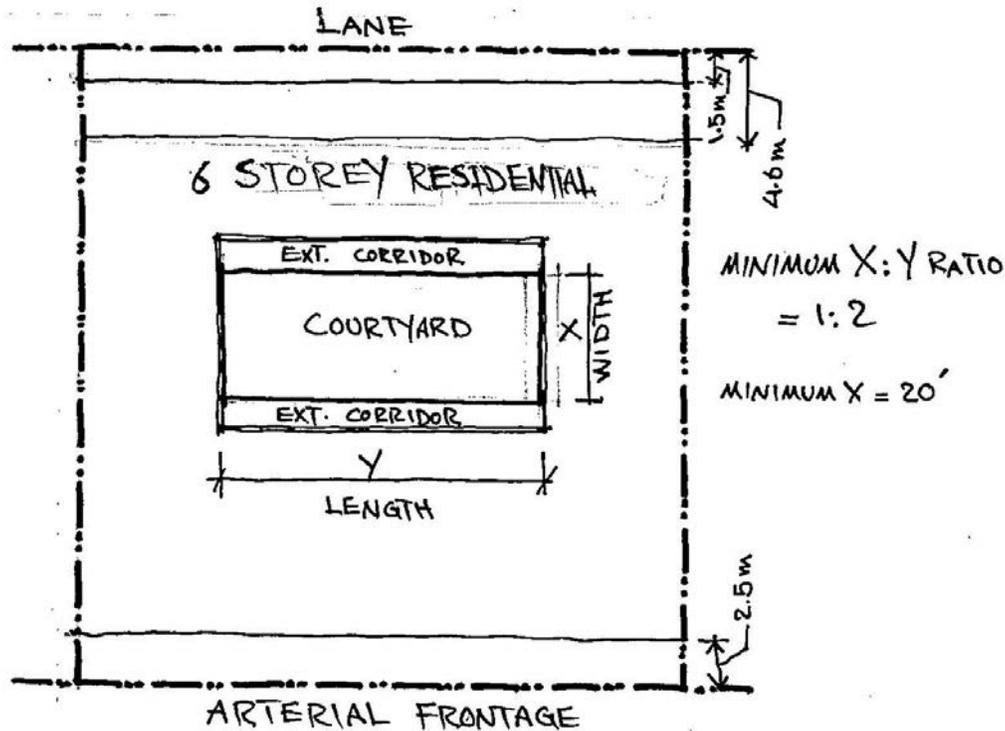


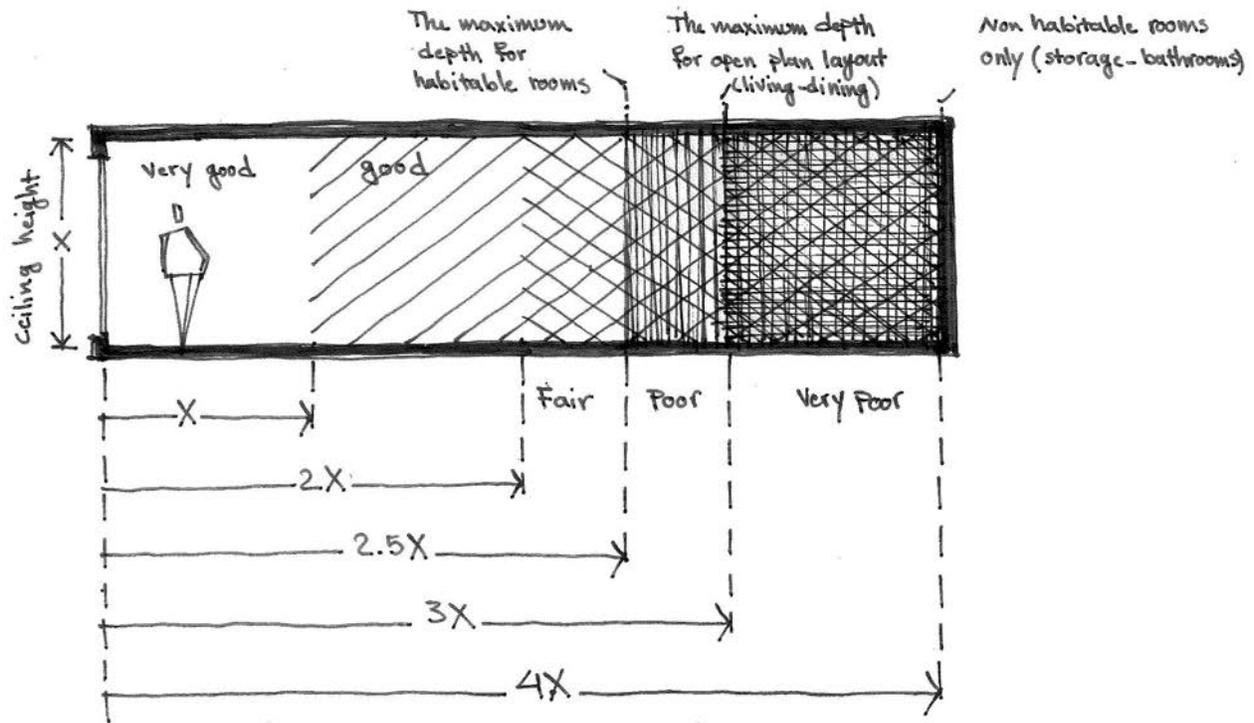
Figure 3: Typical Courtyard Plan



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.

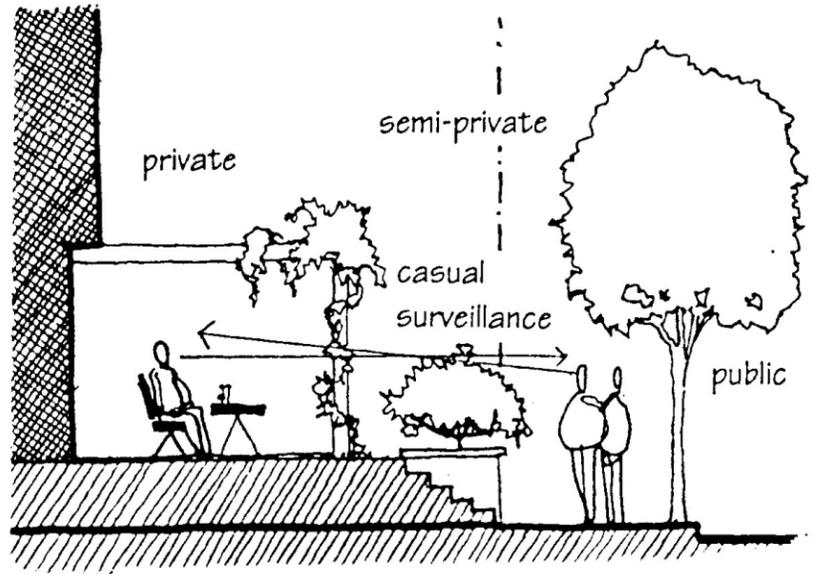
2.10 Safety and Security

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

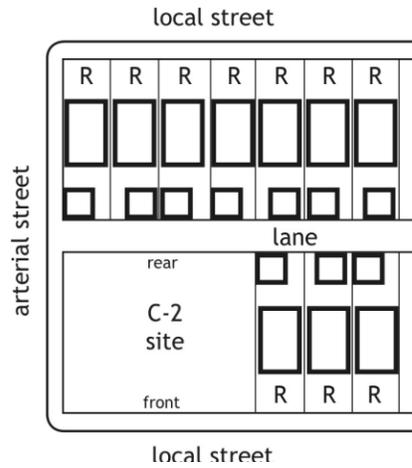
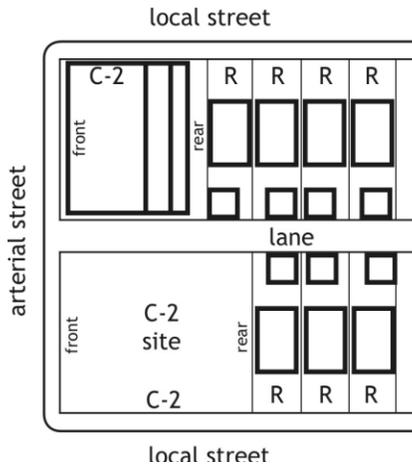
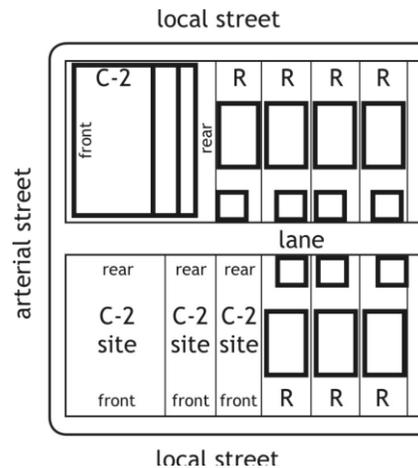
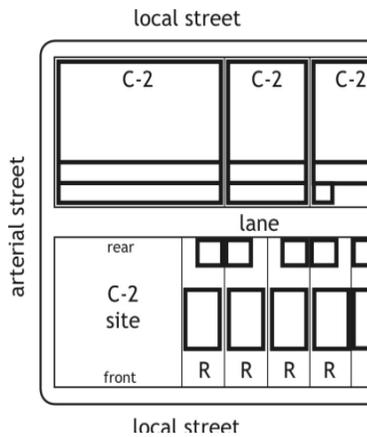


Figure 10. Rear of C-2 site benefitting units in C-2 development

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.

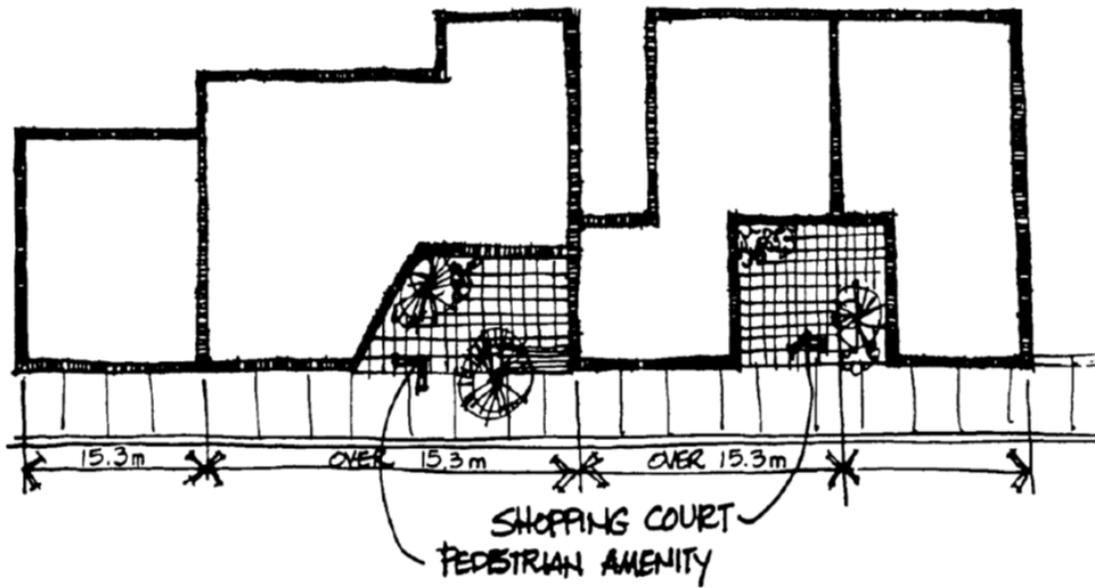
Of particular concern are larger development sites with wide façades, which may compromise pedestrian interest through repetitive façade design. On developments with frontages of 50.0 m or more, monotonous facades should be avoided by incorporating variety, secondary volumes, vertical elements, colours 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

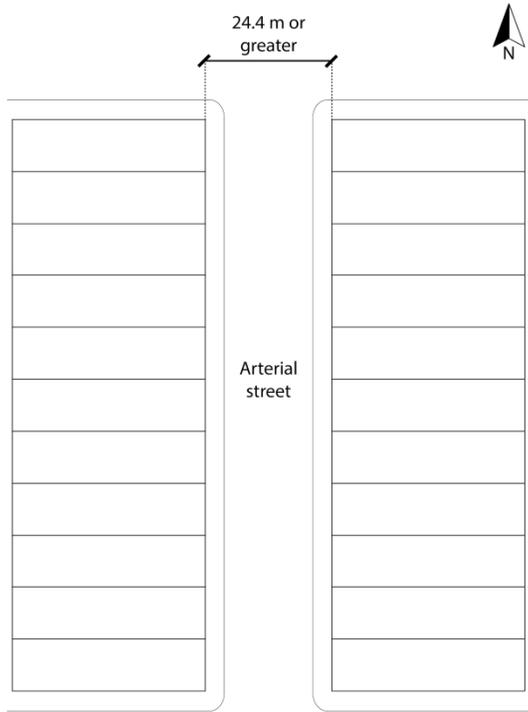
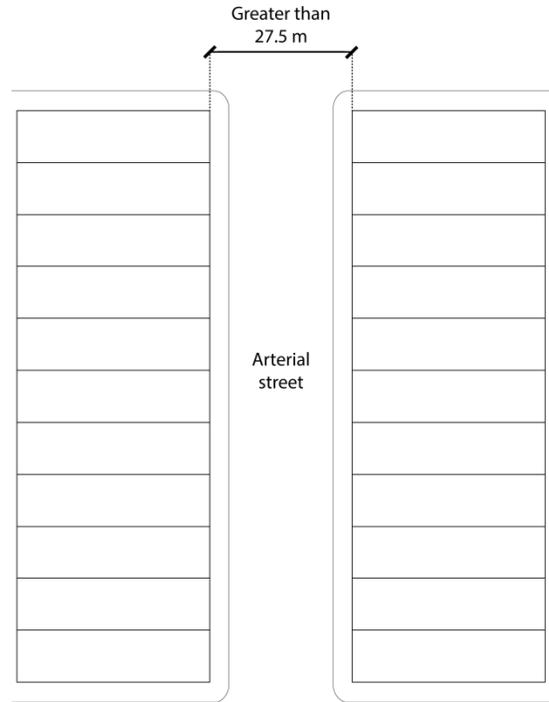


Figure 15: Arterial street width greater than 27.5 m running any direction



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

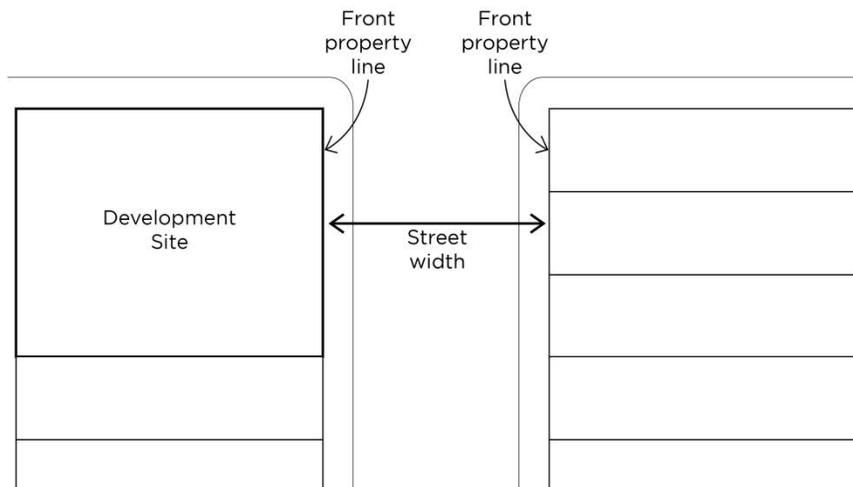
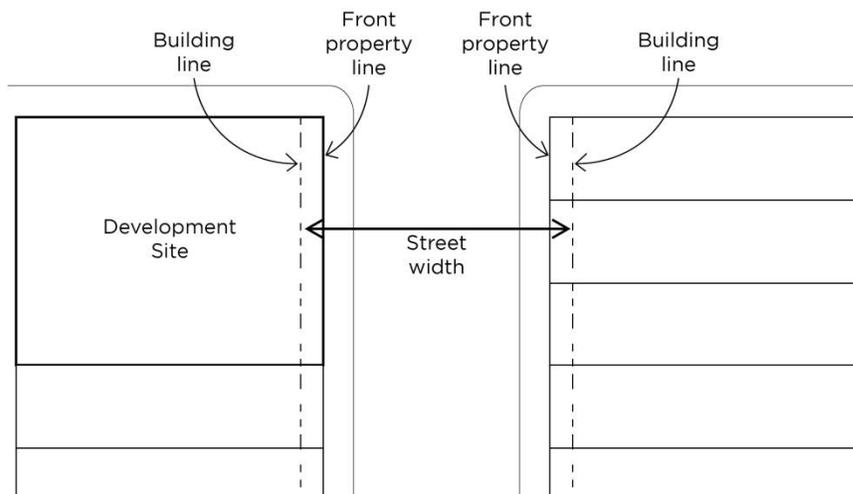
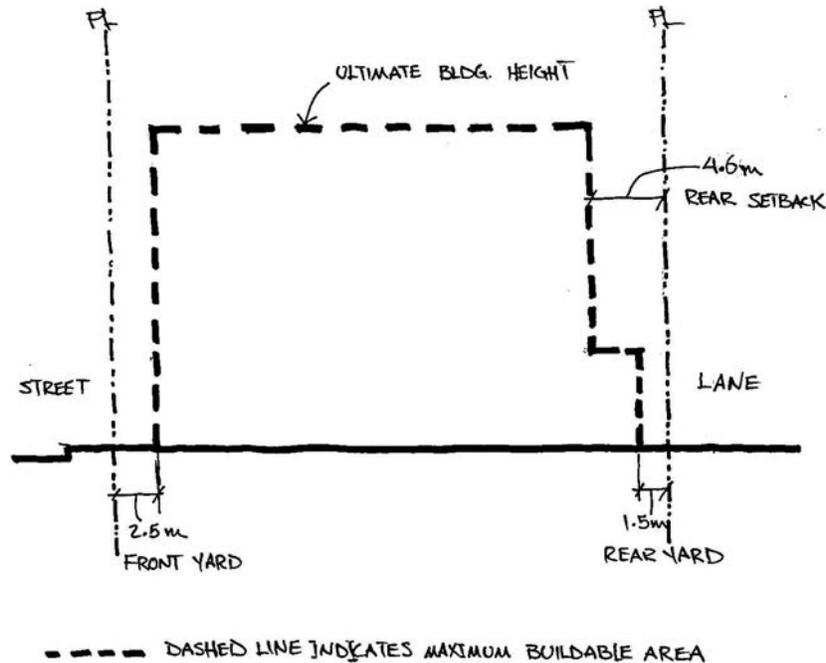


Figure 17: Street width measurement where building lines exist



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

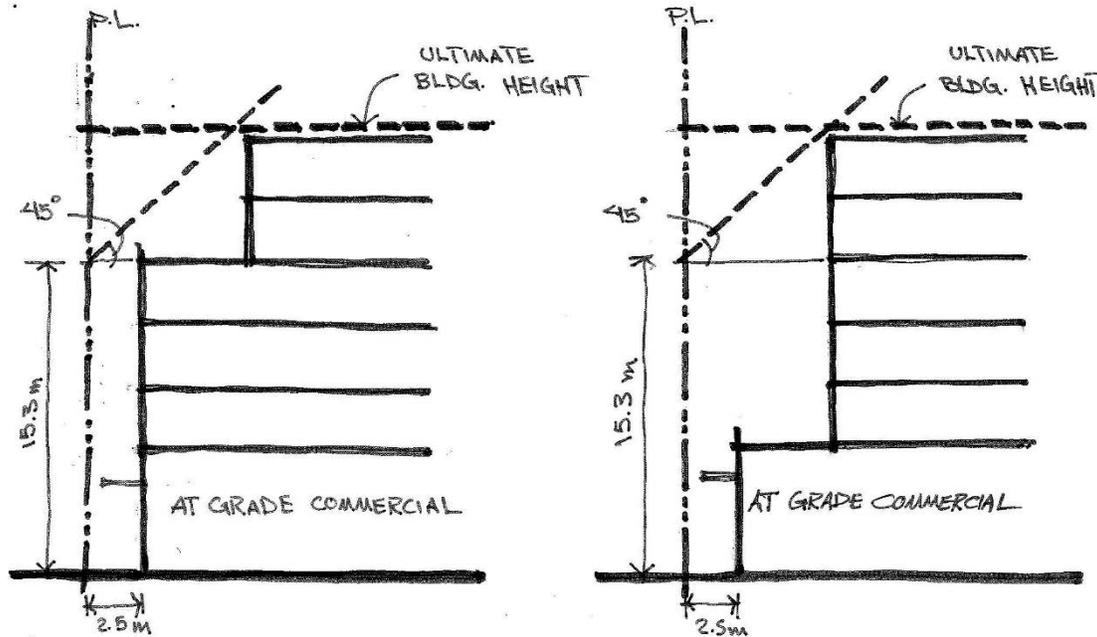
Figure 18: Allowable building envelope where 45 degree building chamfer requirement does not apply



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 maximum building height is 22.0 m subject to provision of a minimum floor-to-floor height of 5.2 m for non-residential uses located at the first storey facing the street. The intention is to accommodate various building features and site conditions, such as generous ceiling heights, roof structures and parapets associated with common roof decks, and site grades.

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

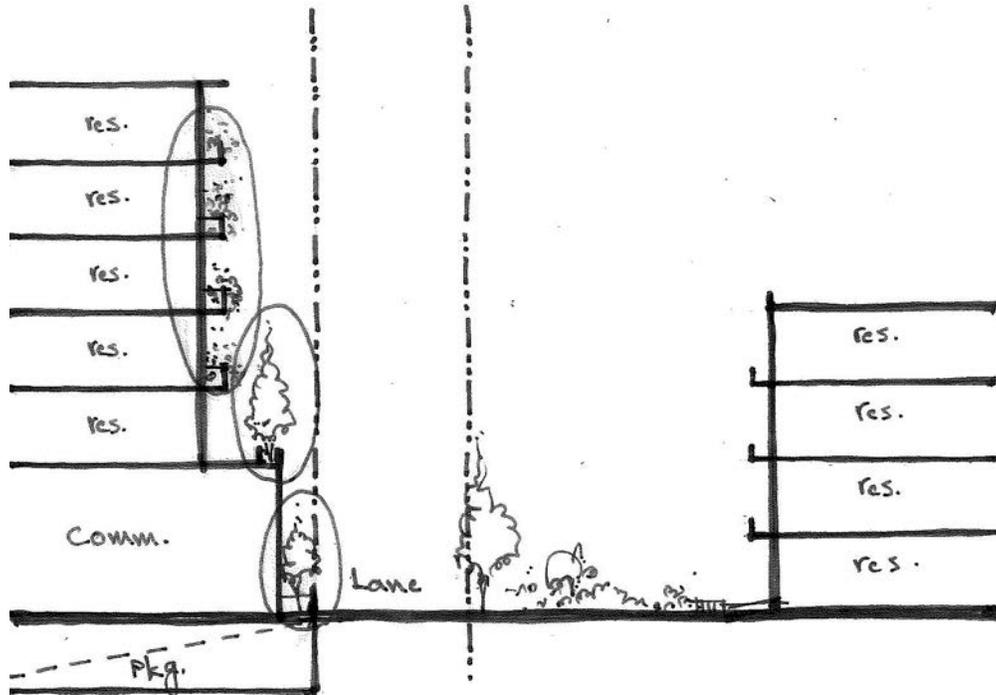
- (a) A minimum 5.2 m floor-to-floor height for the ground floor. This will enable a variety of ground-floor commercial uses which require higher ceilings, as well as provide pleasant, lofty, airy interiors that encourage gathering and socialisation. It recognises the role that shops, cafes, etc. play as “third places” in strengthening a sense of community. Third places is a term referring to places where people spend time between home (‘first’ place) and work (‘second’ place);
- (b) A clear ceiling height of 2.7 m (typically 3.1 m floor-to-floor height in conventional wood-framing) for the residential units located on the 2nd to 6th storeys, intended to improve livability; and,
- (c) A roof structure and parapet height of maximum 1.1 m, intended to enable provision of common roof decks.

Within these general provisions, the applicant may propose variations of floor-to-floor heights, while adhering to the 22.0 m maximum height limit and also satisfying the 5.2 m minimum ground floor height requirement. For instance, if the second storey is proposed to have offices with ceilings higher than 2.7 m, that may be achieved by reducing the ceiling heights of the residential storeys 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

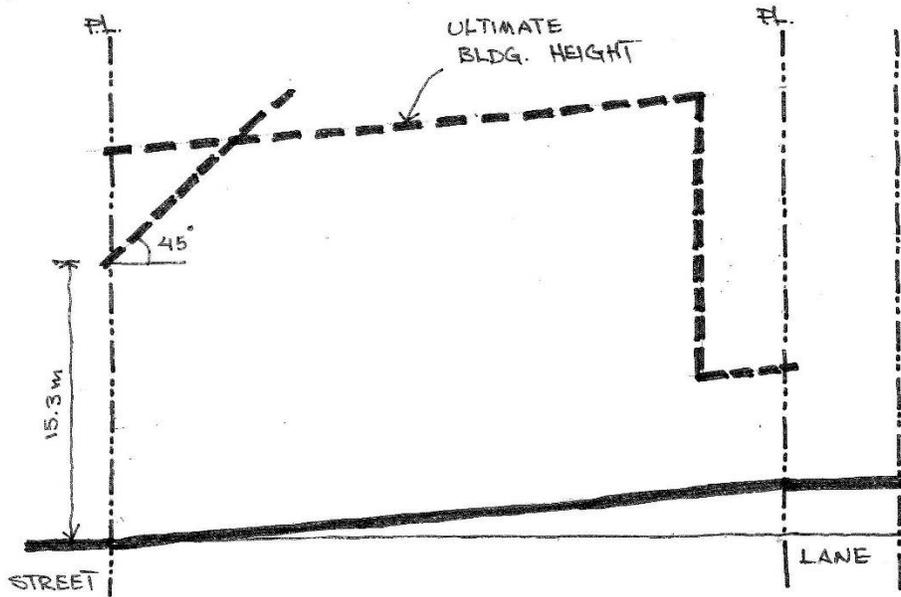
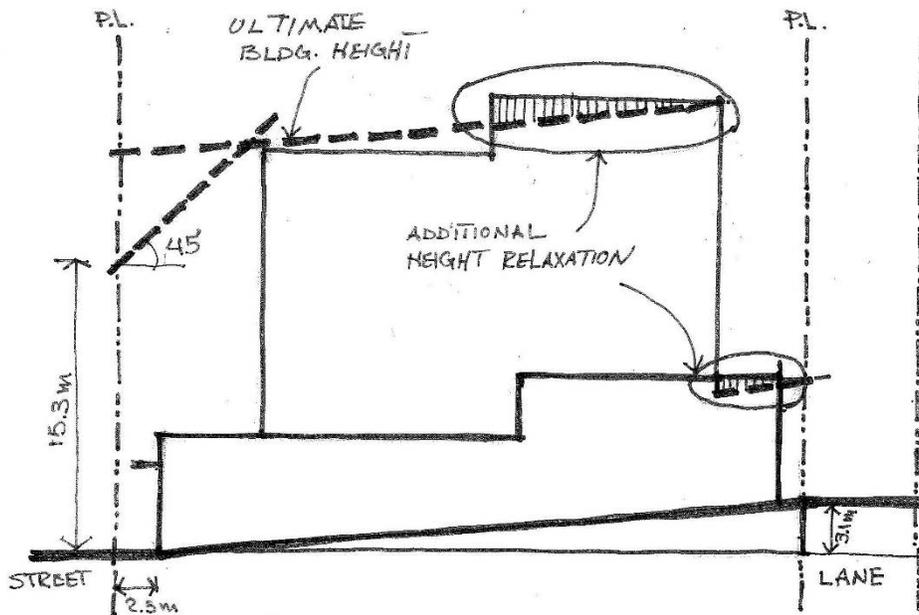


Figure 22: Height envelope relaxed for stepped building on sloping site



- (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 accommodating 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. These considerations also apply to the 4.6 m front yard in Sub-Area B of the C-2 District Schedule (Norquay Village Neighbourhood Centre Plan Area). 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.

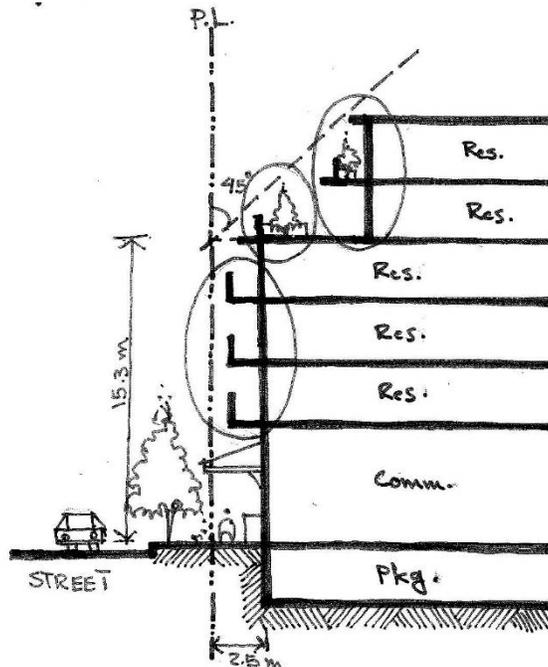
The SRW agreement will accommodate underground parking within the SRW area. Where the amount of space within the front yard required to accommodate pedestrian movement according to City engineering standards is less than 2.5 m, the SRW area will be reduced to the area required by those standards; however, 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
- (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

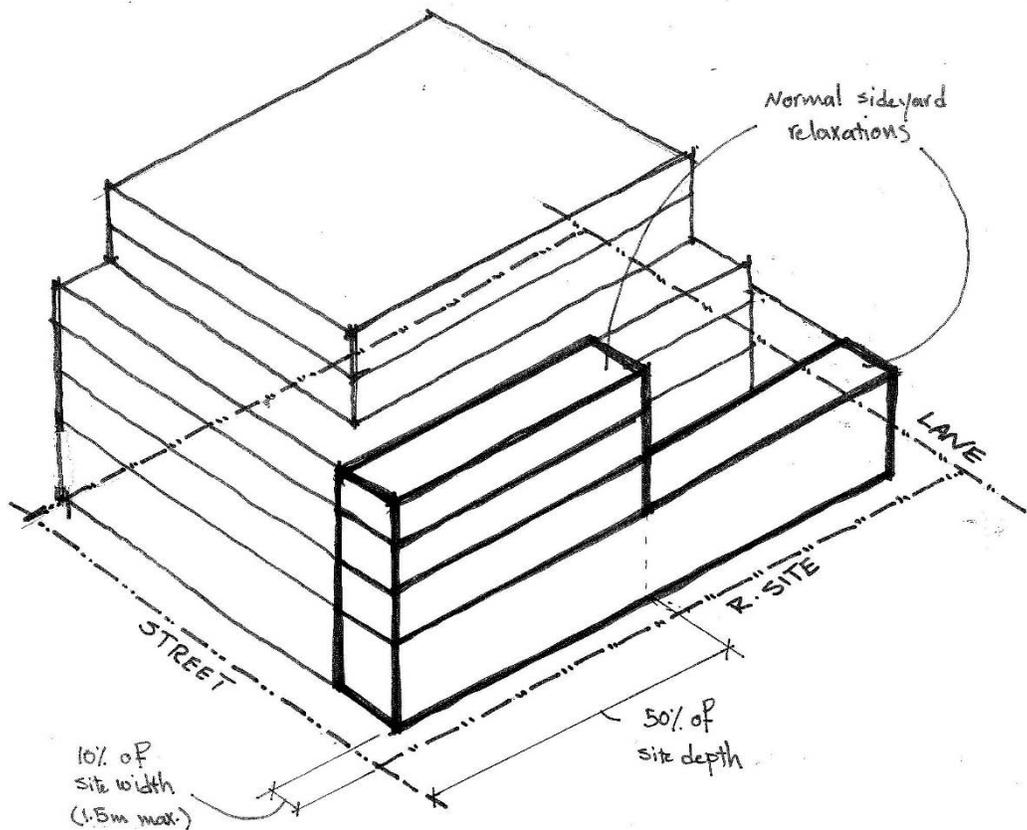
In the most typical situations for corner sites, the expected side yard setback for a flanking street is intended primarily to accommodate commercial patio space along the flanking street sidewalk, where some increased distancing from the from the vehicular traffic along the arterial is possible.

For sites adjacent to R district sites, without an intervening lane, the District Schedules 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



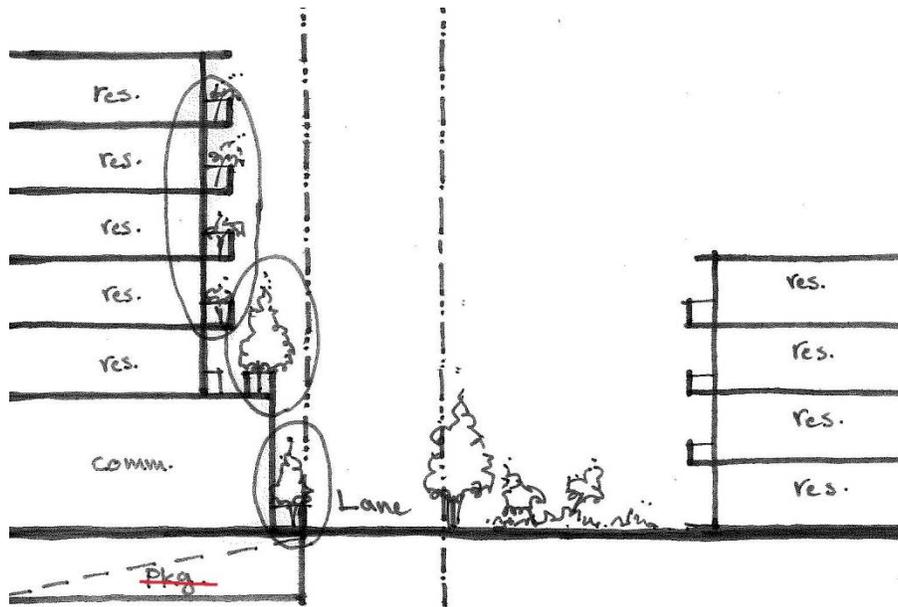
4.6 Rear Yard and Setback

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.)

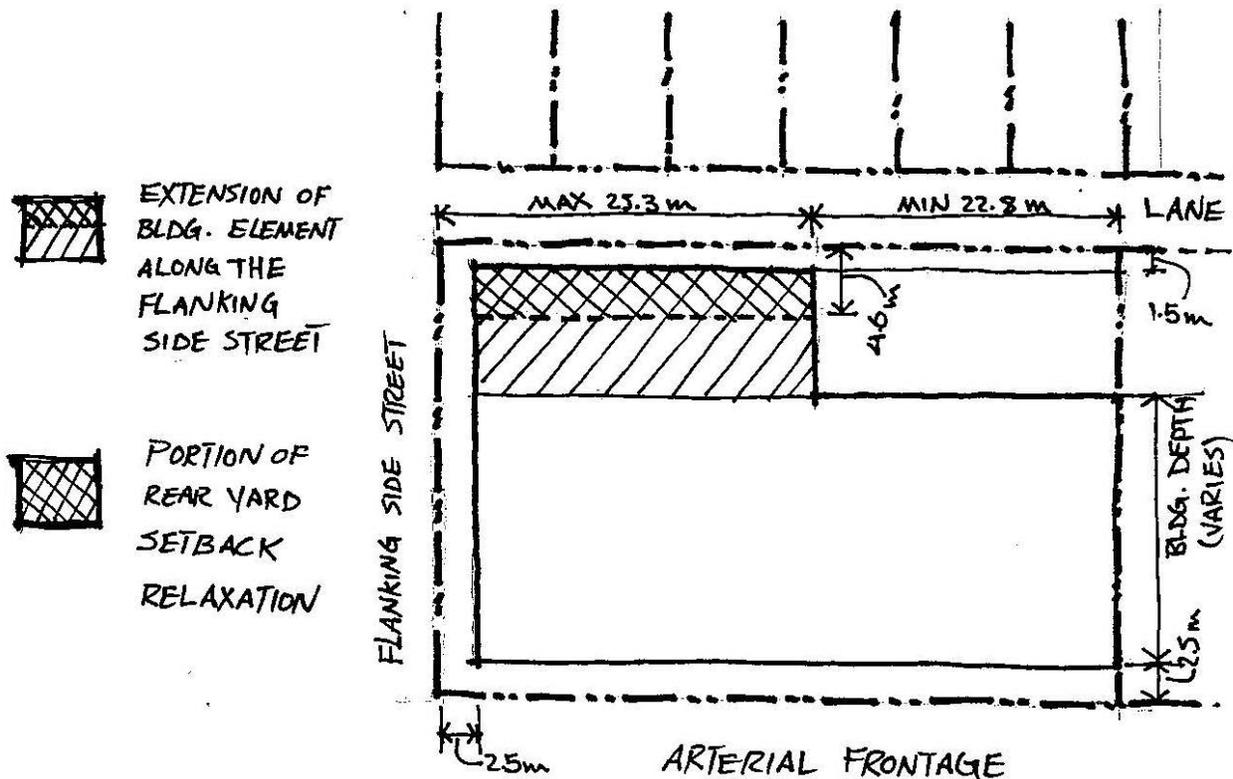
Figure 25: Projections into front yard/setback



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.

For the storeys located above the ground floor, a 4.6m setback from the rear property line. On corner sites, however, to ensure street definition and continuation of the streetscape, it is desirable for the building to extend further along the flanking street. As a result, the 4.6m setback may be relaxed down to 1.5m. Furthermore, 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. Underground parkades may project into required yards;
- (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.

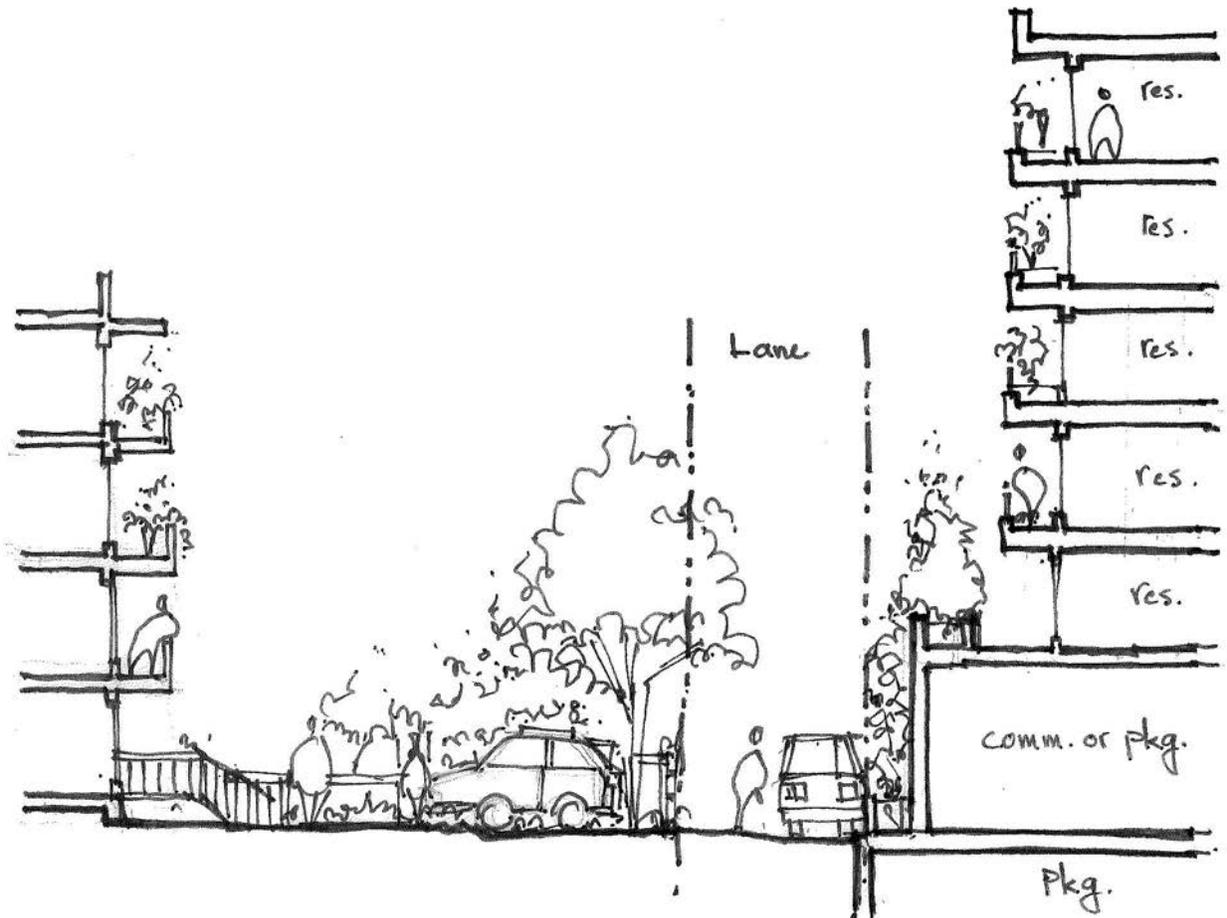
Provision of juliet balconies should also be considered. This guideline recognizes that the usability of private balconies which directly face a vehicular roadway may be less desirable than a semi-private rooftop open amenity space. Furthermore, this allowance may also aid the applicant in achieving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

Guidelines

C-2 Guidelines

Approved by Council December 2, 2003

Last amended XX [Month Day, Year]



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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.

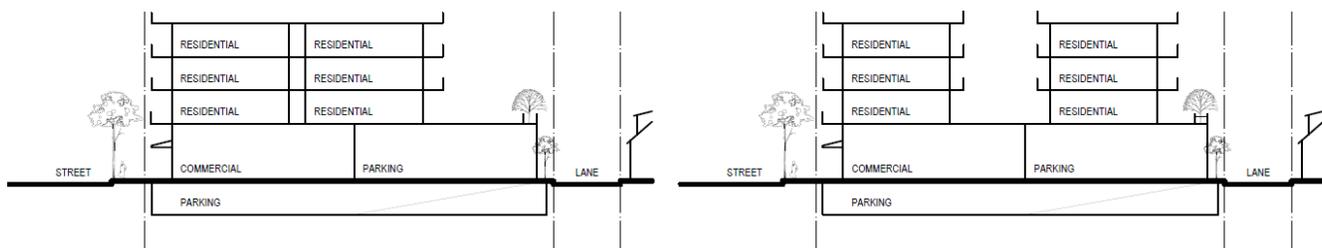
In 1989, C-2 was amended to remove a disincentive to residential, and provide more opportunity for needed housing. While this was successful in generating housing, the developments sparked complaints from community residents about impacts on adjacent residential, scale on the street, and design quality.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

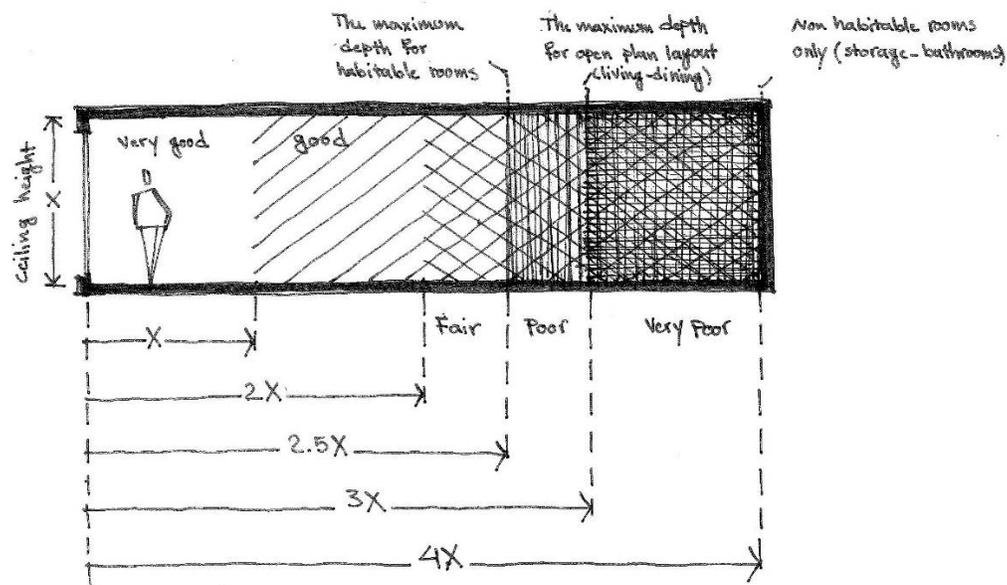
Provision of sufficient daylight access is one of the most challenging aspects in the design of high density low rise housing. Given that it is an objective for both corridor and courtyard forms of housing to be feasible in C-2, the expectations regarding what types of rooms may have exposure to courtyards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

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

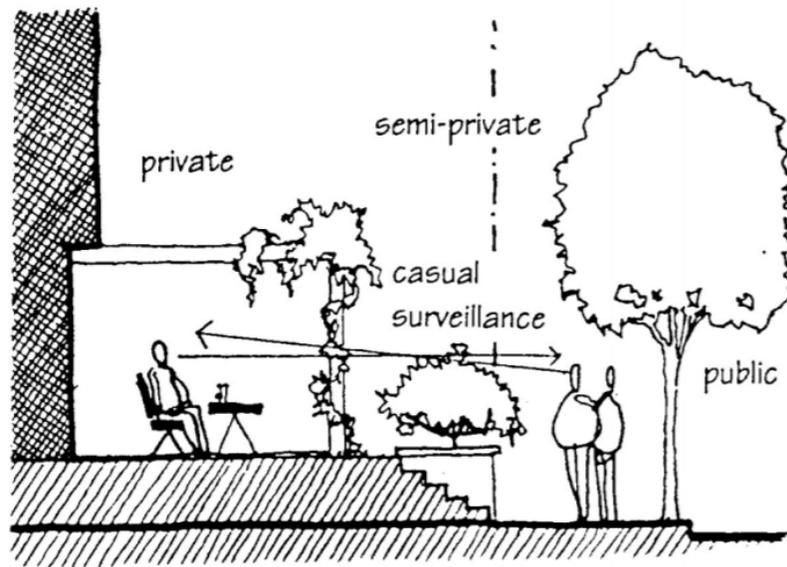
2.10 Safety and Security

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 clearly public nor private spaces tend to be unsupervised and unkempt areas, and should be avoided;
- (b) 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;

- (c) 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;
- (d) 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;
- (e) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours;
- (f) Landscaping and screening design should not provide opportunities for intruders to hide; and
- (g) 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

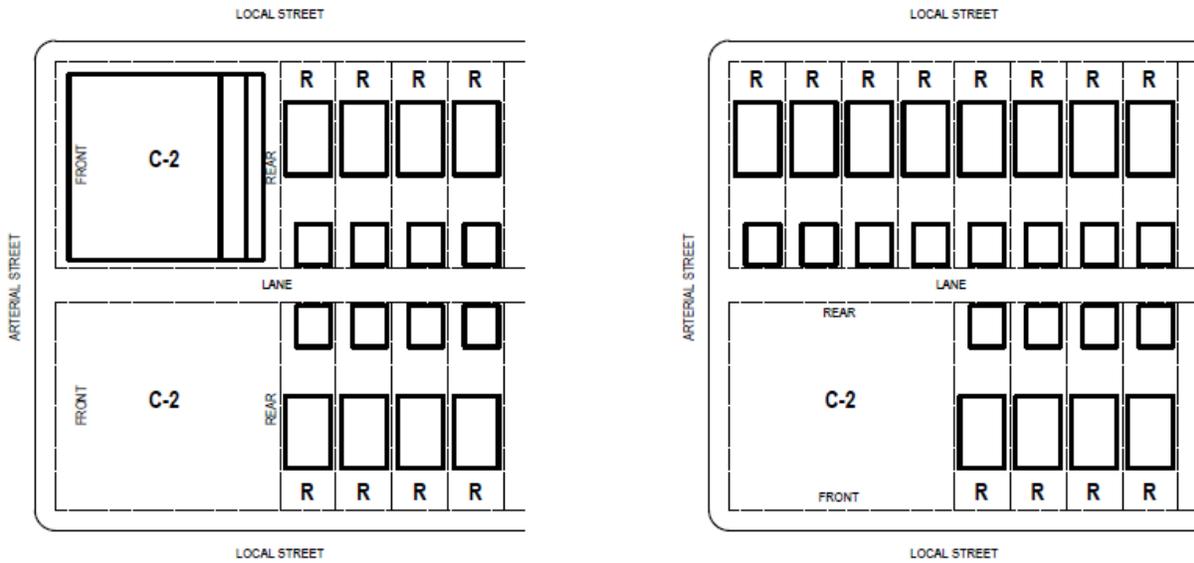


Figure 8. Rear of C-2 site benefitting units in C-2 development

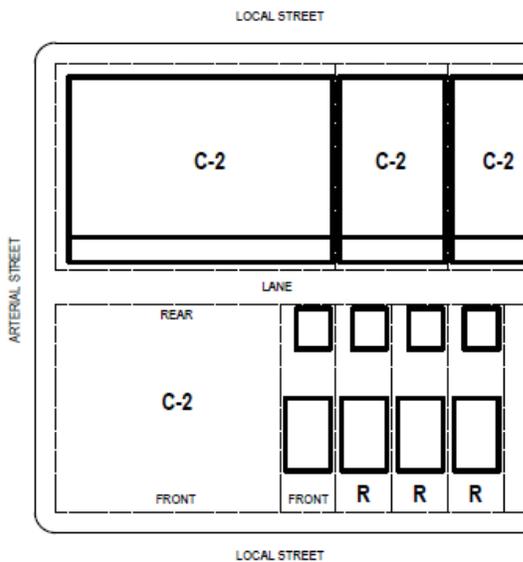
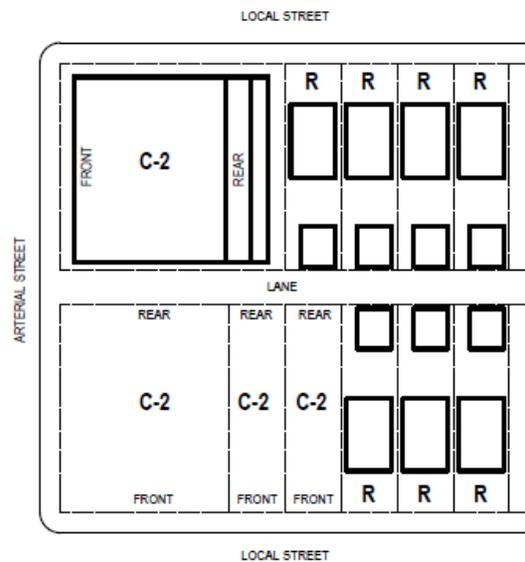


Figure 9. Rear of C-2 to fit pattern of adjacent C-2



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.

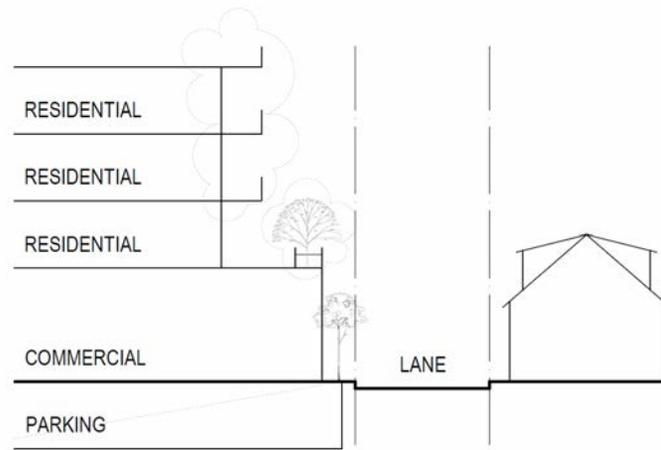
Figure 10: Example of broken massing on large frontage



4.3 Height

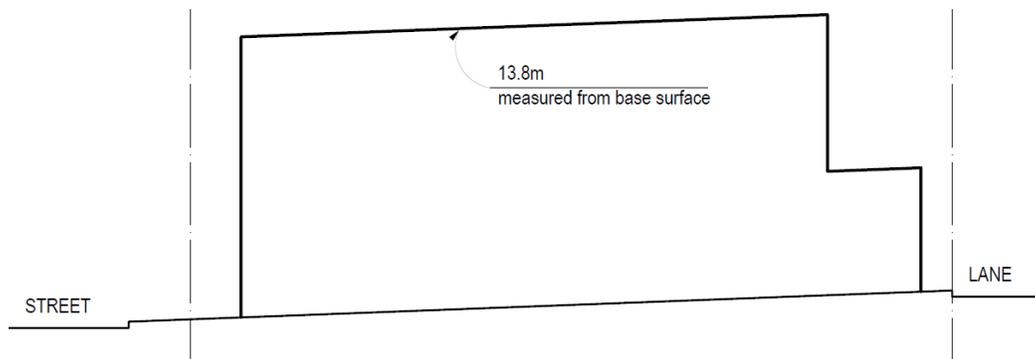
Beyond the normal height relaxations permitted by the Zoning and Development Bylaw General Regulations, the following relaxations are intended, so as to allow use of roof levels for patios; to provide for desired landscape screening; to allow for sloped roofs; and to address unusual site conditions or 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 and accommodating an 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. These considerations also apply to the 4.6 m front yard in Sub-Area B of the District Schedule (Norquay Village Neighbourhood Centre Plan Area). 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.

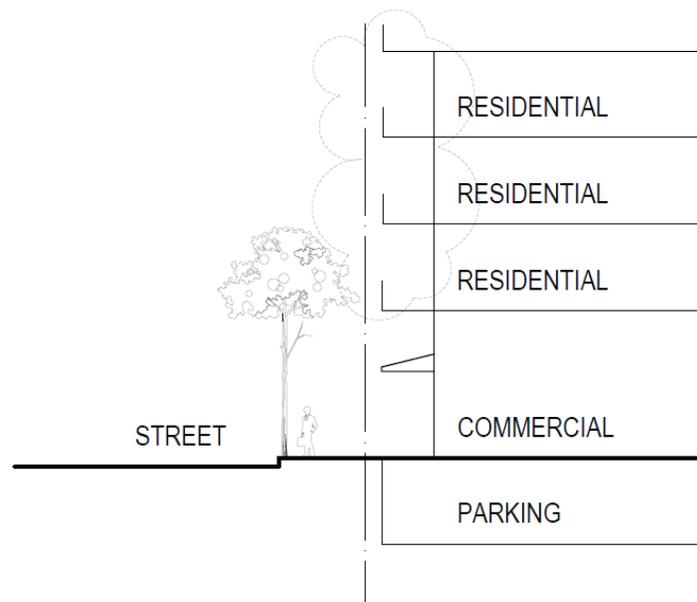
The SRW agreement will accommodate underground parking within the SRW area. Where the amount of space within the front yard required to accommodate pedestrian movement according to City engineering standards is less than 2.5 m, the SRW area will be reduced to the area required by those standards; however, 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
- (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



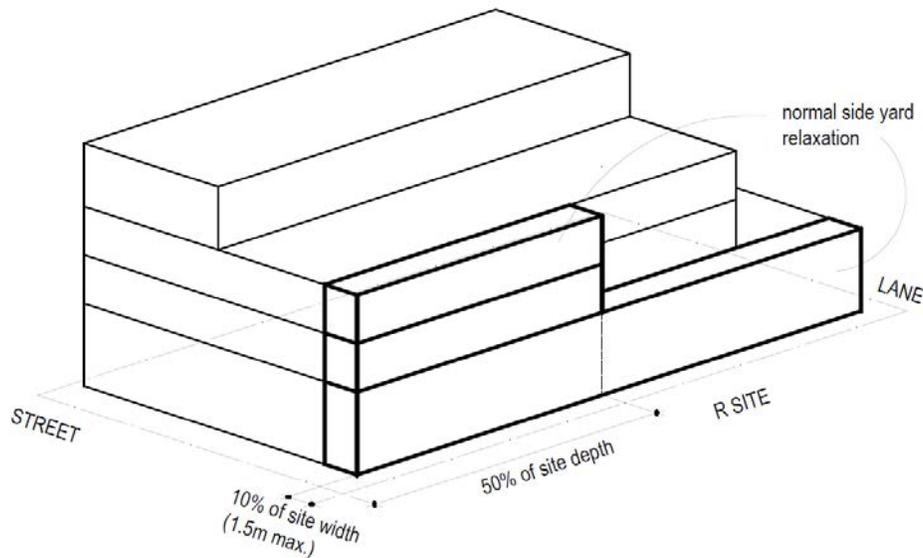
- (d) Where there is residential at grade along the front, the yard should be configured to provide open space and buffer for the units, and also to create transitions to adjacent existing buildings, where necessary.

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.

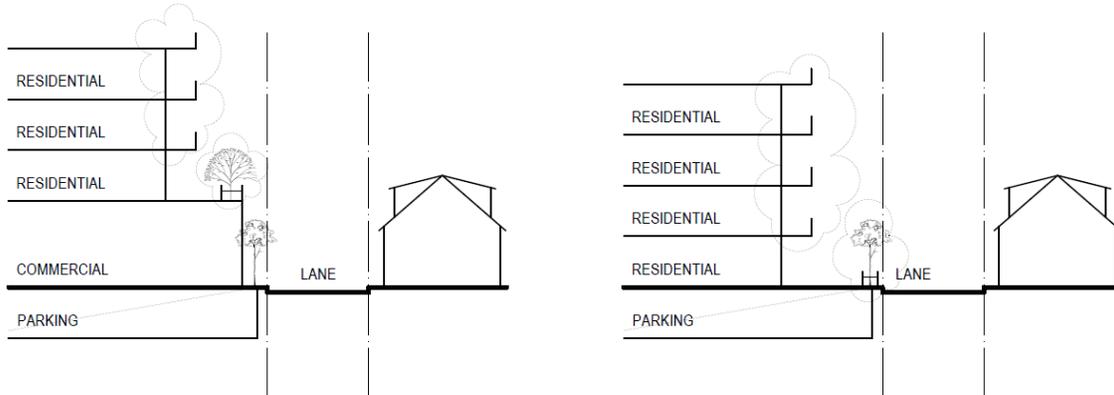
- (a) Planters and/or railings may project into the rear yard and setbacks to achieve the landscape screening described in Section 8 below, and to accommodate patios and roof gardens.

(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. Underground parkades may project into required yards;
- (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.

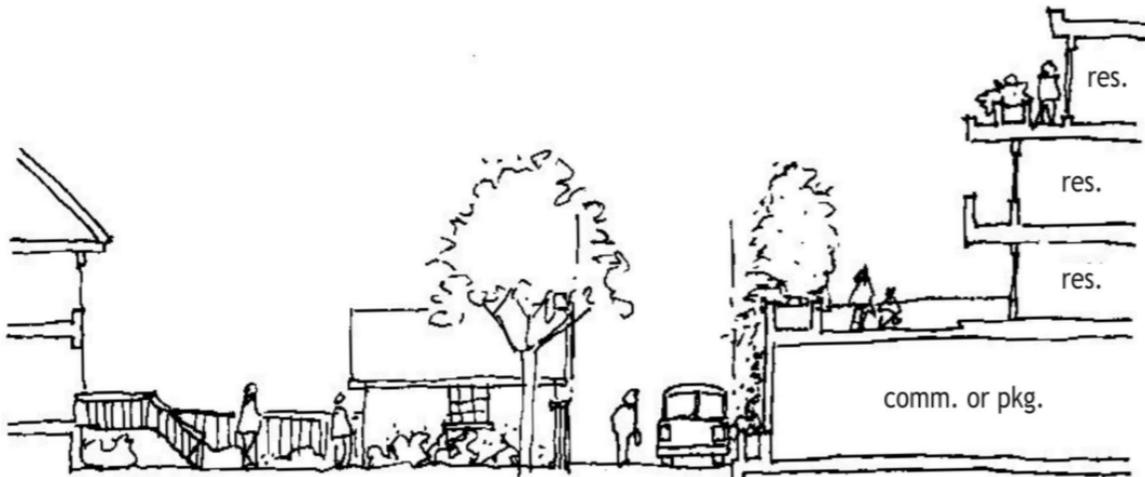
8 Landscaping

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.

Guidelines

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, 2021 [Month Day, Year]

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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.

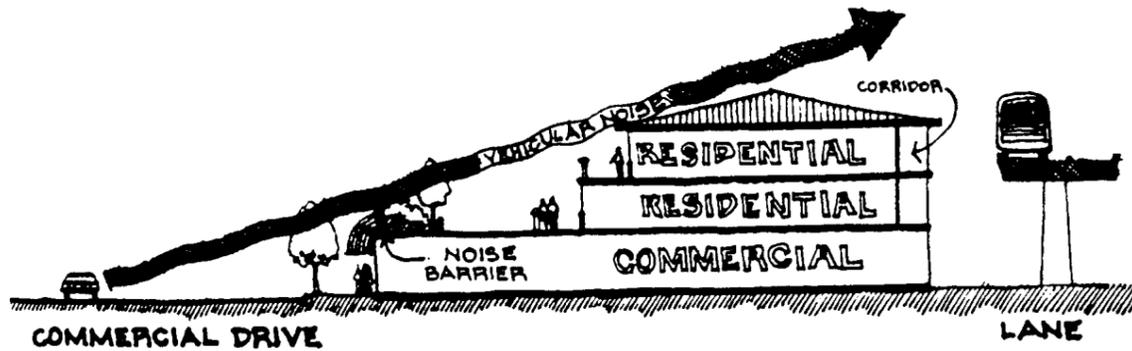
All development proposals containing residential units should provide evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall 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

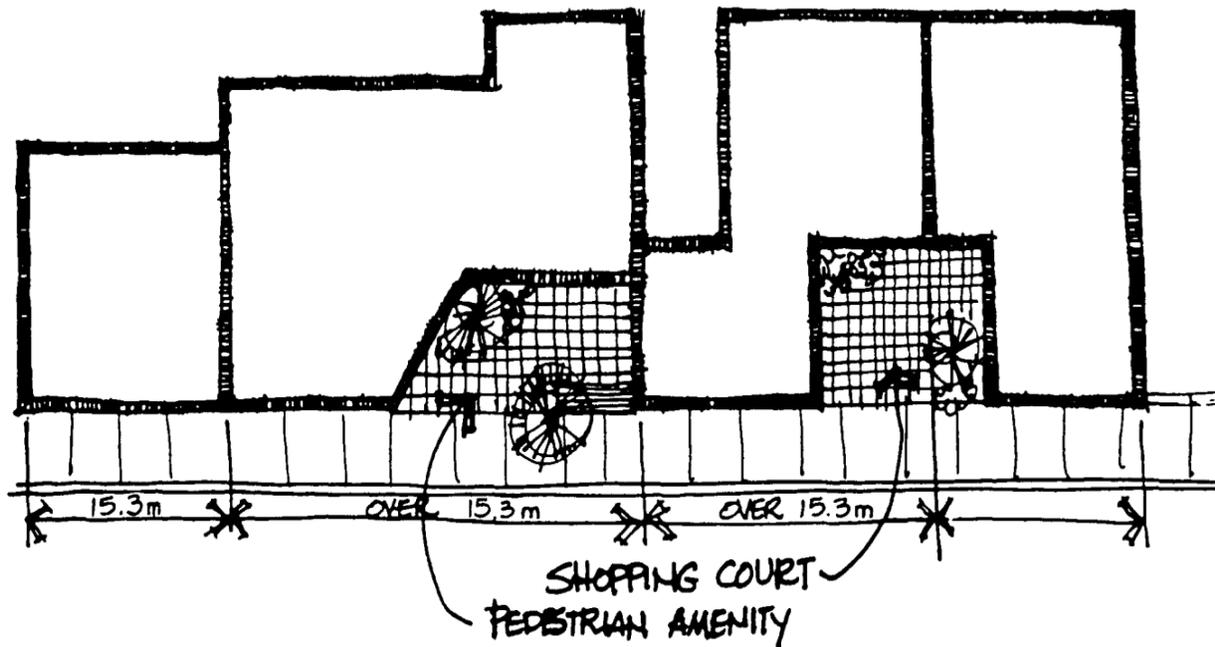
4.2 Frontage

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.

Semi-private indoor and 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).

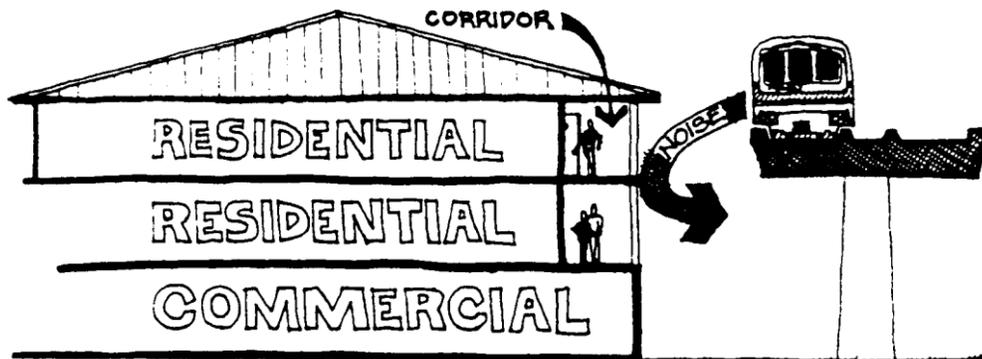
10 Sites Adjacent to the ALRT Guideway

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.

Guidelines

Residential Rental Districts Schedules Design Guidelines

Approved by Council Month Day, Year

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Background and Context

These guidelines are to be used in combination with the **Secured Rental Policy** and apply to all developments permitted by the rental Mixed-use Residential (RR-3), Apartment (RR-2) and Townhouse (RR-1) Districts Schedules of the Zoning and Development By-law.

Intent

The intent of these guidelines is to improve diversity of housing choice in neighbourhoods by supporting the development of medium-density missing middle rental housing close to transit and neighbourhood amenities.

The existing neighbourhood may consist primarily of detached houses on single lots (typically 10 m - 33 ft. or 15.2 m - 50 ft. wide) with characteristics such as regular spacing, individual front entries, and generously landscaped front yards.

As new development occurs, there will be an incremental change in the character of the streets. New mixed-use residential buildings, apartments and townhouses will be larger than most existing buildings, but can continue to reflect desirable characteristics of the neighbourhood. The intent is to create missing middle buildings that foster neighbourliness and social connection, and contribute to an evolving streetscape which accommodates more architectural variety as well as diversity of housing options.

Application

The applicable district schedule, which outlines the permitted size and type of new building, is dependent on the site location as outlined in the **Secured Rental Policy** under section 2.4 *Rezoning in Low Density Transition Areas*. Generally, 4 or 6-storey mixed-use residential buildings and 5 or 6-storey apartments are permitted on arterial streets; while 4-storey apartments and townhouses are permitted on local streets within the first block adjacent to an arterial street, as illustrated in figure 1.

Figure 1: Illustration of rental building types for arterial and local streetscapes

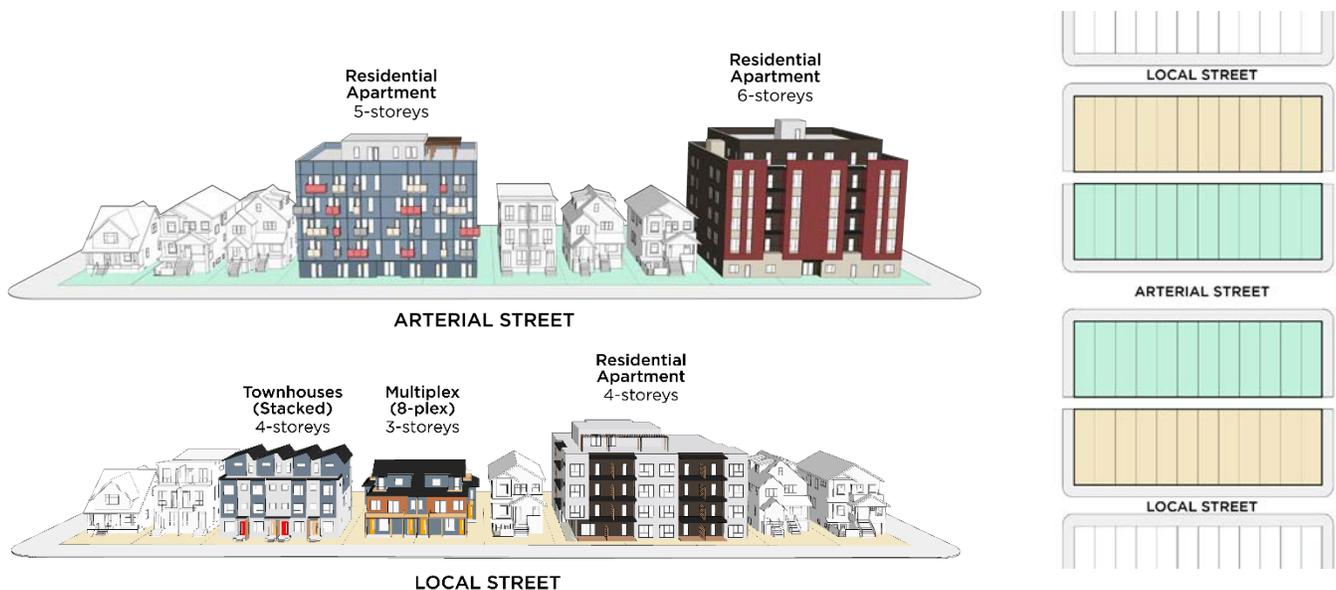


Table 1: Rental district eligibility relative to site location

Rental District		Storeys	Lot Assembly	Site Location	Guidelines Section
Mixed-Use Residential	RR-3A	4	30.1 m (99 ft.) min.	Arterial Street ⁽²⁾	1.1
	RR-3B	6 ⁽¹⁾	30.1 m (99 ft.) min.	Arterial Street ⁽²⁾	
Apartment	RR-2A	4	20.1 m (66 ft.) min. 30.1 m (99 ft.) max. ⁽⁴⁾	Local Street ⁽³⁾ and Arterial Street ⁽²⁾	1.2
	RR-2B	5	20.1 m (66 ft.) min.	Local Street ⁽³⁾ ⁽⁵⁾ Arterial Street ⁽²⁾	
	RR-2C	6 ⁽¹⁾	30.1 m (99 ft.) min.	Arterial Street ⁽²⁾	
Townhouse	RR-1	3	20.1 m (66 ft.) min. 40.2 m (132 ft.) max.	Local Street ⁽³⁾	1.3
	RR-1	4	30.1 m (99 ft.) min. 40.2 m (132 ft.) max.	Local Street ⁽³⁾	
	RR-1	3	Single Lot ⁽⁶⁾	Local Street ⁽³⁾	1.4

- (1) 6-storey buildings are reserved for projects with below-market rents as defined in the Secured Rental Policy under section 4 *Affordability*.
- (2) Arterial Streets are generally streets with a bus route or as illustrated in the Secured Rental Policy eligibility map.
- (3) Local Streets are non-arterial streets within the first block of an arterial street.
- (4) Corner sites may be permitted an increase on the assembly (to a site frontage of 45.7 m - 150 ft.) as outlined in [section 1.2 \(a\)](#) of these guidelines
- (5) 5-storey buildings are allowed on corner sites flanking an arterial street, if they comply with [section 1.2 \(i\) \(ii\)](#) of these guidelines.
- (6) Small multiplex buildings (triplex to 8-unit townhouses).

Guidelines

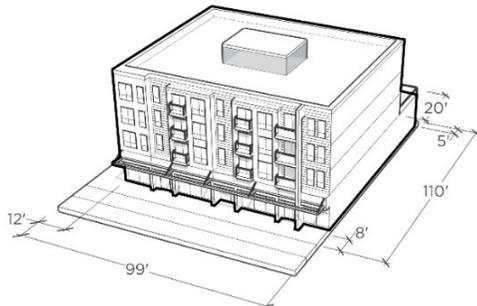
1 Building Typologies and Development Scenarios

1.1 Mixed-use Residential Building

Mixed-use residential buildings should have a simple, compact design to assist in improving the energy performance of the building envelope and to mitigate the impact of the building size (primarily depth) on adjacent sites. Residential levels will typically have a double-loaded corridor plan layout. Designs that vary from double-loaded layouts (i.e. single-loaded or courtyard designs) have benefits in terms of access to daylight and cross ventilation and may also be considered, subject to review of impact on adjacent sites. Mixed-use residential buildings should have a strong pedestrian orientation and direct adjacency to the street edge. The ground level of these buildings is intended to help create an attractive local shopping area by encouraging small scale commercial frontages, while allowing for larger scale stores (i.e. grocery stores) that fit with the neighbourhood context.

Table 2: 4-storey Mixed-use Residential Building Regulations

RR-3A

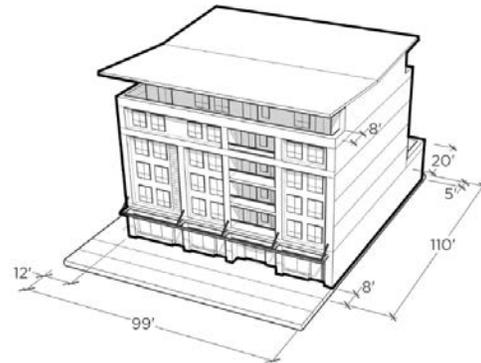


SITE STANDARDS

Site Area (min.)	920 m ² 9,900 sf.
Site Frontage (min.)	30.1 m 99 ft.
Site Depth (min.)	30.5 m 100 ft.
- Shallow Site (max.)	33.5 m 110 ft.
FSR (min.)	
- Non-dwelling Uses	0.35

Table 3: 6-storey Mixed-use Residential Building Regulations

RR-3B



SITE STANDARDS

Site Area (min.)	920 m ² 9,900 sf.
Site Frontage (min.)	30.1 m 99 ft.
Site Depth (min.)	30.5 m 100 ft.
- Shallow Site (max.)	33.5 m 110 ft.
FSR (min.)	
- Non-dwelling Uses	0.35

FSR (max.)	
- Standard Site	2.4
- Corner Site	2.5 ⁽¹⁾
- Shallow Site	2.5 ⁽¹⁾
BUILDING STANDARDS	
Front Yard (min.)	2.4 m 8 ft.
Side Yard (min.)	
- Adjacent to R district	3.7 m ⁽²⁾ 12 ft.
- Adjacent to C or mixed-use district	0 m ⁽³⁾ 0 ft.
- Adjacent to Flanking St	2.4 m 8 ft.
Rear Yard (min.)	
- Ground Level Storey	1.5 m ⁽⁴⁾ 5 ft.
- Above Storeys	6.1 m 20 ft.
Height (max.)	15.2 m 50 ft.
- Storeys (max.)	4
Building Depth (max.)	24.4 m 80 ft.
Shoulder Setback (min.)	N/A

FSR (max.)	
- Standard Site	3.4
- Corner Site	3.5 ⁽¹⁾
- Shallow Site	3.5 ⁽¹⁾
BUILDING STANDARDS	
Front Yard (min.)	2.4 m 8 ft.
Side Yard (min.)	
- Adjacent to R district	3.7 m ⁽²⁾ 12 ft.
- Adjacent to C or mixed-use district	0 m ⁽³⁾ 0 ft.
- Adjacent to Flanking St	2.4 m 8 ft.
Rear Yard (min.)	
- Ground Level Storey	1.5 m ⁽⁴⁾ 5 ft.
- Above Storeys	6.1 m 20 ft.
Height (max.)	22 m 72 ft.
- Storeys (max.)	6 ⁽⁵⁾
Building Depth (max.)	24.4 m 80 ft.
Shoulder Setback (min.)	2.4m ⁽⁶⁾ 8 ft.

- (1) Discretionary FSR reserved for shallow sites (less or equal to 33.5 m - 110 ft. in depth) or corner sites.
- (2) Minimum side yard setback adjacent to residential sites in an R district.
- (3) Minimum side yard setback adjacent to commercial or mixed-use residential site in a C, RR-3 or CD-1 district.
- (4) Minimum rear yard setback for non-dwelling uses. If dwelling uses are provided at the ground level storey the minimum rear yard setback must be 6.1 m (20 ft.).
- (5) 6-storey option is reserved for projects with below market rents as defined in the Secured Rental Policy under section 4 *Affordability*.
- (6) Stepback to be provided on all sides of the building above the 5th storey; except for a side adjacent to commercial or mixed-use residential sites in a C, RR-3 or CD-1 district in which case no stepback is required.

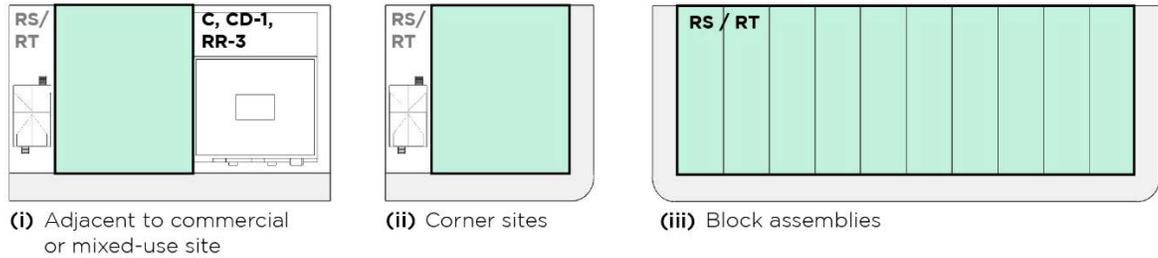
(a) Application

Mixed-use residential buildings will be permitted on arterial streets under the following conditions:

- (i) On a site located directly adjacent to an existing commercial or mixed-use residential site in a C, RR-3 or CD-1 district;
- (ii) On a corner site in an RS or RT district, particularly when the corner is at an intersection where at least two other corner sites are in a C, RR-3 and/or CD-1 district; or

(iii) On a full block assembly when all RS and/or RT district lots will be redeveloped as RR-3.

Figure 2: Eligible site locations for mixed-use residential buildings



(b) Assembly

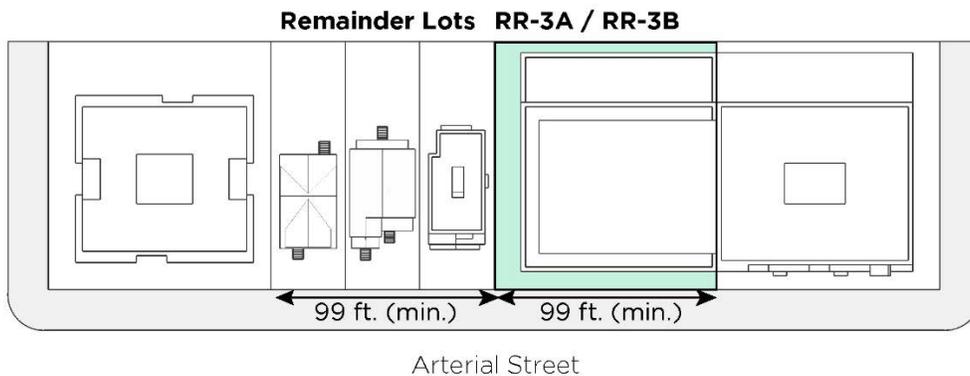
4 to 6-storey mixed-use residential buildings require a minimum site frontage of 30.1 m (99 ft.) which typically means assembly of three standard 10 m (33 ft.) wide lots or two standard 15.2 m (50 ft.) wide lots.

There is no limit on assembly (i.e. no maximum site frontage) recognizing that arterial streets are suitable for the development of medium-density mixed-use residential buildings. For large assemblies, the architectural design should mitigate the appearance of a long, monotonous building.

(c) Remainder Lots

On arterial streets, assemblies must ensure that adjacent lots within the block are able to meet the minimum site frontage of 30.1 m (99 ft.) required for redevelopment. In most neighbourhoods, this means that at least three standard 10 m (33 ft.) wide lots must remain side-by-side.

Figure 3: Minimum assembly and remainder frontage requirements for mixed-use residential buildings



(d) Front and Side Yard and Setback

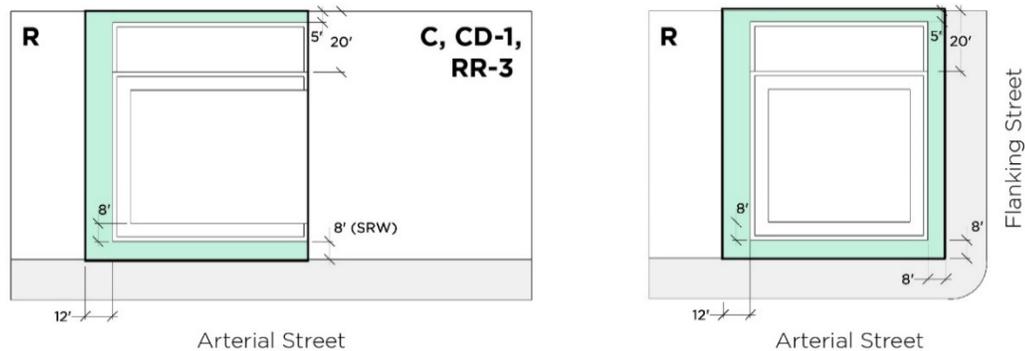
The front yard setback requirement is intended to be secured as at-grade statutory right of way (SRW), for sidewalk improvement and widening. The front yard will establish a comfortable pedestrian realm and accommodate an enhanced sidewalk width that fosters social interaction.

For mixed-use residential buildings, the following side yard requirements apply:

- (i) A minimum 3.7 m (12 ft.) side yard should be provided adjacent to residential sites in an R district.
- (ii) No side yard is required adjacent to commercial or mixed-use residential sites in C, RR-3 or CD-1 districts.
- (iii) On corner sites, a minimum 2.4 m (8 ft.) exterior side yard should be provided adjacent to a flanking street.

For 6-storey mixed-use residential buildings a minimum 2.4 m (8 ft.) setback is required above the fifth storey on all sides, except that when a side adjoins a commercial or mixed-use residential site, no setback is required along that building face.

Figure 4: Required yard and shoulder setbacks for mixed-use residential buildings



(e) Access

- (i) Pedestrian access to commercial uses should be level with the adjacent sidewalk. This may require stepping the commercial units to match the street elevation on sites with sloping topography.
- (ii) Residential entries should be separate, easily identifiable and architecturally distinct from retail or office entries or lobbies. On corner sites, side street residential entries should be provided.
- (iii) Vehicular access to parking, loading and service areas should be provided from the lane. Negative impacts of vehicular access and service areas should be minimized through treatments such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

(f) Weather Protection

- (i) The ground floor elevation facing the street should include a continuous, architecturally integrated weather protection and signage system.
- (ii) Weather protection and signage systems 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.
- (iii) Weather protection should be provided for common entrances, and for exterior residential entrances.
- (iv) Weather protection should be located within 3.0 m (10 ft.) of the level it serves to ensure effective protection.

(g) Open Space

- (i) The rear yard is intended to provide space for landscaping, lane improvements and beautification, and to facilitate possible commercial patio opportunities.
- (ii) Landscaping elements such as trellis, planters and pergolas may protrude into the rear yard when these contribute to the activation of the lane.
- (iii) Useable private open space such as balconies and private terraces should generally be provided for each dwelling unit, particularly for family-size units (2 or more bedrooms).

(h) External Design

- (i) When party walls are likely to remain exposed because of adjacent low-scale development, these should be carefully designed emphasizing quality materials, textures, articulation, colour and/or landscaped with climbing or hanging plants.
- (ii) Ground floor levels should enhance the pedestrian experience by maximizing transparency (e.g. display windows), employing high quality materials and more intensive detailing. Translucent or opaque filming of storefront glazing is highly discouraged.

(i) Development Scenarios

(i) Standard Mid-block

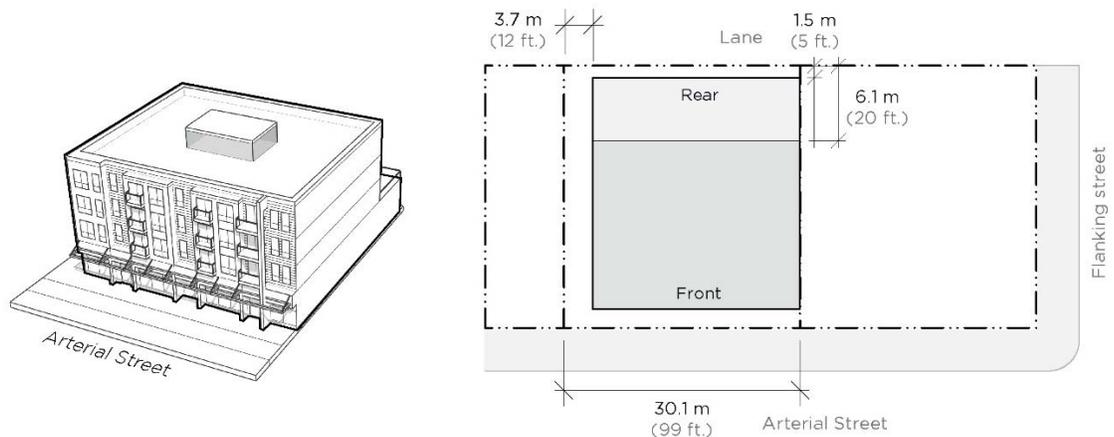
Mid-block sites will typically accommodate a single building with commercial uses at the ground level and residential uses on levels above.

A discretionary increase in floor space ratio may be considered for shallow sites (less or equal to 33.5 m - 110 ft. in depth) as outlined in the tables 2 and 3 in [section 1.1](#) of these guidelines. Sites that are required to provide statutory right of ways (exceeding 8 ft.) or land dedications may not be able to attain this higher density.

Residential use at grade along the rear may be considered. Impacts on unit livability caused by vehicular accesses, parking, loading, garbage collection and service areas should be mitigated.

Commercial uses on the second storey may also be considered.

Figure 5: Illustration of a Mid-block Mixed-use residential development



(ii) Corner Site

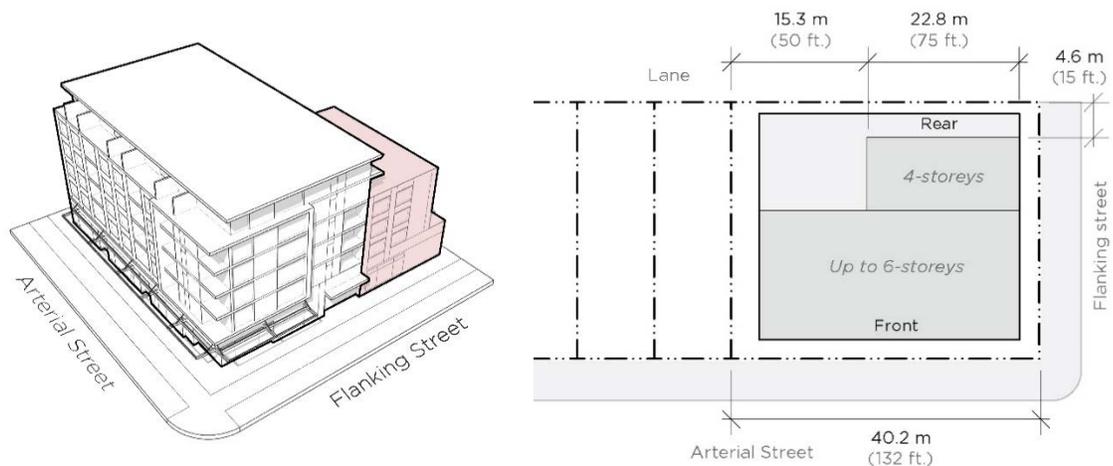
On corner sites, both street-facing façades should be fully developed as front elevations. At-grade commercial use should wrap the corner to create continuation of pedestrian scale and interest, and may be in combination with residential uses.

On corner sites, a building extension (wing) may be permitted along the flanking street up to the fourth storey. This will provide a massing transition to sites to the rear which are eligible for 4-storey apartments under the Secured Rental Policy.

The wing will create a sense of enclosure to the street wall along the flanking street, provide additional opportunities for shops, services and pedestrian interest wrapping the corner, and provide acoustic protection for open spaces oriented towards the lane.

The wing must be located at least 15.3 m (50 ft.) from an adjoining site and must not be wider than 22.8 m (75 ft.). This opportunity is generally limited to sites with a minimum frontage of 40.2 m (132 ft.) along the arterial street and a minimum site area of 1,470 m² (15,820 sq. ft.). A minimum 4.6 m (15 ft.) setback from the ultimate rear property line should be provided along the entire elevation of the wing.

Figure 6: Illustration of a corner site Mixed-use residential development with wing extension



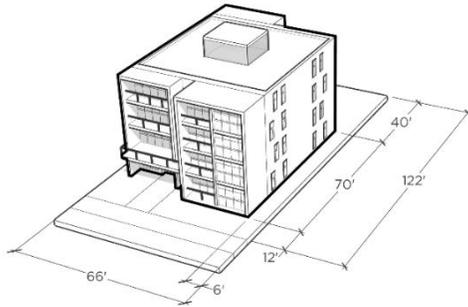
A discretionary increase in floor space ratio, as outlined in the tables 2 and 3 in [section 1.1](#) of these guidelines, may be considered for corner sites that achieve a wing extension. Sites with smaller frontages or site areas than those specified above may not be able to attain this higher density.

1.2 Apartments

Apartments should have a simple, compact design to assist in improving the energy performance of the building envelope and to mitigate the impact of the building size (primarily depth) on adjacent sites. Apartments will typically have a double-loaded corridor plan layout. Designs that vary from double-loaded layouts (i.e. single-loaded or courtyard designs) have benefits in terms of access to daylight and cross ventilation and may also be considered, subject to review of impact on adjacent sites. 4-storey apartment buildings will introduce incremental change to local streets and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape. 5 and 6-storey apartment buildings will introduce a higher degree of change to arterial streets in response to the greater width and function of the street.

Table 4: 4-storey Apartment Regulations

RR-2A



LOT STANDARDS

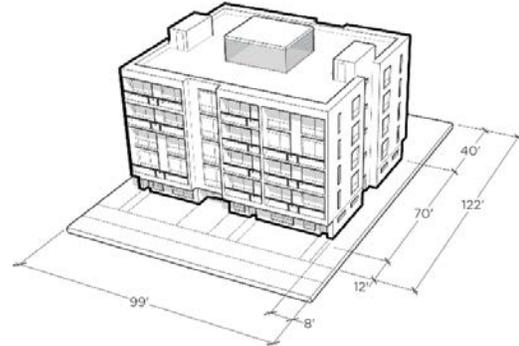
Site Area (min.)	613 m ² 6,600 sf.
Site Frontage (min.)	20.1 m 66 ft.
Site Frontage (max.)	30.5 m 100 ft.
- Corner Site	45.7 m 150 ft.
Site Depth (min.)	30.5 m 100 ft.
- Shallow Site (max.)	33.5 m 110 ft.
FSR (max.)	
- Mid-block Site	1.75
- Corner Site	2.0 ⁽¹⁾
- Shallow Site	2.0 ⁽¹⁾

BUILDING STANDARDS

Front Yard (min.)	3.7 m 12 ft.
Side Yard (min.)	1.8 m 6 ft.
Rear Yard (min.)	7.6 m 25 ft.
Height (max.)	13.7 m 45 ft.
- Storeys	4
Building Depth (max.)	22.8 m 75 ft. ⁽²⁾

Table 5: 5-storey Apartment Regulations

RR-2B



LOT STANDARDS

Site Area (min.)	613 m ² 6,600 sf.
Site Frontage (min.)	20.1 m 66 ft.
Site Frontage (max.)	N/A
Site Depth (min.)	30.5 m 100 ft.
- Shallow Site (max.)	33.5 m 110 ft.
FSR (max.)	
- Mid-block Site	2.2 ⁽¹⁾
- Corner Site	2.4 ⁽¹⁾
- Shallow Site	2.4 ⁽¹⁾

BUILDING STANDARDS

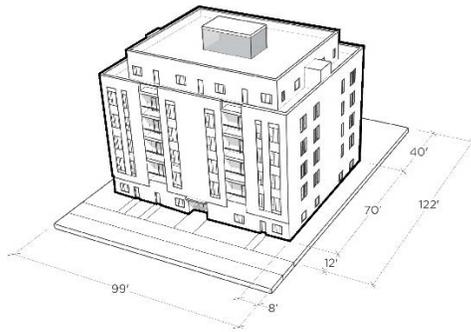
Front Yard (min.)	3.7 m 12 ft.
Side Yard (min.)	2.4 m 8 ft.
Rear Yard (min.)	7.6 m 25 ft.
Height (max.)	16.8 m 55 ft.
- Storeys	5
Building Depth (max.)	22.8 m 75 ft. ⁽²⁾
Building Width (max.)	45.7 m 150 ft.

(1) Discretionary FSR reserved for shallow sites (less or equal to 33.5 m - 110 ft. in depth) or corner sites.

(2) Maximum average building depth is 21.3 m (70 ft.), and the building at no point must exceed 22.8 m (75 ft.).

Table 6: 6-storey Apartment Regulations

RR-2C



- (1) Discretionary FSR reserved for social housing projects on mid-block sites.
- (2) Discretionary FSR reserved for shallow sites (less or equal to 33.5 m - 110 ft. in depth) or corner sites.
- (3) Discretionary FSR reserved for social housing projects on corner sites.
- (4) Maximum average building depth is 21.3 m (70 ft), and the building at no point must exceed 22.8 m (75 ft.).
- (5) 6-storey option is reserved for projects with below market rents as defined in the Secured Rental Policy under section 4 *Affordability*.
- (6) Stepback to be provided on all sides of the building above the 5th storey; except for social housing projects for which no stepback is required.

LOT STANDARDS

Site Area (min.)	920 m ² 9,900 sf.
Site Frontage (min.)	30.1 m 99 ft.
(max.)	N/A
Site Depth (min.)	30.5 m 100 ft.
FSR (max.)	
- Mid-block Site	2.4
▪ Social Housing	2.7 ⁽¹⁾
- Corner Site	2.7 ⁽²⁾
▪ Social Housing	3.0 ⁽³⁾
- Shallow Site	2.7 ⁽²⁾

BUILDING STANDARDS

Front Yard (min.)	3.7 m 12 ft.
Side Yard (min.)	2.4 m 8 ft.
Rear Yard (min.)	7.6 m 25 ft.
Height (max.)	19.8 m 65 ft.
- Storeys	6
Building Depth (max.)	22.8 m 75 ft. ⁽⁵⁾
Building Width (max.)	45.7 m 150 ft.
Shoulder Stepback (min.)	2.4 m 8 ft. ⁽⁶⁾

(a) Assembly

4-storey apartments: a minimum site frontage of 66 ft. is required, which typically means assembly of at least two standard 10 m (33 ft.) wide lots.

There is a limit on assembly (a maximum site frontage of 30.5 m - 100 ft.) for 4-storey apartments on local streets in order to encourage an incremental growth pattern and a variety of smaller developments. In most neighbourhoods, this will limit assembly to three standard 10 m (33 ft.) wide lots or two standard 15.2 m (50 ft.) wide lots.

Corner sites may be permitted an increase on the assembly (a maximum site frontage of 45.7 m - 150 ft.) to enable a building extension along the flanking street as outlined in [section 1.2 \(i\) \(ii\)](#) of these guidelines.

5-storey apartments: a minimum site frontage of 20.1 m (66 ft.) is required, which typically means assembly of two standard 10 m (33 ft.) wide lots.

6-storey apartments: a minimum site frontage of 30.1 (99 ft.) is required, which typically means assembly of three standard 10 m (33 ft.) wide lots or two standard 15.2 m (50 ft.) wide lots.

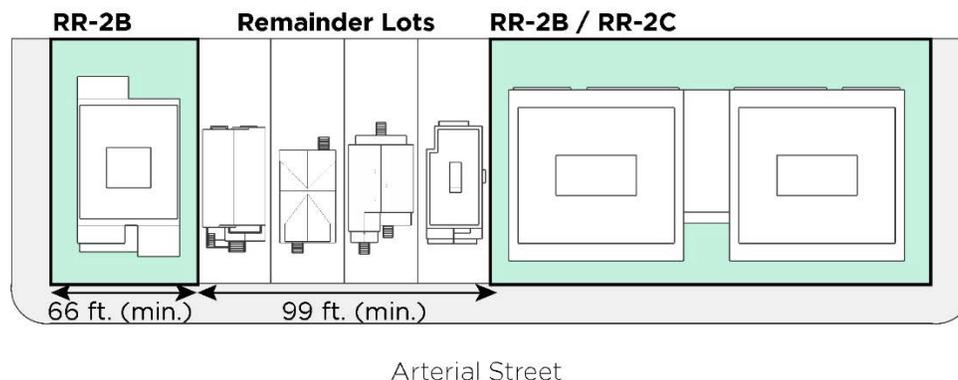
There is no limit on assembly (i.e. no maximum site frontage) for 5 or 6-storey apartments recognizing that arterial streets are suited to the development of medium-density residential apartments. For large assemblies, more than one building is encouraged, located side-by-side with generous spacing; a single building may be permitted if the architectural design mitigates the apparent width as outlined in [section 1.2 \(i\) \(iv\)](#) of these guidelines.

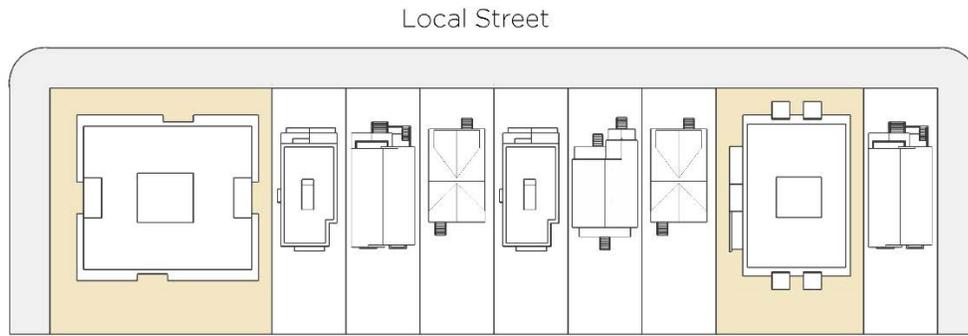
(b) Remainder Lots

Arterial Streets: assemblies for 5 or 6-storey residential apartments must ensure that adjacent lots are able to meet a minimum site frontage of 30.1 m (99 ft.). In most neighbourhoods, this means that at least three 10 m (33 ft.) wide lots must remain side-by-side.

Local Streets: there is no requirement to maintain a minimum site frontage of 20.1 m (66 ft.) to enable apartments or townhouses. Options for single lot development in the form of multiplexes (triplexes to 8-unit townhouses) are provided in [section 1.4](#) of these guidelines.

Figure 7: Minimum assembly and remainder frontage requirements for apartments





(c) Site Depth

A minimum site depth of 30.5 m (100 ft.) is required for apartment buildings. A second principle building may be permitted at the rear of a site, in a courtyard configuration, if the site depth is equal or greater to 41.1 m (135 ft.). The rear building may be in the form of a row of townhouses, back-to-back townhouses or a 4-storey apartment building relative to the depth of the site as per table 7 below and [section 1.2 \(i\) \(iii\)](#) of these guidelines.

Table 7: Development scenarios relative to site depth

Site Depth	Rear of the site adjoins a	Development Scenario: front building; and rear building	Illustration of courtyard development scenario and minimum courtyard depth
Less than 41.1 m (135 ft.)	Lane or Street	Apartment (single principle building)	N/A
Greater or equal to 41.1 m (135 ft.), and up to 47.2 m (155 ft.)	Lane or Street	Apartment; and 3-storey ⁽¹⁾ row townhouses	
Greater or equal to 47.2 m (155 ft.)	Lane or Street	Apartment; and 3-storey ⁽¹⁾ back to back townhouses	
Greater or equal to 53.3 m (175 ft.)	Street (double fronting)	Apartment; and 4-storey apartment	

(1) The 3rd storey must be a partial storey not exceeding 60% of the storey immediately below.

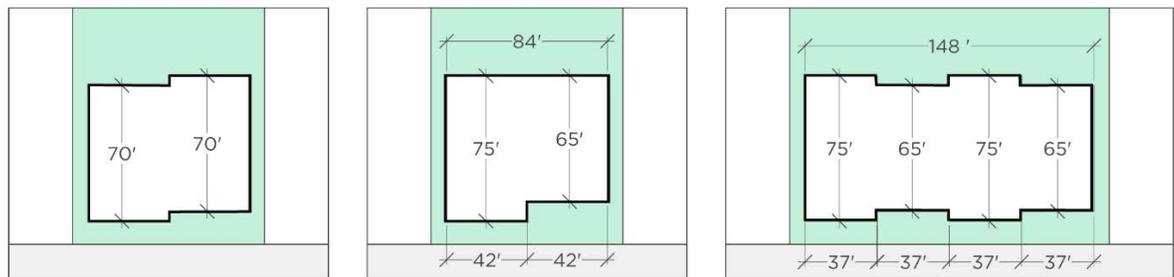
(d) Building Width

Apartment buildings on arterial streets should have a width no greater than 45.7 m (150 ft.). Limiting the building width improves compatibility with adjacent lower-scale buildings, increases permeability, and allows for better cross-ventilation and access to natural light. For larger assemblies more than one building can be permitted on a side-by-side configuration as outlined in [section 1.2 \(i\) \(iv\)](#) of these guidelines.

(e) Building Depth

For all apartments, the maximum average building depth generally should not be greater than 21.3 m (70 ft.) and the building at no point must exceed 22.8 m (75 ft.) in depth. Limiting the building depth improves livability of units by allowing greater access to natural light. The combination of a building depth average and a maximum building depth allows some flexibility for introducing variation in the architectural expression of buildings as illustrated in figure 8.

Figure 8: Illustrations of average depth requirement for apartments



(f) Building Orientation

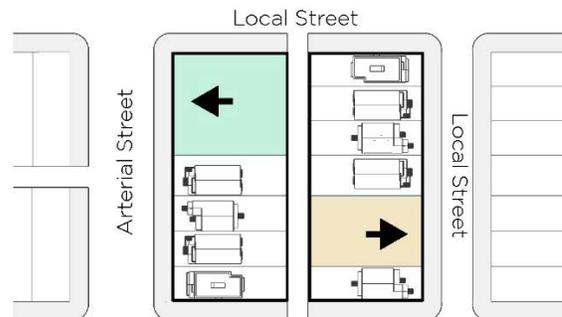
Apartment buildings should generally be oriented as to follow the existing pattern of development in a block, with main entrances facing a street. On blocks that run perpendicular to an arterial street, apartments should include a main frontage towards the local street, including corner sites as illustrated in figure 9.

Figure 9: Apartment building orientation relative to block orientation

(a) Block perpendicular to arterial street



(b) Block parallel to arterial street



(g) Access

- (i) Apartment buildings should provide an architecturally prominent main entrance, easily identifiable from the street and including features such as a canopy, a generous glazed lobby and seating.
- (ii) Individual dwelling units should be accessed from the main entrance through interior corridors leading to individual unit entrances.
- (iii) On corner sites, building entrances should be located facing both streets where possible.
- (iv) Fire-fighter access to units in an apartment will be from the main residential entry.
- (v) An accessible path of travel from the sidewalk to unit entries and all common spaces for persons with limited mobility should be provided; dwelling units to meet Vancouver Building By-Law's adaptable dwelling unit standards.
- (vi) Ground floor units should include entry doors facing the street (in addition to unit entries from the interior corridor) to support activation of residential street life. These should read as secondary in prominence to the main entrance.
- (i) For courtyard configurations, ground floor units should have entrances oriented to the internal courtyard. The civic address and fire fighter access for the primary unit entrance is required to be accessed from a path from the street; typically 1.2 m in width and 45 m in length for travel distance. Entry paths should not exceed a 5% slope and discrete lighting should be provided.

(h) Open Space

- (i) Visually open, landscaped front yards with semi-private patio spaces should be provided for ground floor units facing the street.
- (ii) Common outdoor space in combination with an indoor amenity room is encouraged to be located at the rooftop where practical.
- (iii) Private outdoor space should be provided through patios for ground floor units or balconies for upper units. An exception to individual private balconies can be made for studio and one-bedroom units where generous common outdoor space is provided, as outlined in [section 6.3 \(b\) \(ii\)](#) of these guidelines.

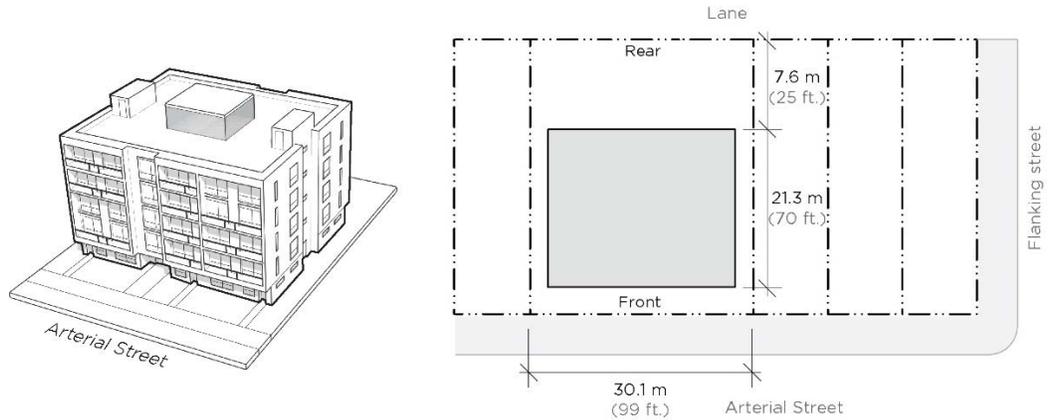
(i) Development Scenarios

(i) Standard Mid-block Site

Mid-block sites with a depth less than 41.1 m (135 ft.) will typically accommodate a single principal building with a double-loaded corridor arrangement.

A discretionary increase in floor space ratio may be considered for shallow sites (less or equal to 33.5 m - 110 ft. in depth) as outlined in the tables 4, 5 and 6 in [section 1.2](#) of these guidelines. Sites that are required to provide dedications of land or statutory right of ways may not be able to attain this higher density.

Figure 10: Illustration of a mid-block apartment



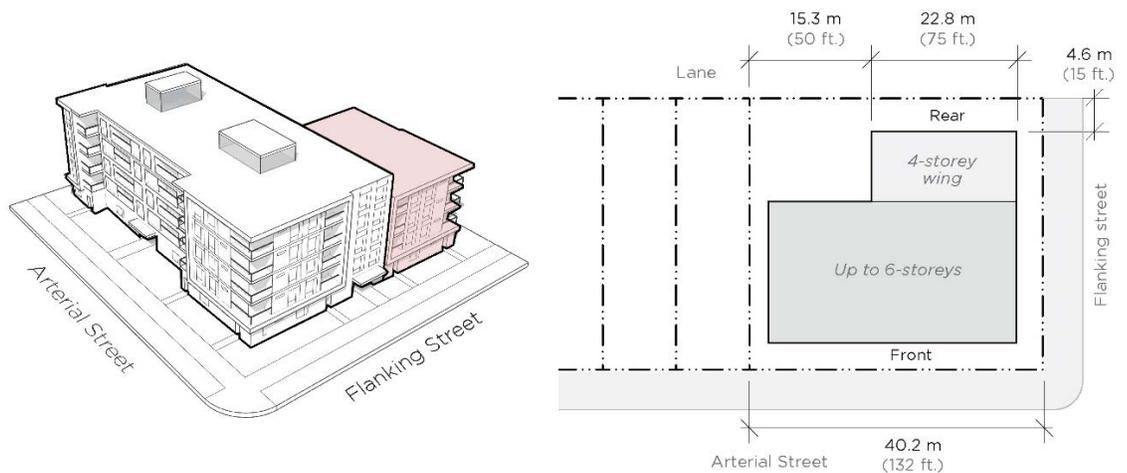
(ii) Corner Site

On corner sites, unit entries should be located facing both streets. The primary façade and building entrance should be oriented to the primary street. All elevations which face a street should be fully designed and detailed as a front.

On corner sites, a building extension (wing) may be permitted along the flanking street up to the 4th storey. On arterial fronting sites the wing will provide a massing transition to sites to the rear which are eligible for 4-storey apartments under the Secured Rental Policy. The 4-storey wing will create a sense of enclosure along the flanking street and provide acoustic protection and privacy for open spaces oriented towards the lane.

The wing must be located at least 15.3 m (50 ft.) from an adjoining site and at no point must be wider than 22.8 m (75 ft.). This opportunity is generally limited to sites with a minimum site area of 1,470 m² (15,820 sq. ft.), and a minimum site frontage of 40.2 m (132 ft.) along an arterial street (in the RR-2B and RR-2C districts) or a local street (in the RR-2A district). This allows sufficient open space to be provided at grade and preserves the livability of units in the wing. A minimum 4.6 m (15 ft.) setback from the ultimate rear property line should be provided along the entire rear elevation of the wing.

Figure 11: Illustration of a corner site apartment with a wing extension



A discretionary increase in floor space ratio, as outlined in tables 4, 5 and 6, may be considered for corner sites able to achieve a wing extension. Sites with smaller frontages or shallower depths (less than 36.5m - 120 ft.) may not be able to attain this higher density.

Flanking corner sites on a block that runs perpendicular to an arterial street, as illustrated in figure 12, may develop a 5-storey apartment building along the arterial street if a wing extension provides a transition down to 4-storeys along the local street. The minimum frontage requirement for a wing, as described above, should be applied along the local street for these sites. The maximum density for these developments should not exceed 2.2 FSR, equivalent to the density of a mid-block site in the RR-2B district.

Figure 12: Flanking corner site. Eligible for 5-storey apartment with a wing extension along the local street

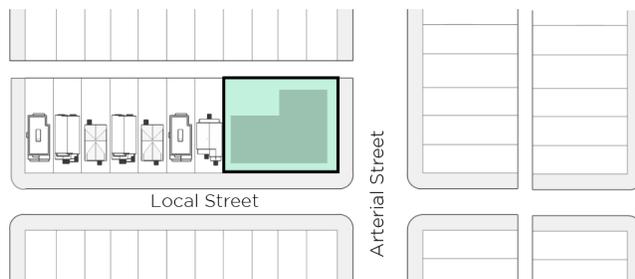
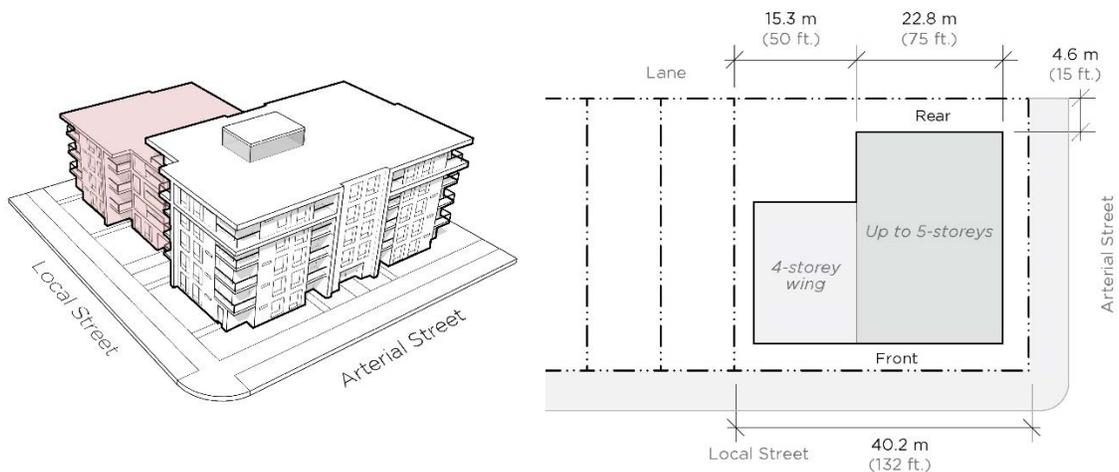


Figure 13: Illustration of a flanking corner site apartment with a wing extension



(iii) Courtyard

On sites with a depth greater or equal to 41.1 m (135 ft.), a second building may be permitted in a courtyard configuration as outlined in table 7 of these guidelines. The second building should be located at the rear of the site, parallel to a lane or street (double fronting). The rear building should generally have a depth no less than 60.1 m (20 ft.). The building at the rear of the site may be a 3-storey townhouse if adjoining a lane, or 4-storey apartment if adjoining a street on a double-fronting site with a depth greater than 53.3 m (175 ft.).

A central courtyard adequately sized to enable light and ventilation to units on either side should be provided between the buildings. For sites with a 3-storey townhouse at the rear, the courtyard should have a minimum clear width of 7.3 m (24 ft.); when building elements such as entrance porches, balconies or landing/steps project within the courtyard space, the minimum clear width should be increased to 9.1 m (30 ft.). For double fronting sites with a 4-storey apartment at the rear, the minimum clear width of the courtyard should be increased to 15.2 m (50 ft.); building elements may project within this increased courtyard space.

For courtyard configurations, a minimum rear yard of 3.1 m (10 ft.) should be provided; except that on double-fronting sites the rear yard should be treated as a front yard with an increased setback of 3.7m (12 ft.). Fire fighter access to the building at the rear of the site must be from a street, not the lane.

Figure 14: Illustration of a courtyard apartment with townhouses at the rear

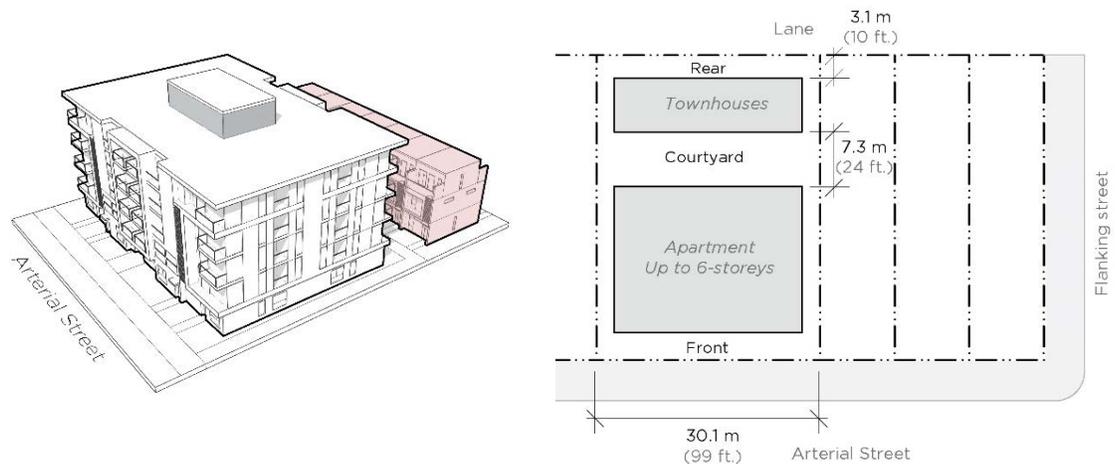
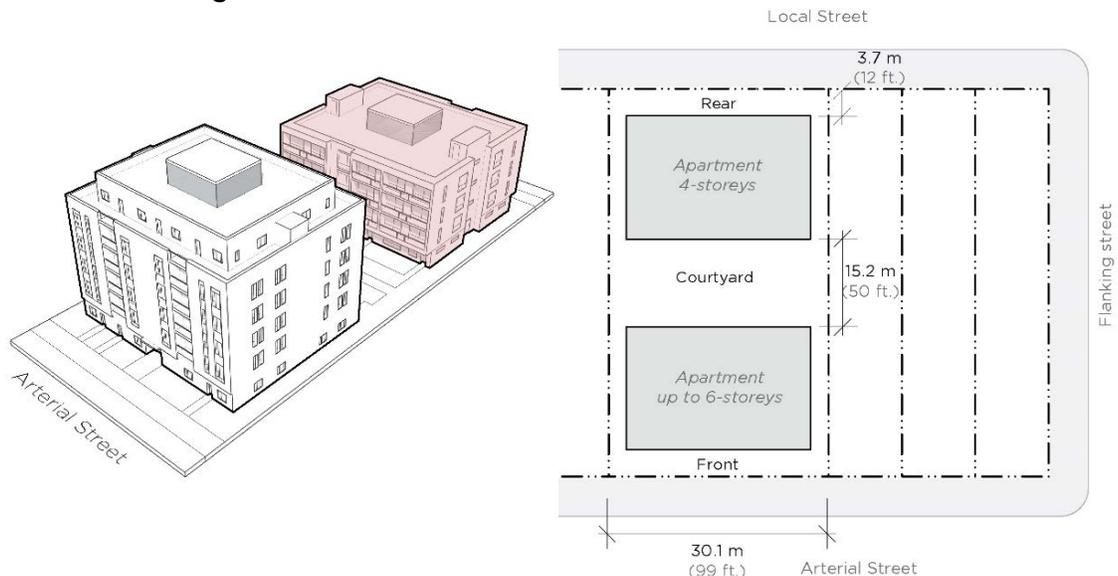


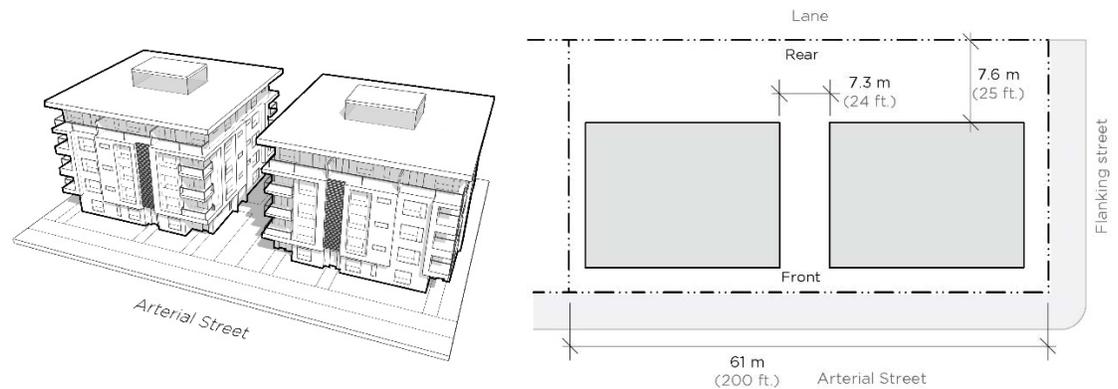
Figure 15: Illustration of a courtyard apartment with a 4-storey apartment at the rear, on a double-fronting site



(iv) Large Assembly

Assemblies with a total site frontage greater than 45.7 m (150 ft.) are only permitted along arterial streets. The maximum building width would require that more than one building be provided on a side-by-side arrangement for these large assemblies. A minimum 7.3 m (24 ft.) spacing between buildings is required, to create opportunities for open space and maximize solar access and cross-ventilation.

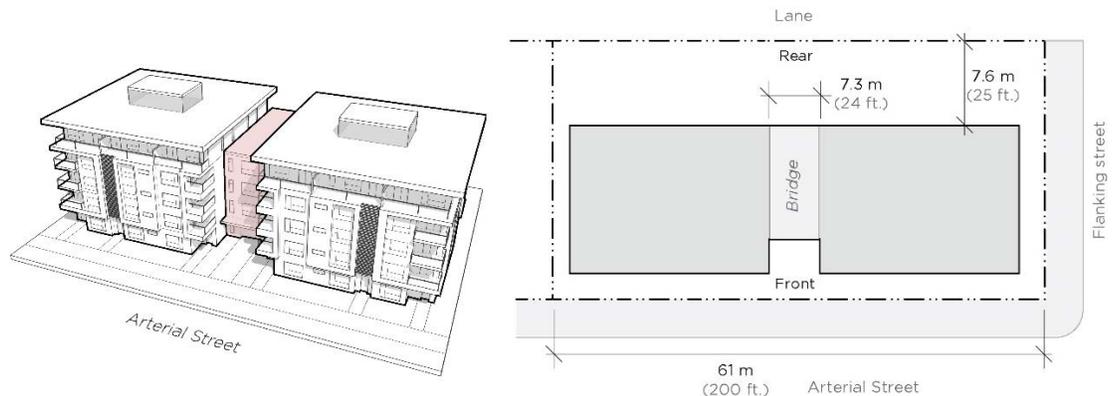
Figure 16: Illustration of a large assembly with multiple apartment buildings



A single building may be considered on assemblies with a total site frontage less than 73.1 m (240 ft.) if a bridge element with a minimum width of 7.3 m (24 ft.) is included. This would provide sufficient vertical articulation to suggest the appearance of two distinct building forms to avoid a long, monotonous front elevation.

The bridge element should be setback from the main front elevation on all storeys, creating an inset entry courtyard, and it should be at a lower height or have a material treatment which is visually lighter and secondary to the main building form. The entry courtyard should have a depth lesser than its width to prevent limited access to sunlight and amplification of street noise.

Figure 17: Illustration of a large assembly with a single apartment building with a bridge element



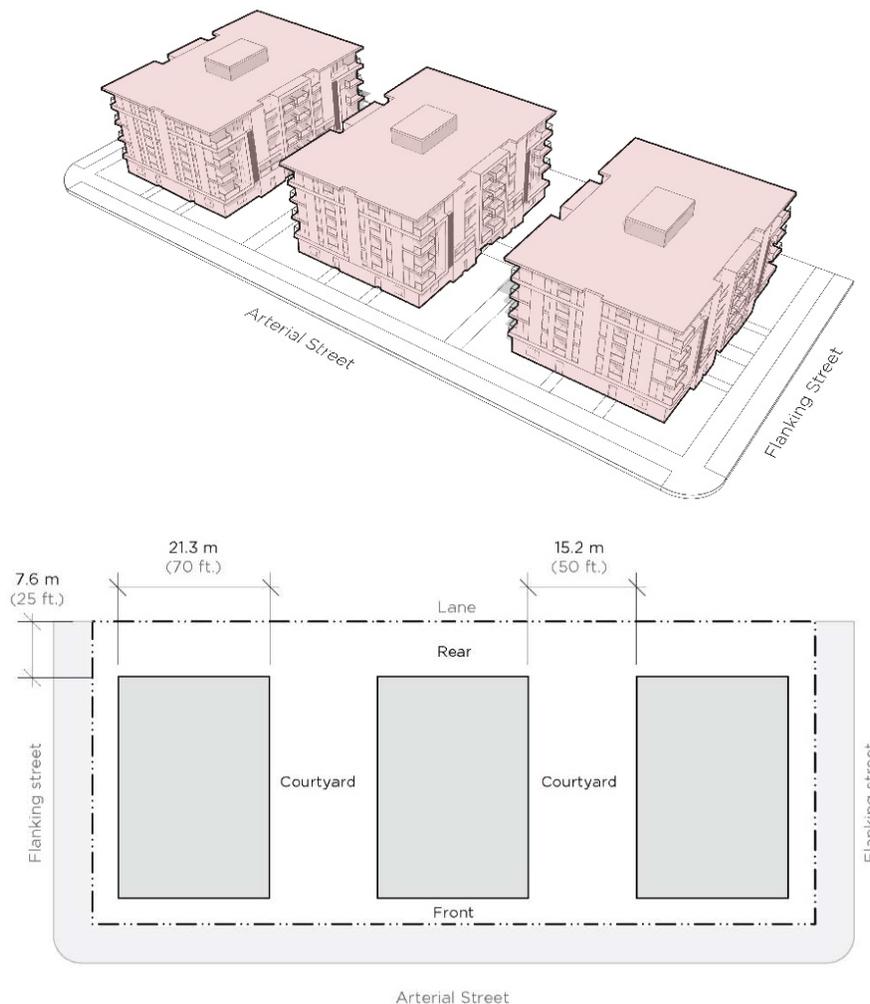
(v) Large Assembly on Deep Site

In unique circumstances, buildings may be reoriented so that the longest frontage runs parallel to the side property line, if the site depth is greater or equal to 42.7 m (140 ft.). This opportunity is generally limited to entire block assemblies since these do not have an immediate adjacency to a neighbouring property, and have a lane or street separation to other properties.

Central courtyards with a minimum clear width of 15.2 m (50 ft.) should be provided between buildings, to enable sufficient light and ventilation to units on either side. Access to main entrances would generally be from the courtyard via a clearly identifiable path connecting to the street. Ground floor units should include Individual entrances (in addition to entries from the interior corridor) in order to activate the street life.

A minimum rear yard of 7.6 m (25 ft.) should be provided to create a generous transition to the properties across the lane. Maximum building depth requirements must be applied to the building frontage running parallel to the arterial street in this arrangement.

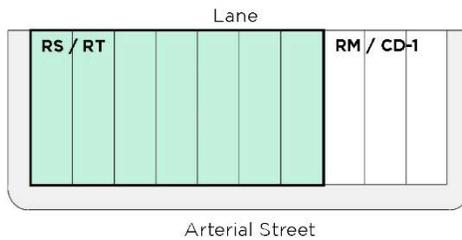
Figure 18: Illustration of an entire block assembly with reoriented apartment buildings



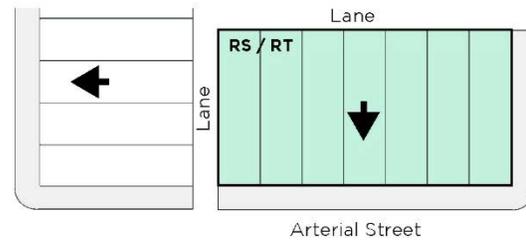
Reoriented apartment buildings may also be considered on partial assemblies if remaining lots are in a residential multiple dwelling district (RM or CD-1), and the internal side yard depth is increased to a minimum of 6.1 m (20 ft.); or if the assembly adjoins a T, L or H shaped lane where properties across the lane are oriented towards the flanking street.

Figure 19: Other sites where re-orientation of apartment buildings may be possible

(a) Adjacent to RM or CD-1 site



(b) Assemblies adjoining a T, L or H shaped lane

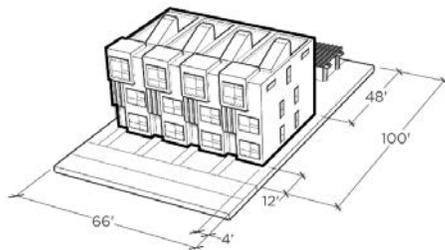


1.3 Townhouses

Townhouses should be located along local streets to better suit their ground oriented form. Townhouses should have individual entrances to each dwelling from the exterior of the building, and will typically have direct access to the front and the rear of the site. Townhouses should have a clear architectural identity for individual dwelling units as viewed from the street, courtyard, or rear yard, through elements such as individual entrance porches and patios. Townhouse buildings may be arranged in single rows or courtyard configurations, with units located side-by-side, back-to-back or stacked as outlined in [section 1.3 \(e\)](#) of these guidelines.

Table 8: 3-storey Townhouse Regulations

RR-1 (more than 8 units)

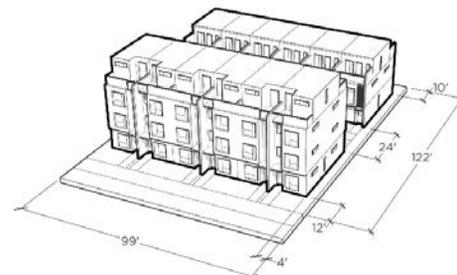


LOT STANDARDS

Site Area (min.)	613 m ² 6,600 sf.
(max.)	1,500 m ² 16,150 sf.

Table 9: 4-storey Townhouse Regulations

RR-1 (more than 8 units)



LOT STANDARDS

Site Area (min.)	920 m ² 9,900 sf.
(max.)	1,500 m ² 16,150 sf.

Frontage (min.)	20.1 m 66 ft.
(max.)	40.2 m 132 ft.
FSR (max.)	1.2
BUILDING STANDARDS	
Front Yard (min.)	3.7 m 12 ft.
Side Yard (min.)	1.2 m 4 ft.
Rear Yard (min.)	3.1 m 10 ft.
Height (max.)	
- Front building	11.5 m 38 ft.
▪ Storeys	3
- Rear building	10.7 m 35 ft.
▪ Storeys	3 ⁽¹⁾

Frontage (min.)	30.1 m 99 ft.
(max.)	40.2 m 132 ft.
FSR (max.)	1.45
BUILDING STANDARDS	
Front Yard (min.)	3.7 m 12 ft.
Side Yard (min.)	1.2 m 4 ft.
Rear Yard (min.)	3.1 m 10 ft.
Height (max.)	
- Front building	13.7 m 45 ft.
▪ Storeys	4 ⁽²⁾
- Rear building	10.7 m 35 ft.
▪ Storeys	3 ⁽¹⁾

(1) 3rd storey must be a partial storey not exceeding 60% of the storey immediately below.

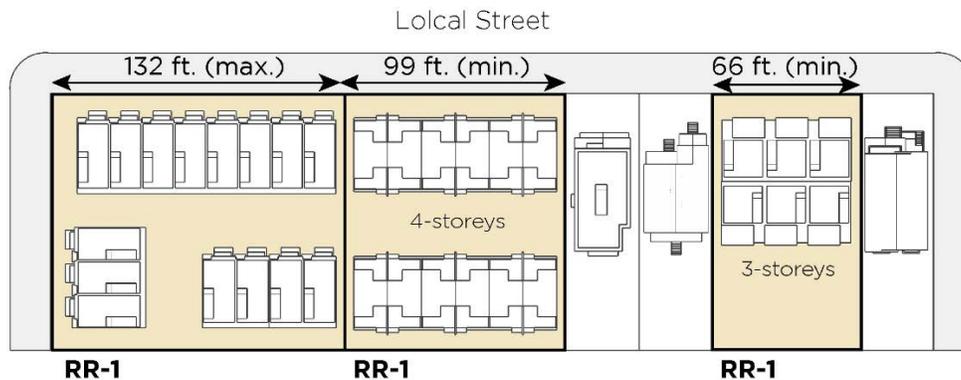
(2) 4th storey must be a partial storey not exceeding 60% of the storey immediately below.

(a) Assembly

3-storey townhouses require a minimum site frontage of 20.1 m (66 ft.) which typically means assembly of at least two standard 10 m (33 ft.) wide lots. 4-storey townhouses will require a minimum site frontage of 30.1 m (99 ft.) which typically means assembly of at least 3 standard 10 m (33 ft.) wide lots or two standard 15.2 m (50 ft.) wide lots.

There is a limit on assembly (a maximum site frontage of 40.2 m - 132 ft.) for townhouses. In most neighbourhoods, this will limit assembly to four 10 m (33 ft.) wide lots.

Figure 20: Minimum assembly requirements for townhouses



(b) Access

- (i) Each unit should have an exterior entrance with access to grade. This access will typically be direct, but some units may share exterior passageways to access grade.
- (ii) Shared exterior passageways and landings may also be provided to limit the extent of individual exterior landing and stair projections in courtyards; when combined with an elevator, this type of arrangement can also provide improved accessibility for persons with limited mobility to upper units.
- (iii) Unit entrances may face a street, courtyard or lane. Ground floor unit entrances should be level with the sidewalk or courtyard for improved accessibility.
- (iv) For courtyard configurations, ground floor units should have entrances oriented to the internal courtyard. The civic address and fire fighter access for the primary unit entrance is required to be accessed from a path from the street; typically 1.2 m in width and 45 m in length for travel distance. Entry paths should not exceed a 5% slope and discrete lighting should be provided.
- (v) The primary entrance for units in rear buildings will be from the courtyard. A secondary entrance oriented to the lane is encouraged to activate the lane interface
- (vi) On corner sites, building fronts and entrances should be located facing both streets and both street-facing elevations should be fully designed and detailed.

(c) Open Space

- (i) Units should provide access to private outdoor space at grade or on the roof top.
- (ii) Visually open, landscaped front yards with semi-private patio spaces should be provided for units fronting onto a street.
- (iii) Courtyard spaces will serve as the main entrance for some or all units located at the rear of the site. These spaces should be carefully designed and provide common outdoor space.

(d) Site Design

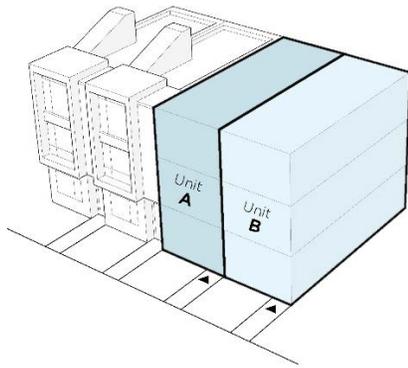
- (i) Rows of units may be broken up into more than one building with a minimum spacing of 3.0 m (10 ft.) between buildings.
- (ii) Buildings should not exceed 26 m (85 ft.) in width.
- (iii) Individual units should have a width not less than 3.7 m (12 ft.), and the width of major living spaces (i.e. living and dining room) should not be less than 4.2 m (14 ft.). Width of a unit is a clear interior dimension and does not include walls.

(e) Development Scenarios

(i) Rowhouse

Units are located side-by-side. Each unit occupies and has internal access to every storey. Each unit has an entrance at grade to the front and to the rear of the site. For sites with large frontages the row may be broken up into more than one building.

Figure 21: Illustration of townhouse units in a side-by-side arrangement

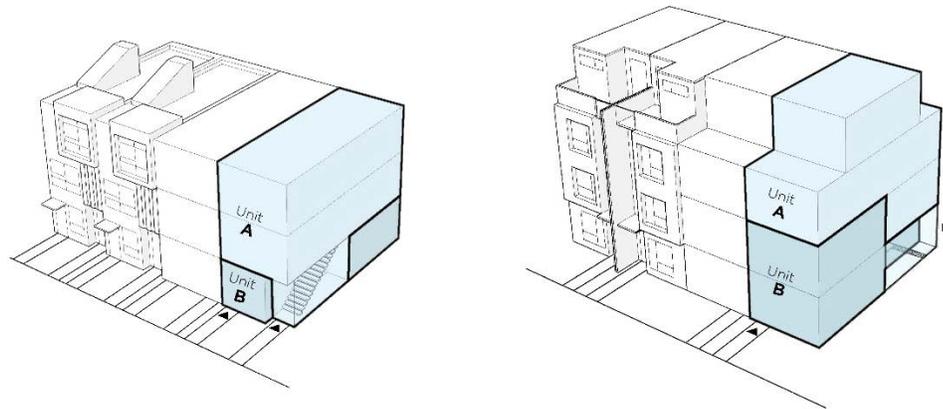


(ii) Stacked

Units are stacked on top of each other. Upper units may have some internal access to the lowest storey, typically limited to stairs or small foyer; while lower units have no access to upper storeys or rooftop. Access to upper units may be achieved through internal and external stairs. Some units may only have direct access to the front or rear of the site.

Stacked townhouse arrangements typically include: three units located on top of each other (flats), a two or three-storey unit stacked on top of a ground level unit, or a two-storey unit stacked on top of a two-storey unit (interlocked). Other configurations may be considered.

Figure 22: Illustration of townhouse units in a stacked arrangement



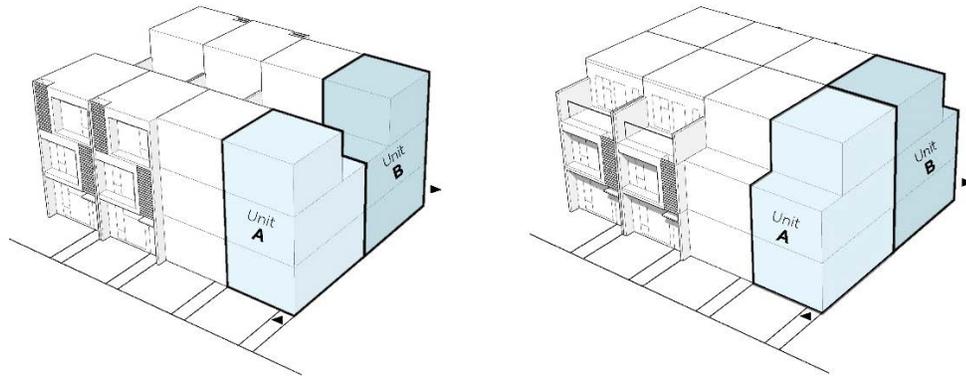
(iii) Back-to-back

Two rows of townhouses are located back-to-back, with one row of units facing the front of the site and one row facing the rear. Units share side and back walls with adjacent units. Except at corners, units have a single exposure (i.e. a single exterior wall) and should be designed to be wider and not as deep as townhouse units with a double exposure; this will generally mean not exceeding 7.6 m (25 ft.) in depth to avoid internal rooms with no windows and limited access to daylight.

Units have individual entrances facing a street or courtyard/rear yard. Except at corners, units in the front row will not have direct access to the rear of the site. These units will access the rear of the site by walking along the public sidewalk to a common path, typically in a side yard.

Private patios on the top level may be oriented inwards to create a sense of enclosure, and mitigate noise from the street.

Figure 23: Illustration of townhouse units in a back-to-back arrangement

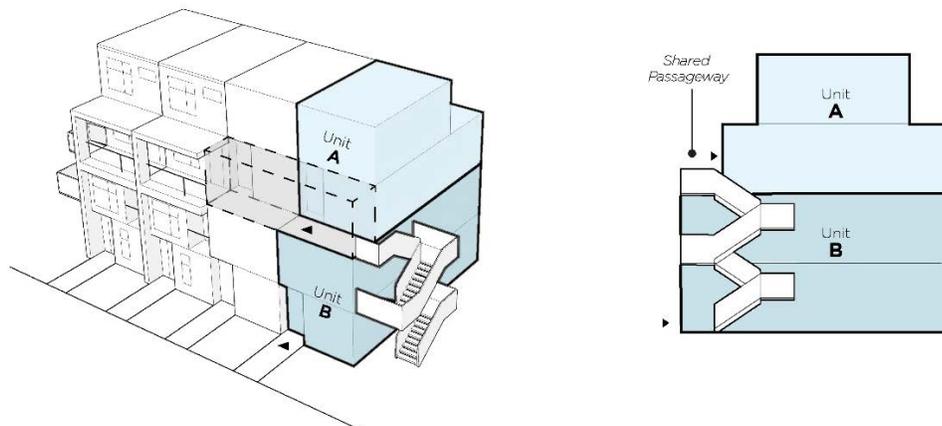


(iv) Hybrid

This is a unique form that combines characteristics of apartments and townhouses. Lower units have direct access to grade like townhouses, while upper units are accessed via a shared corridor (passageway) connected to stairs and/or elevator like an apartment building. Vertical circulation and shared passageways are located on the exterior of the building as illustrated in figure 24.

A hybrid configuration may assist in resolving exiting from the uppermost storey and maintain the lowest storey at grade (i.e. not need for recessing below grade). A hybrid configuration may also improve accessibility for persons with limited mobility as upper units may be accessed via an elevator when provided.

Figure 24: Illustration of townhouse units in a hybrid arrangement



(v) Courtyard

Courtyard configurations may be considered on sites with a depth greater than 33.5 m (110 ft.). Two rows of townhouses are separated by a central courtyard, with one row of units located near the street and one near the lane. Units in a courtyard configuration may be arranged side-by-side, stacked, back-to-back or in a hybrid form. There are no restrictions on what rooms can face the courtyard, but privacy and light access should be considered.

The courtyard should have a minimum clear width of 7.3 m (24 ft.). If building elements such as entrance porches, landings/steps, upper level balconies or sunken patios project into the courtyard space, the minimum clear width should be increased to 9.1 m (30 ft.).

Corner sites in a courtyard configuration should provide a row of units along each street with a separation at the corner with a minimum width of 4.6 m (15 ft.) as illustrated in figure 26.

Figure 25: Illustration of townhouses in a courtyard configuration on a mid-block site

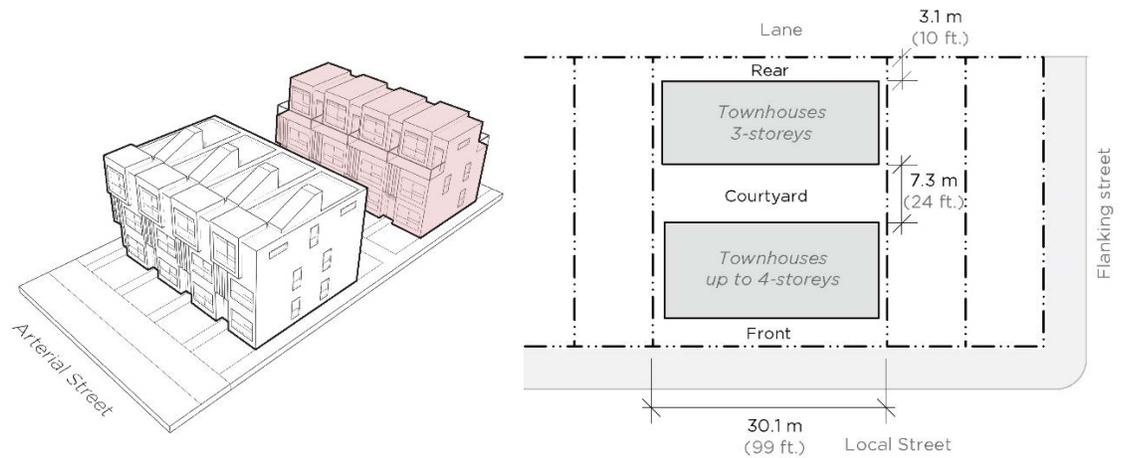
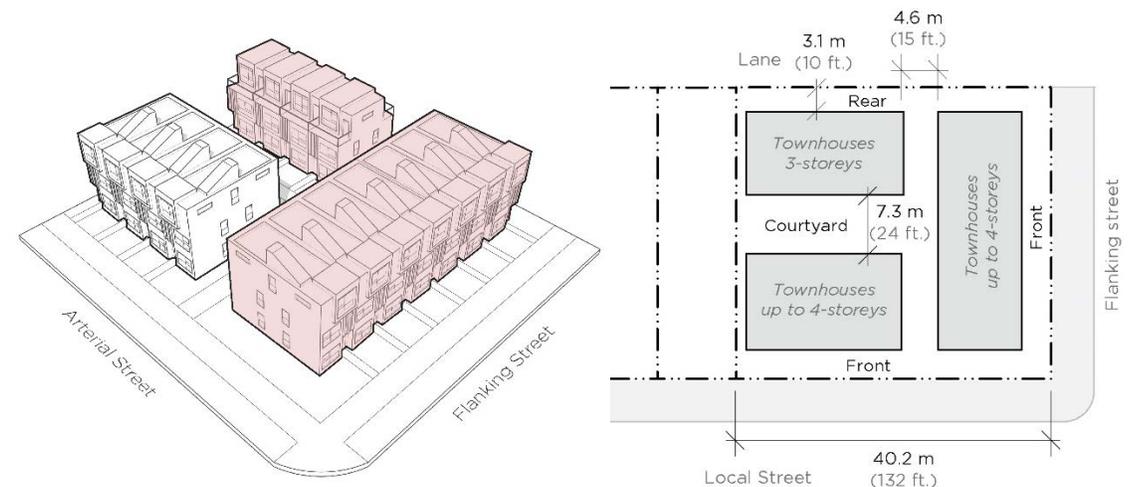


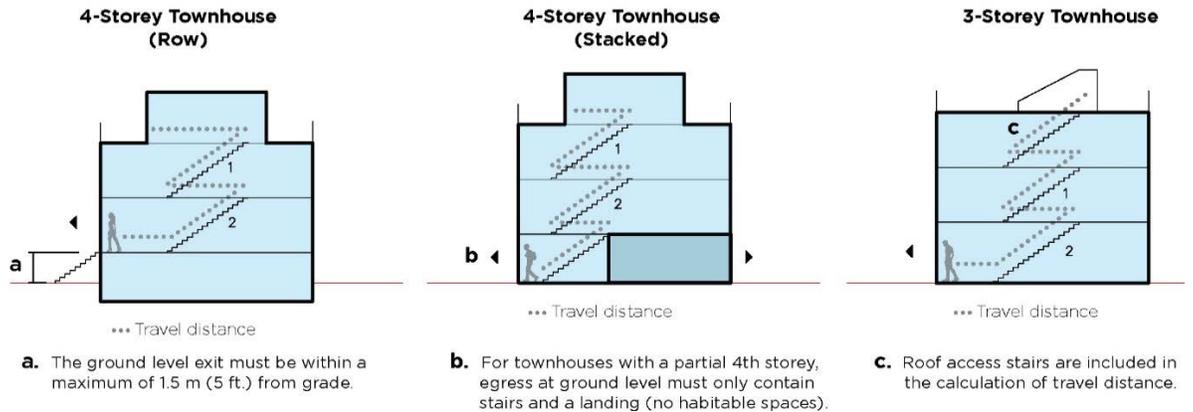
Figure 26: Illustration of townhouses in a courtyard configuration on a corner site



(f) Exiting and Travel Distance

For townhouses that exceed 3 storeys, the Vancouver Building By-Law should be reviewed carefully to ensure compliance with the maximum travel distance from the uppermost storey to an exit. The travel distance should not typically exceed 2-storeys or 25 m (82 ft.) to an exit within 1.5 m (5 ft.) of grade as illustrated in figure 27.

Figure 27: Illustrations of travel distance and exiting regulations for townhouses



(g) Daylighting of Below Grade Storeys

While at grade access is preferred, the lowest storey of a 4-storey stacked townhouse may be located partly below grade to comply with exiting from the uppermost storey. The establishment of the main floor elevation should be considered carefully to respond to site topography and to ensure livability and daylighting of the storey below. The lowest storey of a unit with two exposures (i.e. front and rear exterior walls) may be located 0.6m (2 ft.) below grade or more under the following considerations:

- (i) At least one exposure should be located at or above grade for its full width, and the second exposure should not be more than 1.5 m (5 ft.) below grade.
- (ii) Two storeys should be combined when both exposures of the lowest storey are located below grade. The below grade storey should be used for spaces which require less daylight (i.e. bedrooms), and the above grade storey should be used for primary living space (i.e. living and dining areas).
- (iii) Primary unit entrances should be located at or above grade. A primary unit entrance at a sunken patio may be considered if the patio is within 0.6 m (2 ft.) of grade and without guardrails.
- (iv) Sunken patios more than 0.6 m (2 ft.) below grade facing an arterial street are to be avoided due to noise and traffic impacts.
- (v) Sunken patios more than 0.6 m (2 ft.) below the courtyard/rear yard may be considered to provide outdoor space and daylighting, but should be designed to minimize impact on usable courtyard/rear yard space.
- (vi) Units may be wider in order to maximize the extent of the exterior wall that is at or above grade to provide more opportunities for windows and daylight (i.e. the lower units may extend below two of the upper units).

Figure 29: Illustration of below-grade unit scenario not supported

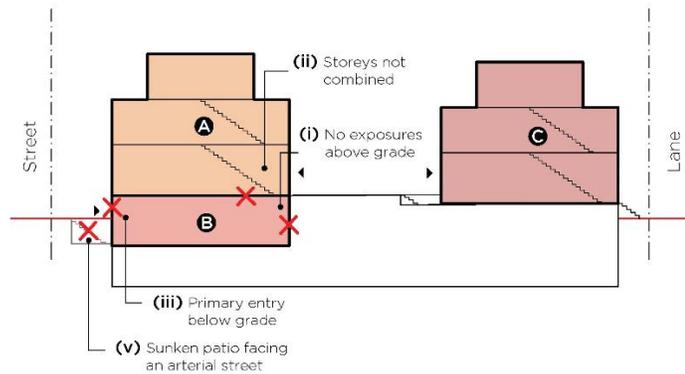
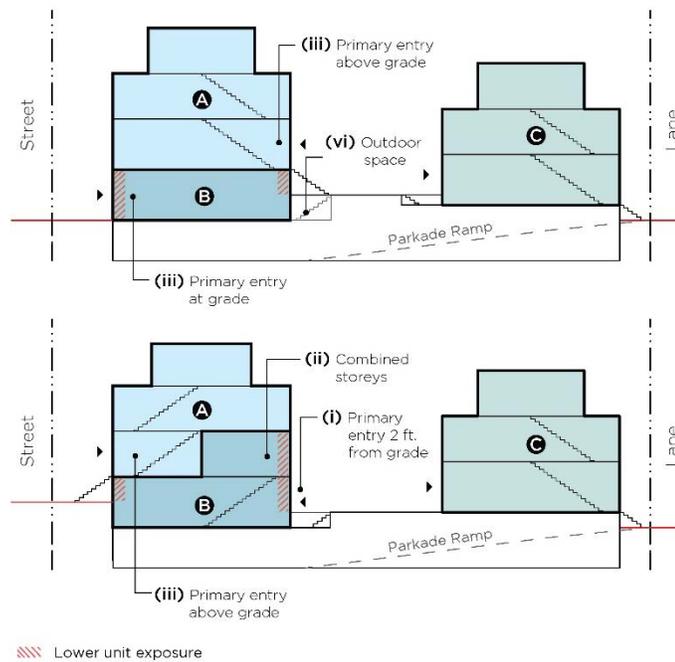


Figure 29: Illustrations of below-grade unit scenarios supported

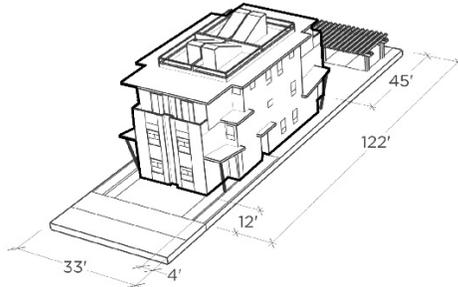


1.4 Small Multiplexes

Small multiplexes are development options in the rental Townhouse District Schedule (RR-1) permitting development on single lots. Small multiplexes (3 to 8 units) reflect the compact scale of residential neighbourhoods and introduce architectural diversity. These buildings continue to reflect characteristics found in detached houses, providing a clear visible identity of dwelling units from the street through elements such as individual front doors, porches, steps and landscaped front yards. Units are typically located in a single building and may be arranged side-by-side, back-to-back and stacked as outlined in [section 1.3 \(e\)](#) of these guidelines.

Table 10: Triplex/Fourplex ⁽¹⁾ Regulations

RR-1 (Triplex/Fourplex ⁽¹⁾)



LOT STANDARDS

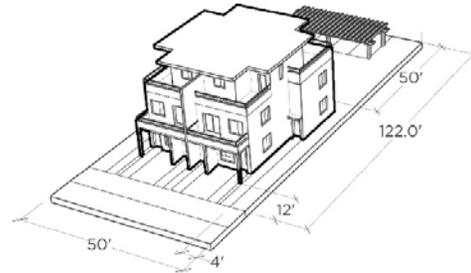
Site Area (min.)	303 m ² 3,260 sq. ft.
Frontage (min.)	10 m 33 ft.
FSR (max.)	1.0

BUILDING STANDARDS

Front Yard (min.)	3.7 m 12 ft.
Side Yard (min.)	1.2 m 4 ft.
Rear Yard (min.)	3.1 m 10 ft.
Height (max.)	
- Front building	11.5 m 38 ft.
▪ Storeys	3
- Rear building	N/A
▪ Storeys	N/A
Building Depth (max.)	19.8 m 65 ft.

Table 11: 5 to 8-uni Townhouse Regulations

RR-1 (5 to 8 units)



LOT STANDARDS

Site Area (min.)	464.5 m ² 5,000 sq. ft.
Frontage (min.)	15.2 m 50 ft.
FSR (max.)	1.0

BUILDING STANDARDS

Front Yard (min.)	3.7 m 12 ft.
Side Yard (min.)	1.2 m 4 ft.
Rear Yard (min.)	3.1 m 10 ft.
Height (max.)	
- Front building	11.5 m 38 ft.
▪ Storeys	3
- Rear building	10.7 m 35 ft.
▪ Storeys	3 ⁽²⁾
Building Depth (max.)	19.8 m 65 ft.

(1) Referred to in the Zoning and Development By-law as a townhouse with 4 units.

(2) 3rd storey must be a partial storey not exceeding 60% of the storey immediately below.

(a) Assembly

Single lots may be developed as small multiplexes (triplexes to 8-unit townhouses) with no assembly required. Combined with the limit on assembly for apartment buildings and larger townhouses on local streets, this encourages a more incremental pattern of development with a variety of smaller buildings interspersed, of a comparable scale to existing houses.

(b) Access

- (i) Each unit should have an exterior entrance with access to grade.
- (ii) Access to some units may be achieved through internal and external stairs.
- (iii) Unit entrances may face a street, a side yard or a rear yard, led to by a path clearly identified and accessible from the street.
- (iv) The civic address and fire fighter access for a unit entrance is required to be accessed from a path from the street.

(c) Unit Design

- (i) The minimum width of major living spaces (e.g. living room) of any dwelling unit should not be less than 4.2 m (14 ft.).
- (ii) All units should have at least two major exposures that face opposite directions or are at right angles to each other.

(d) Open Space

- (i) All units and entries directly accessible and visible from the front yard feature private open spaces.
- (ii) Units should provide access to private outdoor space at grade or on the roof top.

(e) Parking

- (i) Parking should be located within the rear 6.1 m (20 ft.) of the site and limited to surface spaces located at grade.
- (ii) Bicycle storage but not vehicular parking may be located in a garage.
- (iii) Parking may be incorporated into the ground level of a building located at the rear of the site in a courtyard configuration.

(f) Development Scenarios

(i) Courtyard

Courtyard configurations may be considered on sites with a minimum frontage of 15.2 m (50 ft.) and depth greater than 33.5 m (110 ft.). Buildings are separated by a central courtyard, with a principal building located near the street and the other near the lane. There are no restrictions on what rooms can face the courtyard, but privacy and light access should be considered.

The courtyard should have a minimum clear width of 7.3 m (24 ft.). If building elements such as entrance porches, landings/steps, upper level balconies or sunken patios project into the courtyard space, the minimum clear width should be increased to 9.1 m (30 ft.).

2 General Design Guidelines

The following guidelines should be applied generally to all rental District Schedules and building typologies.

2.1 Topography

Buildings and courtyards should relate directly to the existing or natural grade and blend in with the topography of the surrounding sites.

To the extent possible, new developments should establish a conventional relationship to adjacent grades. Raising development above the level of natural grade can create problematic conditions for adjacent properties, abutting streets and open spaces. These problems relate to issues of drainage, pedestrian access, and the quality of the public realm. Where it is necessary to resolve grade differences, stepped landscape terraces are the preferred solution. Ground floor units should be leveled with grade where possible to provide universal access.

On sloping sites, care must be taken when siting the buildings to ensure that units have adequate access to daylight. The main building (entry) level may need to be stepped to avoid units that are too far below grade. Units should not be located more than 0.9 m (3 ft.) below grade. The rental District Schedules offer a height relaxation for sloping sites that may be requested in exceptional situations where other design measures do not resolve the height overage.

2.2 Views

Projections into Council approved view cones are not permitted.

2.3 Internal Storage

The internal design of dwelling units should consider bulk storage needs, particularly for families. Storage may be provided within the dwelling unit but should not compromise the interior layout. Storage rooms should not be located along exterior walls in order to maximise access to daylight for habitable rooms.

Common storage rooms may also be provided to meet some or all the minimum bulk storage requirements per dwelling unit. These rooms must have an access from a common area. The common storage room floor area may be excluded from computation of floor space ratio (FSR) if the total floor area, including circulation, does not exceed the cumulative exclusions allowed per dwelling unit. For apartments, common storage rooms may be located at the rear of the ground floor of the building as a buffer to surface parking.

Refer to the administration bulletin [Bulk Storage and In-Suite Storage - Multiple Family Residential Developments](#) for specific requirements.

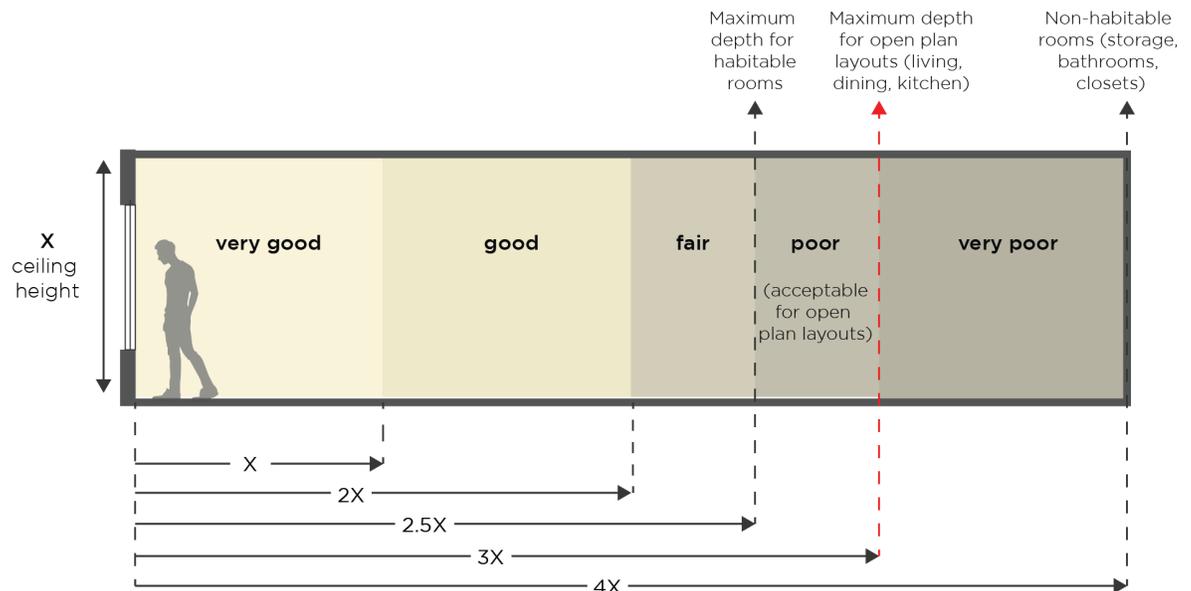
2.4 Access to Natural Light and Ventilation

Access to natural light and ventilation affects the livability of dwelling units. A focused design effort is required to ensure these qualities are part of each unit. The following measures should be considered:

- (a) Units may be located facing the street, courtyard or rear yard; units with a single orientation to a side yard are not supported.

- (b) For units with a single exterior façade (i.e. single oriented daylight and ventilation access), overall unit depth should generally be limited to 10.6 m (35 ft.). Unit depths greater than 12.2 m (40 ft.), without a second solar and ventilation access (e.g. courtyard scheme), should be avoided.

Figure 30: Unit depth performance relative to ceiling height



- (c) All dwelling units and all habitable rooms (not including bathrooms and kitchens) must have at least one window on an exterior wall as per the Horizontal Angle and Daylight regulations.
- (d) Floor to floor heights of 3.0 m (10 ft.) are supported.
- (e) Employing window types that facilitate air exchange are encouraged. Windows with openers at both a high and low level can help create air flow. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).
- (f) Juliette balconies which allow for patio doors and larger openings to improve access to daylight and ventilation for studio or one-bedroom units without balconies are encouraged.
- (g) Primary living spaces (i.e. living and dining room) of any dwelling unit with 2 or more bedrooms should have a minimum width of not less than 4.2 m (14 ft.).
- (h) Mechanical ventilation of commercial space should be exhausted at a location that minimizes impact on residential liveability and pedestrian public realm. Typically, the exhaust should be vented on the roof, above the height of any occupiable roof space.

2.5 Off-Street Parking and Bicycle Storage

- (a) Off-street Parking

Surface parking is encouraged wherever possible. This may limit site excavation, lower construction costs, minimize greenhouse gas emissions associated with the use of concrete, and allow tree planting and rain water infiltration opportunities.

Transportation Demand Management (TDM) strategies assist in administering parking demand on site. Implementation of a combination of these strategies will result in reduced parking requirements that may be accommodated through surface parking in most cases. Refer to [appendix A](#) for guidelines on how to optimize TDM strategies.

The following measures should be considered in the design of surface parking spaces:

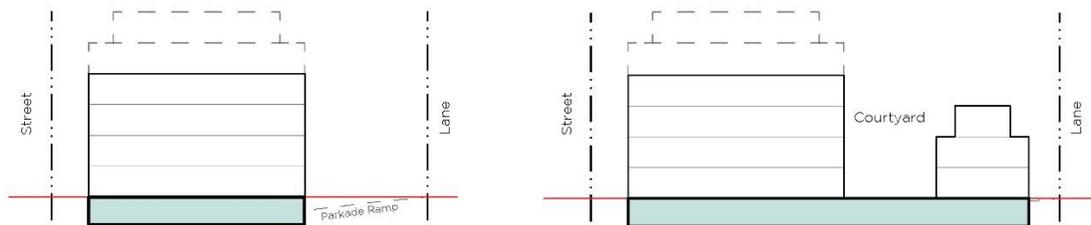
- (i) Surface parking should be located at the rear of the site and minimize impact on outdoor space.
- (ii) Detached garages for vehicular parking are not permitted.
- (iii) Surface parking spaces should be treated with permeable pavers or wheel strips in gravel to reduce storm water sewer loads.
- (iv) Surface parking spaces need to have a barrier-free path leading to a building or unit entrance.

Underground parking structures may be provided, but should be limited to a single level below grade. Underground parking structures should be absolutely minimized and not occupy the full extent of the property in order to provide unimpeded areas for tree planting and rain water infiltration.

The following measures should be considered in the design of underground parking structures:

- (v) Vehicular access to parking should be from the lane.
- (vi) Parkade should not project into required yards, with the exception of parking ramps.
- (vii) Underground parkades should generally align with the exterior walls of the building above.
- (viii) For courtyard configurations, underground parkades may align with the exterior walls of the principle and secondary building crossing the central courtyard as illustrated in figure 31.

Figure 31: Illustration of underground parking structure extents



(a) Underground parkade for a single building

(b) Underground parkade for a courtyard configuration

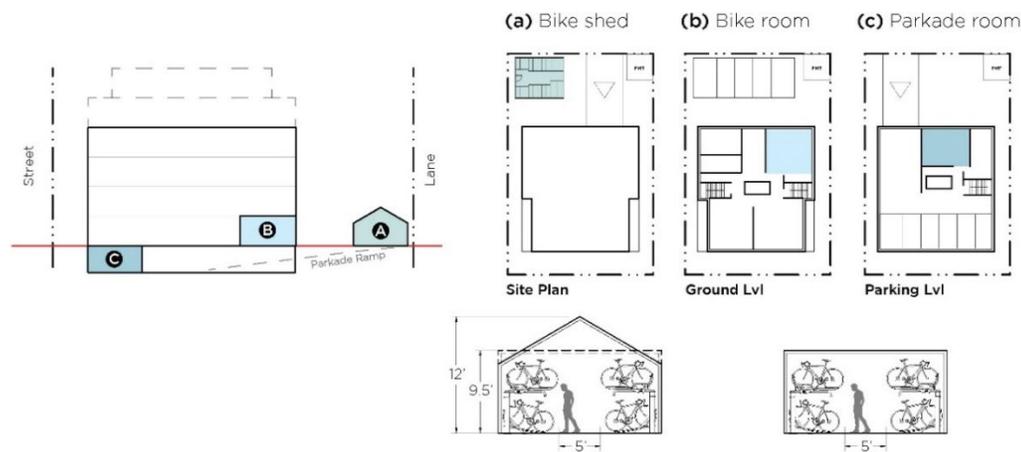
- (ix) Parkades should not project above grade in courtyard spaces and should provide continuity of grades across the property lines for adjacent courtyards.
- (x) Parkade exit stairs should generally be located in, or incorporated into the building.

- (xi) Covered exit stairs may be provided when located at the rear of the site if they do not compromise the livability of adjacent units or the functionality of the courtyard or rear yard. Exit stairs should not be located or encroach into side yards, as this would impede site circulation at grade and impact privacy.

(b) Bicycle Storage

Bicycle storage may be located at the rear of the ground level of apartment buildings, in a detached bicycle storage garage at the rear of the site, or as part of an underground parkade as illustrated in figure 32. Creative solutions to consolidate bike parking can be considered in other above grade locations. All at-grade structures for storage of bicycles, including detached garages, should be attractive and integral to the overall building and landscape design. They should not compromise the functionality of courtyard and rear yards, or compete with at-grade open space.

Figure 32: Illustration of bicycle storage options



2.6 Below-market Rental Units

The rental Apartment and Mixed-use District Schedules reserve 6-storey buildings for projects securing below-market rental units. These units must consist of a minimum of 20% of the residential floor area included in the calculation of floor space ratio.

- (a) Below-market rental units may be clustered together or distributed throughout a building. Typically, units will be distributed throughout a single building that contains market rental units. In this case, below market units must account for a minimum 20% of the total dwelling unit area provided.
- (b) Where floor area for residential bulk storage is excluded from the calculation of floor space ratio, a minimum of 20% of the excluded area should be located within below-market rental units.
- (c) Below-market rental units should provide the same standard of design and livability as market rental units; the two should be generally indistinguishable.
- (d) Distribution of unit mix for below-market rental units should generally be proportional to that of market rental units, including family-sized units (two or more bedrooms).

- (e) Following initial occupancy and in accordance with the terms of the Housing Agreement, substitution between below-market and market rental units may be possible to enable stability of tenure for residents. Any substitution may not result in a floor space ratio for below-market rental units below the 20% required, or a change in their unit mix.

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

Dedication may be required with conditional redevelopment to facilitate a surface statutory right of way (SRW) on a portion of the site to provide sidewalk and boulevard improvements, particularly on properties located along arterial streets.

The SRW should be clear of any encumbrance including but not limited to: structures, stairs, walls, mechanical vents and vaults, kiosks and pad mounted transformers, door-swings, and 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 (8.2 ft.), the SRW area will be reduced to the area required by those standards; however, any reduction of the SRW area will not impact front yard requirements.

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

The following guidelines contain conditions of approval for discretionary variations to the regulations as permitted by the Director of Planning.

3.1 Site Frontage and Site Area

Site frontage and site area regulations are based on site dimensions for standard lots. Site widths are typically 10 m (33 ft.) or 15.2 m (50 ft.), while site depth is typically 37.2 m (122 ft.) and not less than 30.5 m (100 ft.). Recognising that there is greater variety of lot widths and depths, the site frontage and site area may be varied by a modest amount to accommodate assemblies that slightly deviate from these standards.

For local streets, an increase in the maximum site frontage for 4-storey apartments may also be considered to accommodate single lots that exceed 30.5 m (100 ft.), or for entire block assemblies if separate buildings are provided, following the regulations as applied to a series of individual 30.5 (100 ft.) lot assemblies. This would align with the intent of these guidelines, to introduce an incremental growth pattern to the streetscape of local streets, while enabling benefits of a single development (i.e. shared parking). No bridge element or connection between the buildings is allowed in this case.

3.2 Height

The maximum building height excludes stairways and elevator shafts to roof decks and guardrails; and common amenity rooms on roof decks, if the total floor area does not exceed 10% of the roof area.

For sloping sites where the building cannot be reasonably accommodated in the height envelope, an increase in building height may be permitted. Any height increase should achieve good livability and accessibility for units located at the lowest level, and avoid locating the ground floor below grade.

3.3 Yards

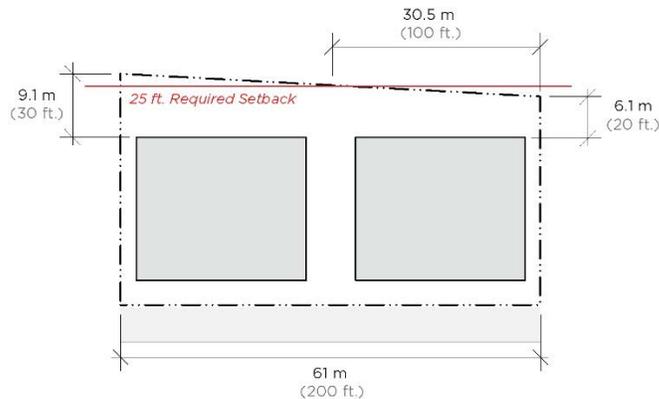
For residential buildings in the RR-1 and RR-2 districts, when a street dedication or statutory right of way is required at the front of the site, a decrease in the rear yard to a minimum of 5.2 m (17 ft.) may be considered. In cases where this decrease is insufficient to accommodate the standard building form (i.e. shallow lots), an additional decrease in the front yard to a minimum of 3.1 m (10 ft.) may be considered. All yards must be measured from the ultimate property line (i.e. after any dedication).

Decreases in required yards for the purpose of accommodating SRW dedications must not be considered for mixed-use residential buildings in the RR-3 districts. The front yard regulations in the rental Mixed-use Residential District Schedule (RR-3) include an allowance for these type of dedications.

Generally, exterior side yards on corner sites should be treated as front yards, and should have a setback equivalent to that of the front yard.

For sites with oblique property lines, modest variations from the required yard setbacks may be considered for portions of the site, if a yard setback with an overall average dimension generally equivalent to the minimum yard requirement is provided.

Figure 33: Illustration of average yard setback on oblique property line



3.4 Floor Space Ratio (FSR)

For mixed-use residential and apartment buildings on corner and shallow sites, a modest increase in FSR may be considered, as outlined in [sections 1.1](#) and [1.2](#) of these guidelines.

For social housing projects, a modest increase in FSR may be considered on residential 6-storey apartments in the RR-2C district, as outlined in table 6 of [section 1.2](#) of these guidelines.

Not all sites will achieve the maximum discretionary density. Some inhibiting factors may include but are not limited to:

- (a) site size and frontage, in particular corner sites with a frontage less than 40.2 m (132 ft.);
- (b) land dedications resulting in increased setbacks (i.e. SRW, lane);
- (c) sloping site conditions;
- (d) tree retention along the perimeter of the site; and
- (e) parking and bike storage requirements.

3.5 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms. The main living space for each dwelling unit should face a street, rear yard, or courtyard.

3.6 Building Width and Depth

Residential buildings should not exceed a maximum building depth of 21.3 m (75 ft.), to limit the impact on adjacent properties and ensure appropriate daylight access into units with only one exterior wall.

For corner sites that propose a wing along the flanking street, the maximum building depth may be increased for portions of the building along the wing. The resulting livability of units, including access to light and ventilation should be carefully considered.

For apartment buildings that propose a bridge element on sites with a frontage no greater than 73.1 m (240 ft.), the maximum building width may be increased. The building must include sufficient vertical articulation as outlined in [section 1.2 \(i\) \(iv\)](#) of these guidelines.

3.7 External Design

Generally, all external design regulations may be varied to allow for modest changes on the building form.

For 6-storey buildings, a decrease in the upper storey setback may be considered to provide variation in the architectural expression of the building.

For 6-storey social housing projects, no upper storey setback is required to allow a modest increase in density.

For corner units in a townhouse, a decrease in the minimum width to 3.7 m (12 ft.) may be considered, recognizing that these dwelling units have at least two exterior façades that allow greater access to natural light and ventilation.

Projections of underground parking structures into required yards may be considered on sites unable to provide minimum parking requirements due to unique site conditions or constraints (i.e. shallow sites, sloping sites).

3.8 Number of Buildings on Site

More than one building may be permitted on wider and deeper sites in a side-by-side or courtyard configuration. Multiple buildings may allow an optimized use of the site, improve access to natural light and ventilation, and better reflect an incremental pattern of growth.

4 Conditions of Use

A minimum of 35 percent two or three bedroom units is required as a condition of use for every rental development, to ensure the delivery of housing options suitable for families.

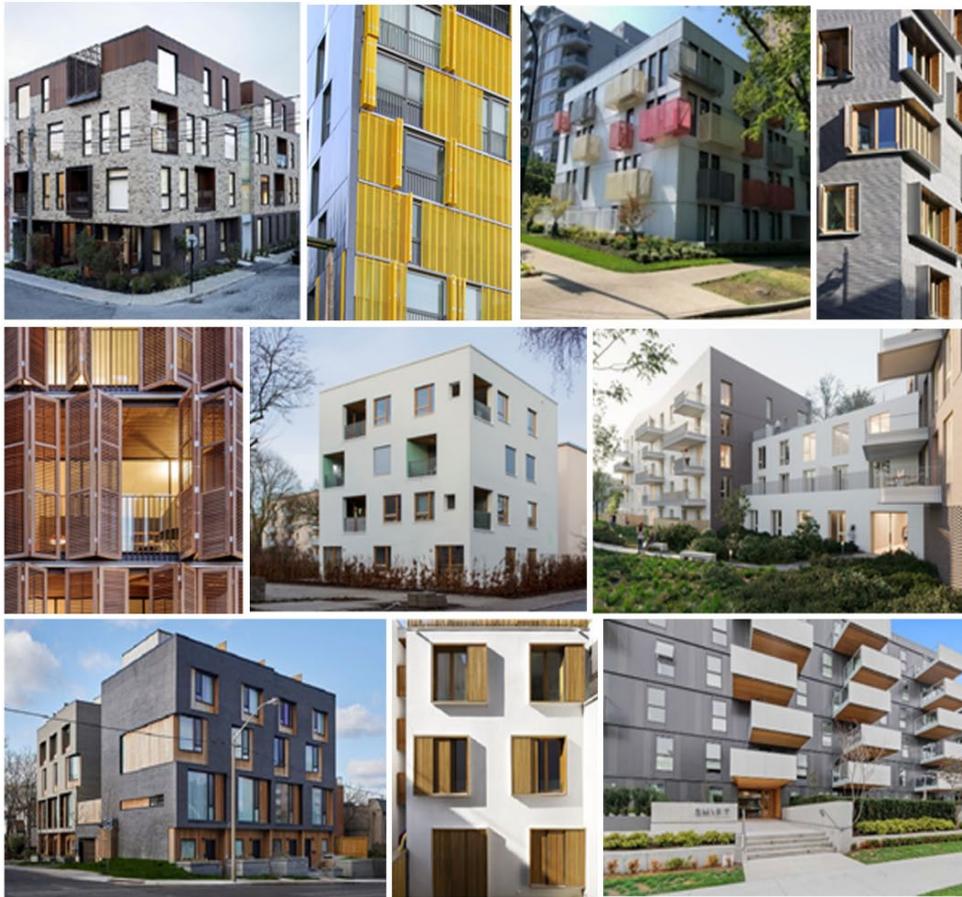
For apartment buildings, it is recommended that 10 percent be reserved for three bedroom units where possible. In addition, to support the functionality and livability of family-sized units (2 bedrooms or more), it is recommended to locate a minimum of 50 percent of two and three bedroom units within the first three storeys of apartment buildings.

5 Architectural Design

High-quality architectural design is expected of all developments.

The rental districts encourage simple building forms to help improve the energy performance of the building envelope while ensuring quality, durability, and variety through the façade design. Highly-articulated residential mixed-use and apartment buildings are not anticipated. Buildings may generally have boxy forms and provide visual interest through façade composition and high quality of materials and details as illustrated in the examples in figure 34.

Figure 34: Examples of simple building forms with architectural detailed façades



List of Images:

[from the top left]

1. Saint-Zoquie Residences, Montreal. Nature Humaine.
2. E Georgia, Vancouver. Brimingham & Wood.
3. Jervis, Vancouver. MA+HG.
4. ZAK Boucicaut, Paris. Michel Guthmann.
5. Residential Building, Barcelona. Lola Domenech
6. Bremer Punkt, Bremen. Lin.
7. Housing Complex, St-Cyr. NZI.
8. CORE Modern Homes, Toronto. Batay C-Sorba.
9. Passage de la Brie, Paris. Explorations.
10. Shift, Vancouver. OMB.

5.1 Roof

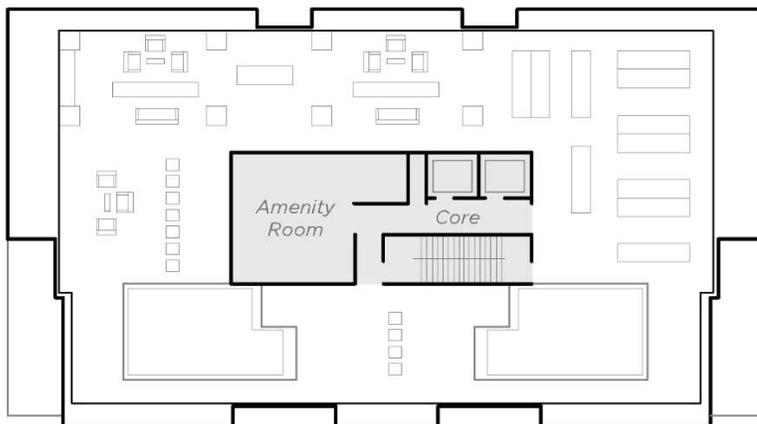
Roof forms on new development should have a clear, simple concept appropriate to the scale of the building. New buildings are not expected to provide pitched roof forms.

Access to the roof is supported and encouraged, to provide outdoor amenity space for residential mixed-use buildings, apartments and townhouses in combination with green roofs where possible. Projections above the roof line for roof deck access should be well integrated with the overall design. Roof decks should be screened or set back from the building edge to minimize the views into adjacent yards. Windscreens on roof decks should be transparent so that their visibility from the street and adjacent properties is minimized. Elevator penthouses, mechanical rooms, equipment and vents should be screened and integrated with the architectural treatment of the roof, and located to minimize their visibility.

Apartments should provide a common roof deck with a common amenity room where practical. The amenity room should be located in combination with the vertical circulation core (elevator and exit stairs), in a central location set back from the building edge as illustrated in figure 35. Selection of materials for the common amenity room should prioritize visual permeability and transparency to minimize their visibility from the street and increase connection to outdoor spaces. The floor area of a roof deck common amenity room should not exceed 10% of the roof area, and is excluded in the computation of floor space ratio. The vertical circulation core (elevator and exit stairs) will be counted as part of the floor space ratio at the roof level.

The Vancouver Building By-Law should be reviewed carefully to ensure compliance with height and exiting for roof decks and rooftop amenity rooms requirements. Generally, common amenity rooms on roof decks are limited to buildings up to 5-storeys in wood-frame construction.

Figure 35: Illustration of rooftop amenity space for mixed-use residential building and apartment



Private roof decks are encouraged for townhouses, in particular for stacked townhouses where the upper unit does not have at-grade private outdoor space. Full height stair penthouses are permitted to access roof decks in townhouses.

5.2 Façade Composition and Materials

Building elevations should present a cohesive and well-scaled composition of cladding materials, windows and elements, such as balconies and solar shading devices.

The following guidelines should be considered when designing façade compositions:

- (a) Windows should be placed to create a rationale pattern on the building exterior, not just as a function of the interior layout.
- (b) Window size and operation is also significant for the liveability of a unit; window designs should maximize access to natural light and ventilation throughout the dwelling.
- (c) Balconies should be designed as integral parts of the overall building design and façade composition.
- (d) Inset or projecting balcony designs may be provided. Inset balconies may be located at corners to soften the transition between properties.
- (e) Balcony projections into front and rear yards should read as discrete elements limited in width.
- (f) Continuous balconies that extend for the full façade width and read as an extension of the building mass are discouraged.

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

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

- (a) Create a cohesive image by limiting the number of different finishing materials used.
- (b) Material changes and transitions should have a strong relationship to the overall design of the building.
- (c) Materials should be used in a way that is true to their nature. For example, masonry may be used at the building base but should not be used as a treatment on upper levels with no clear means of support below.
- (d) The primary building façade should be oriented to the primary street. However, the same materials should be used in consistent proportions on all façades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or false front.
- (e) All sides of a building that extend in front of an adjacent building are visible from the public realm and warrant appropriate design. For corner buildings, the side façade should be articulated and have sufficient windows and detailing, comparable to the front façade.
- (f) Large blank walls should be avoided wherever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.
- (g) Except for architectural concrete treatments, exposed concrete foundations should be limited to 30 cm (12 in.).

6 Open Space

The provision of open space is required as part of an overall site development and landscape plan and should take into consideration general site circulation patterns, including parking, existing landscape features, sun access, privacy and usability. Open space should be varied, including a mix of soft and hard surfaces, passive and active areas, canopied and open spaces.

6.1 Public Open Space

The rental districts intend to foster neighbourliness and social connection. One way this can be accomplished is to make walking safe, comfortable and convenient. This ensures that streets and sidewalks support a vibrant public life that encourages a walking culture, healthy lifestyles, and social connectedness.

- (a) The streets adjacent to new development should provide street trees, if none exist.
- (b) The front yard setback requirement in the RR-3 districts is intended to be secured as at-grade statutory right of way (SRW), for sidewalk improvement and widening.

6.2 Semi-private Open Space

Semi-private open spaces, including common amenity spaces for residents, should be used as transitional spaces between public and private spaces, with visual access by both. Opportunities to use semi-private open space to encourage neighbourliness (between building residents, as well as with the broader neighbourhood) is encouraged. Semi-private open space should be designed as an organizing element, not as leftover space.

- (a) The rental District Schedules require that any development with four or more units provide a portion of open space on site programmable as children's play area. The [High Density Housing for Families with Children Guidelines](#) should be consulted to direct the design.
- (b) Provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking or adjacent to the space.
- (c) Provide seating, tables, or other fixtures that support social interaction, and provide thoughtful use of transitional spaces.
- (d) In developments with a central courtyard, once the main open space is located, it may be possible to have private patios flanking a central walkway. The walkway should be treated as a linear social space, rather than just a corridor.
- (e) Utilities such as sumps should be integrated with a paved pathway and not interrupt open space.

6.3 Private Open Space

Private open space for individual units should be provided as follows:

- (a) For ground level units, a private garden and/or patio.
- (b) For upper level units:
 - (i) For family-sized units with 2 or more bedrooms, a generous balcony or roof-deck with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 m² (48.4 sq. ft.) should be provided.

- (ii) For 1-bedroom or studio units, juliet balconies that maximize light and ventilation may be provided where it is not practical to include a balcony or roof deck.

Private outdoor space must be provided for 1-bedroom or studio units, unless common exterior amenity space of no less than 4.5 m² (48.4 sq. ft.) per unit is provided, based on total dwelling units of the development. If private outdoor space is not provided, unit layout should maximize solar and ventilation access by maximizing operable glazing units.

Roof decks add considerably to the amenity of units in townhouses or to the common amenity in mixed-use and apartment buildings. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form.

7 Landscape Design

7.1 Tree Retention and Boulevards

Existing trees should be kept where possible and new trees introduced with a focus on the perimeter of the site. To support perimeter tree retention, the Direction of Planning may vary provisions regulating siting of a building as outlined in [section 5.2.3](#) of the Zoning and Development By-law.

For residential developments, the front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting or environmental design (e.g. bioswale or rain garden) is encouraged where appropriate. Refer to the City's [Boulevard Gardening Guidelines](#).

7.2 Parking

Excavation for required parking should be minimized. Surface parking spaces rather than below grade parking structures should be provided where possible. Surface parking spaces should be located along the lane and be screened by planting beds, rather than fences if possible, to limit impact on outdoor open space. Surface parking spaces may be provided with open trellis structures (open walls and roofs) to support landscape and greenery at the lane, while remaining permeable to rainwater.

If parking requirements prevent below parking structures to be held back from site edges, these structures should be designed with an angled slab edge to provide additional space for tree root development.

7.3 Yards and Courtyard

Landscapes in semi-private open spaces, in particular front yards and courtyards, should be designed to provide screening and filtering of views, relying on plant material rather than fences. Planting trees is particularly necessary in these locations. Soft landscape can provide some privacy between units, but retain visual openness to the common open space.

Patio areas should be screened with planting that provides visual porosity, and can be maintained at a height of 1.5 m (5 ft.) or less. Visually undesirable building features, such as exposed foundation or utilities, should be screened with planting beds.

In developments with a central courtyard, planting can create some screened privacy for private patios; however, fences should be kept low. Sufficient depth of soil should be provided to allow substantial planting of courtyards located on parkade roofs.

7.4 Roof

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

- (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 advancement of many City wide goals such as biodiversity, air quality and rainwater management, and may be established on non-accessible roof areas.

Figure 35: Illustration of roof landscape design for mixed-use residential building and apartment, including examples



7.5 Fences

In general, the by-law fencing height limit of 1.2 m (4 ft.) in front yards, and 1.8 m (6 ft.) in rear and side yards should be respected. However:

- (a) Fences at the rear of the site, adjacent to a building at a lane or street should be reduced in height to 1.2 m (4 ft.). At a lane, they may transition back up to 1.8 m (6 ft.) within 0.6 m (2 ft.) of the rear property line. Soft landscape should be used to provide privacy screening, while still allowing some visibility between the public and private property.
- (b) Exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.

8 Sustainability

Development must be designed to reduce energy consumption and emissions. For specific requirements, refer to the **Secured Rental Policy** under section 7 *Green Buildings*.

9 Rainwater Management

Underground parking structures should be minimized, and held back from site edges to allow for rain water infiltration. Surface parking spaces should be treated with pavers that are permeable to reduce stormwater sewer loads.

On-site opportunities for Tier 1 Rainwater Infiltration integrated with the landscape plan (such as rain gardens and other absorbent landscape) should be explored. Alternate opportunities for rain water management include enabling transpiration through intensive or extensive green roofs to be provided where possible, or rainwater harvesting.

Refer to the City's [Rainwater Management Bulletin](#) and [Green Rainwater Infrastructure Typologies](#).

10 Garbage and Recycling

For multiple dwelling developments, garbage and recycling will be collected by private contractors. Measures should be taken to ensure that waste bins are not left in the lane. Appropriate areas for garbage and recycling bins should be provided to ensure convenient pickup, either in the underground parkade or directly off the lane. [Refer to the Garbage and Recycling Storage Facility Design Supplement](#) for detailed information on the number of containers required and dimensions and specifications of commonly used storage containers.

Appendix A: Parking Requirements and Transportation Demand Management (TDM) Measures for Rental Apartments

Although underground parking structures are allowed, the intent of the apartment rental district (RR-2) is to enable open surface parking wherever possible in order to minimize greenhouse gas emissions, reduce construction costs and allow for tree planting and rain water infiltration opportunities.

The following 3 steps should be followed when calculating the Parking By-law requirements to maximize reductions and Transportation Demand Management (TDM) exclusions that may improve the feasibility of surface parking on these developments.

For the purposes of calculating parking spaces, if a calculation results in a fractional number, the nearest whole number must be considered. A fraction of one-half must be rounded up to the next whole number.

1 Off Street Parking Space Regulations ⁽¹⁾

Regulation	Required Parking Spaces
Minimum required parking spaces for secured market rental housing	1 space for each 125 m ² of floor area; of which 1 accessible parking space for each building containing at least 7 dwelling units, and 0.034 space for each additional dwelling unit
Minimum Required Visitor Parking for Dwelling Uses	0.05 parking spaces for every dwelling unit

(1) Refer to sections 4.1.16, 4.5B and 4.8.4 of the *Parking By-law*. <https://bylaws.vancouver.ca/parking/Sec04.pdf>

2 Off Street Bicycle Space Regulations ⁽²⁾

Regulation	Required Parking Spaces
Class A minimum required spaces for multiple dwelling developments of three or more dwelling units in conjunction with another use	1.5 spaces for every dwelling unit under 65 m ² 2.5 spaces for every dwelling unit over 65 m ² and under 105 m ² 3 spaces for every dwelling unit over 105 m ²
Class B minimum required spaces for multiple dwelling developments of three or more dwelling units in conjunction with another use	2 spaces for a development containing at least 20 dwelling units, and 1 space for every additional 20 dwelling units

(2) Refer to section 6.2.1.2 of the *Parking By-law*. <https://bylaws.vancouver.ca/parking/sec06.pdf>

3 Off Street Parking Reductions by Transit Accessibility, Land Use and TDM ⁽³⁾

The maximum parking reduction available to residential developments is 60% overall. This is achieved through combined reductions based on proximity to transit and the implementation of TDM measures. The TDM measures listed in this section include solutions that may be addressed through design, site

layout and minor infrastructure. Additional TDM measures are available including Financial Incentives and Alternative Commute Services, which are dependent on subsidy commitments and third party agreements with limited applicability. The calculation of parking reductions is obtained as follows:

Total Allowable Parking Reduction	=	(A) Transit Accessibility	+	(B) TDM Measures for Residential
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(A) Parking Reduction for Transit Access

Regulation	Parking Reduction
<p>Level A</p> <p>(available to the majority of the sites eligible under the Secured Rental Policy for Low Density Transition Areas)</p>	<p>20% parking reduction for sites located:</p> <ul style="list-style-type: none"> ▪ 100 m walking distance of any existing FTN ⁽³⁾ route, including B-Line stops; or ▪ 200 m walking distance of any intersection of two existing FTN routes, including B-Line stops; or ▪ 400 m walking distance of a SkyTrain station
<p>Level B</p> <p>(available to some of the sites eligible under the Secured Rental Policy for Low Density Transition Areas)</p>	<p>10% parking reduction for sites located:</p> <ul style="list-style-type: none"> ▪ 101 m to 200 m walking distance of any existing FTN route, including B-Line stops; or ▪ 201 m to 400 m walking distance of any intersection of two existing FTN routes, including B-Line stops; or ▪ 401 m to 800 m walking distance of a SkyTrain station

- (3) Refer to table 6 of the *Transportation Demand Management for Developments in Vancouver*. <https://vancouver.ca/files/cov/transportation-demand-management-for-developments-in-vancouver.pdf>
- (4) Frequent Transit Network (FTN) as defined by *Translink*. <https://www.translink.ca/Plans-and-Projects/Frequent-TransitNetwork.aspx>

(B) TDM Measures for Residential Developments ⁽⁵⁾

Regulation	Parking Reduction
<p>Parking Reduction for TDM measures for residential developments</p> <p>(available to all of the sites eligible under the Secured Rental Policy for Low Density Transition Areas)</p>	<p>Up to 40% parking reduction through the TDM Plan Point:</p> <p>TDM Plan Point Targets ⁽⁶⁾</p> <ul style="list-style-type: none"> ▪ For less than 12 dwelling units, up to 12 points ▪ For 12 to 24 dwelling units, up to one per dwelling unit ▪ For 25 to 220 dwelling units, up to 24 points ▪ For 221 dwelling units or more, up to 24 points

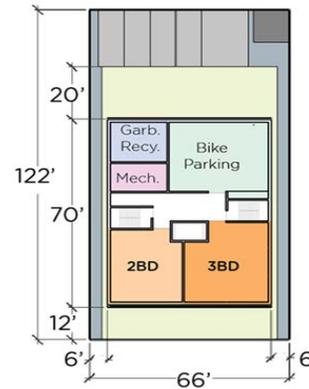
- (5) Refer to tables 4 and 5 of the *Transportation Demand Management for Developments in Vancouver*. <https://vancouver.ca/files/cov/transportation-demand-management-for-developments-in-vancouver.pdf>
- (6) Target points equate to the maximum 40% reduction available. If lower point ranges are achieved these need to be prorated to the equivalent lower reduction percentage.

Menu of TDM Measures applicable to all Developments ⁽⁷⁾		
Category	Measure / Points	Requirements
Active Transportation	ACT-01: Additional Class A Bicycle Parking. 8 Points	Provide 40% additional bicycle parking spaces above the minimum required. Lesser points are available in proportion to the additional percentage provided.
	ACT-02: Improved Access to Class A Bicycle Parking. 6 Points	4 points for providing 100% of the Class A bicycle parking at-grade; plus Up to 2 points, for providing excellent design.
	ACT-03: Enhanced Class B Bicycle Parking. 2 Points	Provide enhanced visitor Class B bicycle parking.
	ACT-05: Bicycle Maintenance Facilities. 2 Points	Provide bicycle maintenance facilities and workspace.
	ACT-08: Shared Bicycle Fleet. 4 Points	Provide a fleet of bicycles for residents, employees and/or guests to use for 20 years. At a minimum, 6 bicycles shall be provided; or 1 bicycle for each 10 dwelling units. Fewer points may be achieved to commensurate smaller fleet size.
Support, Promotion, Information	SUP-01: Transportation Marketing Services. 2 Points	Provide marketing campaigns, including incentives to encourage the use of sustainable transportation modes.
	SUP-02: Real-time Information. 2 Points	Provide real-time sustainable transportation information for 20 years on displays in prominent locations on the project site.

(7) Refer to table 7 of the *Transportation Demand Management for Developments in Vancouver*. <https://vancouver.ca/files/cov/transportation-demand-management-for-developments-in-vancouver.pdf>; and Worksheet D of the *Transportation Demand Management (TDM) Plan Summary Worksheets*. <https://vancouver.ca/files/cov/transportation-demand-management-schedule-a.pdf>

4 Example: 4-storey Apartment with Surface Parking on a Local Street

Project Info	
Lot Size	66 ft. X 122 ft.
Lot Area	8,052 sf
No. of Storeys	4
FSR	1.75
Floor Area (max.)	14,091 sf
No. or Units	20
Unit Mix	
- Studios	8 (40%)
- 1 BDR	5 (25%)
- 2 BDR	5 (25%)
- 3 BDR	3 (10%)



STEP 1 Off Street Parking Space Calculations

Standard Spaces [Max. Floor Area / 125 m ²]	Accessible Spaces [1 space + 0.034 X (No. Units - 7)]	Visitor's Spaces [0.05 X No. Units]
14,091 sf / 1,345 sf = 10.47 spaces	7 units = 1 space 0.034 X 13 units = 0.442 spaces = 1.442 spaces	0.05 X 20 units = 1 space
10 parking spaces (including 1 accessible space) + 1 visitor's parking space		

STEP 2 Off Street Bicycle Space Calculations

Class A

Unit Size	No. of Units	Multiplier	Bicycle Spaces
<65 m ² (700 sf)	13	1.5	19.5
65 m ² - 105 m ² (700 sf - 1,130 sf)	7	2.5	17.5
>105 m ² (1,130 sf)	0	3	0
Total Required Spaces			37

Class B

Min. 2 spaces for any development containing at least 20 units

STEP 3 Off Street Parking Reduction Calculations

TDM measures for residential projects: 20 points required (at 1 per unit) for a max. 40% reduction.

TDM Measures	Points	Equivalent Reduction %
ACT-02 Improved Access to Class A Bicycle Parking	6	12%
ACT-03 Enhanced Class B Bicycle Parking	2	4%
ACT-05 Bicycle Maintenance Facilities	2	4%

SUP-01 Transportation Marketing Services	2	4%
SUP-02 Real-Time Information	2	4%
Transit Access	Level	Equivalent Reduction %
100 m walking distance to an FTN route	A	20%
Total % Reduction		48%

Off Street Parking Spaces Required After Reductions

Parking Spaces Required by the Parking-Bylaw	Parking Spaces Reduced TDM + Transit Access	Parking Spaces Required after Reductions
10 spaces (incl. 1 Accessible space) + 1 Visitor's space = 11 spaces	11 spaces X 48% = 5.28 spaces	11 spaces - 5.28 spaces = 5.72 spaces
		= 6 spaces (incl. 1 accessible and 1 visitor's)

5 Example: 4-storey Apartment with Underground Parking on a Local Street

Project Info		
Lot Size	99 ft. X 122 ft.	
Lot Area	12,078 sf	
No. of Storeys	4	
FSR	1.75	
Floor Area (max.)	21,136 sf	
No. or Units	30	
Unit Mix		
- Studios	10	(33%)
- 1 BDR	9	(30%)
- 2 BDR	8	(27%)
- 3 BDR	3	(10%)

STEP 1 Off Street Parking Space Calculations

Standard Spaces [Max. Floor Area / 125 m ²]	Accessible Spaces [1 space + 0.034 X (No. Units - 7)]	Visitor's Spaces [0.05 X No. Units]
21,136 sf / 1,345 sf = 15.7 spaces	7 units = 1 space 0.034 X 23 units = 0.78 spaces = 1.78 spaces	0.05 X 30 units = 1.5 space
16 parking spaces (including 2 accessible space) + 2 visitor's parking space		

STEP 2 Off Street Bicycle Space Calculations

Class A

Unit Size	No. of Units	Multiplier	Bicycle Spaces
<65 m ² (700 sf)	19	1.5	28.5
65 m ² - 105 m ² (700 sf - 1,130 sf)	11	2.5	27.5
>105 m ² (1,130 sf)	0	3	0
Total Required Spaces			56

Class B

Min. 2 spaces for any development containing at least 20 units, and one additional space for every additional 20 dwelling units

STEP 3 Off Street Parking Reduction Calculations

TDM measures for residential projects: 24 points required (at 1 per unit) for a max. 40% reduction.

TDM Measures	Points	Equivalent Reduction %
ACT-02 Improved Access to Class A Bicycle Parking	6	9.8%
ACT-03 Enhanced Class B Bicycle Parking	2	3.3%
ACT-05 Bicycle Maintenance Facilities	2	3.3%
SUP-01 Transportation Marketing Services	2	3.3%
SUP-02 Real-Time Information	2	3.3%
Transit Access	Level	Equivalent Reduction %
Not within walking distance of an FTN route or SkyTrain station	C	0%
Total % Reduction		23%

Off Street Parking Spaces Required After Reductions

Parking Spaces Required by the Parking-Bylaw	Parking Spaces Reduced TDM + Transit Access	Parking Spaces Required after Reductions
16 spaces (incl. 2 Accessible space) + 2 Visitor's space = 18 spaces	18 spaces X 48% = 4.14 spaces	18 spaces - 4.14 spaces = 13.86 spaces
		= 14 spaces (incl. 2 accessible and 2 visitor's)

6 Example: 6-storey Apartment with Surface Parking on an Arterial Street

Project Info	
Lot Size	99 ft. X 110 ft.
Lot Area	10,890 sf
No. of Storeys	6
FSR	2.4

Floor Area (max.)	26,136 sf
No. or Units	40
Unit Mix	
- Studios	26 (65%)
- 1 BDR	0 (0%)
- 2 BDR	9 (22.5%)
- 3 BDR	5 (12.5%)

STEP 1 Off Street Parking Space Calculations

Standard Spaces [Max. Floor Area / 125 m ²]	Accessible Spaces [1 space + 0.034 X (No. Units - 7)]	Visitor's Spaces [0.05 X No. Units]
26,136 sf / 1,345 sf = 19.4 spaces	7 units = 1 space 0.034 X 33 units = 1.12 spaces = 2.12 spaces	0.05 X 30 units = 1.5 space
19 parking spaces (including 2 accessible space) + 2 visitor's parking space		

STEP 2 Off Street Bicycle Space Calculations

Class A

Unit Size	No. of Units	Multiplier	Bicycle Spaces
<65 m ² (700 sf)	35	1.5	52.5
65 m ² - 105 m ² (700 sf - 1,130 sf)	5	2.5	12.5
>105 m ² (1,130 sf)	0	3	0
Total Required Spaces			65

Class B

Min. 2 spaces for any development containing at least 20 units, and one additional space for every additional 20 dwelling units = **3**

STEP 3 Off Street Parking Reduction Calculations

TDM measures for residential projects: **24** points required (at 1 per unit) for a max. **40%** reduction.

TDM Measures	Points	Equivalent Reduction %
ACT-01 Additional Class A Bicycle Parking	8	13.3%
ACT-02 Improved Access to Class A Bicycle Parking	6	10%
ACT-03 Enhanced Class B Bicycle Parking	2	3.3%
ACT-05 Bicycle Maintenance Facilities	2	3.3%
ACT-08 Shared Bicycle Fleet	3	5%
SUP-01 Transportation Marketing Services	2	3.3%
SUP-02 Real-Time Information	2	3.3%

Transit Access	Level	Equivalent Reduction %
400 m walking distance of a SkyTrain station	A	20%
Total % Reduction		60% (max. reductions)

Off Street Parking Spaces Required After Reductions

Parking Spaces Required by the Parking-Bylaw	Parking Spaces Reduced TDM + Transit Access	Parking Spaces Required after Reductions
19 spaces (incl. 2 Accessible space) + 2 Visitor's space = 21 spaces	21 spaces X 60% = 12.6 spaces	21 spaces - 12.6 spaces = 8.4 spaces
		= 8 spaces (incl. 2 accessible and 2 visitor's)

Policy

Secured Rental Policy

Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended XX [Month Day, Year]

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Background and Context

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

- Retitling of the policy.
- A framework to allow simplified rezonings in low-density areas previously enabled by the Affordable Housing Choices Interim Rezoning Policy, through standardized regulations in new rental zones. This was to be implemented as a pilot on a time-limited basis until June 30, 2022. Further details of the new zones to be brought back to Council for approval at a later date.
- Changes to the family housing requirements.
- Additional Green Buildings requirements.

Additionally, Council directed Staff to prepare changes to the C-2, C-2B, C-2C and C-2C1 district schedules to allow new 6 storey rental buildings through a development permit process instead of a rezoning, and that this be brought back to public hearing for Council's consideration.

On XX, 2021, 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 allow secured rental building 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.
- Changes to align with the new RR-1, RR-2, and RR-3 district schedules introduced for use in future rezonings under section 2.4 of this policy, including further clarification of affordability requirements for below market rental and social housing projects.
- Changes to the eligibility requirements for sites in low density transition areas, including locational considerations, addition of a map illustrating eligible areas, and clarification of circumstances in which a CD-1 rezoning may be required.
- Other minor amendments to better align with rezoning opportunities previously enabled by the Affordable Housing Choices Interim Rezoning Policy in C-1 and RM-1 and RM-1N zones.

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 renters¹. 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.

¹ Census 2016

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 percent². 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 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, 2021 include unique zoning provisions (e.g. height, density, and setback regulations) for residential rental tenure development.
- New RR-1, RR-2, and RR-3 district schedules approved by Council on XX, 2021 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 section 2.4 of this policy and Table 2)

² CMHC Rental Market Report

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), 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:

- 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.

Specific regulations for rental housing, such as increased maximum building height and density (e.g. allowances for 6 storey rental), are described in the C-2, C-2B, C-2C, and C-2C1 district schedules, the C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Guidelines, and the Rental Incentives Program Bulletin.

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 Incentives Programs Bulletin.

2.2 Exclusions

These rezoning policies (section 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 1 outlines the additional height and density that may be considered for rezonings to CD-1 in commercial, multi-family, industrial, and ODP areas. Where appropriate, staff may support rezoning to a RR-1, RR-2 or RR-3 district rather than a CD-1.

2.3.1 Rezoning in C-2, C-2B, C-2C and C-2C1 Districts

As the C-2, C-2B, C-2C, and C-2C1 zoning districts include unique provisions for rental housing, rezoning for rental housing development will only be considered in exceptional circumstances, subject to staff review. Most secured rental projects in these zones will be required to develop in accordance with the applicable District Schedule.

In general, projects proceeding through a rezoning stream will not be considered for more height or density than can be achieved through the C-2, C-2B, C-2C, or C-2C1 district schedules (e.g. 6 storeys and 3.5 FSR or 3.7 FSR on large corner sites). These projects should also generally conform with the applicable C-2 district schedule and the associated design guidelines.

Circumstances where CD-1 rezoning may be considered will generally be limited to the following:

- Projects proposed on sites that are split zoned with a portion of the site zoned as C-2, C-2B, C-2C, or C-2C1; or
- Projects on sites to be created through a consolidation including parcels that are not zoned C-2, C-2B, C-2C, or C-2C1 and where all parcels are immediately adjacent to each other and more than 50% of the site area is zoned C-2, C-2B, C-2C, or C-2C1.

Table 1: 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, generally consistent with the RR-3A district Consider 6 storey mixed use, generally consistent with the RR-3B district, for projects including a minimum 20% of the residential floor area as units secured at below-market rents (<i>See section 4 for specific requirements</i>)
	C-2, C-2B, C-2C, C-2C1	In exceptional circumstances consider rezoning for 6 storey mixed use, generally consistent with the height and density regulations for rental housing specified in the applicable C-2, C-2B, C-2C, or C-2C1 district schedule. See section 2.3.1 of this policy for further details and criteria.
	C-3A	Consider additional density; adhere to existing height limits and generally to guidelines
Multi-family Areas	RM-1 and RM-1N	Consider additional height and density up to 6 storeys and generally consistent with the RR-2A, RR-2B, and RR-2C Districts Schedule or the RR-3A and RR-3B Districts Schedule and the locational and site context considerations for RS and RT zones (<i>See Table 2</i>)
	RM-3, RM-3A	Consider redevelopment of sites where existing rental units do not current 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

2.4 Rezoning in Low Density Transition Areas

Rezoning for 100% residential rental projects will be considered for sites zoned RS or RT (except for RT-5 and RT-5N, RT-7, RT-8 and RT-10 and RT-10N) that are:

- On a block adjacent to an arterial road that is part of a TransLink bus route and that is within approximately 400 m of a larger neighbourhood shopping area; or
- On a block adjacent to an arterial road that is within 800 m of a TransLink rapid transit station (including RapidBus, 99 B-Line, Canada Line, Expo Line or Millennium Line stations) and that is within approximately 200 m of a smaller neighbourhood shopping area; and
- In an eligible area as illustrated by Map A in the Appendix.

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

Table 2 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 regular in shape (rectangular), part of the regular street grid, and have a full lane to the rear.

Rezoning opportunities as described in Table 2 will generally only be enabled through rental tenure district schedules; rezoning to a site-specific CD-1 will only be considered as per section 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 2 but are highly 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 sites where a CD-1 rezoning will generally be required include:

- Sites with limited street frontage or no lane
- Sites where a standard building shape as generally allowed in the applicable standard rental zone(s) and guidelines cannot be accommodated

2.4.3 Social Housing

Rezonings for projects where 100% of the residential floor area is secured as social housing will be considered on sites zoned RS or RT, including in locations that are not illustrated by Map A in the Appendix. The RR-2C district includes provisions to enable some additional density for 6 storey social housing developments on arterials. As appropriate, staff may also support consideration of rezoning to another RR district or a CD-1.

Table 2: Considerations for Rezoning in RS and RT Zones

Location	Building Types	Requirements and Guidelines
On arterial	<ul style="list-style-type: none"> Up to 4 storey mixed use Up to 5 storey residential apartment Up to 6 storey residential apartment or mixed use for projects including a minimum 20% of the residential floor area that is counted in the calculation of FSR secured as below-market rental units (See section 4 for specific requirements) or where 100% of the residential floor area is secured as social housing 	<p>Refer to the RR-2 and RR-3 district schedules</p> <p>Site must not leave any remaining RS or RT lot(s) with a total continuous frontage of less than 99 feet, or obstruct access to a lane for any remaining lot(s)</p> <p><u>Mixed use requirements (RR-3)</u></p> <p>Mixed use will generally be required for sites that:</p> <ul style="list-style-type: none"> are immediately adjacent to a property that has existing zoning for commercial use (C-1, C-2, C-2B, C-2C, C-2C1 or CD-1 with commercial retail at grade), or include a corner lot at an intersection where two or more of the other corner sites are zoned for commercial use <p>Mixed use will generally be optional for sites that include a corner lot or that have existing non-residential uses</p>
Off arterial	<ul style="list-style-type: none"> Up to 4 storey residential apartment or 4 storey townhouse 3 storey triplex or townhouse with up to 8 units 	<p>Refer to the RR-1 District Schedule, and the RR-2A district</p> <p>Site must not obstruct access to a lane for any remaining lot(s)</p>
	Up to 5 storey residential apartment flanking the arterial with a 4 storey transition to the off arterial block face	<p>Refer to the RR-2B district</p> <p>Site must be located at the corner of an arterial road, with a side property line flanking the arterial</p>
	Up to 4 storey mixed use	<p>Refer to the RR-3A district</p> <p>Site must have existing non-residential use</p>

Please also refer to the Rental District Schedules Design Guidelines for further guidance.

Other Policy Requirements

3 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.

4 Affordability

Projects proposing a 6 storey building under section 2.4 of this policy are required to achieve a minimum of 20% of the residential floor area that is counted in the calculation of FSR as units secured at below-market rents. In addition, all below-market units are required to meet the following requirements:

- Starting rents by unit type will not exceed a rate that is:
 - For 100% residential buildings, 10% less than the average rents as published by the Canada Mortgage and Housing Corporation (CMHC) for the city; or
 - For mixed-use buildings, 20% less than the average rents as published by CMHC for the city

Please refer to the most recent annual Rental Market Report for private apartment buildings published by CMHC for more information. Starting rents will be secured at the time of Council's approval of the rezoning, and may be increased annually until initial occupancy in accordance with the maximum annual increases authorized by the Province of British Columbia through the Residential Tenancy Act, and

- After initial occupancy, rent escalation during a tenancy will be limited to the increases authorized by the Residential Tenancy Act. Between tenancies, the rent may be re-indexed to the current CMHC average rent by unit type, applying the same discount rate (minimum 10% for 100% residential buildings and 20% for mixed-use buildings) as was secured at the time of rezoning approval.

Targeting a deeper level of affordability in a portion of the below-market rental units is encouraged where possible. For more information on starting rent information and program administration, please refer to the Rental Incentive Programs Bulletin.

5 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.

For projects that do not require rezoning, residential unit mix requirements may be specified in the applicable district schedule. The C-2, C-2B, C-2C, and C-2C1 district schedules require that residential rental tenure projects seeking density above 2.5 FSR and height above 4 storeys provide 35% family units (with 2 or more bedrooms). These units should be designed to meet the High Density Housing for Families with Children Guidelines.

6 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.

7 Green Buildings

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

7.1 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.

7.2 Development Permit Applications for Projects That Do Not Require Rezoning

Some development permit applications for residential rental tenure development that do not require rezoning must also meet green building requirements. In C-2, C-2B, C-2C and C-2C1 districts residential rental tenure applications seeking additional building height and/or density, projects are required to:

- Employ zero emissions heating and hot water systems in the building, achieving a greenhouse gas intensity (GHGI) of 3 kg/m² or less; and
- Meet the energy efficiency and emissions requirements of the Green Buildings Policy for Rezonings, by meeting the requirements of either:
 - Passive House or an acceptable alternate near zero emissions standard; or,
 - Greenhouse gas, thermal energy demand, and total energy use intensity limits (GHGI, TEDI, and TEUI, respectively) as specified in the policy.

8 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 Policy for Rezonings and other applicable Council approved policies and guidelines are not subject to a CAC.

Implementation and Monitoring

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 to unique CD-1s or through the use of rental zones in low density areas (e.g. RR-1, RR-2 and RR-3 district schedules). In addition, new rental development may proceed through development permit applications, including through district schedules which include provisions for residential rental tenure development (e.g. C-2, C-2B, C-2C and C-2C1).

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.

Summary of C-2 Changes

This appendix contains a summary of proposed changes in the C-2 commercial districts for residential rental tenure buildings that is applicable to areas outside of recently approved community plans and planning programs underway, as well as minor changes to the base zoning in all development areas in C-2.

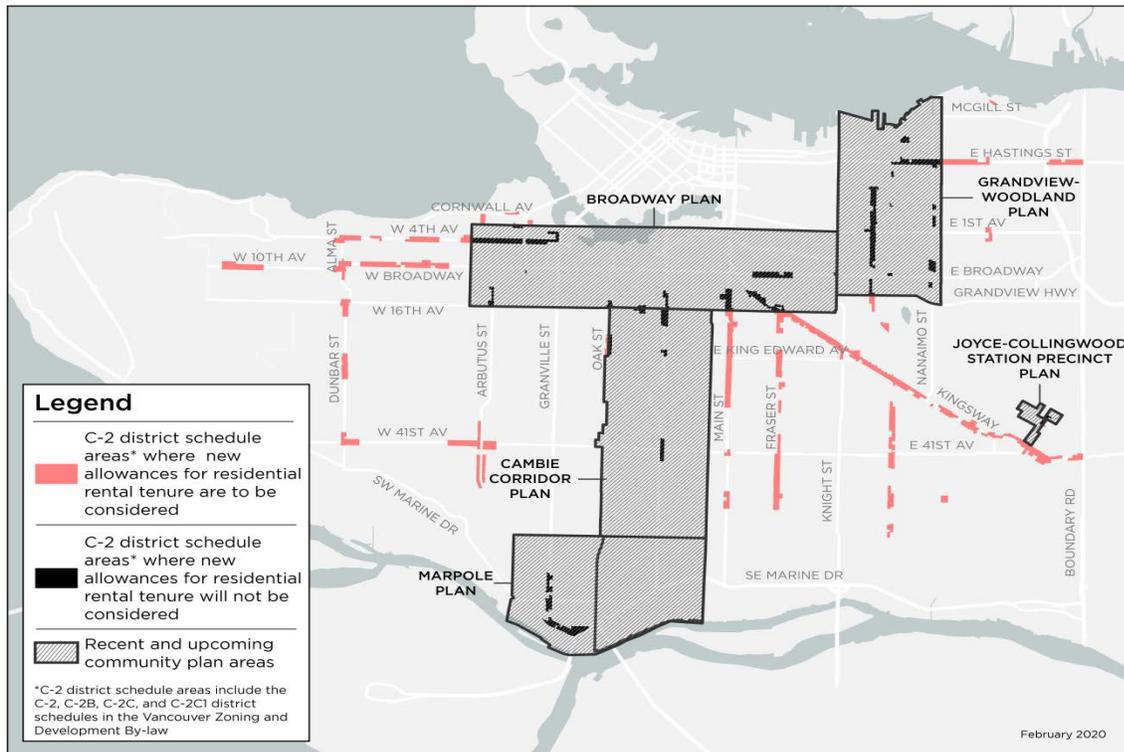
1. General Summary of Proposed Changes to C-2 Commercial Zoning Districts (C-2, C2-B, C-2C, and C-2C1) for Residential Rental Tenure Buildings in Certain Areas

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>Targeted Outcomes:</p> <ul style="list-style-type: none"> Encourage construction of new rental housing Streamline process and clarify policy requirements 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 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 sq. m (18,000 sq. 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 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"> • <i>Running north south with a right of way of less than 24.4 m (80 ft.); OR</i> • <i>Running any other direction with a right of way of 27.5 m (90 ft.) or less</i> <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

Map 1. C-2 Areas Where Allowances for Residential Rental Tenure Will Apply

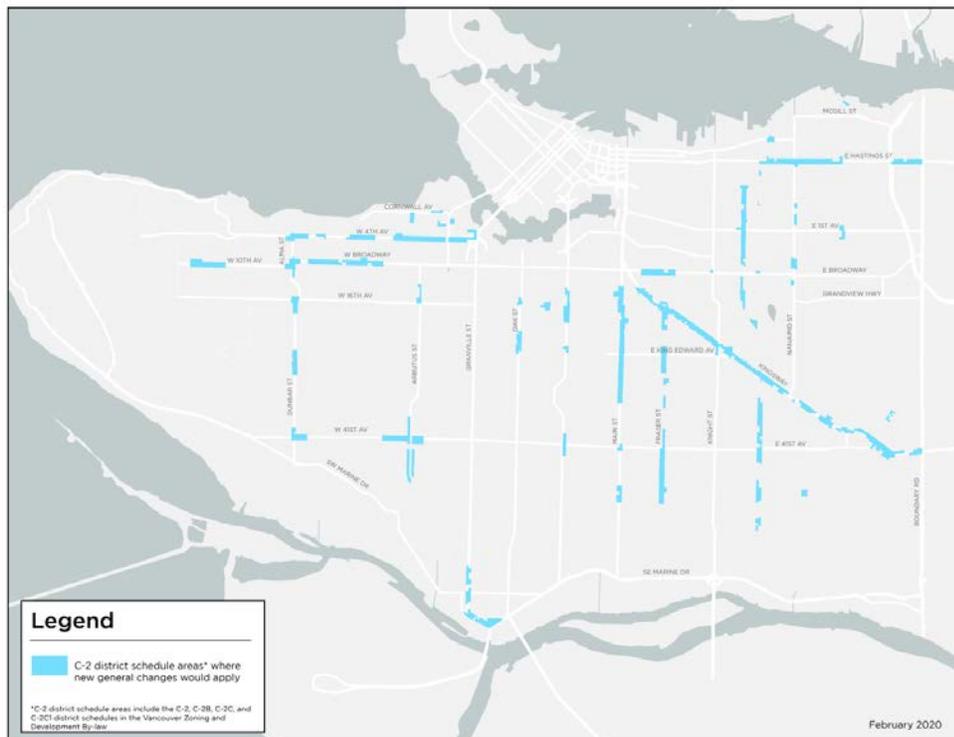


2. Proposed Minor Changes to C-2 Commercial Zoning Districts (C2, C2-B, C-2C, and C-2C1) for All Development in All C-2 Areas

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

<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.) • 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

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



Summary of Changes to the Secured Rental Policy and Location Criteria for RS and RT Areas

This appendix provides an overview of the updates proposed to the Secured Rental Policy (SRP). The updated locational criteria for RS and RT areas are also compared to previous City policy that was first introduced in 2012. The full SRP policy document as proposed can be found in Appendix F.

1. Proposed Updates to the Secured Rental Policy

Table 1 describes the proposed updates to the SRP that correspond with the introduction of the amended C-2 zones and new standard RR zones.

Table 1: Summary of Updates to the Secured Rental Policy

Topic	Secured Rental Policy As Approved November 2019	Proposed Updates	Rationale
Implementation	Rezoning in C-2, C-2B, C-2C and C-2C1 zones may be supported on an interim basis, while amendments to these zones are being prepared to enable rental housing up to 6 storeys in these areas without rezoning	Rezoning in C-2, C-2B, C-2C and C-2C1 zones may only be considered in exceptional circumstances; otherwise new rental development up to 6 storeys will be expected to proceed under the amended zoning	<ul style="list-style-type: none"> Aligns the policy document with the amended C-2 zones and provides guidance on circumstances when a CD-1 rezoning may still be considered
	Rezoning in eligible RS and RT zoned areas will not be supported on an interim basis, while new zoning district schedules are being prepared to enable streamlined rezoning in these areas	Rezoning in eligible RS and RT zoned areas may be considered following enactment of the RR zones, which will be utilized in most cases; CD-1 rezoning will only be considered in exceptional circumstances	<ul style="list-style-type: none"> Aligns the policy document with RR rental zones and makes corresponding updates to guidance on circumstance when a CD-1 rezoning may be considered
	Once new rental zones are prepared, if they are approved by Council new rezoning in RS and RT zones would be considered on a pilot basis until June 30, 2022	Rezoning in RS and RT zones will be considered as per the updated locational criteria and new rental zones	<ul style="list-style-type: none"> Previous pilot timeframe is no longer feasible Future considerations for new or amended rezoning opportunities in RS and RT zones will be explored and developed for Council consideration as part of the Vancouver Plan; specific timelines and guidance will be determined through that work
Eligible Zones	All RS and RT zoned areas that meet the locational and site context requirements may be considered rezoning	Sites in RT-5, RT-7, RT-8 and RT-10 zones will not be considered for rezoning	<ul style="list-style-type: none"> The excluded RT zones remove parts of the Kitsilano and Kensington-Cedar Cottage neighbourhoods where there are relatively higher

<p>Eligible Zones (cont'd)</p>	<p>In C-1 zones, rental projects up to 4 storeys and 2.5 FSR may be considered</p> <p>No rezoning policy for RM-1 zones.</p>	<p>In C-1 zones, rental projects that include a minimum 20% below-market rental may be considered for up to 6 storeys and 3.5 FSR</p> <p>In RM-1 zones, rezoning may be considered for market rental projects up to 5 storeys and below-market rental projects up to 6 storeys, consistent with the new RR zones and locational and site context considerations that apply to RS and RT zones</p>	<p>amounts of existing rental housing and protected heritage properties than in other RS and RT zones</p> <ul style="list-style-type: none"> • Re-aligns the SRP with rezoning opportunities that were previously available under the Affordable Housing Choices Interim Rezoning Policy, with enhanced affordability required for all 6 storey projects
<p>Enhanced Affordability Requirements</p>	<p>All 6-storey projects in RS and RT zones will be required to secure a deeper level of affordability. A minimum of 20% of the residential area will be secured at below-market rents affordable to households with annual incomes under \$80,000</p>	<p>Specific maximum starting rent requirements will apply to below-market rental units:</p> <ul style="list-style-type: none"> • For 100% residential buildings, rents will be at least 10% less than CMHC average rents for all units city-wide • For mixed-use buildings, rents will be at least 20% less than CMHC average rents for all units city-wide <p>After initial occupancy, rent increases will be limited as per the Residential Tenancy Act. At unit turnover, the rent may be re-indexed to the current CMHC average rent applying the same minimum 10% or 20% discount (depending on project type)</p>	<ul style="list-style-type: none"> • Affordability requirements are based on updated financial testing • Clarify specific below-market rent requirements for 6 storey projects to avoid the need for project-by-project negotiation

2. Where the Secured Rental Policy Would Apply in Low Density Areas

The SRP includes updated opportunities for rezoning in low density (RS and RT zoned) areas that build on previous opportunities that were available under the Affordable Housing Choices Interim Rezoning Policy (AHC IRP) starting in 2012. Table 2 summarizes the key changes to the location criteria and associated guidance from the AHC IRP that are proposed as part of the amendments to the SRP.

Table 2. Proposed Locational Criteria for Low Density Areas vs. Previous Policy

<p>Previously Policy Affordable Housing Choices Interim Rezoning Policy (2012)</p>	<p>Secured Rental Policy - Proposed Updates</p>	<p>Rationale</p>
<p>Eligible sites must be on an arterial road or within 100 m or 1.5 blocks of an arterial road</p>	<p>Eligible sites must be:</p> <ul style="list-style-type: none"> • Part of the first block on an arterial road that has a TransLink bus route or that is near a TransLink rapid transit station (e.g. a Skytrain station or B-line stop), and • Near a local shopping area 	<ul style="list-style-type: none"> • Strengthens focus on areas with access to public transportation, services and other amenities • Makes the eligibility criteria clearer and ensures eligibility applies on a full block basis
<p>Apartment buildings up to 6 storey may only be considered on arterials along Translink's Frequent Transit Network and near local shopping areas</p> <p>Apartment buildings up to 4 storeys or smaller buildings (e.g. townhouses) may be considered in all areas that meet the proximity requirement to any arterial</p>	<p>All eligible sites must be located near transit and a local shopping area</p> <p>Apartment buildings up to 6 storeys may only be considered on arterials. Apartment buildings up to 4 storeys may be considered on or off arterials</p> <p>Townhouses or multiplexes may only be considered off arterials</p>	<ul style="list-style-type: none"> • Provides more clarity on what type of buildings may be built in certain types of locations; streamlines process in conjunction with new standard rental zones • Enables building types and scales that are better matched to street context
<p>All RS and RT zones (and other zones) outside of community plan areas that meet the locational criteria are eligible</p>	<p>All RS and RT zones outside of community plan areas that meet the locational criteria are eligible, except for RT-5, RT-7, RT-8, and RT-10 zones in Kitsilano and Kensington-Cedar Cottage</p>	<ul style="list-style-type: none"> • Opportunity for new rental is limited by high proportion of existing heritage buildings and Multiple Conversion Dwellings • Helps address concern about the displacement of existing renters as these areas have more existing rental housing than other RS/RT zoned areas
<p>A maximum of two projects may be considered within 10 blocks along an arterial</p>	<p>No project spacing requirements</p>	<ul style="list-style-type: none"> • The location criteria have been narrowed to focus on areas most suitable for new secured rental development • More specific building typology options have been designed to enable incremental change • Policy requirement seek to ensure proposed projects do not preclude opportunities on neighbouring properties

Figure 1 illustrates the eligibility map associated with the AHC IRP, and Figure 2 illustrates the eligibility map for the proposed updated Secured Rental Policy.

Figure 1. Affordable Housing Choices Interim Rezoning Policy – Eligibility Map (2012)

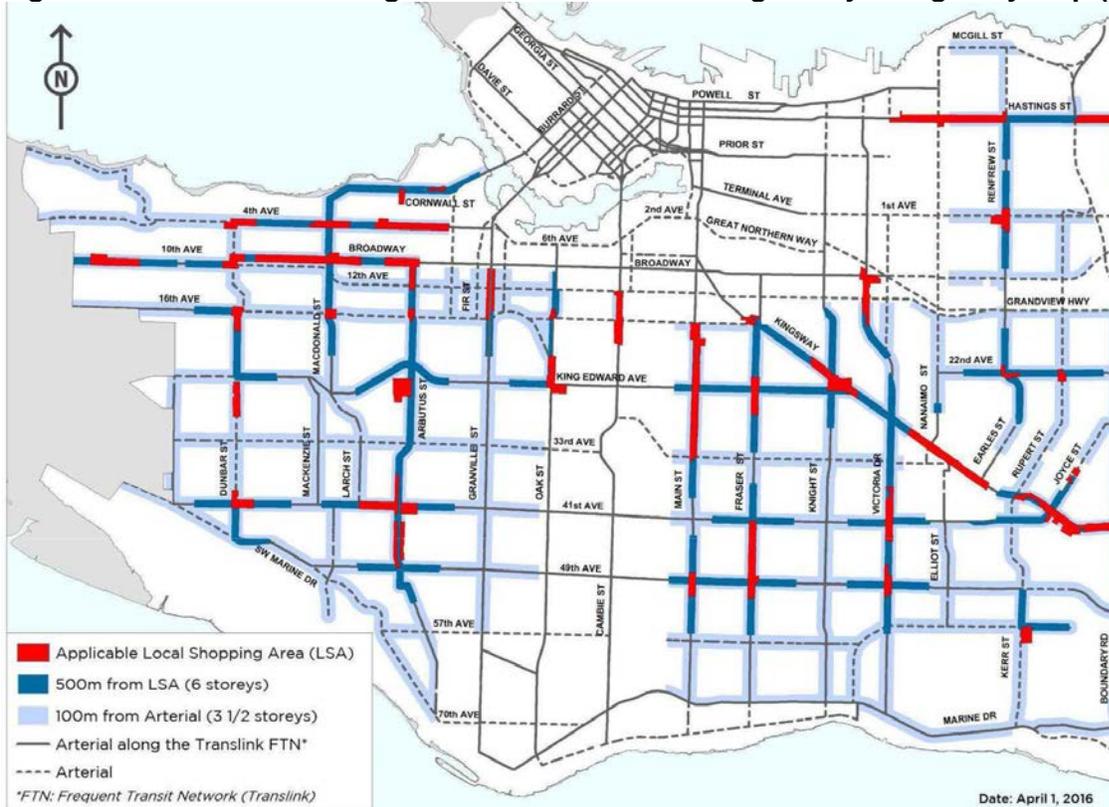
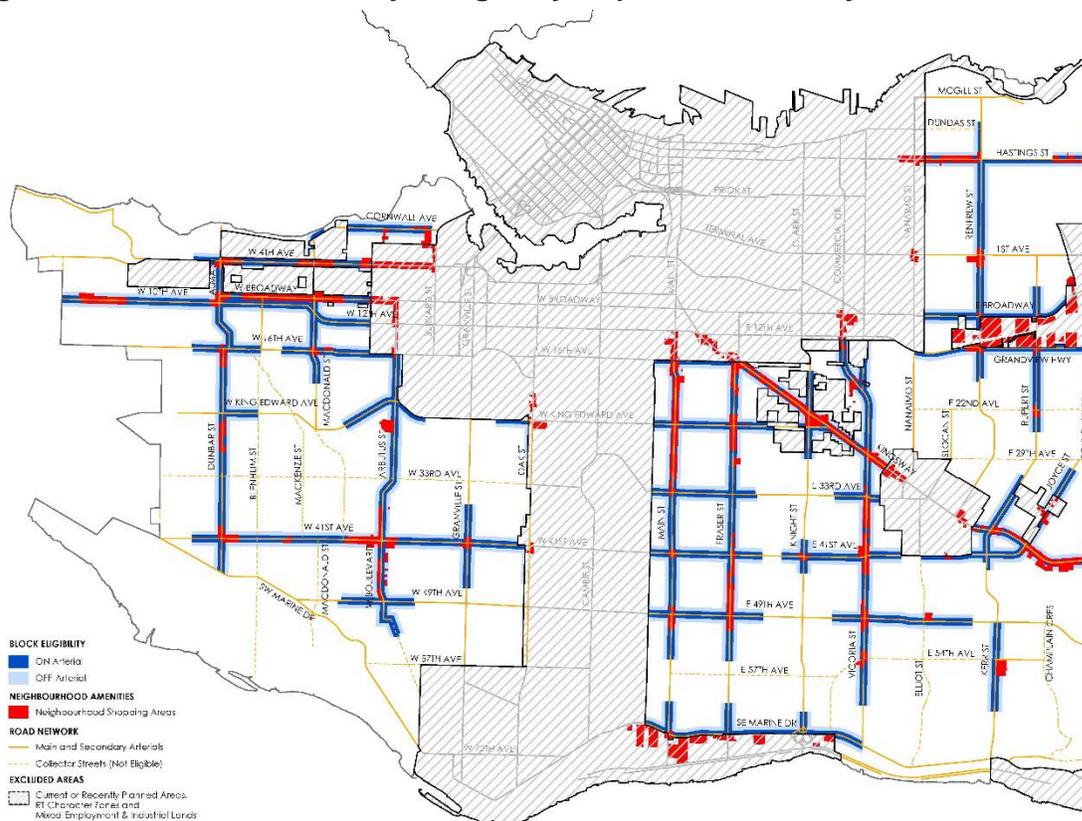


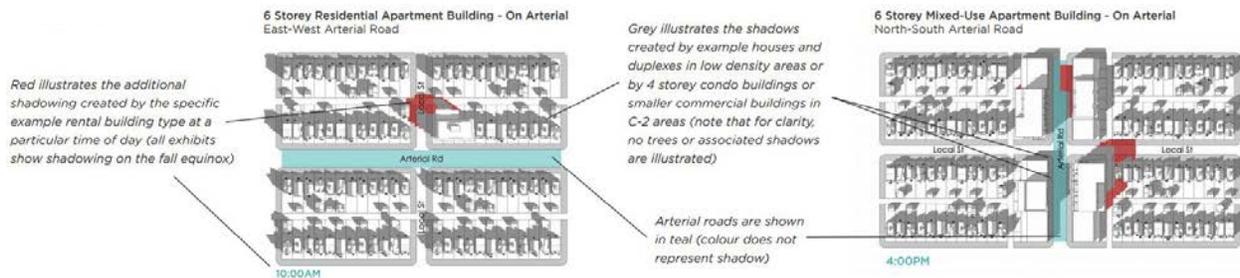
Figure 2. Secured Rental Policy – Eligibility Map for Low Density Transition Areas (2021)



Urban Design Shadow Studies

To illustrate the shadowing expected to be created by new rental buildings that would be supported by the Secured Rental Policy updates and C-2 zoning changes, this appendix includes a series of shadow studies. Example sites and building options have been selected to show the most typical types of rental buildings expected to be built, and those that would generally create the greatest shadow impacts. For example, sites on the north side of arterial roads are shown, as buildings on these sites will cast shadows to the north where there is typically less separation from adjacent properties (across a laneway) than for sites on the south side of an arterial road. All exhibits show shadowing during the fall equinox at standard intervals of 10:00am, noon, 2:00pm and 4:00pm.

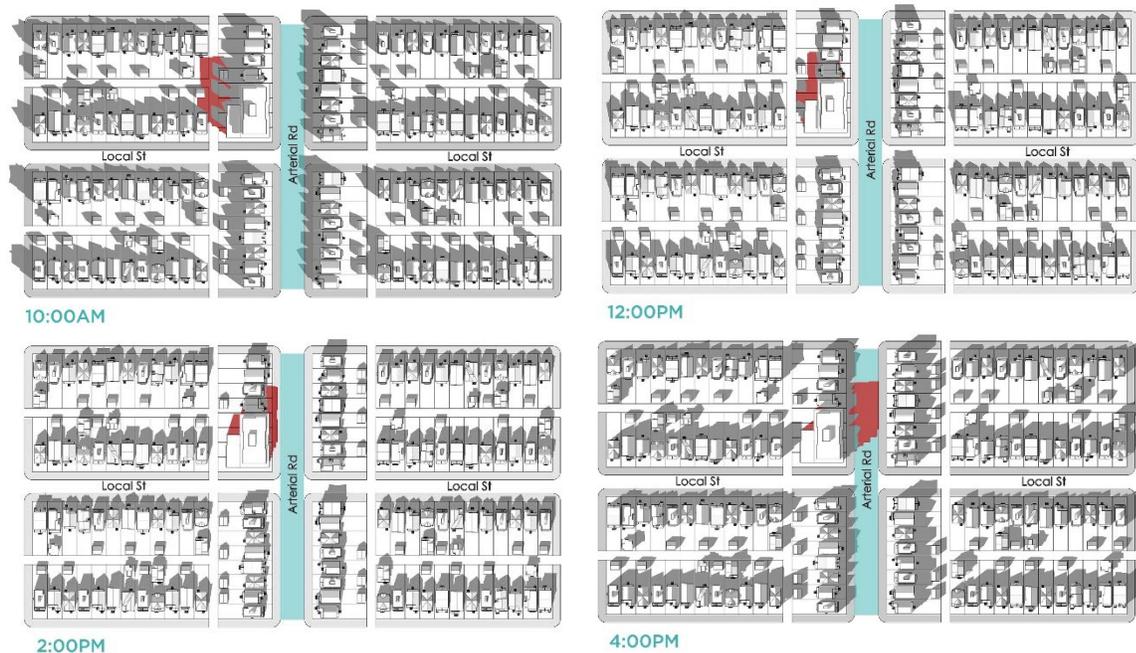
Reading the Exhibits



Low-density Areas

1a. ON Arterial Option – 6-Storey Residential Apartment [Corner Site]

North-South Arterial Road



East-West Arterial Road



1b. ON Arterial Option – 6-Storey Residential Apartment [Mid-block]

North-South Arterial Road



East-West Arterial Road

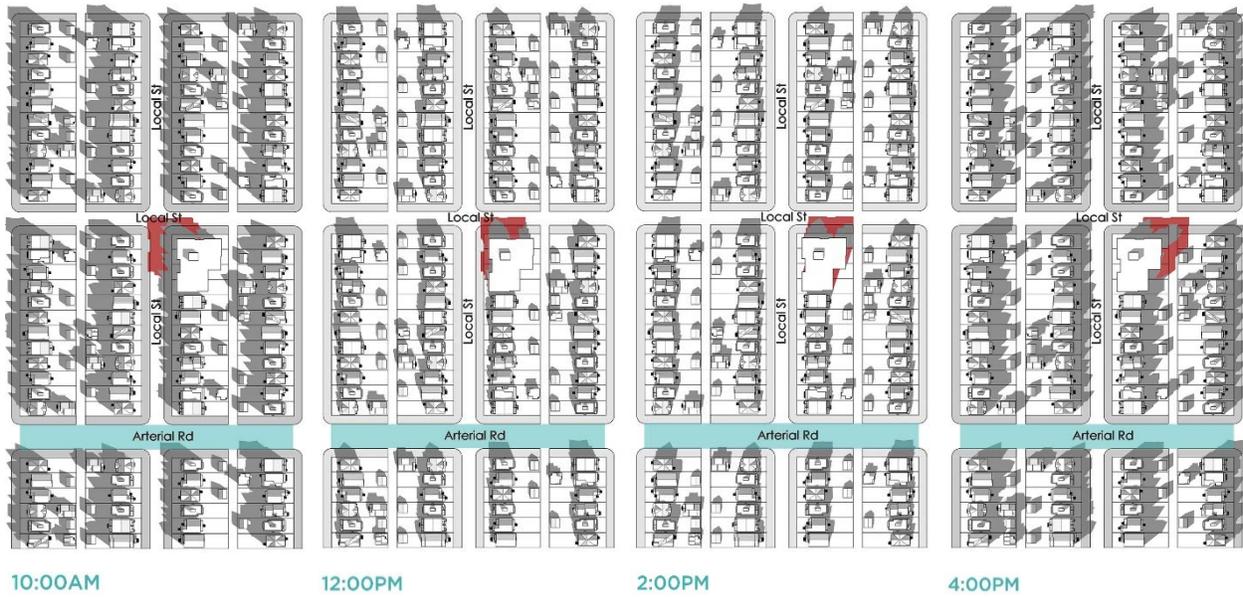


2a. OFF Arterial Option – 4-Storey Residential Apartment [Corner]

North-South Arterial Road

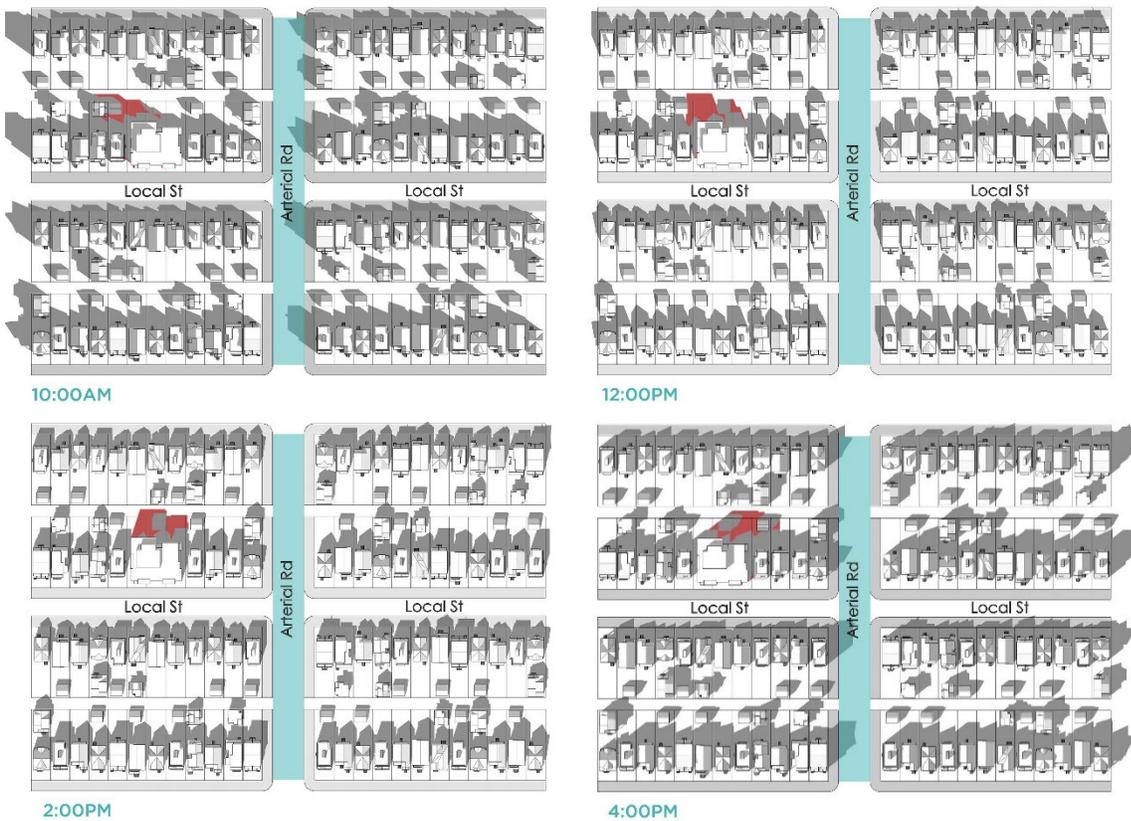


East-West Arterial Road

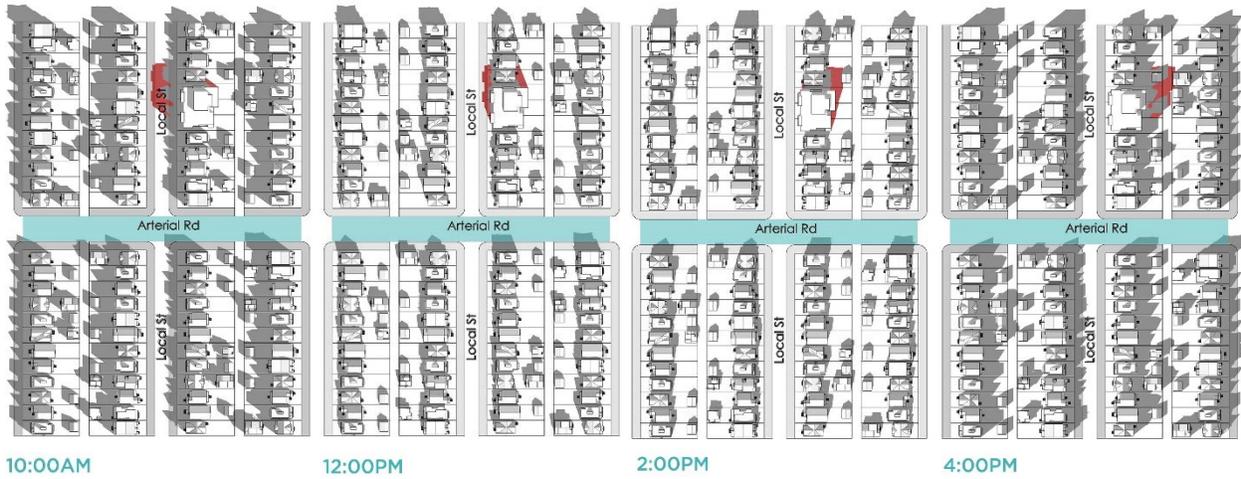


2b. OFF Arterial Option – 4-Storey Residential Apartment [Mid-block]

North-South Arterial Road



East-West Arterial Road



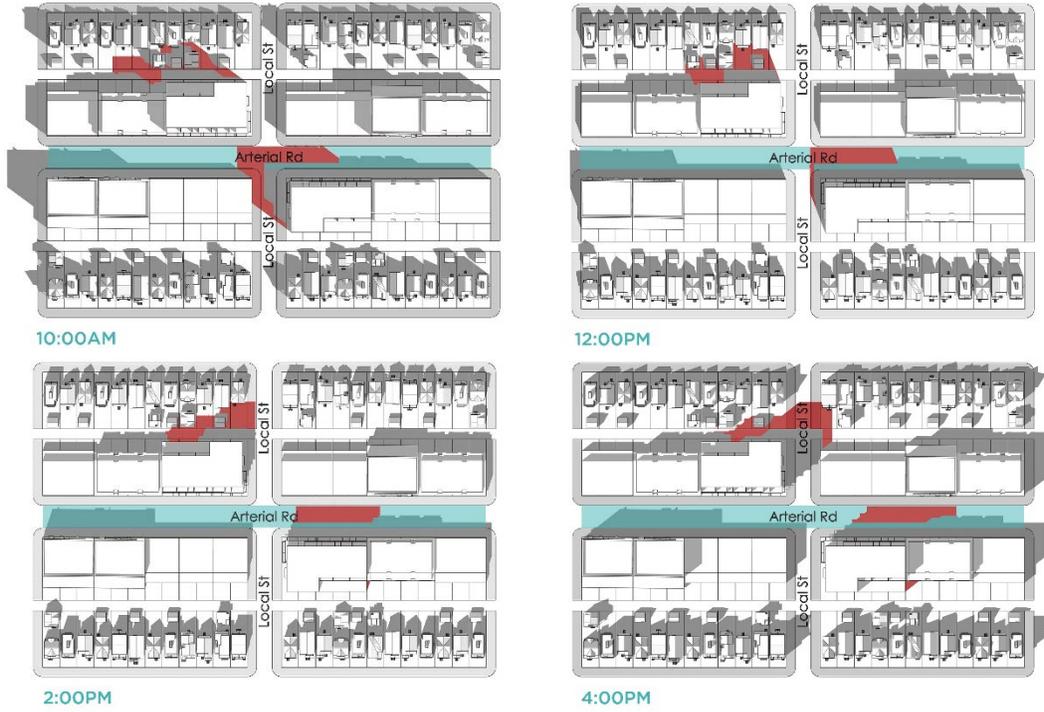
C-2 Zoning

3a. 6-Storey Mixed-use Apartment [Corner]

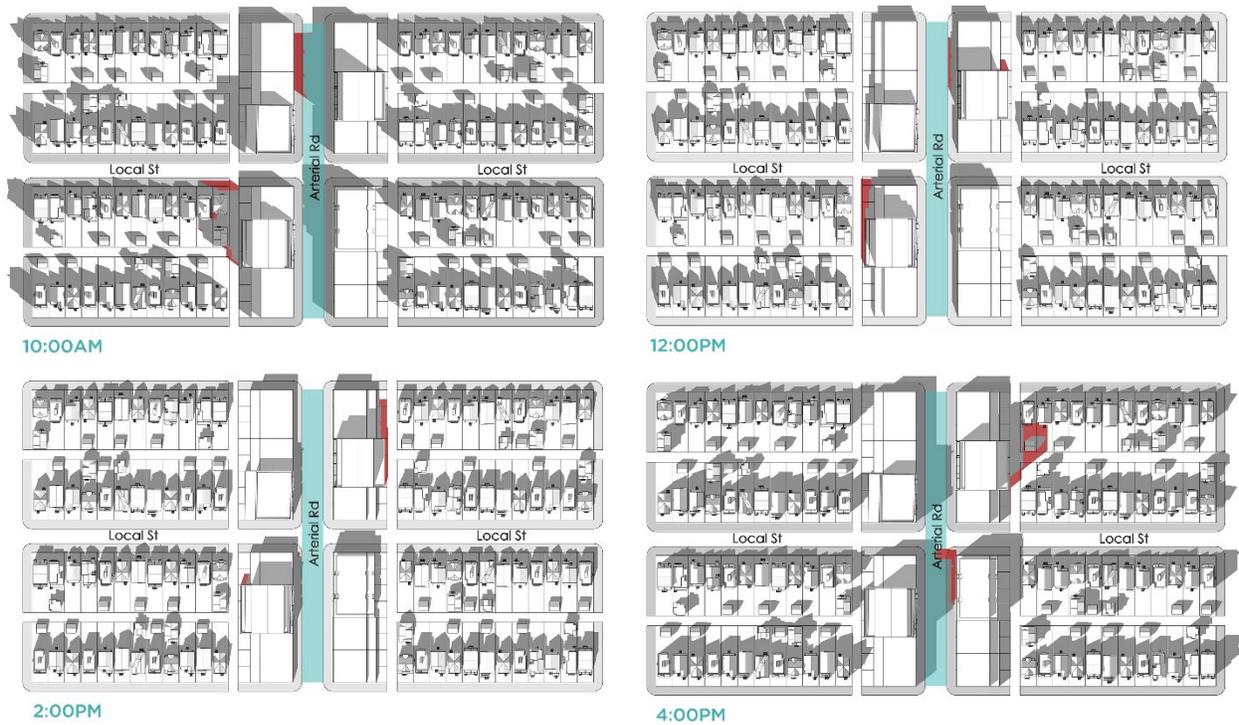
North-South Arterial Road



East-West Arterial Road



3b. 6-Storey Mixed-use Apartment [Mid-block] North-South Arterial Road



East-West Arterial Road



10:00AM



12:00PM



2:00PM



4:00PM

MEMORANDUM



DATE: 13 September 2021
TO: Edna Cho, City of Vancouver
FROM: Blair Erb, Coriolis Consulting Corp.
RE: Summary of Key Findings of Financial Analysis for SRP

1.0 Introduction

Vancouver's Secured Rental Policy (SRP) identifies two key strategies for the City to consider to increase new rental housing supply in the City.

1. Changes to the C2 zoning district (commercial mixed-use areas) to allow 6 storey rental buildings without the need for rezoning.
2. Changes to the rezoning policy for sites in RS and RT zoned areas (low density residential) to allow new rental buildings up to 6 storeys, including new standard rental zoning districts that applicants can rezone into to make it simpler and faster to rezone to build new rental housing.

As an input to the changes being considered, Coriolis Consulting Corp. was retained by the City to evaluate the financial performance of market rental, below market rental and social housing development in a number of different locations and zoning districts in the City, to help determine:

1. The density likely required to make market rental development financially viable for private developers at sites currently zoned C2.
2. The density likely needed to make it financially viable to redevelop existing RS and RT properties for 100% market rental.
3. The density likely needed to make it financially viable to redevelop existing RS and RT properties for 80% market rental and 20% below market rental under different affordability scenarios for the below market units.
4. The likely impact of strict vacancy control (where no rent increases would be permitted upon unit turnover for below market rental units) on the financial performance of new mixed market and below market rental apartment development and the implications for the density likely required to make projects viable.
5. The likely financial performance of social housing development in the City at sites in a variety of different existing residential zoning districts under different assumptions about permitted height and density.

The detailed results of our analysis were provided to City staff on a task-by-task basis. This memo summarizes the approach, assumptions, and key findings of our work for each task.

2.0 Approach

In order for private developers to be interested in creating new rental housing, rental development needs to be financially attractive. This means that developers planning new projects need to think the project will

generate sufficient return on the total investment to obtain project financing and address the costs and risks associated with new development.

We analyzed the likely financial performance of different hypothetical rental and below market rental development scenarios at case study redevelopment sites throughout the City. For each redevelopment scenario, we compared the estimated potential revenues with the total anticipated costs to determine the maximum land value supported by the rental scenario. This is the land value that a developer could afford to pay for the case study site, complete the overall project and expect to generate a sufficient return on their total investment.

In order for a scenario to be financially viable, the land value supported by the rental redevelopment scenario needs to be equal to (or higher than) the value of the property under its existing use and zoning. Otherwise, it will be more attractive (financially) to retain the property in its existing use or build new ownership housing under the current zoning.

3.0 Key Assumptions

1. The case study sites selected for the analysis are improved with older, low value existing buildings so the existing property value is mainly in the land.
2. Rezoning and redevelopment scenarios that involve the assembly of multiple existing single family (or duplex) homes include a cost allowance to address the costs associated with assembly of multiple properties.
3. The estimated existing property values, revenues from the new rental units and project creation costs are based on market values and costs in the different locations in the City that were tested in the analysis.
4. Key assumptions for the rental and below market rental units include:
 - The existing City-wide DCL waiver is available for 100% rental projects that meet the DCL waiver eligibility requirements for average starting rents and maximum unit sizes.
 - The Utilities DCL is paid by all rental projects.
 - Rents for new market units are regulated under the Residential Tenancy Act (RTA).
 - Scenarios that include below market units assume that 20% of the residential floor area is allocated to below market rental units.
 - Starting rents for new below market units are set at 10% to 20% below¹ the City-wide CMHC average rent (by bedroom type) depending on the rezoning scenario.
 - Rent increases for the below market units are regulated under the Residential Tenancy Act (RTA) during tenancies. At the start of a new tenancy, the below market rents are reset to 10% to 20% below the CMHC City-wide average rent for that year.

¹ Other below market rent scenarios were also tested during the course of our analysis. However, findings outlined in this memo are based on the below market unit rents being set at 10% to 20% below City-wide CMHC average rents.

4.0 Key Findings from Financial Analysis

4.1 Market Rental at C2 Sites

1. The C2 zoning district currently allows mixed use commercial and apartment development at densities up to 2.5 FSR and heights of 4 storeys. Almost all development under the existing C2 zoning district involves strata apartment development, not rental. Almost all new rental projects that have proceeded at C2 sites over the past several years have rezoned to CD-1 to allow increased height and density.
2. The City is considering revising the C2 zoning district to permit 6 storey market rental development at densities in the range of 3.5 FSR (mid-block) to 3.7 FSR (corner sites).
3. At these densities, our financial analysis indicates that market rental development will be financially viable on some C2 sites. At densities of 3.5 FSR to 3.7 FSR, our analysis indicates that there is not an opportunity to require below market rental units in new rental projects. Otherwise, it would be more attractive financially to develop strata housing at the current permitted density of 2.5 FSR.
4. In the absence of this proposed increase in permitted rental density, we would expect developers to build more strata housing and less new rental housing, resulting in less new rental housing supply over time. A reduction in new rental supply will result in lower vacancy in the market and put upward pressure on rents at units throughout the City (in both new rental buildings as well as units in existing rental stock).

4.2 Market Rental at Sites Currently Zoned RS or RT

1. The existing RS and RT zoning districts allow lower density forms of residential development such as single detached housing, laneway housing, and ground oriented attached housing. Maximum permitted densities are generally about 0.6 FSR to 0.75 FSR depending on the zoning district.
2. The City is considering rezoning policies that would support market rental development in RS and RT zones at:
 - Densities of 2.2 FSR (mid-block) to 2.4 FSR (corner sites) and heights up to 5 storeys at lots located on arterials.
 - Densities of 1.75 FSR (mid-block) to 2.0 FSR (corner sites) and heights up to 4 storeys at lots located off of arterials.
3. Our case study financial analysis indicates that minimum densities of about 1.8 FSR to 2.9 FSR are likely required at most RS and RT sites improved with older houses and duplexes to make 100% market rental apartment development financially attractive. Some RS and RT sites will require even higher densities. The range in the estimated required density varies depending on the location of the property and existing lot sizes (larger existing lots tend to require less rental density to make redevelopment financially viable).
4. At the densities being considered by the City for arterials (2.2 FSR to 2.4 FSR), many older RS and RT properties along arterials will be financially attractive for market rental development. Lots improved with good quality homes or duplexes will not be financially attractive for redevelopment to market rental.
5. At the densities being considered by the City off of arterials (1.75 FSR to 2.0 FSR), some older RS and RT properties will be financially attractive for market rental development. However, many will likely not be attractive for rental development at these densities in the short term.

4.3 Below Market Rental at Sites Currently Zoned RS or RT

1. The City is considering rezoning policies that would support rental development at heights up to 6 storeys and densities of 2.4 FSR (mid-block) to 2.7 FSR (corner sites) at RS and RT lots located on arterials, if 20% of the rental floorspace is allocated to below market units with rents set at 10% below City-wide CMHC average rents.
2. Our case study analysis indicates that minimum densities of about 2.2 FSR to 3.8 FSR are likely required at most RS and RT sites currently improved with older houses or duplexes to make rental development financially attractive with 20% of the floorspace allocated to below market rental units (at rents that are 10% below the CMHC City-wide average). The range in required density varies depending on the location of the property and existing lot sizes (larger existing lots tend to require less rental density to make redevelopment financially viable). Some RS and RT sites will require even higher densities than outlined above.

These estimates assume that the below market rental units are subject to an adaptive form of vacancy control where the rents would be reset to 10% below the current-year CMHC average rents upon unit turnover. If more strict vacancy control was required (e.g., no rent increases were permitted upon turnover), the required densities would be significantly higher (the impact of strict vacancy control is summarized in Section 4.6).

The upper end of our estimated range (3.8 FSR) is not physically achievable in 6 storeys. Therefore, the densities being considered for the RS and RT arterial lots are probably only financially viable in limited situations if 20% of the floorspace is required to be allocated to below market units.

3. At the densities being considered by the City (2.4 FSR to 2.7 FSR), some of the older RS and RT properties along arterials will be financially attractive for redevelopment to 80% market rental and 20% below market, but many will not. Generally, larger RS and RT lots improved with older homes will be financially attractive for redevelopment. However, smaller RS and RT lots and lots improved with good quality existing homes will not be attractive for redevelopment. In addition, our analysis indicates that RS and RT lots will likely be more attractive for redevelopment at the lower densities being proposed for 100% market rental than the higher density option with 20% below market units.

4.4 Mixed Use Commercial and Rental at Sites Currently Zoned RS or RT

1. The City is considering rezoning policies that would support mixed use rental and commercial development at heights of 6 storeys and densities of 3.4 FSR at RS and RT lots that are near commercial areas, if 20% of the rental floorspace is allocated to below market units at rents that are 20% below the City-wide CMHC average rent.
2. Our case study analysis indicates that for most RS and RT sites, densities of about 3.1 FSR to 3.6 FSR are likely required to make mixed use commercial and rental apartment development financially attractive if 20% of the floorspace is allocated to below market rental units. So, the density being considered by the City (3.4 FSR) should be viable at many RS and RT sites that are improved with older homes.
3. However, some specific types of RS and RT lots require less density to make mixed use commercial and rental development financially viable with 20% of the floorspace allocated to below market units. For example, our analysis indicates that densities as low as 2.2 FSR to 2.5 FSR may only be required at

larger RS and RT lots (over 6,500 square feet) improved with older homes on the West Side of the City. This indicates that rezoning of larger RS and RT lots to allow mixed use commercial and rental development at 3.4 FSR could support greater affordability.

However, based on information provided to us by City staff about the lots that could be candidates for this rezoning scenario, there are likely only a small share that have the potential to provide greater affordability. For example, only about 7% of all RS and RT lots in the City that are being considered for this rezoning policy are larger lots (over 6,500 square feet) that could be part of an assembly that would consist of older homes. The other 93% of the lots being considered for this rezoning policy are unlikely to be able to provide greater affordability and still be financially viable for redevelopment.

4.5 Social Housing at Sites Currently Zoned RS or RT

1. The City is considering policies that would allow social housing development at existing RS and RT lots at densities of 2.7 FSR (mid-block sites) to 3.0 FSR (corner sites) with heights up to 6 storeys.
2. Our case study analysis indicates that social housing projects at densities up to 3.0 FSR will require significant government subsidy (e.g., capital grants and/or operating subsidies) in order make redevelopment financially viable, even if the land is made available at a nominal amount.
3. We would not expect allowing social housing projects in RS and RT locations to achieve densities up to 3.0 FSR to create upward pressure on the existing market value of RS and RT lots.

4.6 Impact of Vacancy Control on Below Market Units

Under the existing Residential Tenancy Act, annual rent increases are limited to the Consumer Price Index (CPI) during tenancies (although it should be noted that the Provincial government has actually frozen rents since April 2020). When a tenancy ends, there is not a restriction on the rent that can be charged to the next tenant. So, when a tenancy ends, rents are typically reset to the current market rate. The ability to reset rent to market rent at the start of a tenancy allows a rental building owner to ensure that rents keep pace with increases in building operating costs (such as insurance, hydro, heat, water, maintenance, repair) and property taxes, which typically increase at a rate that is significantly higher than CPI.

Vacancy control limits the permitted annual rent increase between tenancies. Strict vacancy control that does not allow for any increase in rents between tenancies creates a situation where building operating costs, maintenance and property taxes increase at a faster rate than rents. Over the long term, this can create a situation where the annual costs associated with owning, managing and operating a unit can exceed the rent collected from the unit. This creates the risk to the owner that they will incur ongoing losses in the longer term. The uncertainty about future operating and property tax increases makes ownership of this type of vacancy controlled unit much riskier than units which are not subject to vacancy control, or those where a more adaptive form of vacancy control applies (i.e., some limited increases to rents are permitted at turnover, but not a full reset to market rents). This makes strict vacancy controlled units less valuable than units that are not subject to vacancy control and less valuable than units subject to a more adaptive form of vacancy control where some increase in rent between tenancies is permitted.

The impact of strict vacancy control on rental unit value means that increased density will be required to make it financially viable to develop rental projects that include vacancy controlled below market units. Based on

our analysis, for 6 storey woodframe rental buildings that include 20% below market floorspace, strict vacancy control (no rent increases permitted between tenancies) would result in a need for about 0.2 FSR to 0.4 FSR of additional density to make it financially viable to proceed with a project (in comparison to the density for the same project with the adaptive form of vacancy control proposed to apply on the below market units). At most of the sites we tested, this will result in required minimum densities for rental buildings that cannot physically be achieved in 6 storey woodframe construction without significantly reduced side yard setbacks. Once a rental building exceeds 6 storeys, it becomes significantly more expensive to construct because of the requirement for concrete or mass timber construction. The additional cost associated with taller buildings will further increase the density required to make projects viable. We estimate that the minimum densities required for rental development with 20% below market floorspace will require a minimum of 3.0 to 4.0 FSR of additional density (beyond the required 6 storey woodframe density) if concrete construction is required. For example, a site that is financially viable with 20% below market rental at say 2.7 FSR in woodframe (6 storeys) would require a minimum about 5.7 FSR to 6.7 FSR if concrete construction is required with strict vacancy control. The required density would be even higher in locations with lower market rents (such as the east side of Vancouver).

It should also be noted that, even if increased density is provided to offset the impact of a strict vacancy control requirement, many developers will still not be interested in proceeding with a project. The additional costs, risks and financing obstacles created by strict vacancy control will likely result in most developers seeking other development options.

Over the long term, we would expect strict vacancy control requirements to also create an incentive for the owner of the below market units to avoid costs associated with operating, maintaining and repairing these units. In the worst case scenario, where operating costs exceed rent in the longer term, it is possible that it may be more cost effective for building owners to leave strictly vacancy controlled units empty at the end of a tenancy rather than re-renting the units to new tenants.

Overall, if strict vacancy control (with no increase in rents permitted between tenancies) is required on below market rental units, we would expect developers to build less new rental housing, resulting in less new market and below market rental housing supply over time. A reduction in new rental supply will result in lower vacancy, which will put upward pressure on rents at units throughout the City (in both new rental buildings as well as units in existing rental stock).

STREAMLINING RENTAL INITIATIVE ENGAGEMENT SUMMARY

March 2020 - August 2021

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Introduction

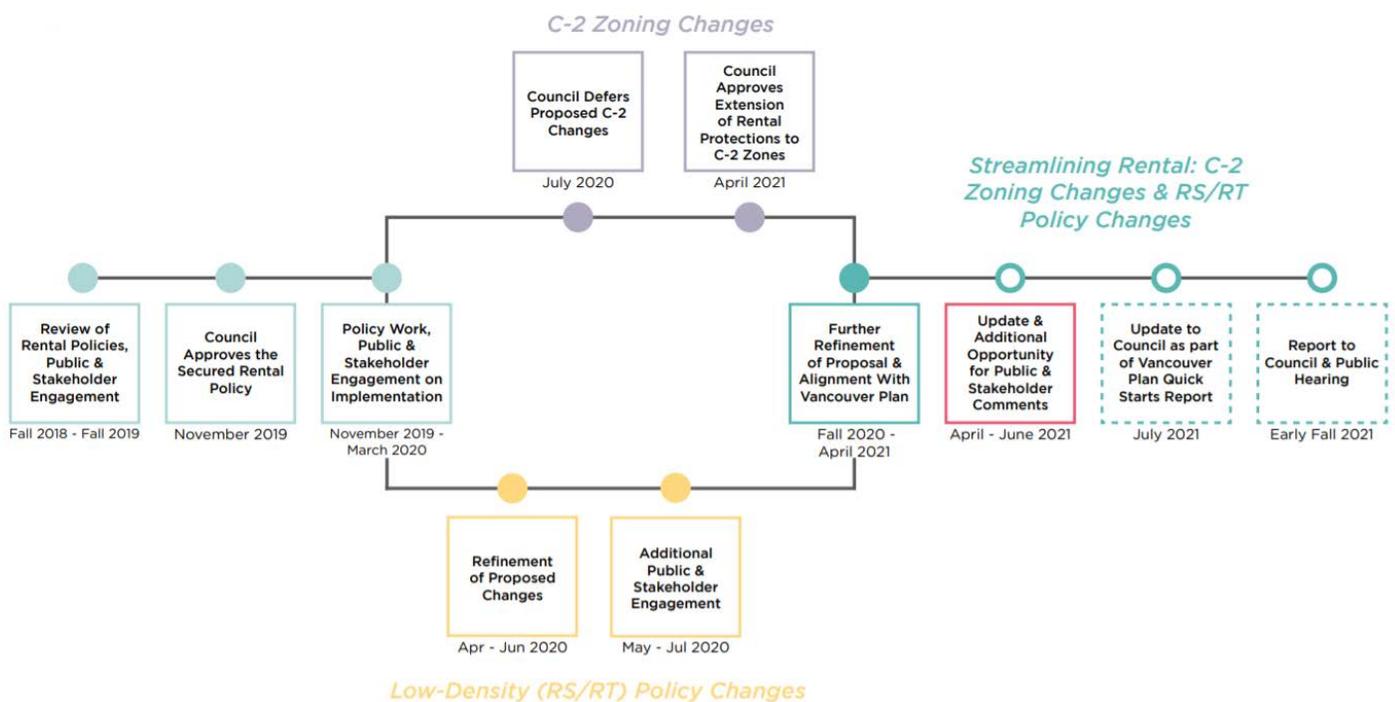
The Secured Rental Policy (SRP) consolidates and updates City rental housing programs that were first introduced in 2009 to encourage construction of new purpose-built rental housing across Vancouver. In addition to creating more of the right supply of housing, the SRP also addresses other key City objectives, including action on the climate emergency and creating more complete, connected neighbourhoods.

The most recent phase of work on the implementation of the SRP – the Streamlining Rental Initiative – began following Council direction to City Staff to advance work on a number of key actions, including changes to streamline the approvals processes for new rental housing in C-2, RS and RT zones. The development process changes proposed as part of the Streamlining Rental Initiative were refined through a multi-year engagement process. Starting in 2018, the City has consulted the public and stakeholders through multiple phases of work, including:

- I) As part of the review of the City’s rental incentive programs during the last 10 years;
- II) During the development of the Secured Rental Policy (SRP); and
- III) As part of the Streamlining Rental implementation work to advance zoning changes in C-2 and the creation of new rental zones for use in surrounding low-density areas.

This summary document is a synthesis of the key themes and findings received as part of feedback from stakeholders and the public during this third key phase of engagement between March 2021 and August 2021 on the Streamlining Rental Initiative.

Figure 1. Streamlining Rental Engagement Timeline



Engagement Methods

Between March 2020 and August 2021, staff engaged residents through in-person and online virtual information sessions, surveys, and stakeholder engagement meetings that involved well over 7,000 engagement touchpoints. This included:

- **6 in-person public information sessions** focused on the Secured Rental Policy implementation held throughout Vancouver in March 2020, attended by over 800 residents
- **10 stakeholder workshops** including the City's Renters Advisory Committee, Urban Development Institute's Rental Housing Subcommittee, Vancouver Planning Commission, local architects, and Business Improvement Area executive directors
- **An online comment form** in March 2020, which received 400 responses
- **Shape Your City project webpage** with open house style boards, Council updates, and project information receiving over 5,000 visitors
- **2 online public information sessions** held in June 2021 focusing on the Streamlining Rental initiative, attended by 102 residents
- **Public and development industry one-on-one sessions** in June and July 2021. Public sessions were attended by 18 residents. Industry-specific sessions were attended by 15 representatives.
 - 16 property-specific discussions with small-scale developers and property owners were also held from July-September 2020
- **An online survey** open from May 14 – July 30, which received 1,700 responses

Notification

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

- Email notification to the Housing Vancouver and Vancouver Plan mailing lists
- Poster advertisements distributed to the City's 24 community centres, 22 libraries, and City Hall (March 2020)
- Newspaper advertising in the Vancouver Courier (March 2020)
- Online notification through the City's website and Shape Your City pages
- Social media advertising and posts via LinkedIn, Twitter, Facebook, and Instagram receiving over 60,000 impressions and 1,200 engagements

What We Heard from the Public

Previous Engagement Reports

The engagement work for Streamlining Rental builds upon three years of consultation from the Rental Incentives Program Review (August 2018 – October 2019) and zone specific C-2 and low-density transition areas consultation. The published engagement reports are listed for reference:

- [Phase I Rental Incentive Review: CitySpaces Consulting Report](#), Appendix M, page 142
- [Phase II Rental Incentive Review Engagement Summary](#), Appendix J, page 89
- [Phase III C-2 Specific Engagement](#)
- [Phase III Low Density Specific Engagement](#)

Rental Incentive Review – Phase I and II Findings

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.

Phase I Key Findings

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

Phase II - consultation was conducted from 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 (n= 3,283). Overall, we heard from 3,500 people during the Phase II consultations.

Phase II Key Findings

1. There is a need for purpose built rental housing in Vancouver – 85% of respondents believed there is a need to build more purpose built rental housing in the city
2. Renters are facing significant challenges – 65% of renters say their rental home is only somewhat or not at all meeting their needs. Due to the persistently low vacancy rate, renters are having to make trade-offs to live in Vancouver
3. There is a willingness to see higher buildings to achieve greater affordability of rental units – 69% of survey respondents agreed with the idea of building larger and taller buildings to improve affordability

4. Respondents expressed equity concerns about the geographic concentration of purpose-built rental housing along busy streets with higher noise and air pollution levels; 82% of survey respondents supported policies to allow rental buildings in low-density areas close to arterials and commercial districts.

Secured Rental Policy Implementation – Phase III Findings

C-2 and Low Density Area Implementation Actions (March-October 2020)

1. **General support to enable rental housing in more 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 were generally supportive of the proposals, but had some concerns or areas they would like to see addressed.
2. **Concerns about urban design, height, scale, and design of the proposed building forms:** We heard concerns, mainly from homeowners, about the impact of the proposed development forms on shadowing, compatibility with the existing built form, and potential uniformity of new developments.
3. **Displacement and affordability concerns:** Some respondents were concerned about the potential for renter and business displacement these areas due to redevelopment. Some respondents were concerned over the affordability of market rents in new developments.
4. **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 low density neighbourhoods. Some respondents also commented on the importance of community character, and retention of heritage buildings in Vancouver.
5. **General support for proposed changes to commercial spaces in all C-2 areas:** Overall, we heard from residents about the importance of having local shops and 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 to building height to enable more flexible and functional commercial spaces.

Streamlining Rental Initiative – Phase III Findings (May-August 2021)

Survey Results

The Streamlining Rental survey was open from May 14 – July 30 2021 and received 1,700 responses from residents and stakeholders. A summary of key findings, sample quotes, and quantitative survey results are summarized in this section.

Key Findings

1. Strong support for streamlining the rental development approvals process

The majority (65%) of survey respondents supported changing the approvals process to make it easier and faster to build new secure market and below-market rental housing (including social housing) in more neighbourhoods. We heard that the rental development process for up-to 6-storey apartments is too long and onerous, especially during the public hearing meetings.

Support was particularly strong amongst renters (83%) compared to homeowners (51%). Most respondents (72%) also supported encouraging the construction of secure below-market and social housing targeted to low and moderate income households. Many questioned the fairness of the current development approvals system which favour ownership housing.

Sample Quotes:

- *“The rezoning process is the most expensive, time consuming and risk prone part of the process.”*
- *“It’s very frustrating to hear new apartments by a skytrain need any public approval process. Should not be so.”*
- *“I am a huge fan of these changes. I think it is quite problematic that we force developments to go through the CD-1 rezoning process, when most rental units have very similar objectives and requirements.”*

2. Broad support for new rental housing near amenities like parks, schools, transit, shopping areas and amenities to improve walkability and help address the climate emergency

60% of survey respondents felt the proposed changes would help create complete, walkable neighbourhoods and that they complement the City’s climate emergency response. Many residents expressed their desire for living in walkable and transit-oriented neighbourhoods to reduce automobile dependency.

However, some participants questioned the environmental impacts of redeveloping existing houses to build rental apartment buildings, and expressed concerns that the net outcome may not support the City’s climate emergency response objectives.

Sample Quotes:

- *“Please support and allow more purpose built rental in west side neighbourhoods so that families have the opportunity to live in communities that are rich in amenities (parks, fields, community centers, libraries, schools), close to transportation and provide excellent places for children, elders.”*

- *“It is also great that we will allow denser rental units right off arterial roads and near walkable areas.”*
- *“The most sustainable housing is the one that already exists.”*

3. Support for more secured rental housing in more neighbourhoods throughout the city

Renters in particular emphasized the importance of building more secured, purpose-built rental housing as it offers more stability and tenant protection than secondary rental (e.g. rented condos, basement suites). We heard from renters that that secondary basement suites are not adequate for long-term housing.

We heard from many residents that secured rental housing should be allowed in all residential areas city-wide to address the housing shortage in Vancouver. Many residents also supported building secured rental on quieter residential side streets, rather than concentrating projects on busy arterials, to create more equitable housing options for renters.

Sample Quotes:

- *“There should be no restrictions on building rental housing anywhere. Not one square meter of the city's land should be exempt from building rental housing; the desires of wealthy landowners are worthless in the face of an emergency.”*
- *“I'm frustrated with the argument from homeowners in my neighbourhood that there are already enough rentals because of all the basement suites, but we need purpose-built rental buildings. I don't want to live below ground and I don't want to be at the mercy of an individual landlord's whim. Purpose built rental is more secure.”*
- *“This is a refreshing and welcome change to rental housing in Vancouver. I would even like to see it expanded deeper into low density areas.”*
- *“As a new homeowner, I would welcome this kind of density in my neighbourhood—it has the potential to create more vibrant and mixed communities.”*

4. Questions and concerns for renter displacement and affordability

Some participants expressed concern that allowing new rental housing in low-density areas would lead to displacement of renters living in suites, and that new rental housing should only be allowed on sites with no existing rental to minimize displacement. Many participants expressed concerns that new market rental is not affordable to local median incomes and families. Some respondents also mentioned the need to require deeper levels of affordability in new market rentals. We heard that new market rents for family sized units with 2+ bedrooms were out of reach for many renter families

Sample Quotes:

- *“There are not enough incentives for moderate income rental apartments and the incentives described do not appear very financially attractive”*

- *“These rentals have to be reasonably priced for low income people and must be suitable for little children as well.”*

5. Some concern regarding the potential scale and pace of change in low density areas

Some respondents expressed concerns about the size of new rental buildings and their compatibility with existing lower density homes. Specific concerns were noted around shadowing and overlook impacts, loss of views from private property and negative impacts on surrounding property values. We heard that the rental rezoning options should be more customized to better respond to local neighbourhood contexts.

Some had concerns that new apartments may add pressure on existing schools, parks, and community services which may already be at or near capacity.

Sample Quotes:

- *“I disagree with putting apartment buildings next to family houses or duplexes. It blocks the sunlight which is so precious to Vancouverites. No property owner can build an oversize height house, so I am against having the city give permission to place a 4 or 6 story apartment that creates more vehicle traffic, noise, shades existing properties”*
- *“It’s too broad to include all of Vancouver. I agree the changes would make it faster but don’t agree that it’s better. No guarantee that purpose built will be affordable in some neighbourhoods because of cost of land.”*
- *“Both housing and service amenities must be built in parallel, to immediately create functioning communities with adequate services for all residents.”*

6. Concern over planning and engagement process

We heard concerns, mainly from homeowners, over the planning and engagement process. We heard questions as to why this Quick Start Action was being proposed are proposed ahead of the Vancouver Plan, and that the 4-year engagement process was insufficient due to a lack of neighbourhood level engagement. Some respondents desired mail-out notification on the proposed changes.

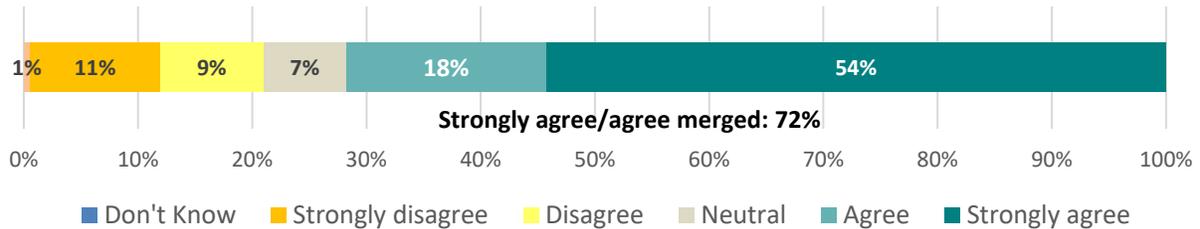
Sample Quotes:

- *“Why are you trying to take away the ability for residents that already live in a neighbourhood to give feedback, such as at public hearings, before a new development in their area?”*
- *“There has been no notification given to the properties that would be affected”*
- *“There has been no meaningful consultation with residents while targeting special interests.”*

Quantitative Survey Results

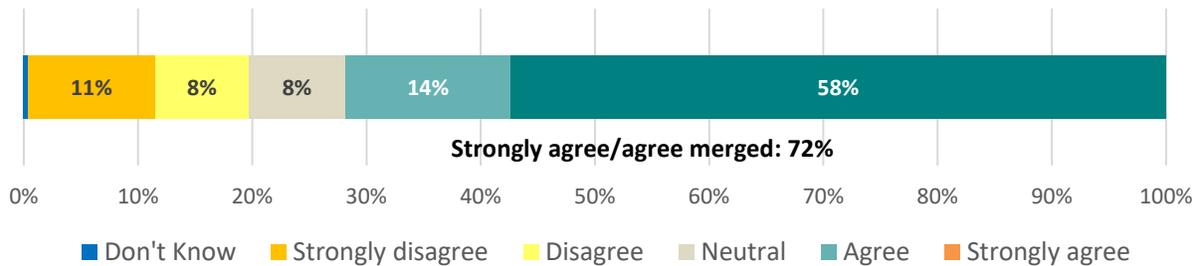
72% Strongly agree/agree that city should encourage the construction of secure market rental housing in more neighbourhoods.

- 84% of renters vs. 63% of homeowners strongly agree/agree with the statement



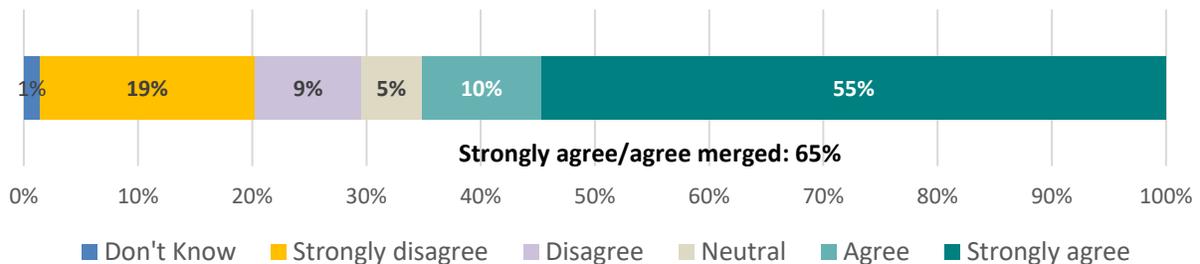
72% Strongly agree/agree that the city should encourage the construction of secure below-market and social housing targeted to low and moderate income households in more neighbourhoods

- 90% of renters vs. 57% of homeowners strongly agree/agree with the statement



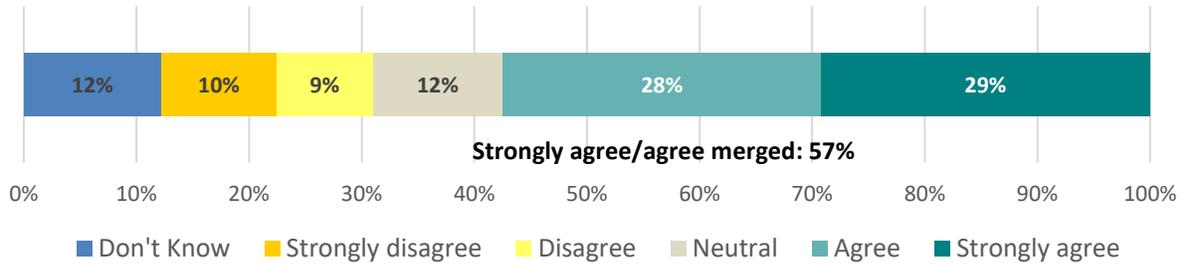
65% Strongly agree/agree that the city should change the approvals process to make it easier and faster to build new secure market and below-market rental housing (including social housing) in more neighbourhoods.

- 83% of renters vs. 51% of homeowners strongly agree/agree with the statement



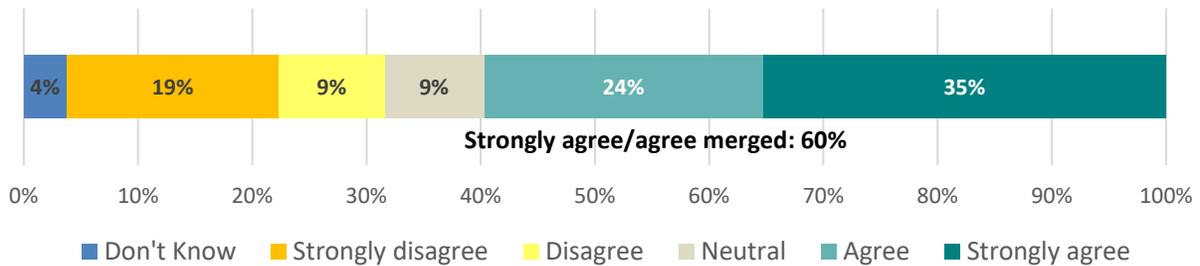
57% Strongly agree/agree that the proposed changes make it faster and easier to build new secure rental housing.

- 70% of renters vs. 47% of homeowners strongly agree/agree with the statement



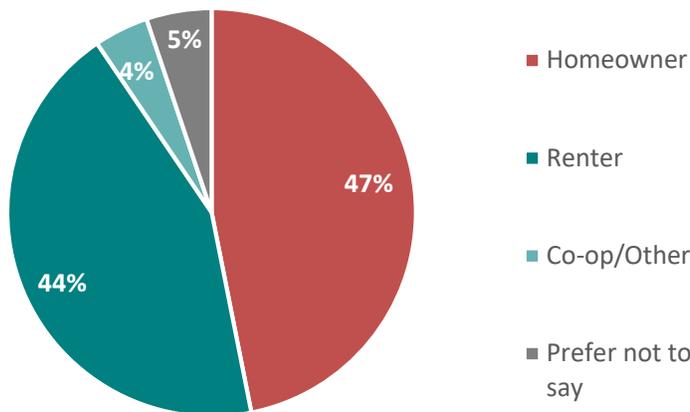
60% Strongly agree/agree that the proposed changes help create more complete neighbourhoods and address the climate emergency by focusing opportunities within walking distance of public transportation, shopping, and other daily needs.

- 77 of renters 47% of homeowners strongly agree/agree with the statement



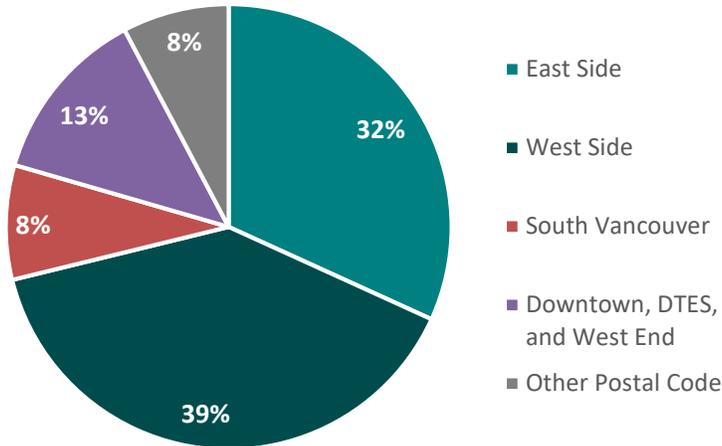
Do you own or rent your home?

- The tenure split closely matched the citywide housing tenure split of Vancouver according to the most recent Census, which was 53% renters and 47% homeowners in 2016.



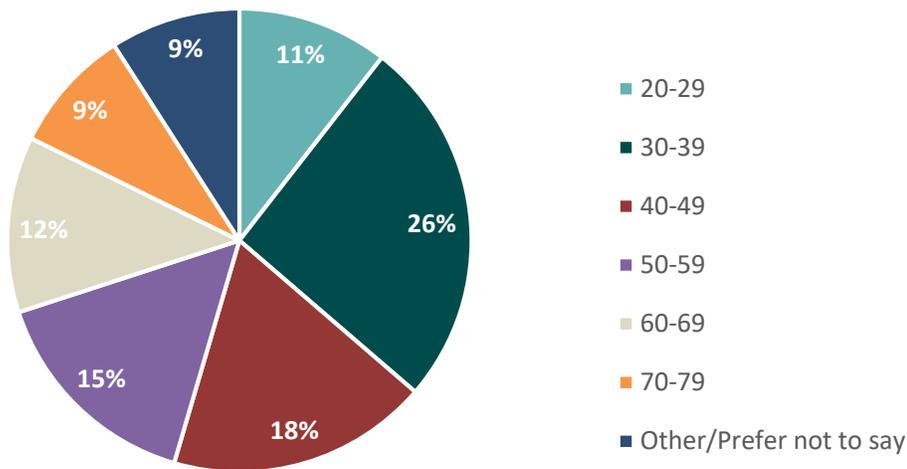
What neighbourhood do you live in?

- Respondents to the survey were from throughout Vancouver, with representation from all neighbourhoods.



How old are you?

- The respondents were diverse in age, with 37% under the age of 40, and the largest age group response from those aged 30-39.



Online Public Information Sessions

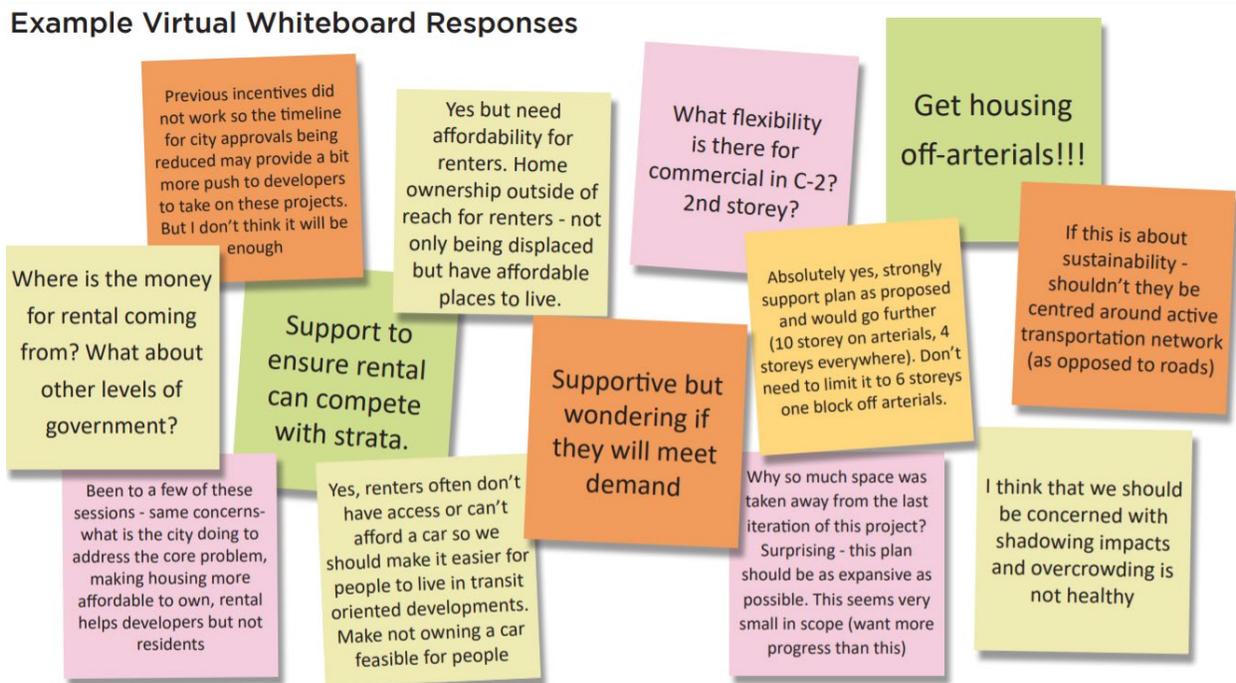
The City hosted two public information sessions on June 1 and 3 to provide an opportunity to learn more about the Streamlining Rental Initiative, ask questions and provide comments. The first half of the sessions included a presentation from staff that covered background on rental housing in Vancouver, an overview of previous engagement that has helped inform the proposal, and the updated policy and zoning changes being proposed.

The second half of each session was spent in small breakout groups, with staff facilitating discussion on the proposals, asking attendees to share their input and responding to questions. At the end of the sessions, staff were available for some further one-on-one discussions. Between the two events, 102 total members of the public attended, with a roughly even split between renters and homeowners. The online event attracted more younger residents than typical in-person public information sessions.

Discussions

- While there was broad support to streamline the rental development process from renters and many homeowners, some residents were concerned over the scale and pace of change in their neighbourhoods.
- Many residents supported the proposed changes and were in favour of enabling rental in more residential zoned areas of the city to address the housing crisis.
- The affordability of new market rental units were a key issue for both groups.
- Renters highlighted the importance of enabling rental in walkable, transit-oriented areas.
- Some had questions over the low density eligibility map and whether their properties would be eligible for rental rezoning.

Example Virtual Whiteboard Responses



Stakeholder Engagement

Renters Advisory Committee

In July 2021, staff met with the Renters Advisory Committee to present the proposed Streamlining Rental changes and to give an update on the public engagement opportunities. Overall, the committee was supportive of the proposed C-2 development process changes and the opportunities to build rental in low-density areas. The committee also expressed support for the new options for below-market and non-market rental opportunities in RS and RT areas.

Business Improvement Area Executive Directors

Staff engaged with one executive director who expressed general support for the proposed changes to enable new rental housing in commercial shopping areas and surrounding low-density neighbourhoods. Staff received feedback from other BIA executive directors as part of previous rounds of engagement.

Public and Industry Office Hours

Throughout June and July of 2021, staff held online public and industry office hour sessions for one-on-one meetings to discuss site and neighbourhood specific questions, answer clarifying questions, and provide feedback on the changes. In total, there were 15 industry meetings and 17 resident meetings.

Urban Development Institute Rental Housing Subcommittee + Local Architects

In June 2021, staff met with the UDI Rental Housing Subcommittee and local architects to discuss the updated proposal and provide feedback on the new rental zones. Although the committee expressed general support for the proposed changes and rezoning opportunities, they continue to advocate for more areas to be eligible for rental developments and for additional height and density, and generally greater flexibility within the regulations, to ensure project viability.

Members also suggested relaxing the commercial requirements in new developments and removing step-back requirements above 4 storeys to improve unit livability.

APPENDIX L: PROPOSED AMENDMENTS TO THE ZONING AND DEVELOPMENT BY-LAW

RED LINE VERSIONS

SEPTEMBER 2021

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. 14500 entitled Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas 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 by including unique provisions for residential rental tenure buildings.

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.

• The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum 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.

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.

2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 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 types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

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, in accordance with section 3.3.3 of 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, in accordance with section 3.3.3 of this Schedule, 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, and in accordance with section 3.3.3 of this Schedule 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.
- Second hand 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.
- Radio-communication 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.

3.3.2 The Director of Planning may vary the use conditions of section 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 types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

3.3.3 Unless its development does not require the demolition or change of use or occupancy of one or more rental housing units, registered owners of buildings containing three or more dwelling units in conjunction with any of the uses listed in this Schedule, Multiple Dwellings, or Multiple Conversion Dwellings consisting of three or more dwelling units, must:

- (a) if it is new development that requires demolition of one or more buildings on that site, or if it is an existing development that requires major alterations resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) enter into a housing agreement, satisfactory to Council, that secures:
 - A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district or on another site that was subject to the Rental Housing Stock ODP before it was rezoned to allow for replacement housing and is adjacent to the contiguous area of the zoning district of the site that requires the replacement housing, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
 - B. a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable, and
 - (ii) ensure that at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:
 - A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
 - B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
 - C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
 - D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

or

- (b) if it is an existing development requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site, but it does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) secure, to the satisfaction of the Director of Planning, one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council’s intention to maximize the replacement of such rental units; and
 - (ii) provide a Tenant Relocation Plan in keeping with the city’s Tenant Relocation and Protection Policy, if applicable;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit, a person has demolished or in respect of which has changed the use or occupancy.

4 Regulations

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

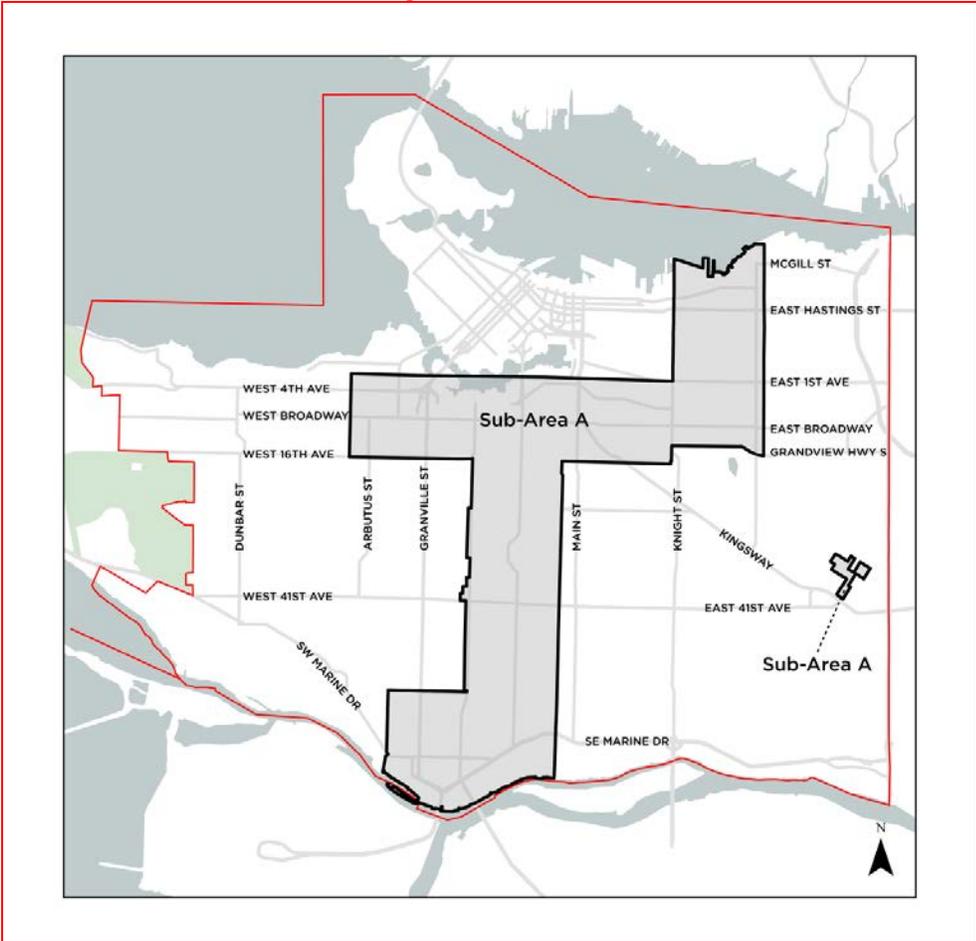
For the purposes of this Schedule, “Residential Rental Tenure Building” means a building:

- (a) that is located outside of sub-area A, as illustrated in Figure 1, and as further illustrated in the maps in section 5 of this Schedule;
- (b) that contains at least three dwelling units in conjunction with any of the uses listed in this Schedule;
- (c) where all of the dwelling units are non-stratified and secured as residential rental tenure;
- (d) where at least 35% of the total dwelling units have two or more bedrooms;
- (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



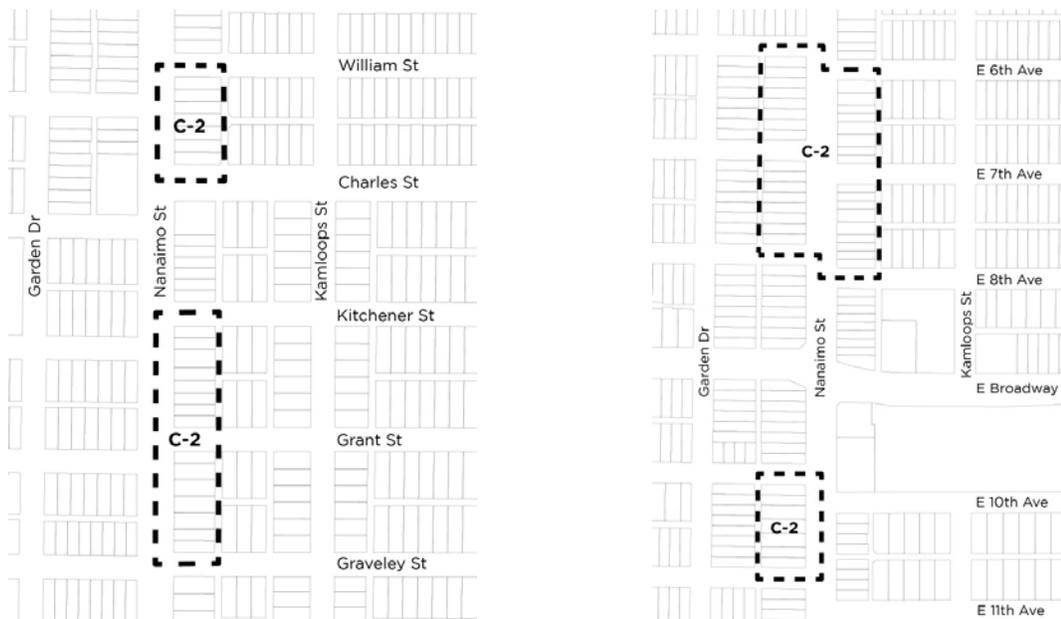
4.1 Site Area -- Not Applicable.

4.2 Frontage

4.2.1 For buildings located in the area shown on the map in Figure 24, 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 24. 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.~~

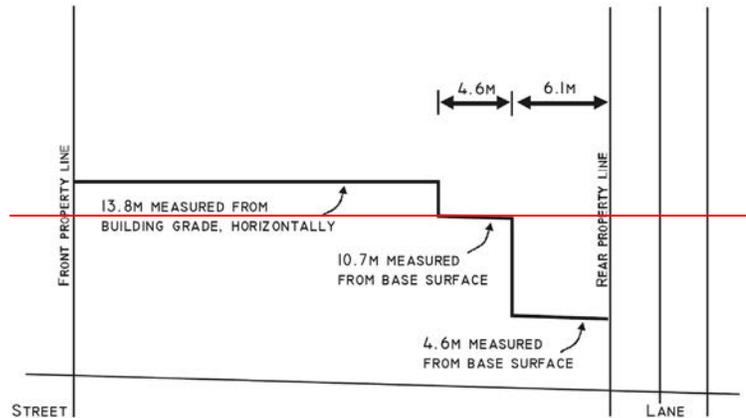
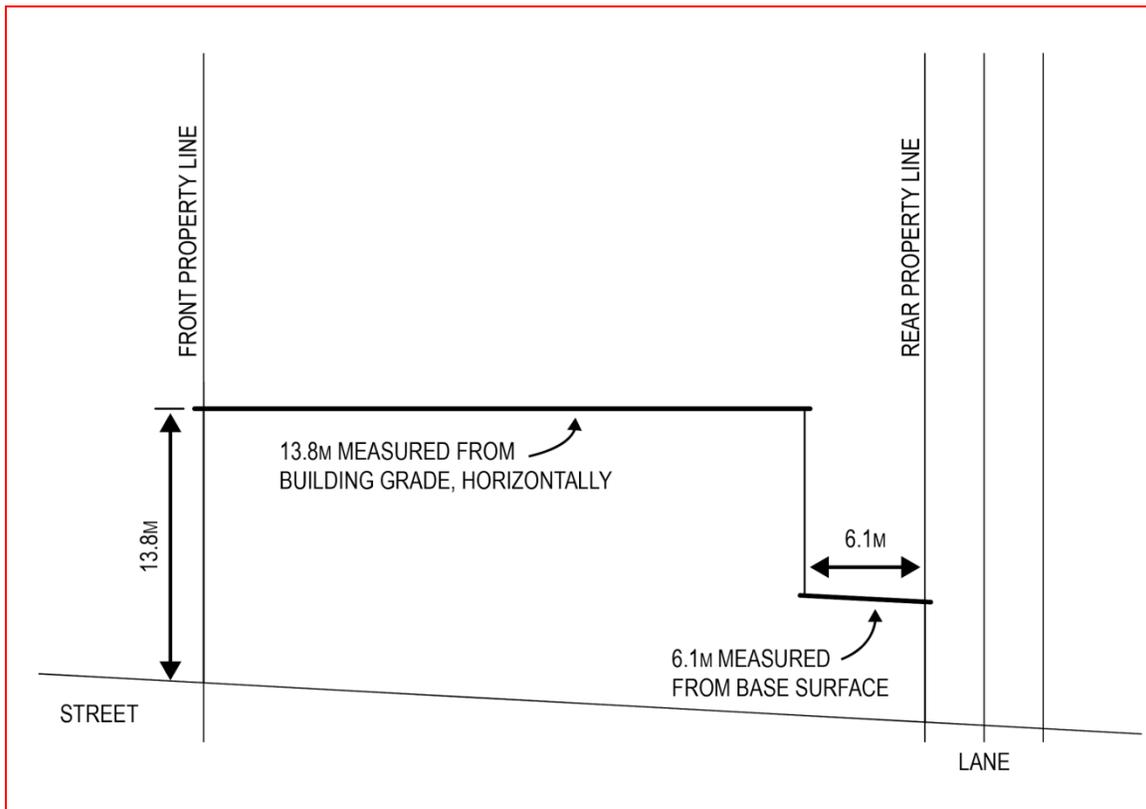


Figure 2.— Height

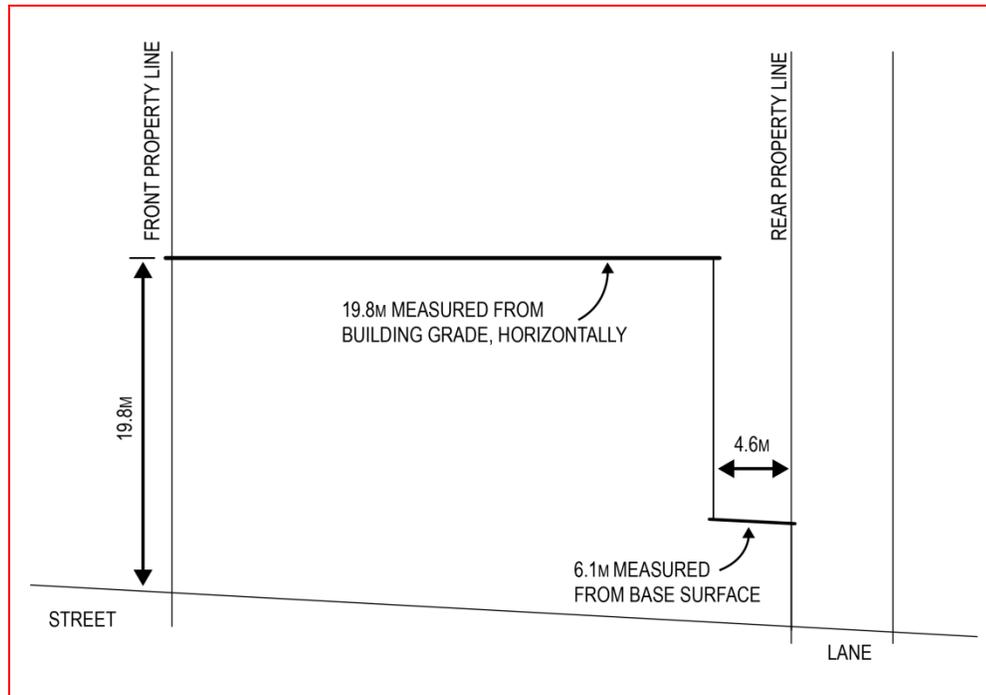
- 4.3.1 The building height shall not exceed 13.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, except that for 6.1 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, 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 building height shall not exceed 15.3 m, except that for 6.1 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, as illustrated in Figure 3.

Figure 3. Building Height



- 4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the building 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 building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and
 - (b) the building does not exceed 6 storeys.

Figure 4. Building Height for Residential Rental Tenure Buildings



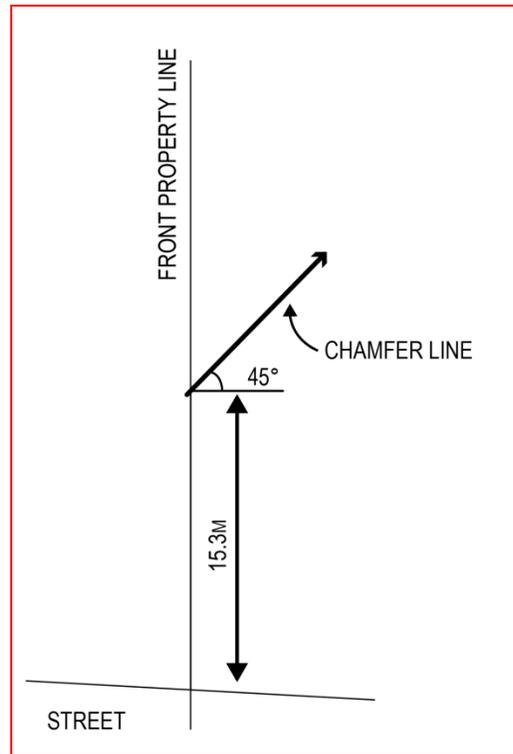
4.3.4 Despite section 4.3.3, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street in a residential rental tenure building, the building height shall not exceed 22.0 m, provided that:

- (a) for 4.6 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); 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. Chamfer Requirement



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 building 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 decks 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 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 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

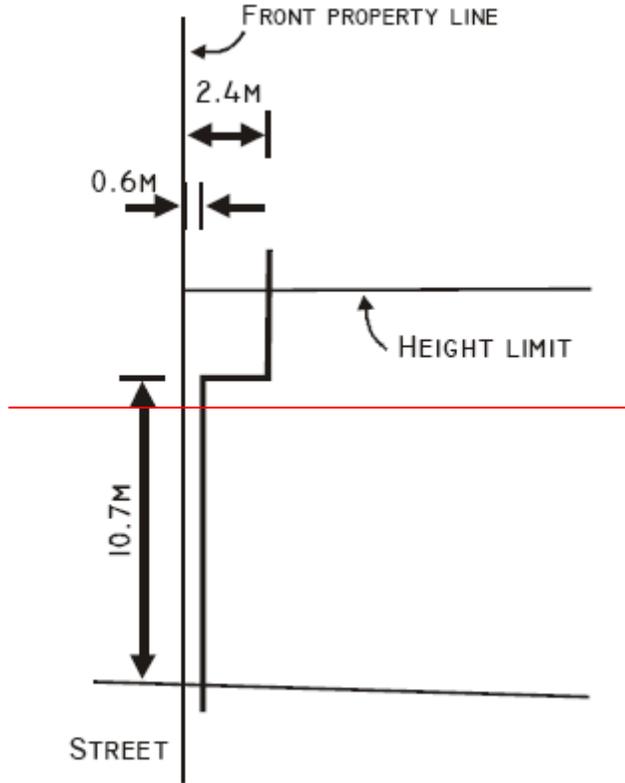


Figure 6. Front Yard

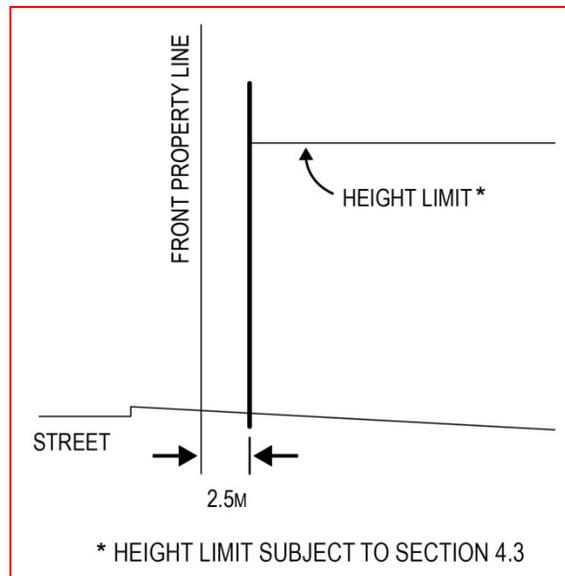
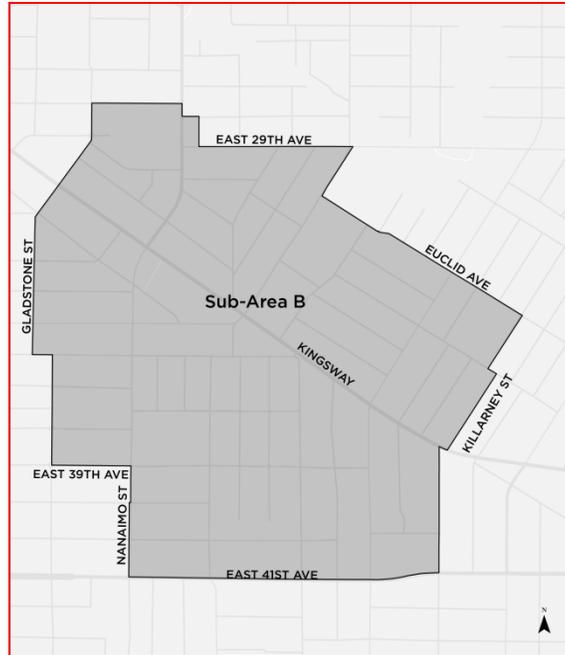


Figure 7. Sub-Area B



4.5 Side Yards and Setback

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

- (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

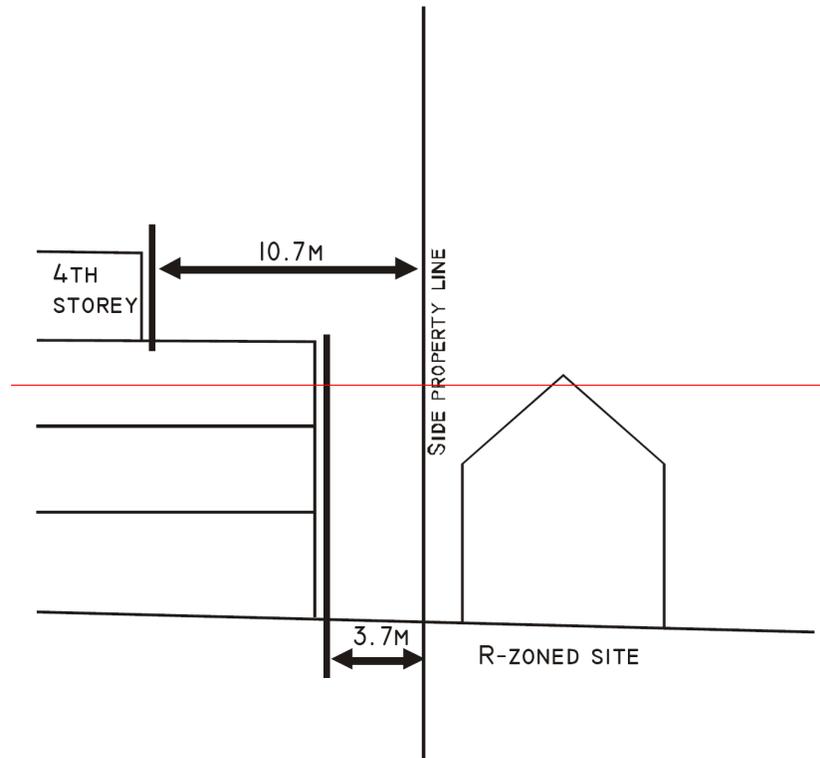
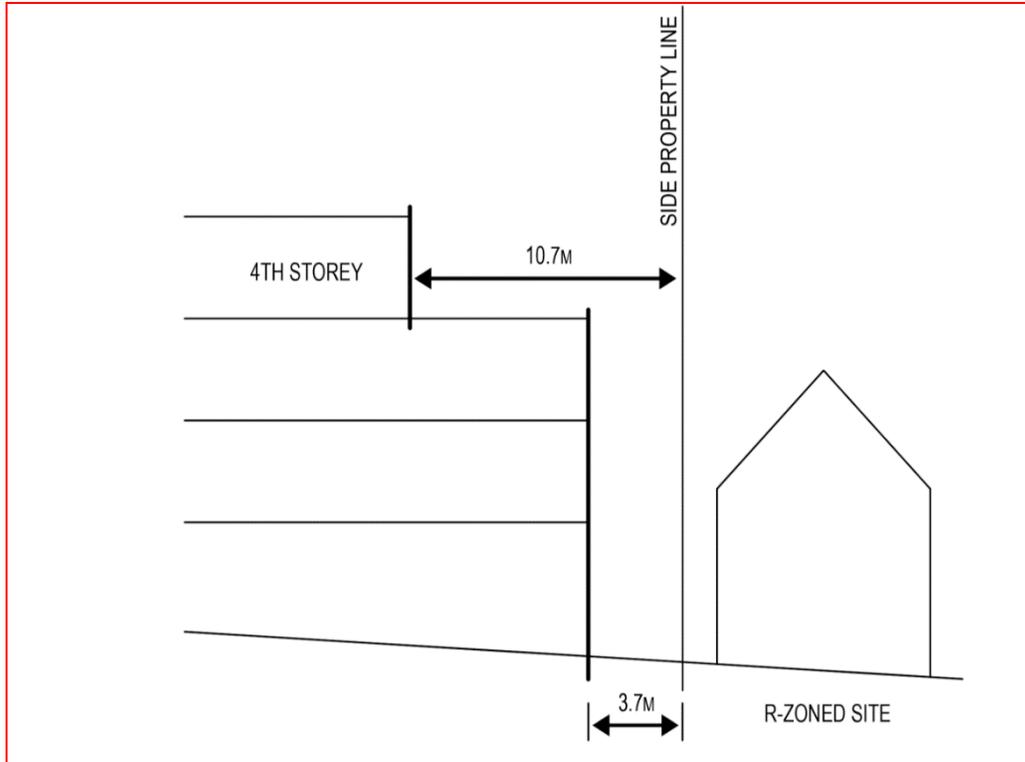


Figure 8. Side Yard and Setback Adjacent



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 5~~ Figure 9:

- (a) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be ~~0.6~~ 1.5 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 decks 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 decks may intrude into the setback.

Figure 9. Rear Yard Setback

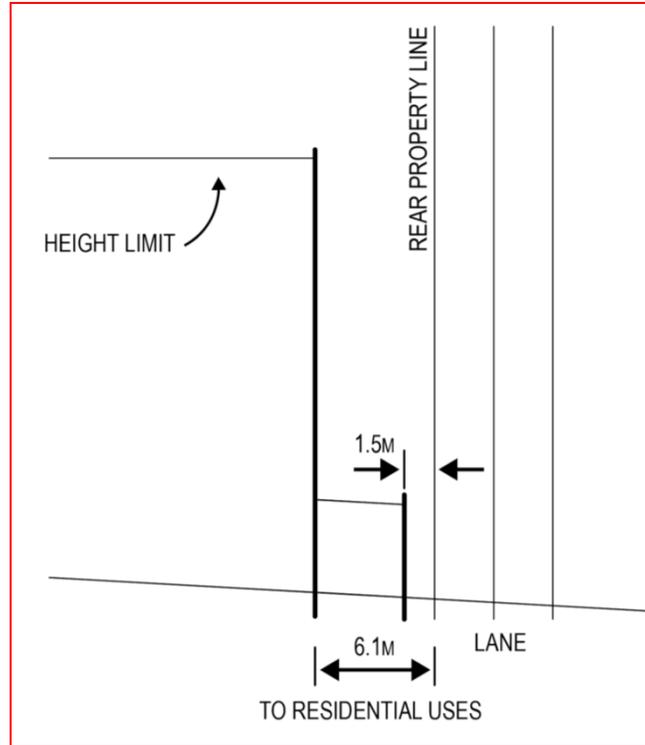
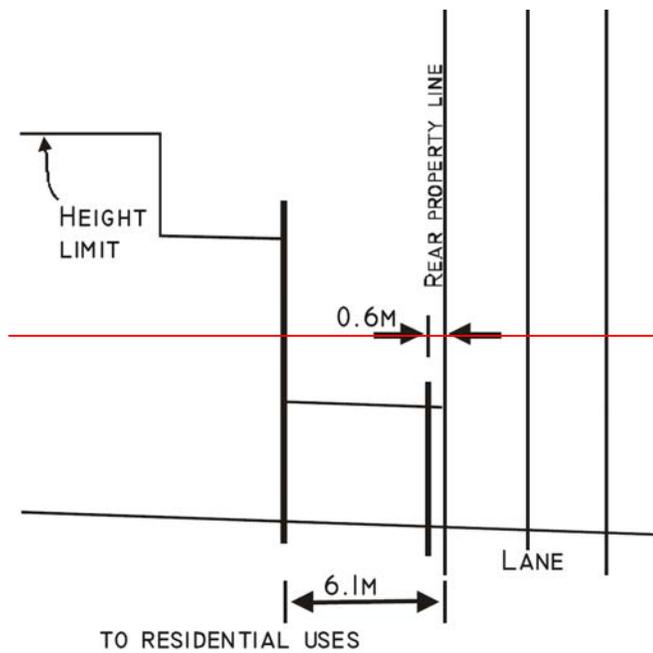


Figure 5. Rear Yard Setback

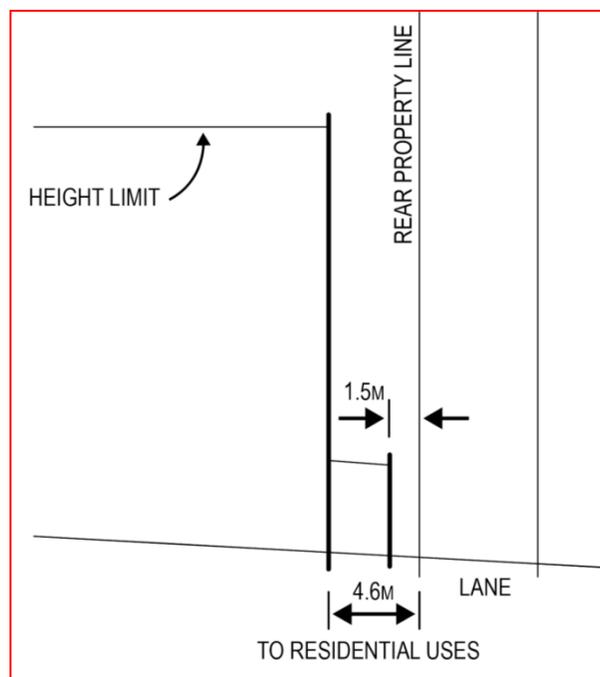


4.6.2 — Despite section 4.6.1, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

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 not containing dwelling uses and under 6.1 m in building height, the minimum depth of the rear yard shall be 1.5 m;
- (b) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
- (c) for portions of a building containing dwelling uses, 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



- (d) despite subsections (b) and (c), in the case of a corner site, the rear yard and rear setback 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
- (e) despite subsections (a), (b), (c) and (d), 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 and under 6.1 m in building height, the minimum depth of the rear yard shall be 3.1 m;
 - (ii) for portions of a building not containing dwelling uses and over 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
 - (iii) 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.

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

- (a) balconies and 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 these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
- (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 ~~The Director of Planning may permit~~ If a building is not a residential rental tenure building, 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 deck 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 vary 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 24, where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.
- 4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 (Reserved)

4.13 (Reserved)

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

- 4.14.1 For development sites located in the area shown in Figure 24 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 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 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

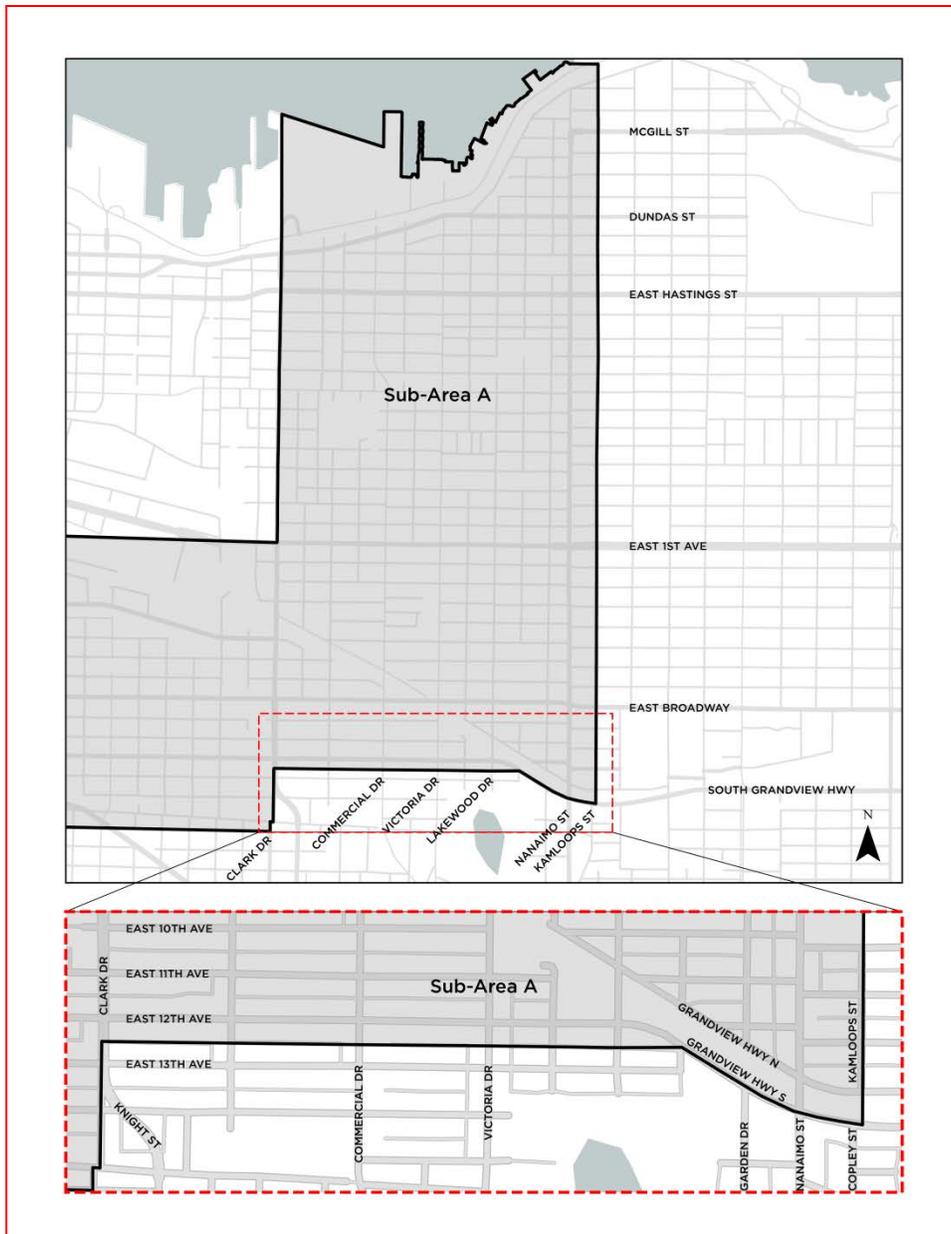


Figure 12

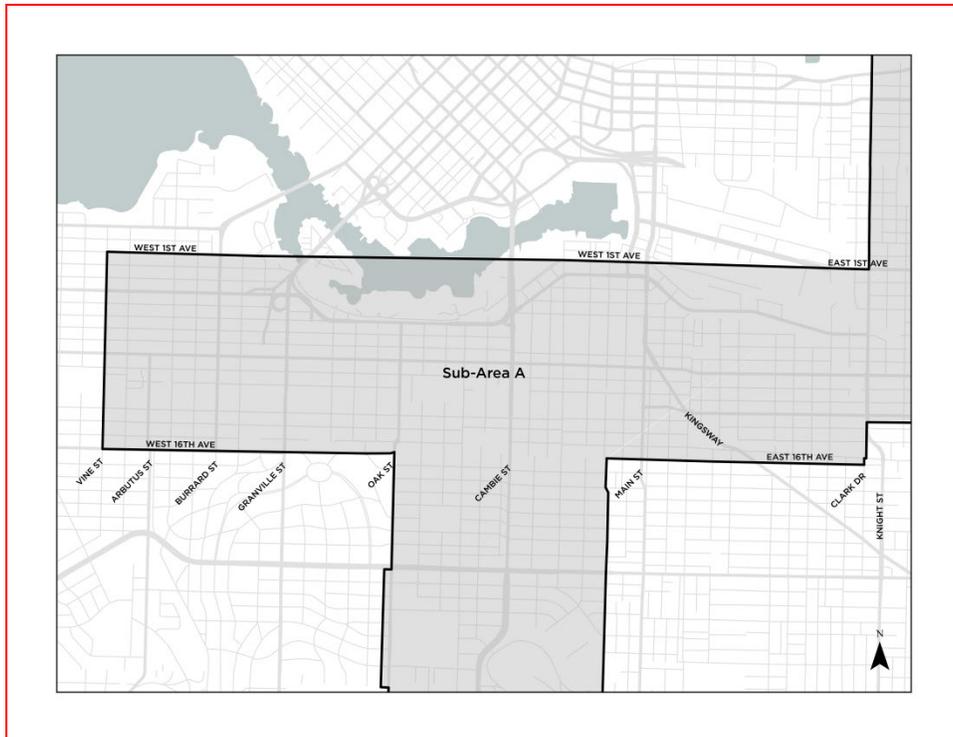


Figure 13

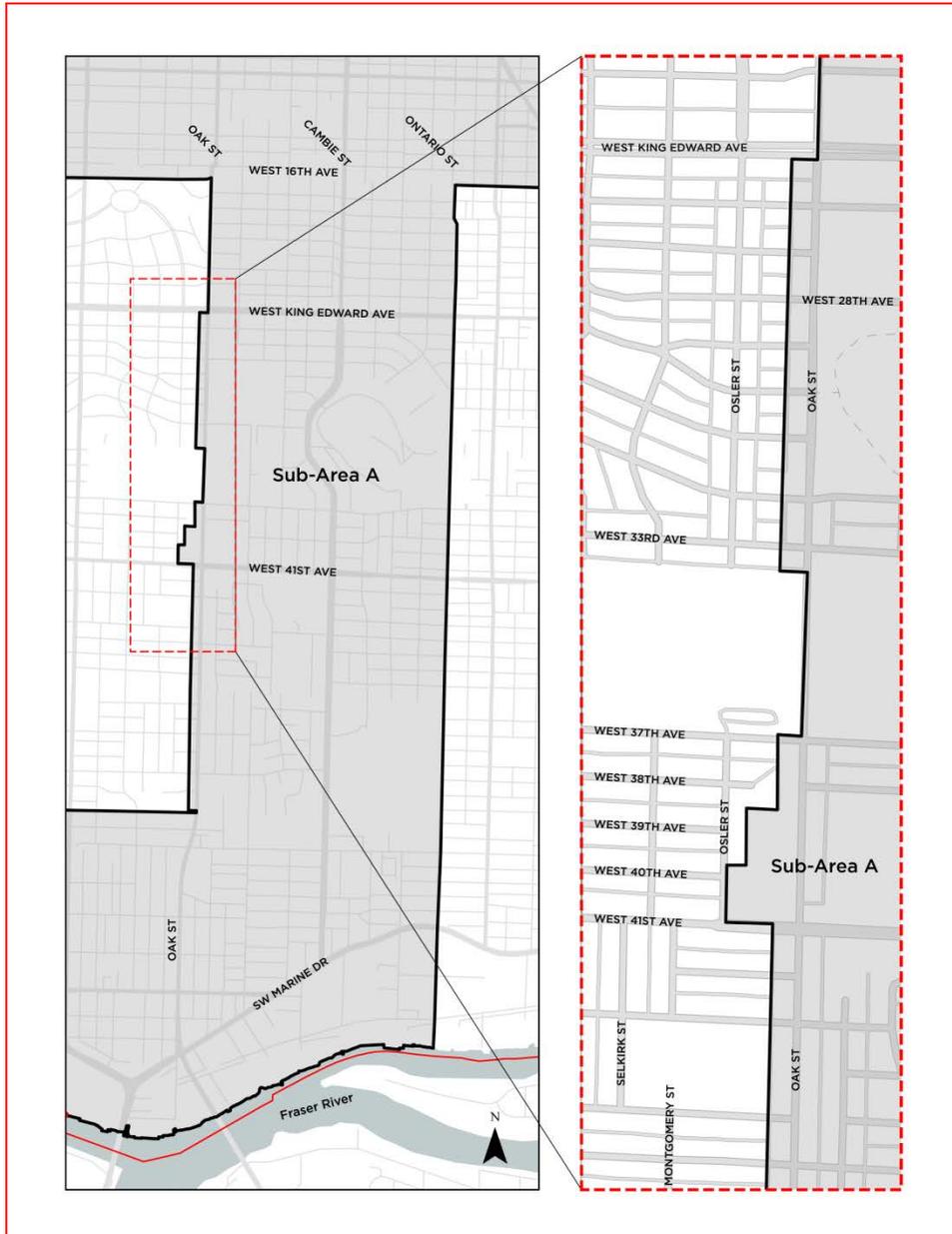


Figure 14

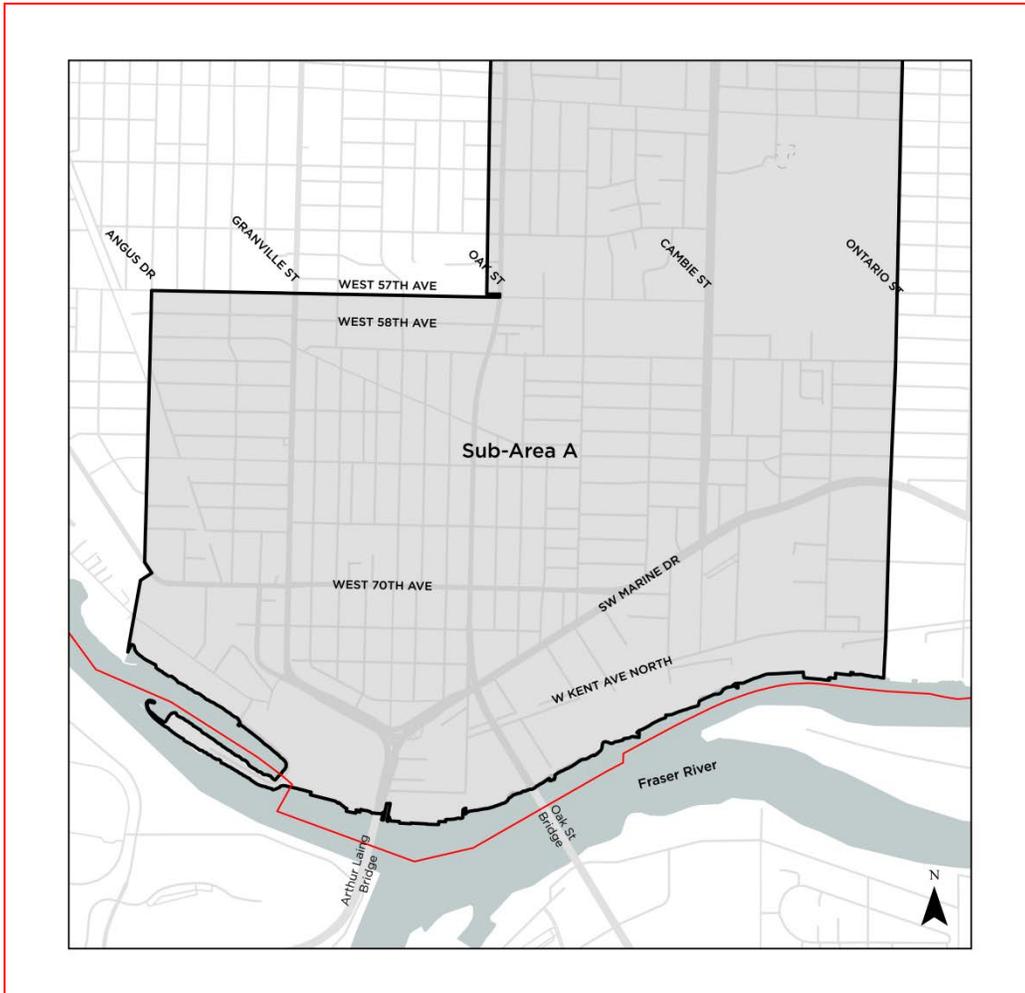
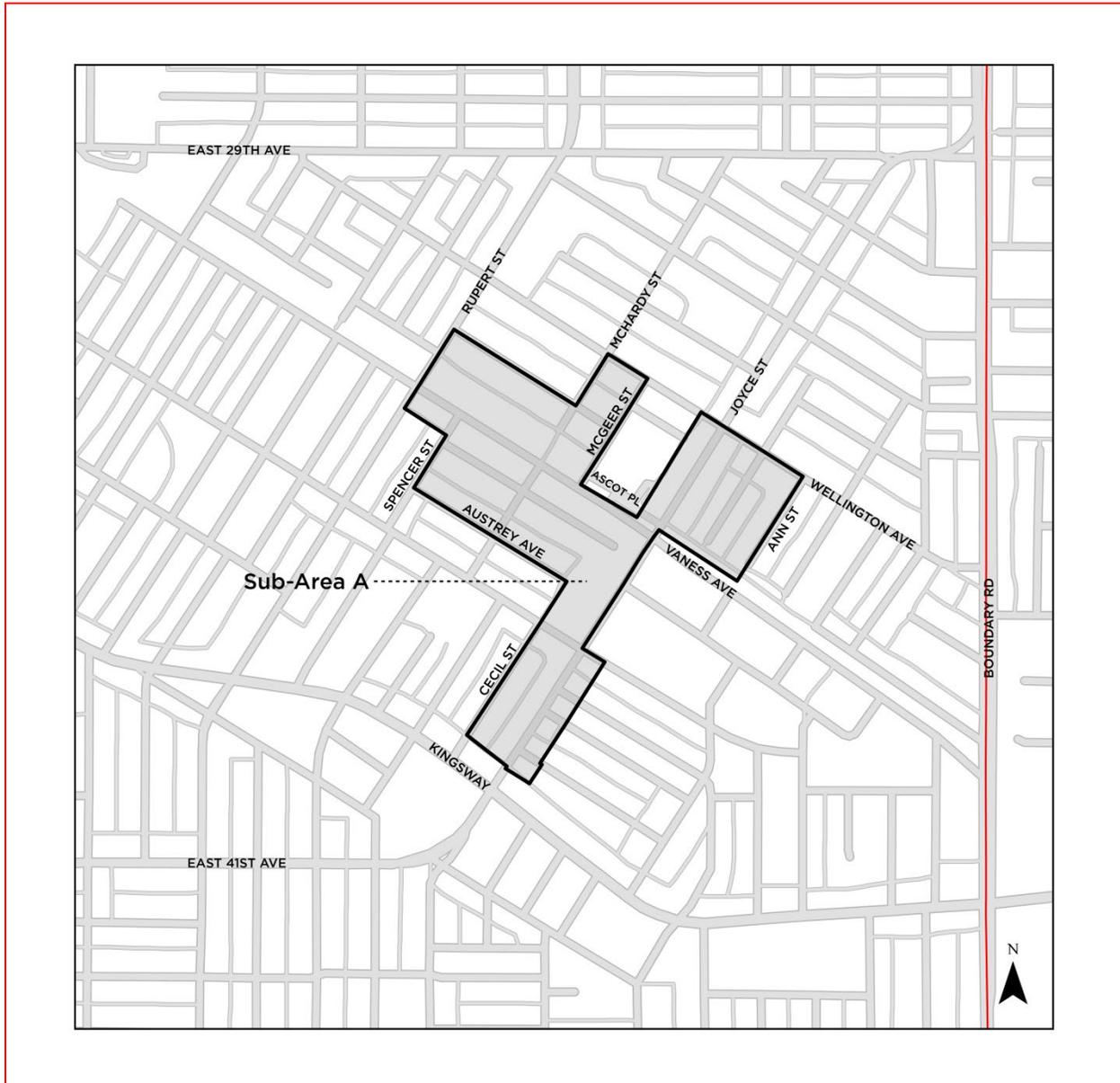


Figure 15



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 by including unique provisions for residential rental tenure buildings.

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.

• The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33 $\frac{1}{3}$ 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.

2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 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 types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

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, in accordance with section 3.3.4 of 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, in accordance with section 3.3.4 of this Schedule, 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, and in accordance with section 3.3.4 of this Schedule 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.
- Second hand 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.
- 3.3.3 The Director of Planning may vary the use conditions of section 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.
- 3.3.4 Unless its development does not require the demolition or change of use or occupancy of one or more rental housing units, registered owners of buildings containing three or more dwelling units in conjunction with any of the uses listed in this Schedule, Multiple Dwellings, or Multiple Conversion Dwellings consisting of three or more dwelling units, must:
- (a) if it is new development that requires demolition of one or more buildings on that site, or if it is an existing development that requires major alterations resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (iii) enter into a housing agreement, satisfactory to Council, that secures:
 - A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district or on another site that was subject to the Rental Housing Stock ODP before it was rezoned to allow for replacement housing and is adjacent to the contiguous area of the zoning district of the site that requires the replacement housing, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
 - B. a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable, and
 - (iv) ensure that at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:

- A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
- B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
- C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
- D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

or

- (b) if it is an existing development requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site, but it does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) secure, to the satisfaction of the Director of Planning, one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
 - (ii) provide a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit, a person has demolished or in respect of which has changed the use or occupancy.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except that the Director of Planning may vary 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 varied;
- (b) office uses,

provided that in determining the amount of any variation that may be permitted, the Director of Planning where applicable, consider the amount and quality in the provision of:

- (i) landscaping;
- (ii) usable resident open space provided by balconies, decks, roof decks 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.

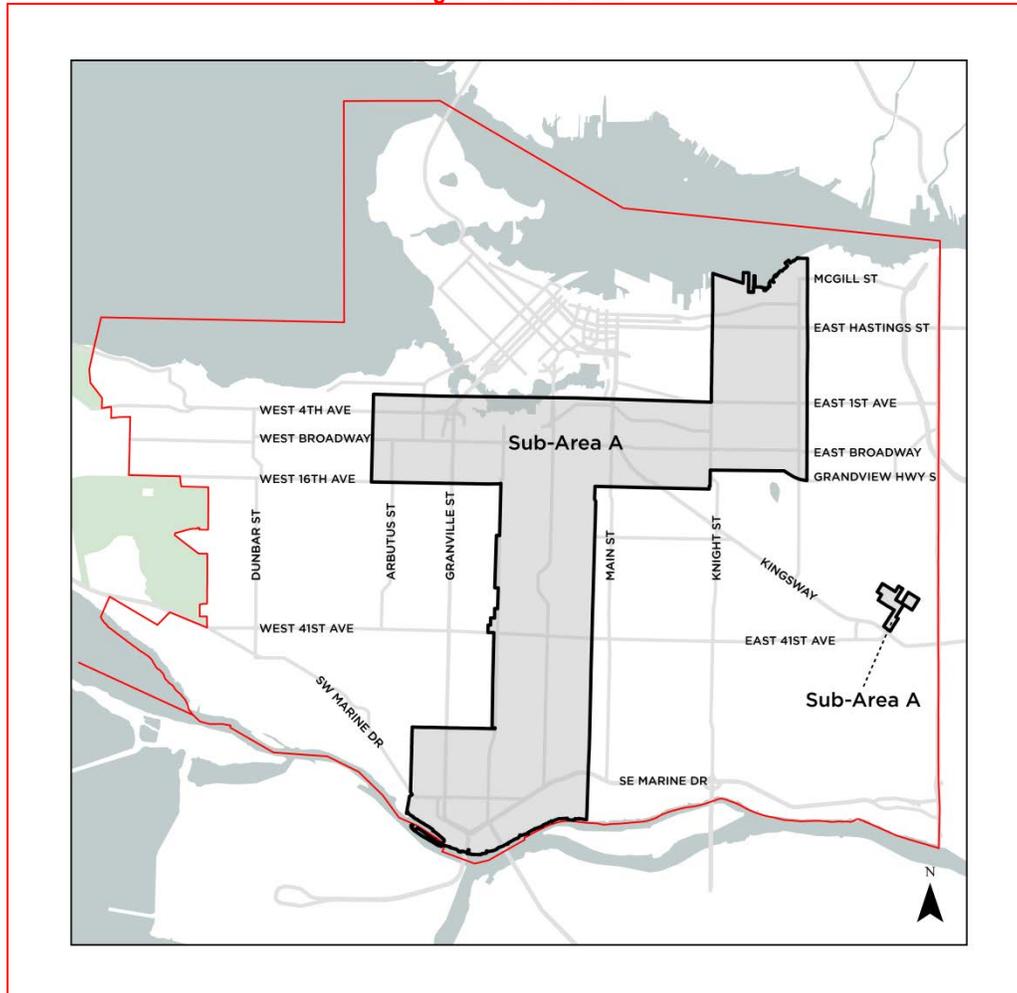
For the purposes of this Schedule, “Residential Rental Tenure Building” means a building:

- (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 at least three dwelling units in conjunction with any of the uses listed in this Schedule;
- (c) where all of the dwelling units are non-stratified and secured as residential rental tenure;
- (d) where at least 35% of the total dwelling units have two or more bedrooms;
- (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



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:

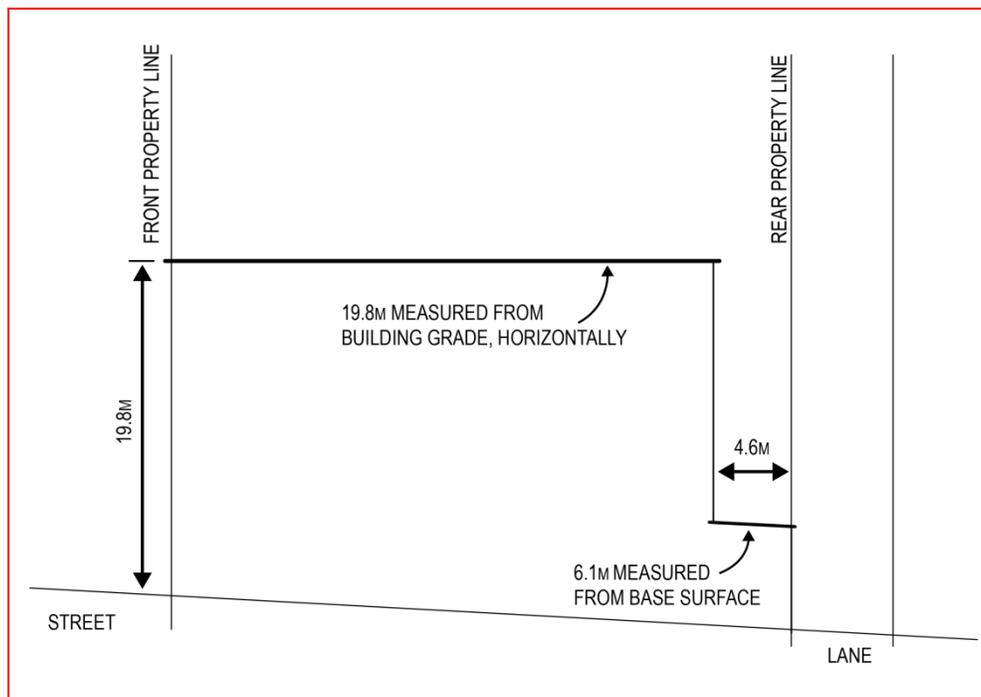
- (a) the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, and existing views;

- (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 building 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 building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and
- (b) the building does not exceed 6 storeys.

Figure 2. Building 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 building height shall not exceed 22.0 m, provided that:

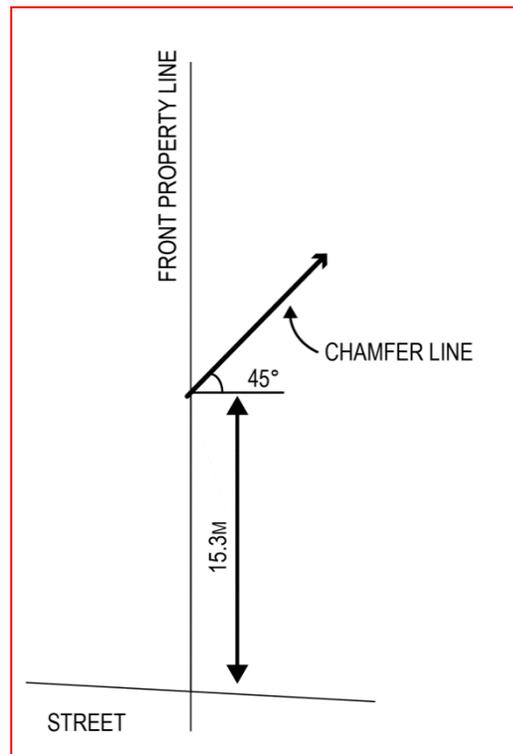
- (a) for 4.6 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and
- (b) the building does not exceed 6 storeys.

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. Chamfer Requirement



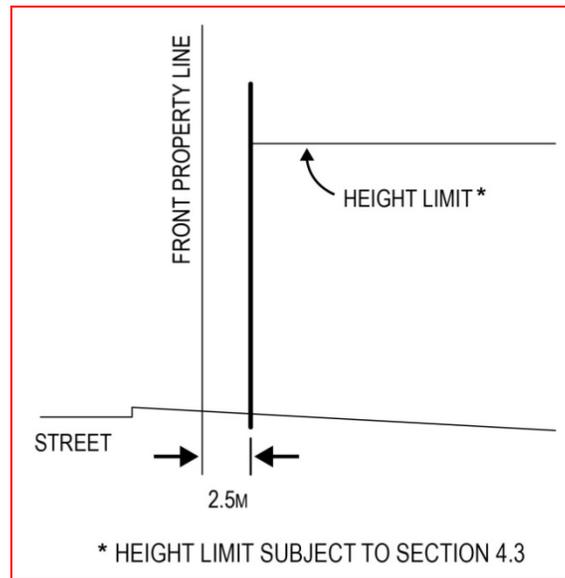
4.4 Front Yard ~~and Setback~~

~~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



4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced front yard 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, 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 requirements shall be the same as the front yard requirements in section 4.4.

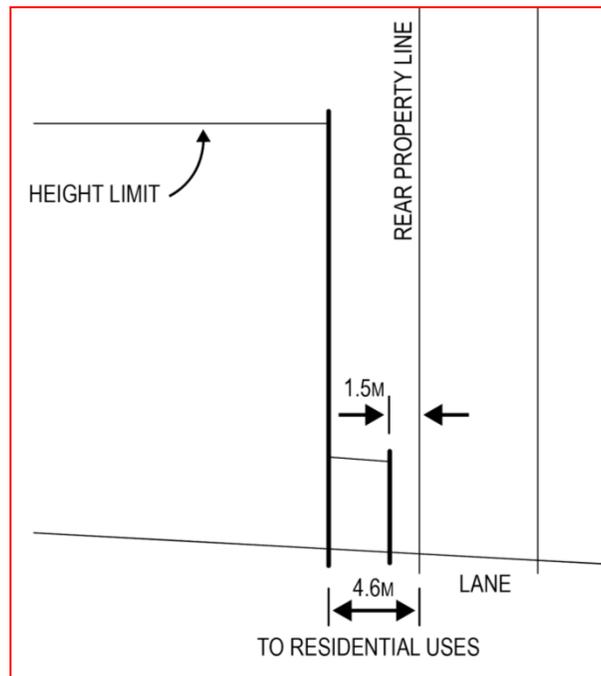
4.6 Rear Yard and Setback

~~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 not containing dwelling uses and under 6.1 m in building height, the minimum depth of the rear yard shall be 1.5 m;
 - (b) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
 - (c) for portions of a building containing dwelling uses 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



- (d) despite subsections (b) and (c), in the case of a corner site, the rear yard and rear setback 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
- (e) despite subsections (a), (b), (c) and (d), 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 and under 6.1 m in building height, the minimum depth of the rear yard shall be 3.1 m,

- (ii) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m, and
- (iii) 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.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 1.50 in the case of a site used for purely residential uses, and in all other cases 2.50 to be distributed as follows:

- (a) uses listed in sections 2.2 and 3.2, but excluding residential uses, to a maximum floor space ratio of 1.00 on the ground or first floor;
- (b) uses listed in sections 2.2 and 3.2, but excluding residential uses, to a maximum floor space ratio of 0.50 on the second floor;
- (c) residential uses to a maximum floor space ratio of 1.00 if section (b) above has been employed, or 1.50 if section (b) has not been employed, on the second or higher floors; and for the purposes of the computation of floor space ratio, an artist studio and the associated residential unit shall be considered a residential 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.~~

4.7.2. 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.

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

- (a) balconies and 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 these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
- (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 ~~The Director of Planning may permit~~ **If a building is not a residential rental tenure building, 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 deck 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 vary 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

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.

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

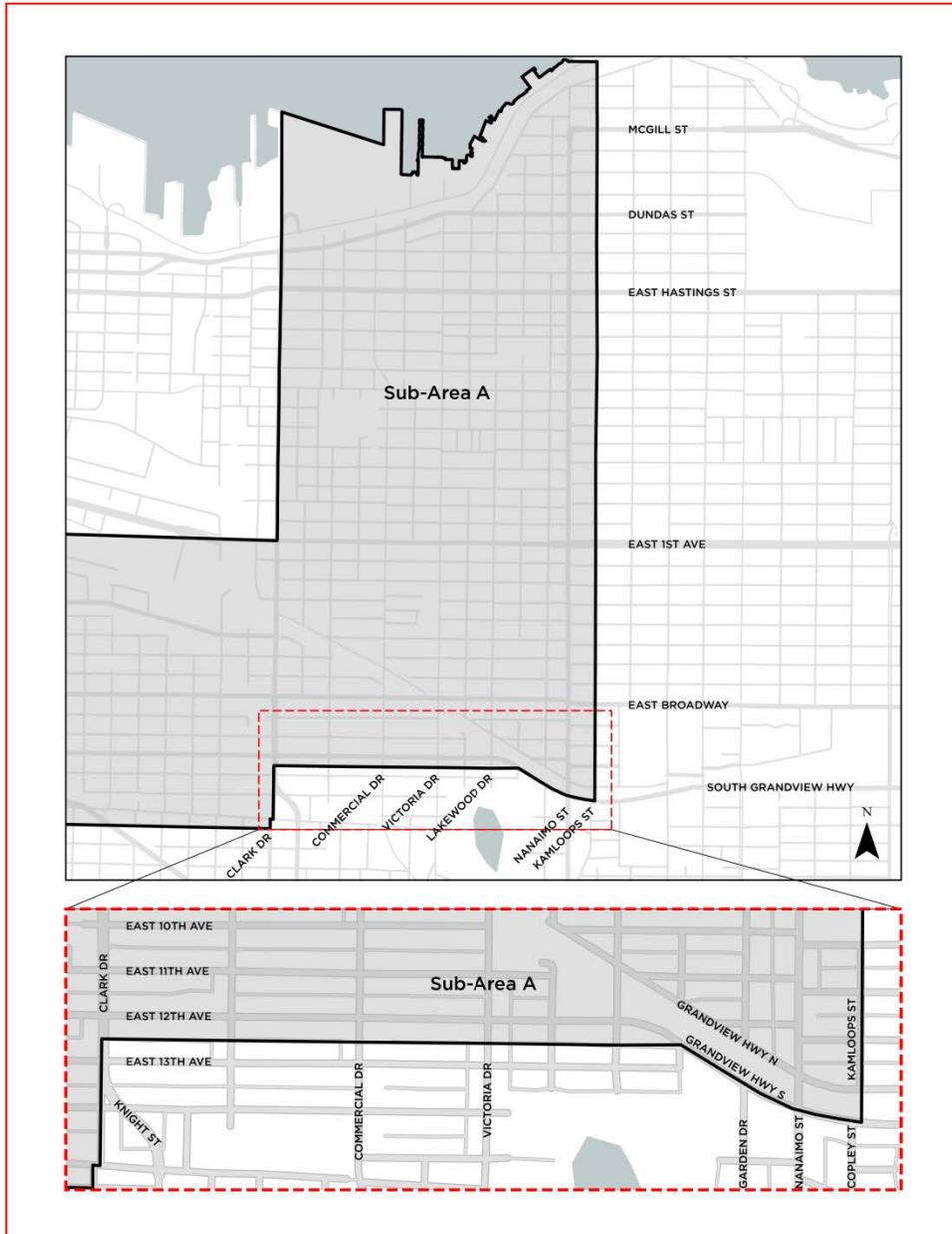


Figure 7

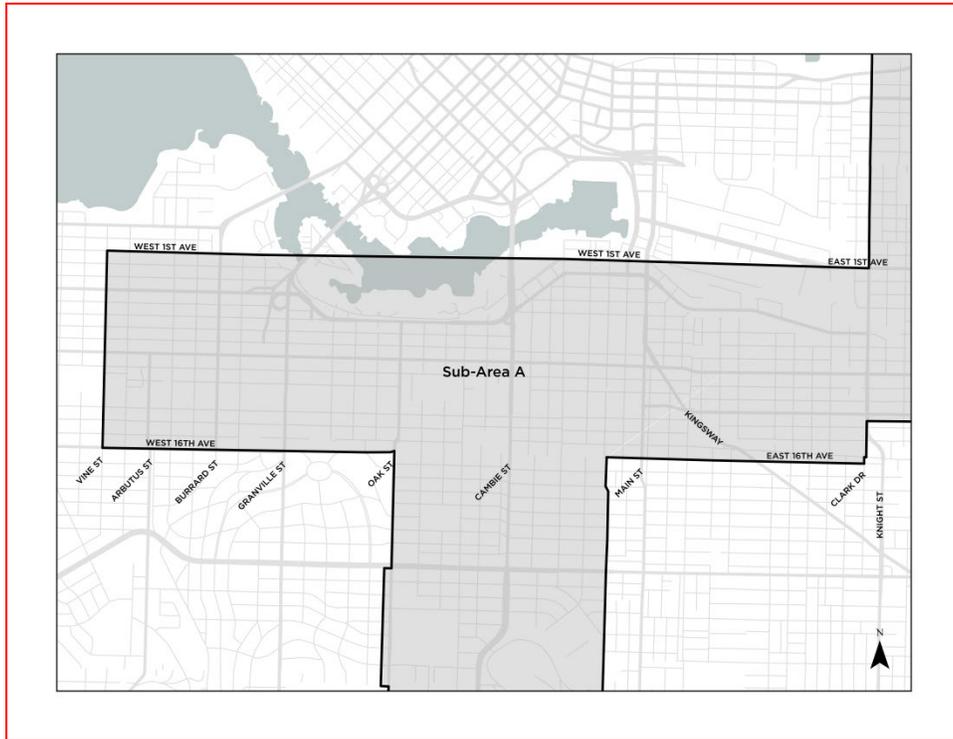


Figure 8

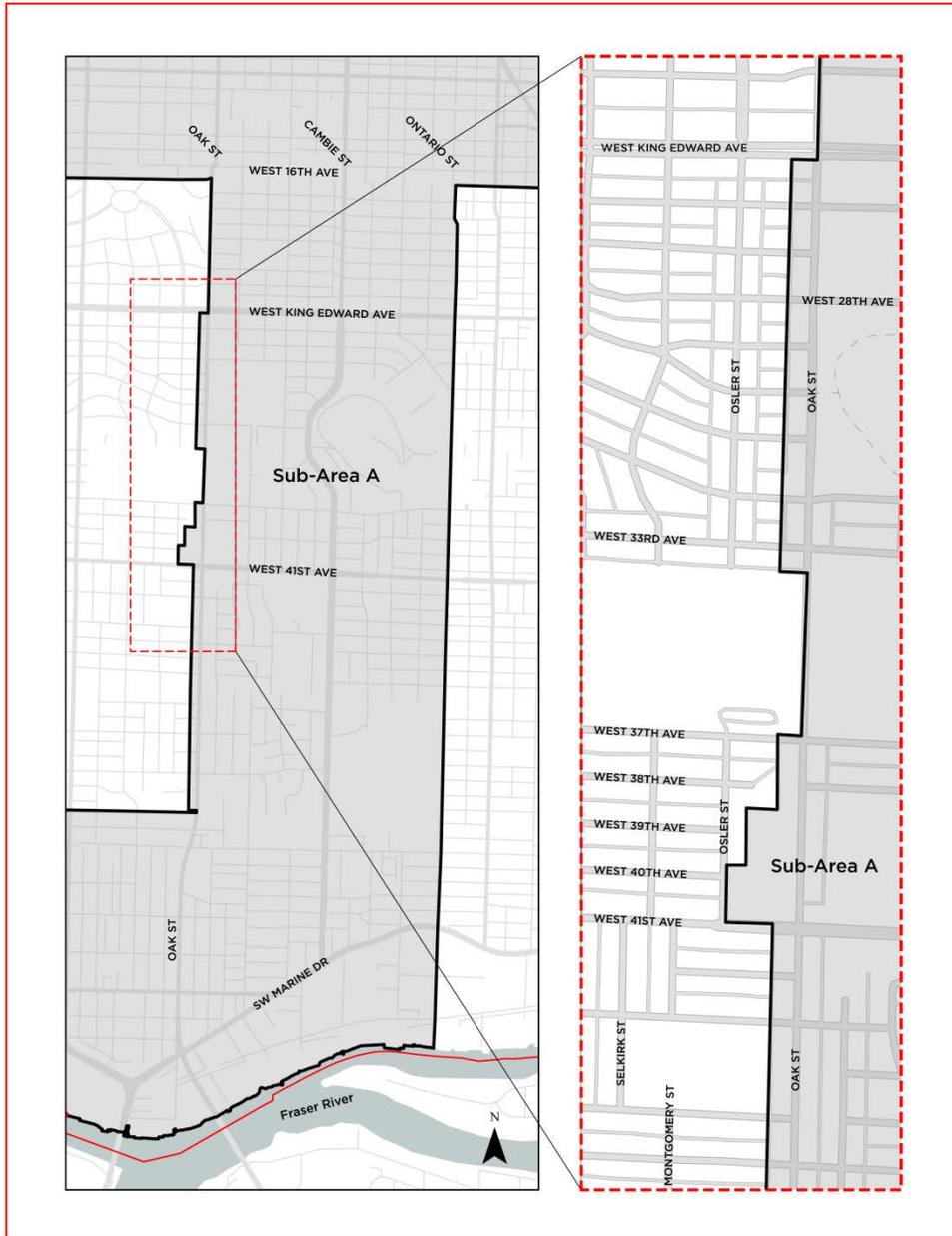


Figure 9

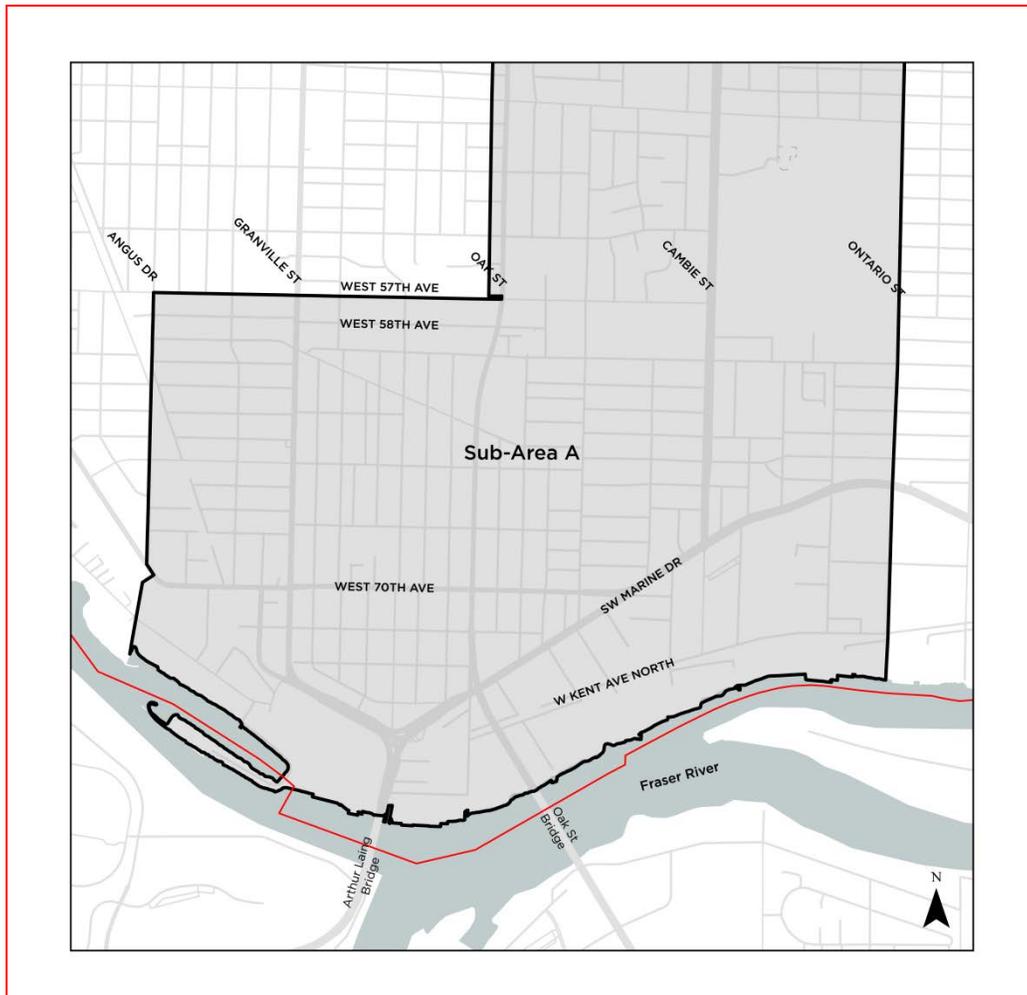
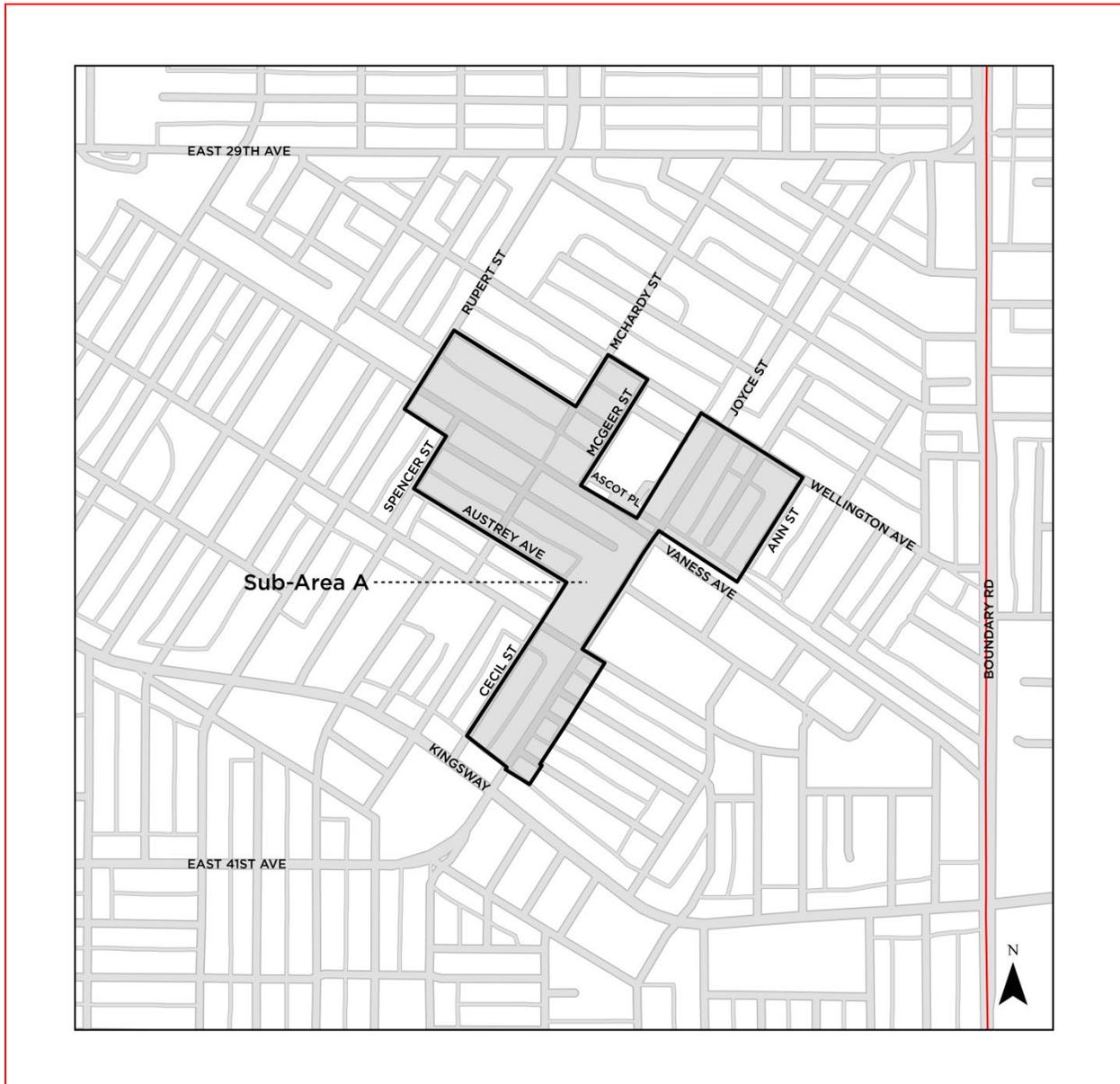


Figure 10



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 by including unique provisions for residential rental tenure buildings.

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.

• The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33 $\frac{1}{3}$ 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.

2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 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.

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, in accordance with section 3.3.5 of 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 and in accordance with section 3.3.5 of this Schedule, 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 varied 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.

3.3.4 The Director of Planning may vary the use conditions of section 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.

3.3.5 Unless its development does not require the demolition or change of use or occupancy of one or more rental housing units, registered owners of buildings containing three or more dwelling units in conjunction with any of the uses listed in this Schedule, or Multiple Conversion Dwellings consisting of three or more dwelling units, must:

- (a) if it is new development that requires demolition of one or more buildings on that site, or if it is an existing development that requires major alterations resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (v) enter into a housing agreement, satisfactory to Council, that secures:
 - A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district or on another site that was subject to the Rental Housing Stock ODP before it was rezoned to allow for replacement housing and is adjacent to the contiguous area of the zoning district of the site that requires the replacement housing, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
 - B. a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable, and
 - (vi) ensure that at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:
 - A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
 - B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
 - C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
 - D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

or

- (b) if it is an existing development requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site, but it does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) secure, to the satisfaction of the Director of Planning, one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
 - (ii) provide a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit, a person has demolished or in respect of which has changed the use or occupancy.

4 Regulations

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

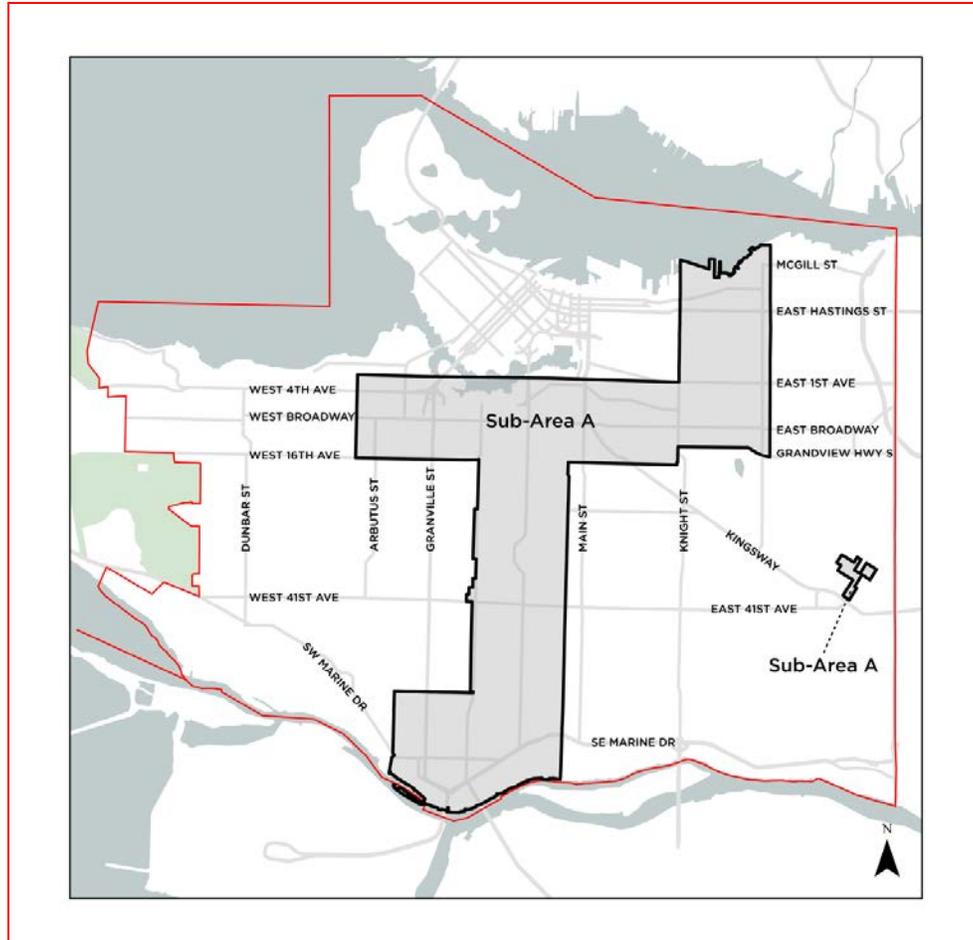
For the purposes of this Schedule, “Residential Rental Tenure Building” means a building:

- (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 at least three dwelling units in conjunction with any of the uses listed in this Schedule;
- (c) where all of the dwelling units are non-stratified and secured as residential rental tenure;
- (d) where at least 35% of the total dwelling units have two or more bedrooms;
- (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



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** ~~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:

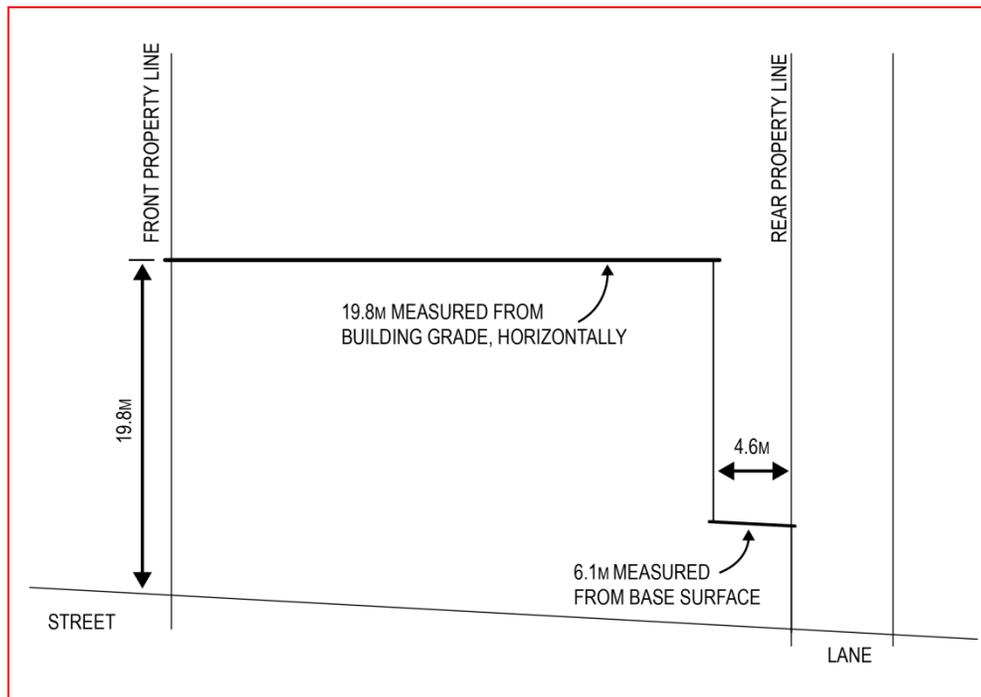
- (a) the height, bulk, scale and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (b) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (c) the intent of this Schedule, all 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 building 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 building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and
- (b) the building does not exceed 6 storeys.

Figure 2. Building 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 building height shall not exceed 22.0 m, provided that:

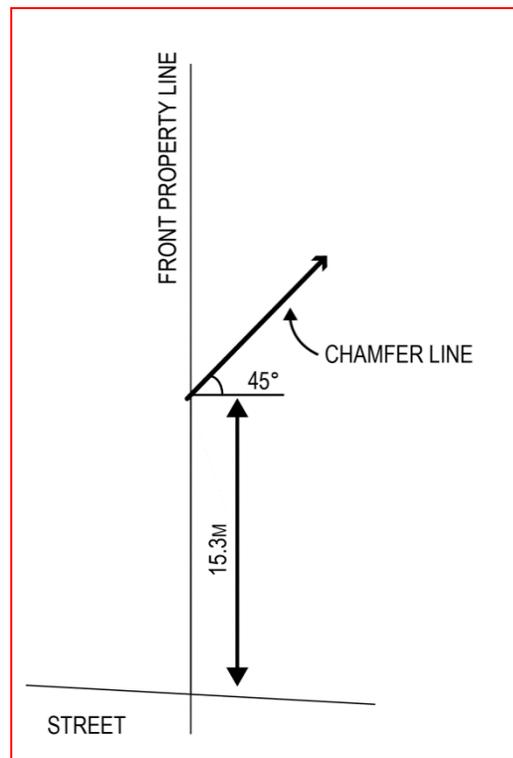
- (a) for 4.6 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and
- (b) the building does not exceed 6 storeys.

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. Chamfer Requirement



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 building 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~~

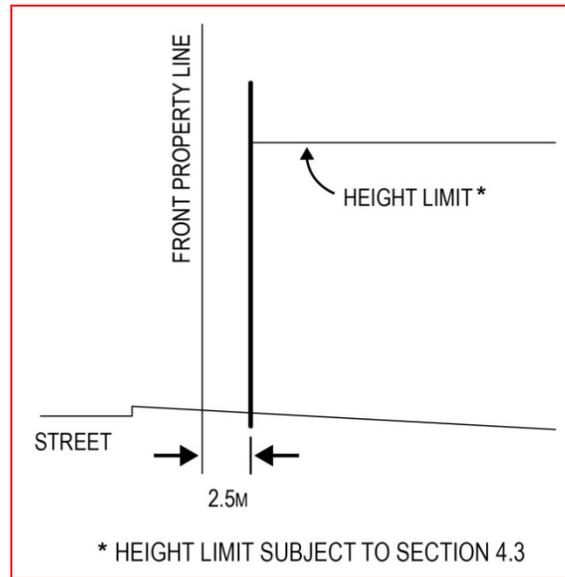
~~4.4.1 The depth of the front yard must be 0.6 m.~~

~~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



4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced front yard 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 requirements shall be the same as the front yard requirements in section 4.4.

4.5.5 Despite sections 4.5.1, 4.5.2, 4.5.3, and 4.5.4, 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

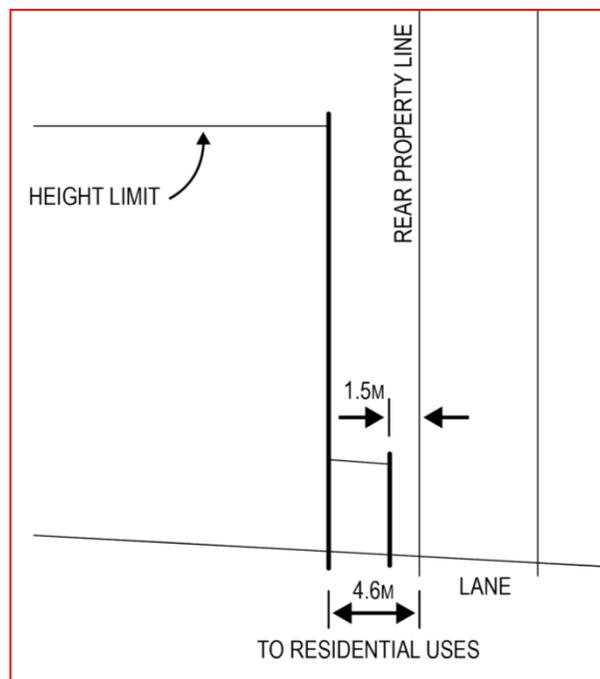
~~4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.~~

~~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:
- (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 not containing dwelling uses and under 6.1 m in building height, the minimum depth of the rear yard shall be 1.5 m;
 - (b) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
 - (c) for portions of a building containing dwelling uses 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



- (d) despite subsections (b) and (c), in the case of a corner site, the rear yard and rear setback 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
- (e) despite subsections (a), (b), (c) and (d), 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 and under 6.1 m in building height, the minimum depth of the rear yard shall be 3.1 m;
- (ii) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
- (iii) 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.

~~4.7.43~~ The following shall be excluded in the computation of floor space ratio:

- (a) balconies and 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 these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;

- (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 ~~The Director of Planning may permit~~ If a building is not a residential rental tenure building, 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 deck 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 vary 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

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.

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

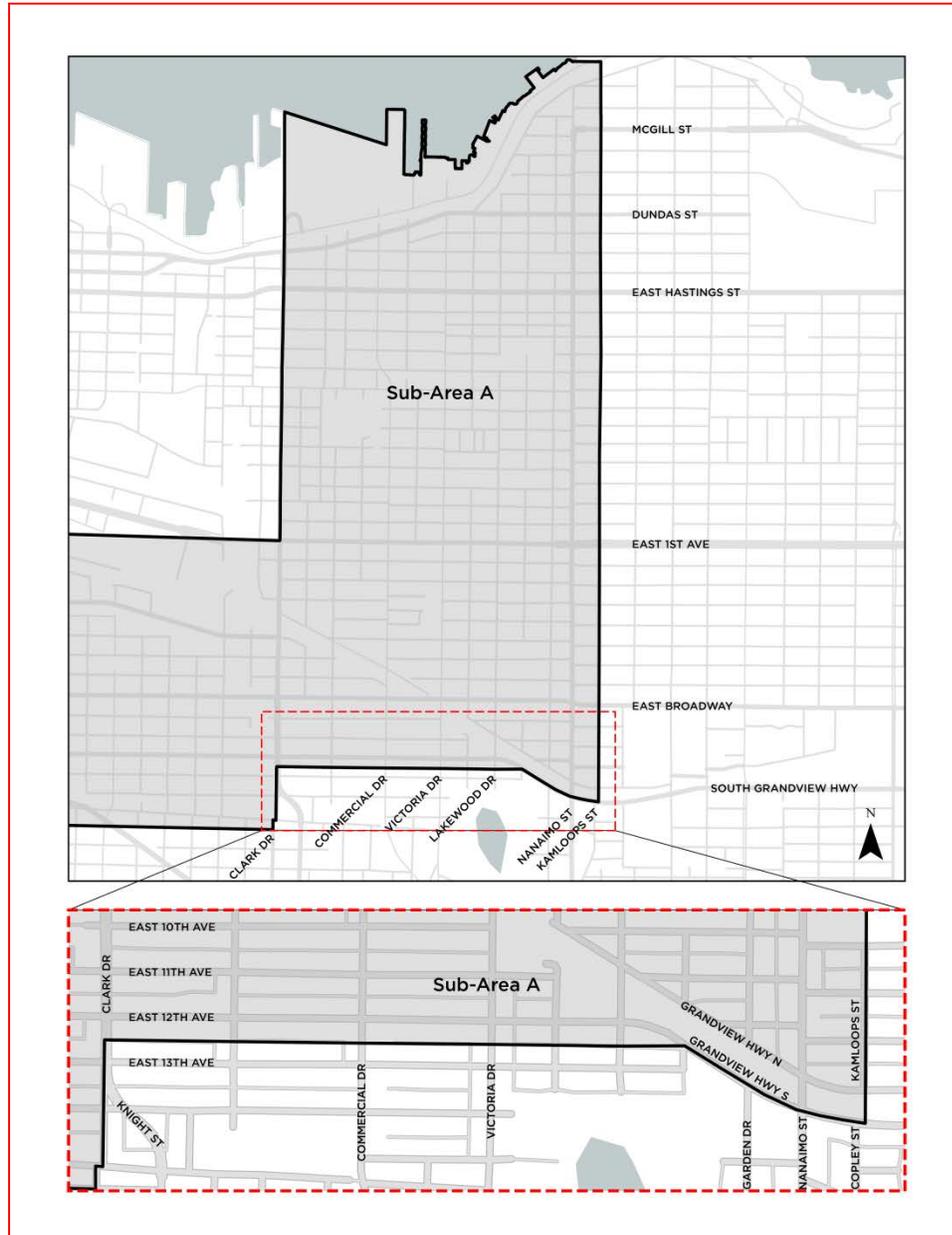


Figure 7

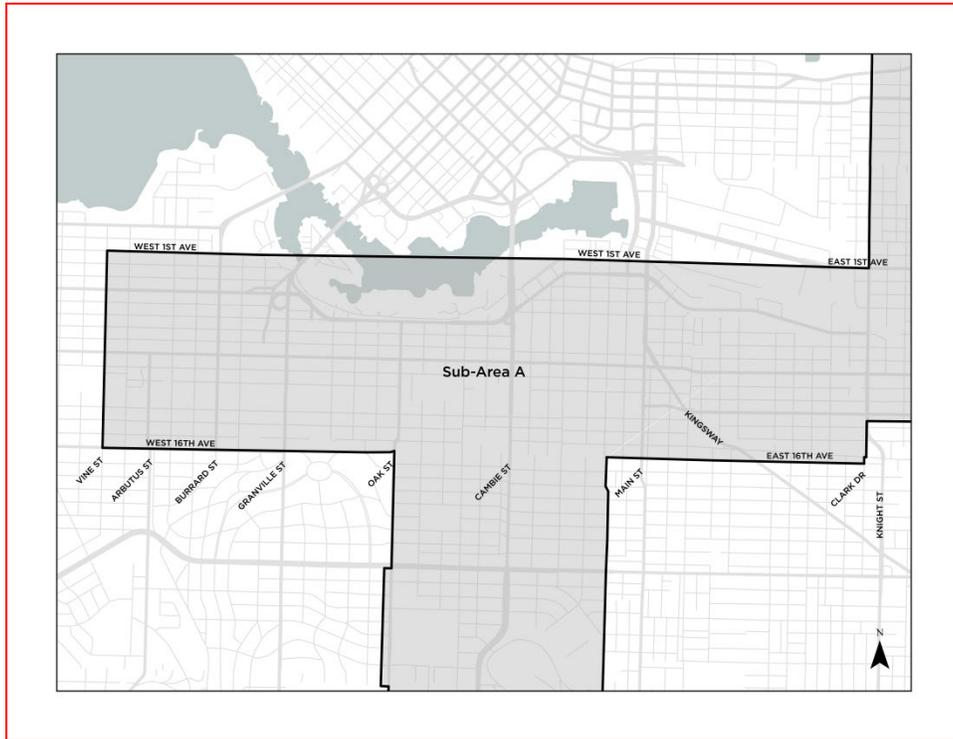


Figure 8

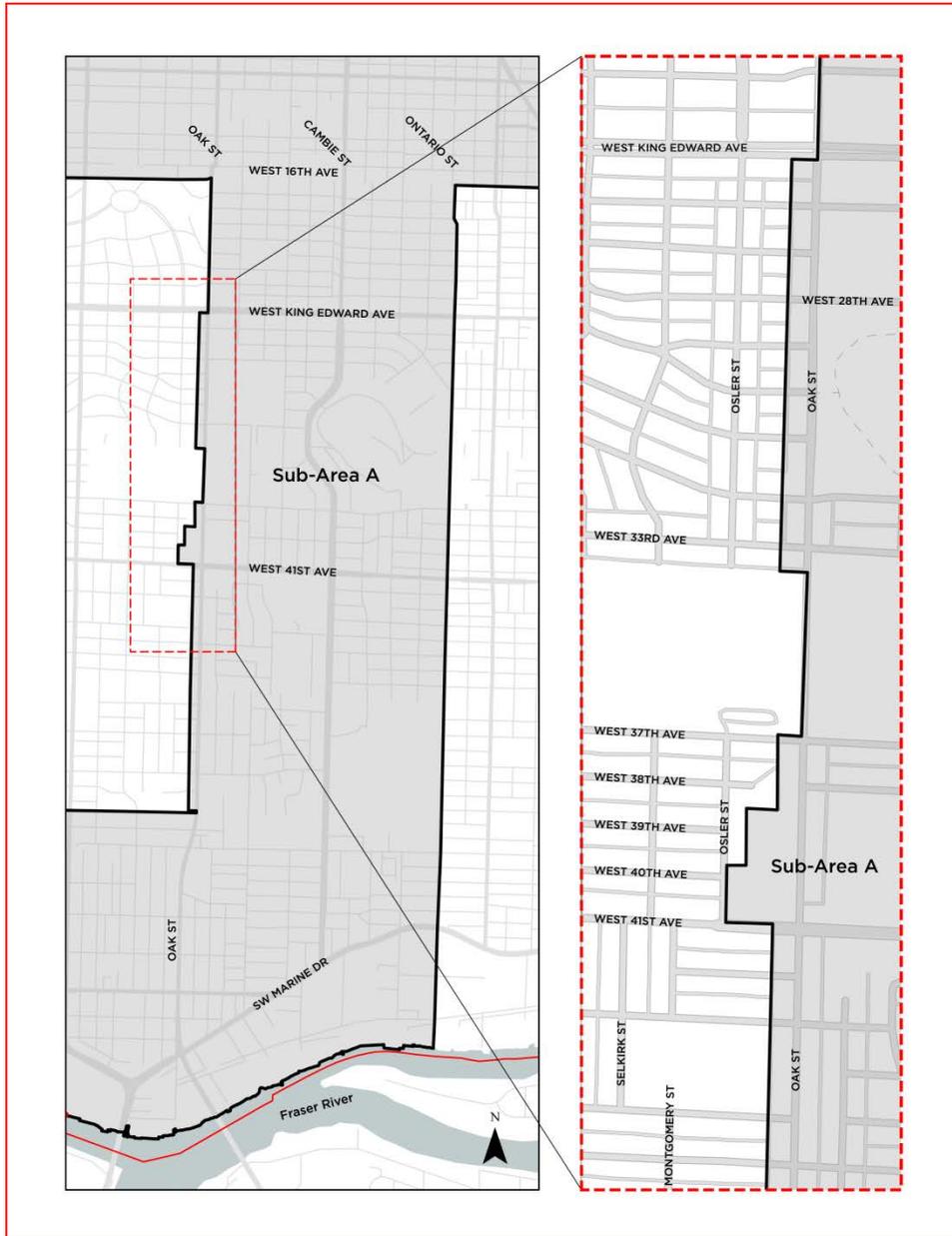


Figure 9

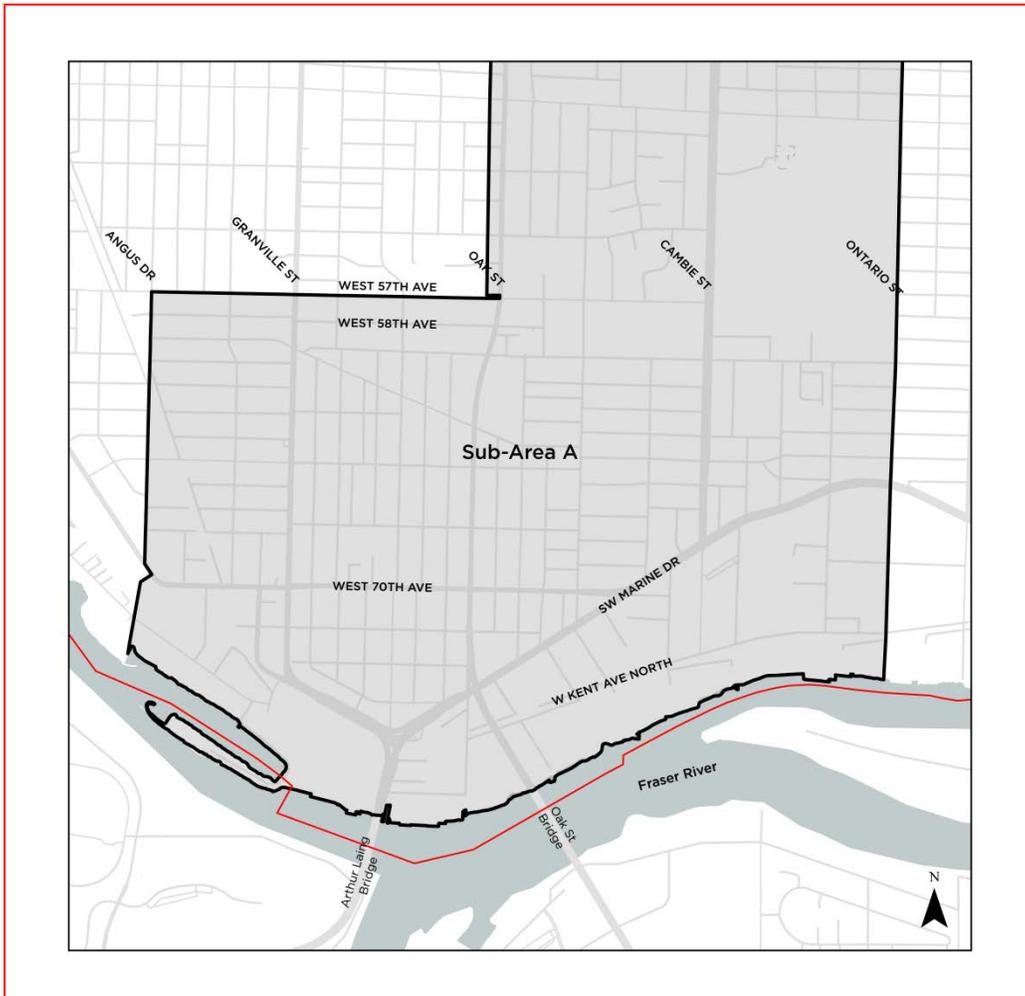
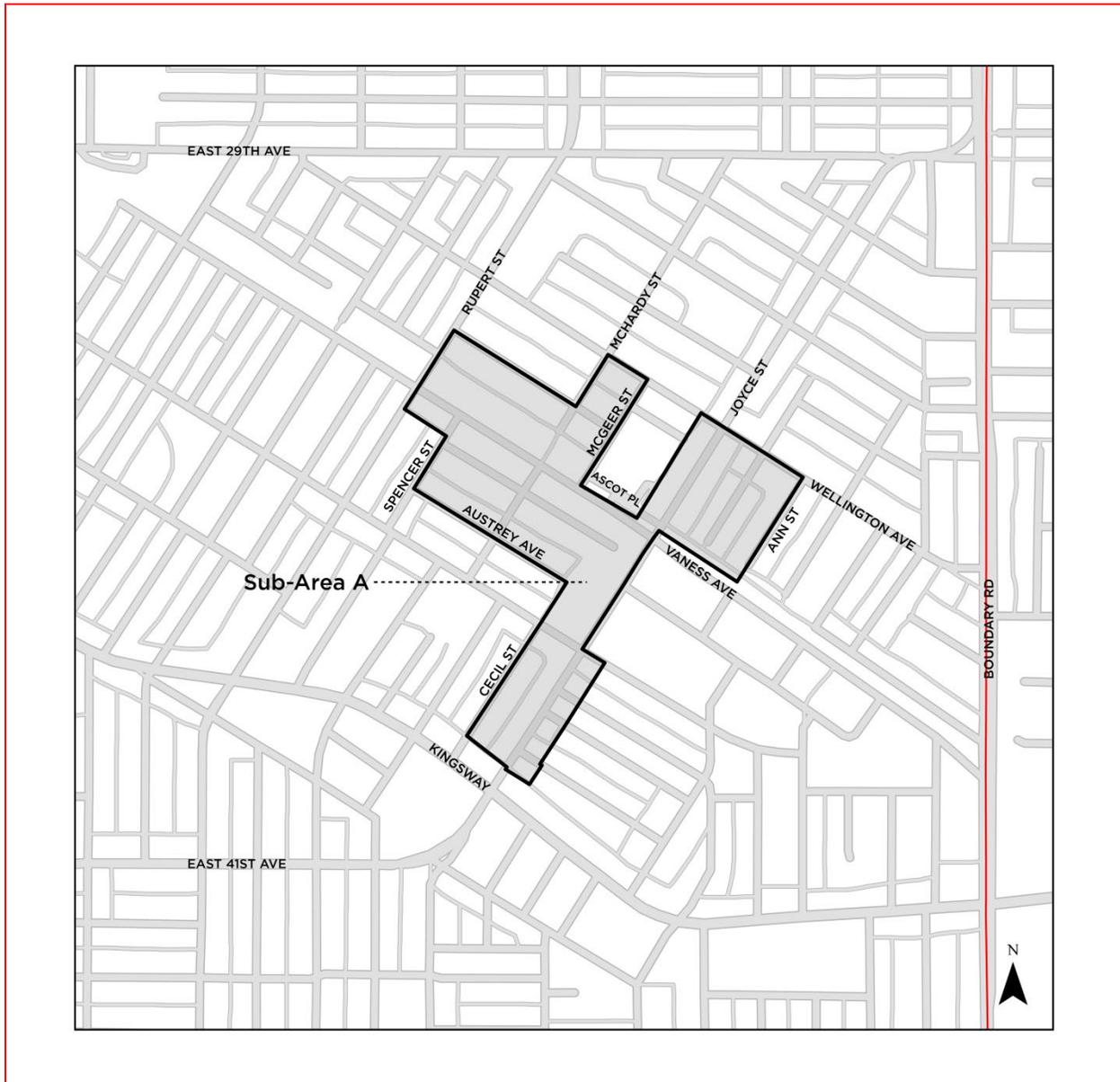


Figure 10



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 by including unique provisions for residential rental tenure buildings.

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.

• The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33 $\frac{1}{3}$ 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.

2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 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.

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, in accordance with section 3.3.6 of 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 and in accordance with section 3.3.6 of this Schedule 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, in accordance with section 3.3.6 of this Schedule.
- 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 variations 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.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.
- 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 varied 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:
- (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 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.
- 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.
- 3.3.5 The Director of Planning may vary the use conditions of section 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.
- 3.3.6 Unless its development does not require the demolition or change of use or occupancy of one or more rental housing units, registered owners of buildings containing three or more dwelling units in conjunction with any of the uses listed in this Schedule, Multiple Conversion Dwellings consisting of three or more dwelling units, or Multiple Dwellings, must:
- (a) if it is new development that requires demolition of one or more buildings on that site, or if it is an existing development that requires major alterations resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (vii) enter into a housing agreement, satisfactory to Council, that secures:
 - A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district or on another site that was subject to the Rental Housing Stock ODP before it was rezoned to allow for replacement housing and is adjacent to the contiguous area of the zoning district of the site that requires the replacement housing, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the

Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and

- B. a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable, and
- (viii) ensure that at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:
- A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
 - B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
 - C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
 - D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

or

- (b) if it is an existing development requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site, but it does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) secure, to the satisfaction of the Director of Planning, one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
 - (ii) provide a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit, a person has demolished or in respect of which has changed the use or occupancy.

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:

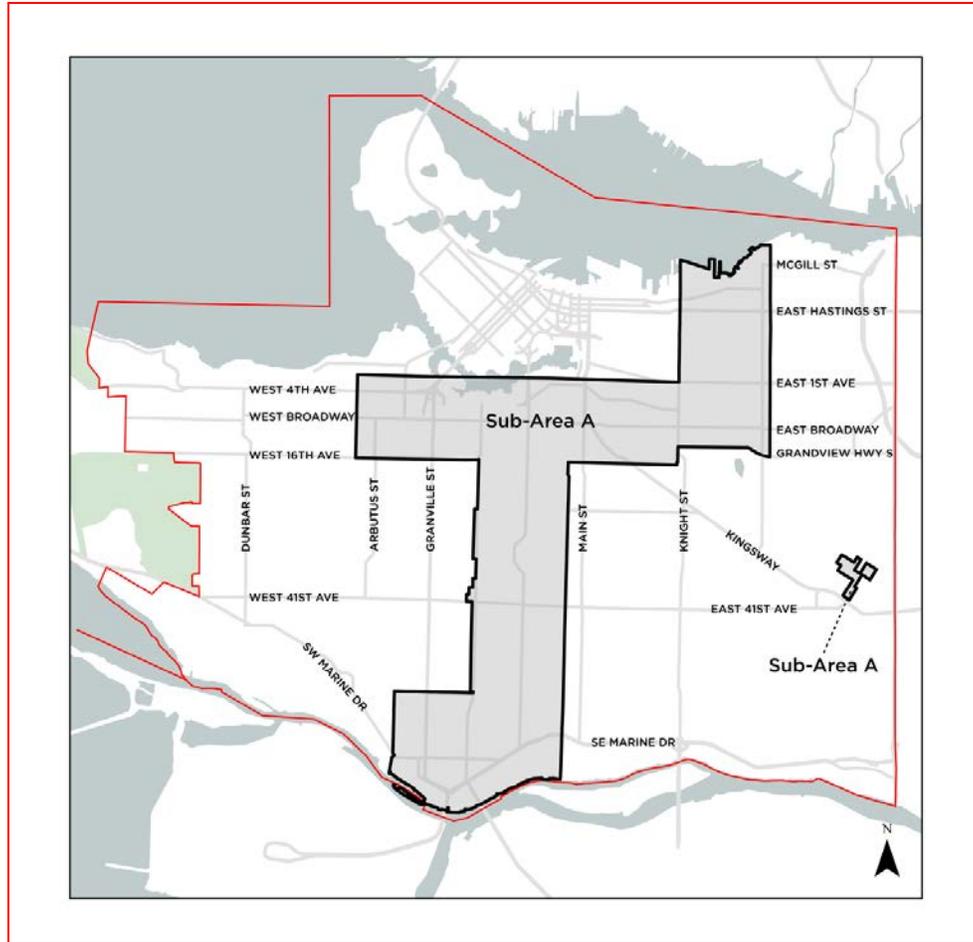
- (a) that is located outside of sub-area A, as illustrated in Figure 1, and as further illustrated in the maps in section 6 of this Schedule;

- (b) that contains at least three dwelling units in conjunction with any of the uses listed in this Schedule;
- (c) where all the dwelling units are non-stratified and secured as residential rental tenure;
- (d) where at least 35% of the total dwelling units have two or more bedrooms;
- (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



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 ~~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:

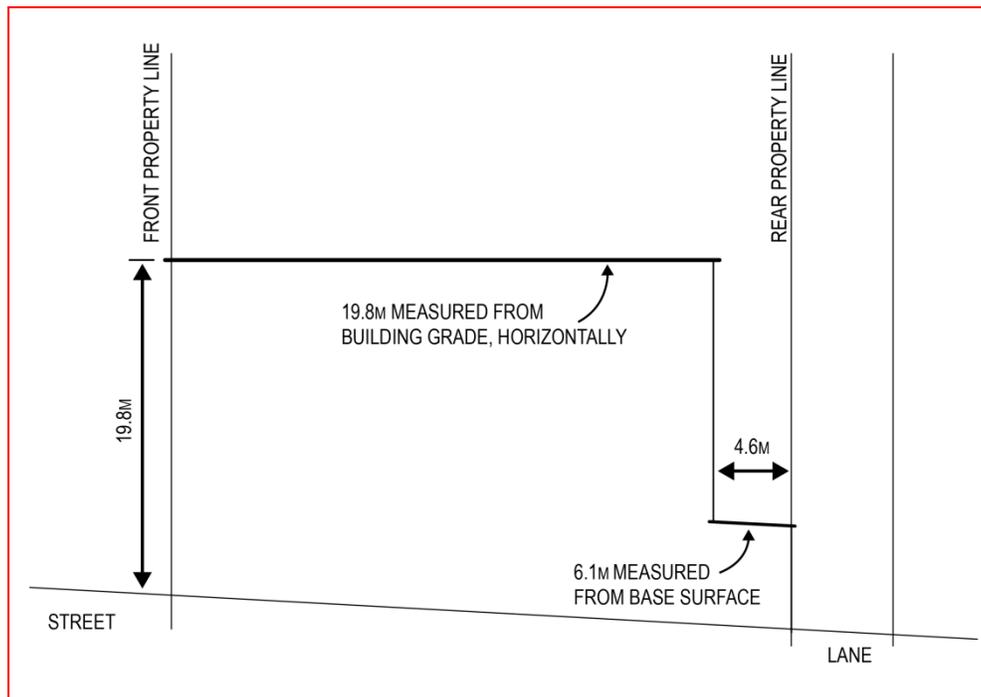
- (a) the height, bulk, scale and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (b) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (c) the intent of this Schedule, all 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 building 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 building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and
- (b) the building does not exceed 6 storeys.

Figure 2. Building 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 building height shall not exceed 22.0 m, provided that:

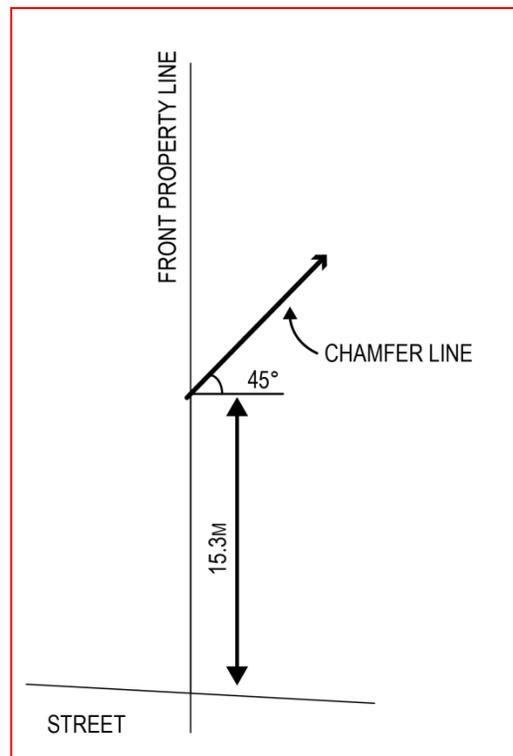
- (a) for 4.6 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and
- (b) the building does not exceed 6 storeys.

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. Chamfer Requirement

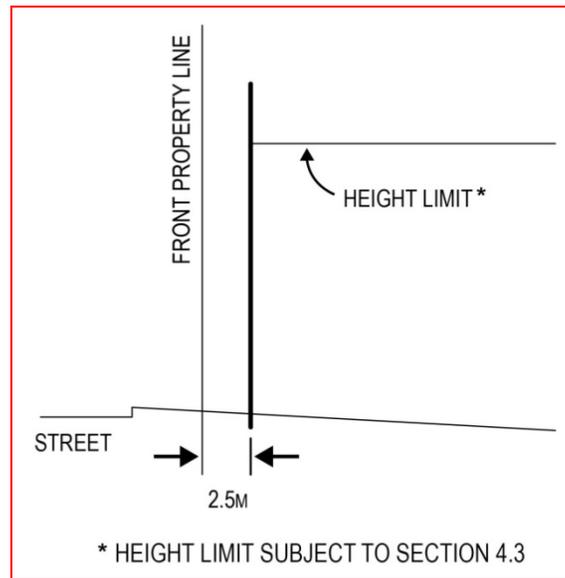


4.3.6 Despite sections 4.3.3, 4.3.4, and 4.3.5, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum building height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable 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



4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced front yard 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.

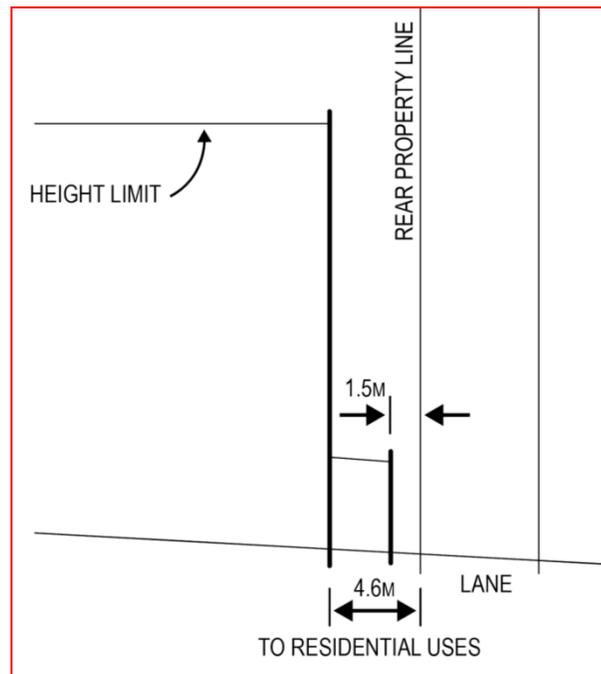
4.5.4 On a corner site, the exterior side yard ~~and side setback~~ requirements shall be the same as the front yard ~~and front setback~~ requirements in section 4.4.

4.5.5 Despite sections 4.5.1, 4.5.2, 4.5.3, and 4.5.4, 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:
- (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 containing dwelling uses and under 6.1 m in building height, the minimum depth of the rear yard shall be 1.5 m;
 - (b) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
 - (c) for portions of a building containing dwelling uses 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



- (d) despite subsections (b) and (c), in the case of a corner site, the rear yard and rear setback 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
- (e) despite subsections (a), (b), (c) and (d), 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 and under 6.1 m in building height, the minimum depth of the rear yard shall be 3.1 m;
 - (ii) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
 - (iii) 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.

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

- (a) balconies and 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 these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
- (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 ~~The Director of Planning may permit~~ If a building is not a residential rental tenure building, 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 deck 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 vary 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

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.

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

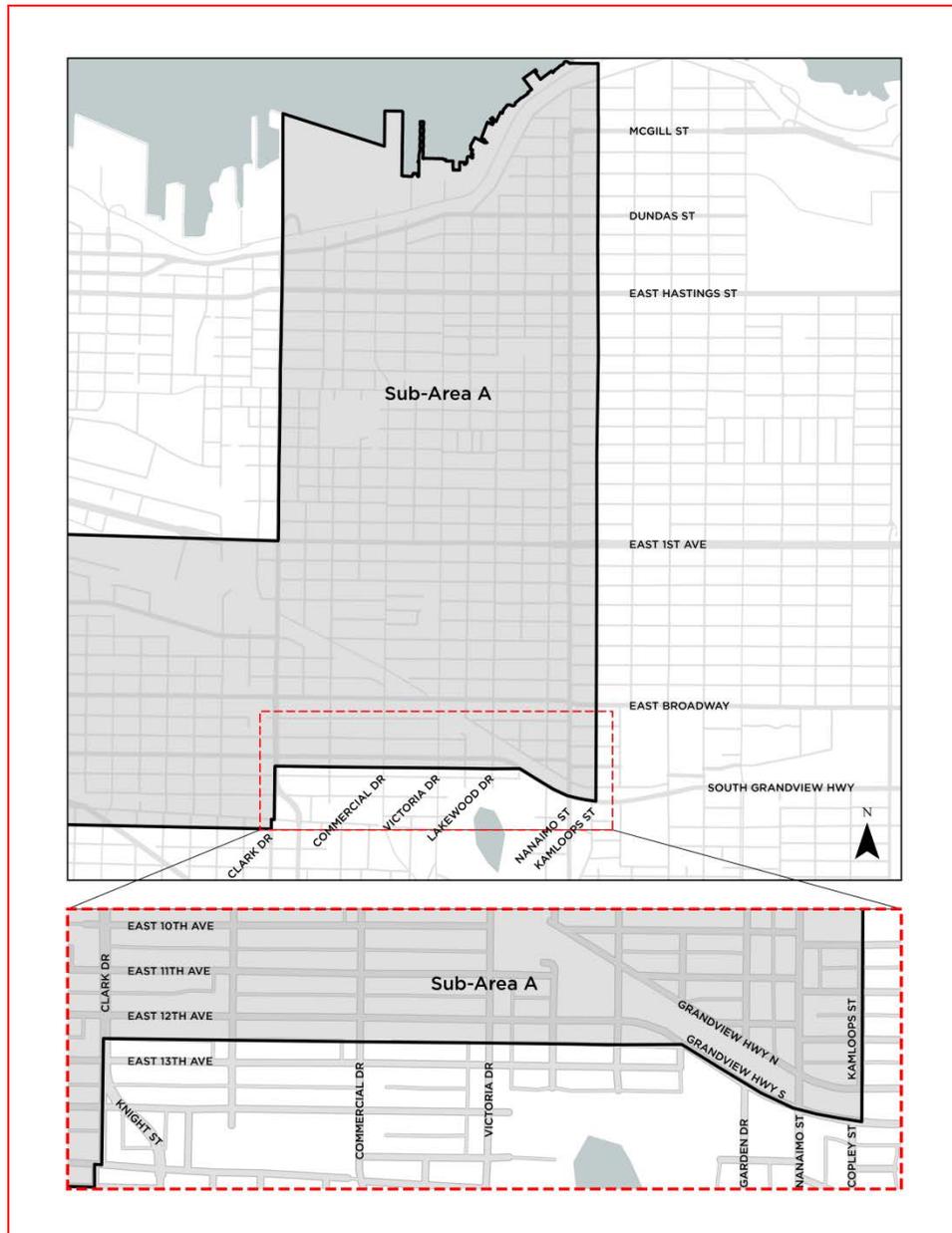


Figure 7

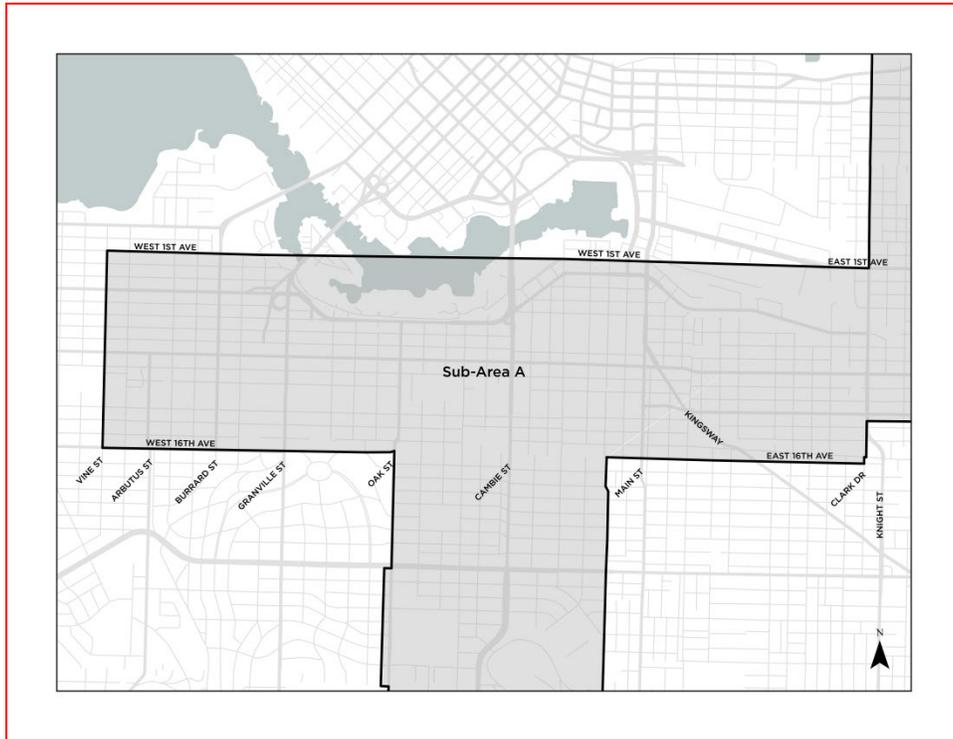


Figure 8

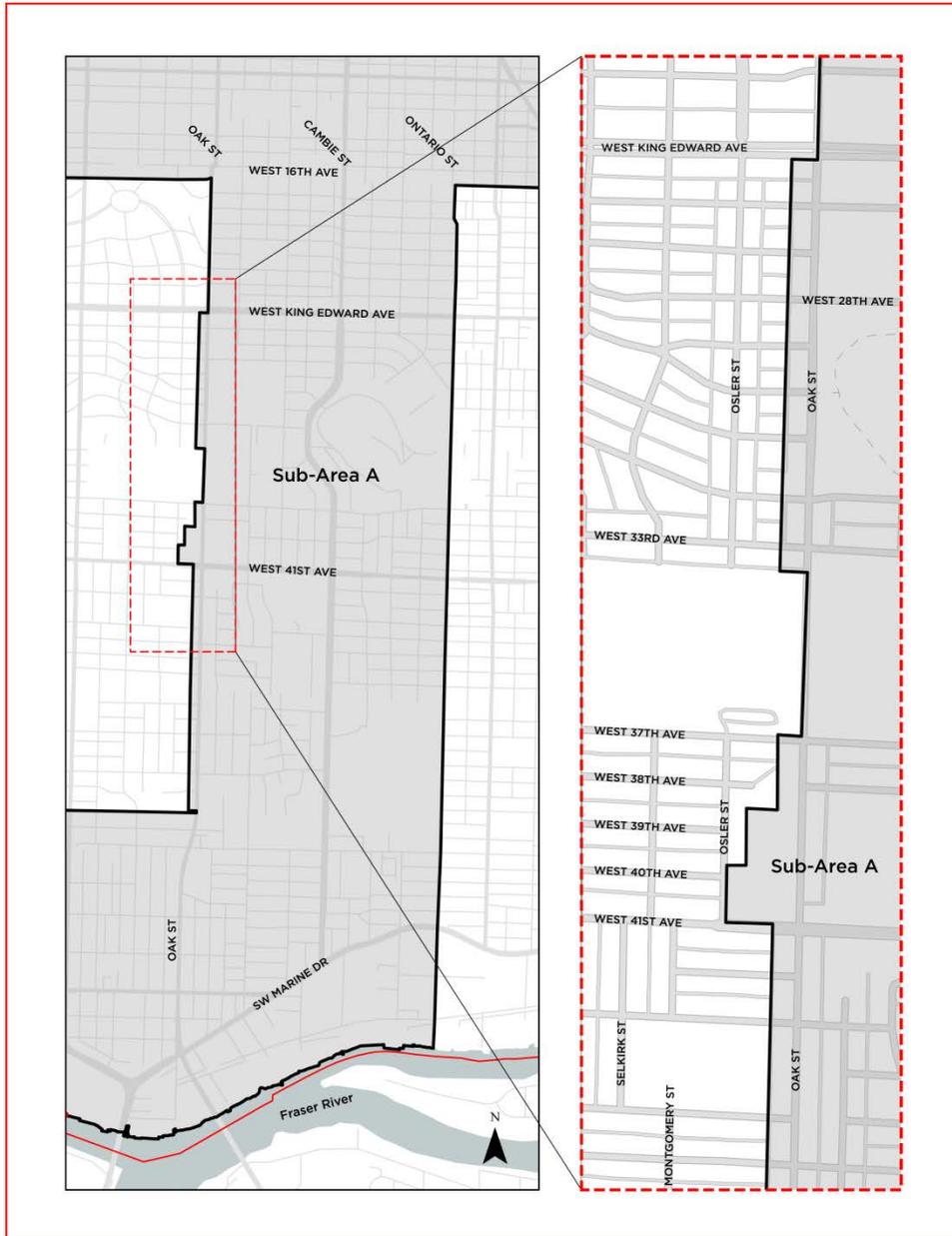


Figure 9

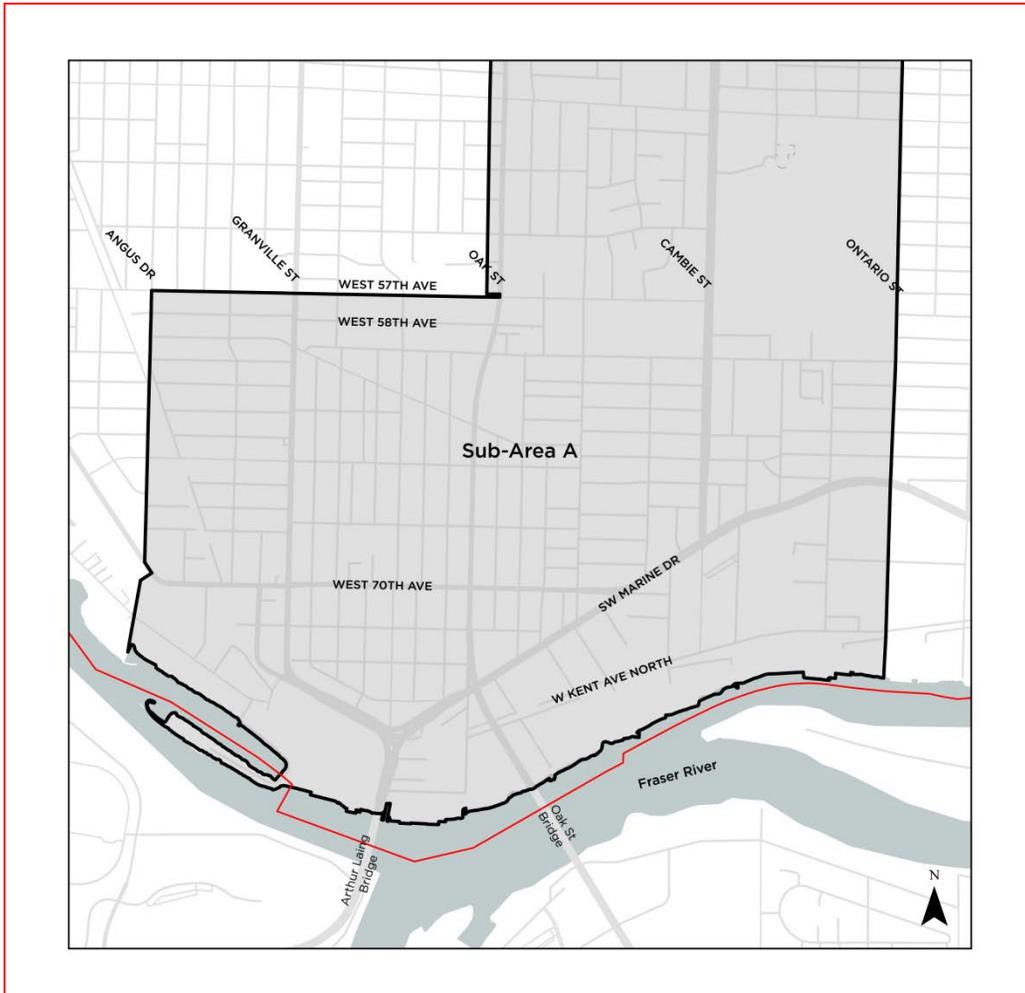
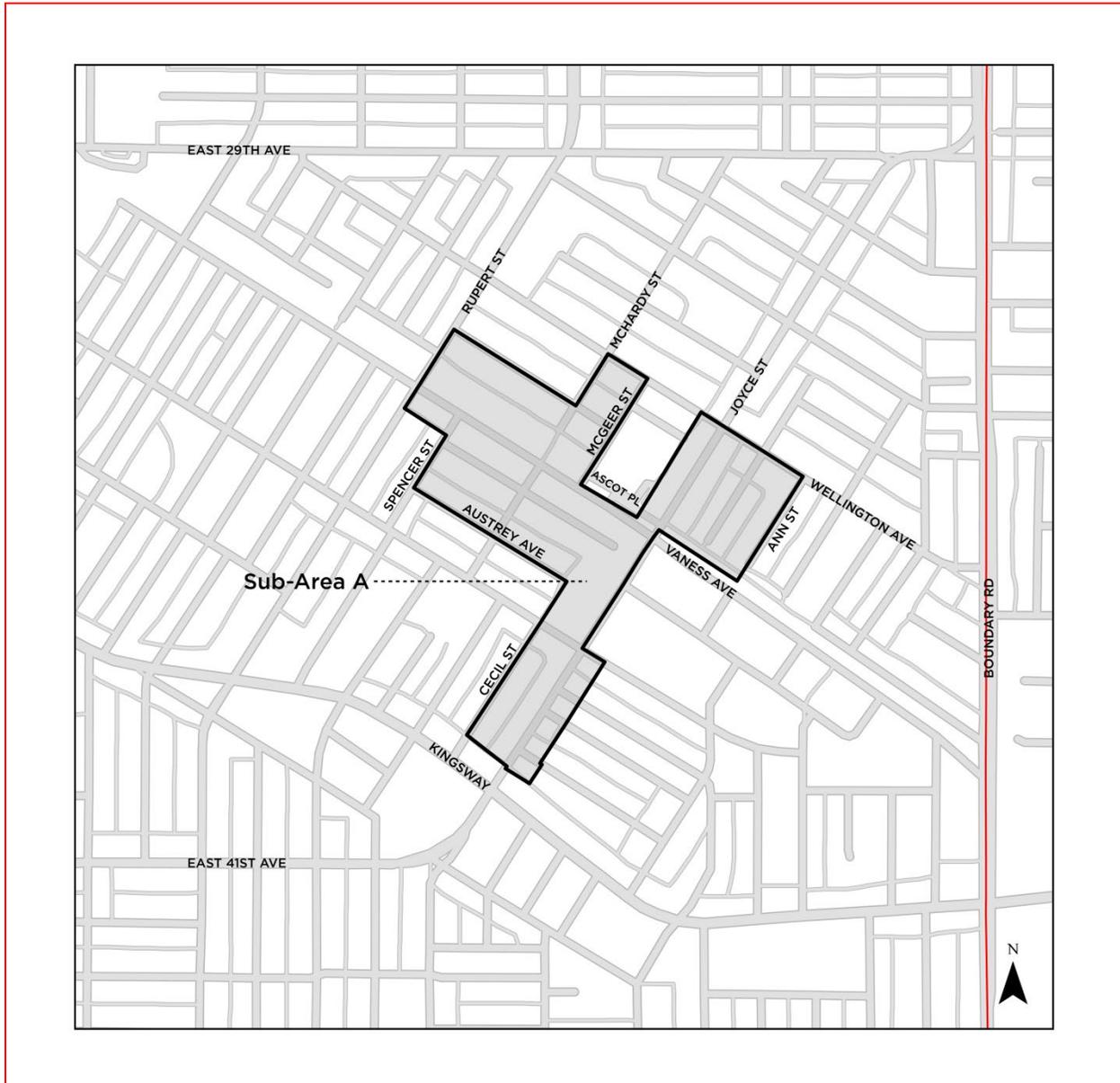


Figure 10



Key Issues, Implications, and Connections to Other City Work

This appendix provides additional information and analysis in response to previous questions raised by Council and the public throughout the engagement process, on potential impacts of the Secured Rental Policy (SRP).

1) Potential for Impact on Land Values

Financial testing was performed by an external consultant (Coriolis Consulting Corp.) to test the impact of the proposed rental incentive policies. Based on their results and the ongoing monitoring of the City's rental housing incentive programs over the last decade, no increase in land value or speculation is anticipated as a result of the recommended changes. The findings show that:

- Incentives are necessary to make new rental projects financially viable compared to the value of existing buildings and development options under current zoning.
- In C-2 areas, even with incentives for additional building height and density (six storeys, 3.5 FSR) for rental development included in the zoning, the strata condominium development option that is already permitted at lower height and density (four storeys, 2.5 FSR) will continue to support higher land values.
- In RS and RT areas, even with incentives for additional building height and density (five storeys, 2.2-2.4 FSR) available through rezoning to a standard rental district, the highest land value will generally continue to be based on the ownership housing options in the existing zoning (detached houses or duplexes).
- In some RS and RT areas, a six-storey market rental option on arterials generates the potential for land value increases. The proposed rental zones would mitigate this issue in the vast majority of cases by requiring a portion of all six-storey buildings to be permanently secured at below-market rates, thus absorbing any increases in land value. In addition, as per the Community Amenity Contributions (CAC) Policy for Rezoning, six-storey projects in RS and RT areas require review of any land lift implications and where necessary, negotiation to determine any appropriate cash or in-kind CAC (potentially including enhanced affordability of the below-market units secured).

For more information on the results of the financial testing, see Appendix J.

2) Historic Pace of Development Under Previous Policy and Anticipated Take-up

C-2 Zones

Since the introduction of City rental housing incentive programs in 2009, there has been considerable new development in C-2 areas. Despite the rental incentives available in these areas through a rezoning process, the majority of residential projects (70%) developed in C-2 areas over the past decade (2010-2020) have been mixed-use commercial/residential strata development approved under the existing zoning, compared to 24% commercial/residential market rental development. 5% has been social housing. On average per year, there have been approximately 9 strata projects approved, compared to 2.5 rental projects.

No significant change to the trend in the overall volume of development in C-2 zones is anticipated as a result of the proposed changes. It is expected that the changes will shift some of the anticipated strata development to rental, and the proposed amendments are estimated to deliver about 2,700 new rental homes over the next 10 years (2022 to 2032). This estimate is

based on a scenario where rental projects represent a 45% share of the total C-2 approvals per year, compared to the trend observed over the past 10 years where approximately 25% of C-2 projects have been rental.

RS and RT Zones

As of September 1, 2021, a total of 19 projects have been approved through the Affordable Housing Choices Interim Rezoning Policy since 2012. Twelve of the 19 projects are secured market rental projects in RS or RT zoned areas. The remainder are in other zones, or involve other forms of tenure (e.g. senior's life lease or co-housing models). Nine of the 12 rental projects in RS or RT zones have been approved in the last four years. If the proposed changes double this recent rate of uptake in low density areas, it would equate to about four new projects per year, which could potentially deliver about 2,000 new rental units over the next 10 years.

3) Mitigating Loss of Existing Rental and Displacement Concerns

Measures in Place to Protect Existing Rental

Protecting existing renters and rental housing is a key priority because the existing rental stock is generally more affordable than other forms of market housing in the city. The City has long-standing regulations in place to protect the majority of the existing rental stock. The City's primary rental protection tool, the Rental Housing Stock ODP (RHS ODP), requires one-for-one replacement of existing rental units in new developments. Earlier this year, Council approved an extension of the RHS ODP protections to all C-2 areas. This change ensures there will be no net loss of rental housing, and is expected to slow the rate of redevelopment in these zones, reducing the number of renters displaced. Financial testing undertaken concluded that the ODP requirements will reduce the number of C-2 sites that are likely financially viable for redevelopment.

Overall, the impact of the Rental Housing Stock ODP has been a net gain in rental in all zoning areas across the City. The proposed changes to the C-2 zones to enable six-storey rental housing development without rezoning meet the Rental Housing Stock ODP requirements. In cases where new rental may be developed on sites with existing rental units in C-2, projects will include sufficient new units to replace the existing rental, and in most cases will significantly increase the number of rental units on site.

The City's Tenant Relocation and Protection Policy provides assistance and compensation to renters impacted by redevelopment in the city. This policy applies to redevelopment of existing rental housing in C-2 zones and in most circumstances where existing rental housing in low density areas is redeveloped and multi-family housing is being built.

Existing Rental in Proposed Policy Areas

Compared to other residential and mixed-use zoning districts, C-2, RS and RT zoned areas contain a relatively small number of purpose-built rental units. From a city-wide residential displacement perspective, redevelopment in these areas has less potential impact on renters compared to other zoning districts (e.g. RM apartment areas). The average number of rental units per site is also smaller in these zones (e.g. a handful of rental units above a local shop or in a converted house) compared to areas with high numbers of purpose-built rental apartment buildings.

Table 1 shows the number of existing rental units located in zones covered by the existing SRP and in the parts of C-2, RS and RT zones covered by the proposed changes, compared to the overall stock of purpose-built rental in the city. In the C-2 areas where the new changes apply, there are ~2,000 rental units, with an average of eight units per building. In the RS and RT areas covered, there are an estimated 900 total rental units, with an average of four rental units per building.

Table 1. Purpose-Built Rental Stock in Vancouver By Zone as of December 31, 2020

Zoning Districts	# Purpose-Built Rental Units	% of Total Purpose-Built Rental Stock
C-2 (inside SRP areas*)	1,999	3%
C-1	145	<1%
C-3A	668	1%
C-5	1,488	2%
C-7	49	0%
RM	46,073	65%
FM	109	<1%
RT (inside SRP areas)	242	<1%
RT (outside SRP areas)	6,180	9%
RS (inside SRP areas)	660	1%
RS (outside SRP areas)	981	1%
CD-1	9,850	14%
Other**	2,779	4%
Total	71,223	100%

*Excludes 122 buildings inside recent community plan areas that are excluded from the proposed changes

**Other zones include DD, DEOD, FCCDD, FSHCA, HA, I, IC, M, and MC

Existing Rental in Multiple Conversion Dwellings (MCDs) in Eligible Low Density Areas and Potential for Displacement

Overall, an estimated 900 rental units in multiple-conversion dwellings (MCDs) in RS and RT areas covered by the proposed policy, which represents less than 2% of the total existing stock of purpose-built rental unit in the city. RS and RT zones are not covered by the RHS ODP, and existing rental is not required to be replaced in new development.

Given recent development trends and the results of the financial testing undertaken, the greatest risk of displacement for this type of existing rental housing is posed by development activities permitted under the existing RS or RT zoning (e.g. redevelopment of single family houses or strata ownership housing). From 2010 to 2020, there have been an estimated 588 rented MCD units lost to redevelopment city-wide.

In addition to the ownership housing options (e.g. single family houses with laneway houses and duplexes) available in RS and RT zoning, incentives apply in most of these areas that allow additional strata ownership units to be created to encourage retention of character homes. The vast majority of demolitions of rented MCDs that have taken place in these areas in recent years have been to build back ownership housing options enabled by the existing zoning. Just over

half of the 588 rented MCDs units that have been lost since 2010 were demolished to construct new single-family or duplex dwellings.

It is important to note that under the previous Affordable Housing Choices Interim Rezoning Policy, sites in RS and RT zones areas on and near arterials, including those with rented MCDs, were eligible for rezoning for rental housing. Only two projects under that policy involved the redevelopment of rented MCDs since 2012.

Heritage and Character Homes

The City's heritage policies will continue to apply and proposals that would result in the demolition or severe alteration of protected heritage property will not be eligible for rezoning under the Secured Rental Policy. The Character Home Retention Incentives Program continues to apply in RS zones, as do the character retention incentives available in some RT zones. These optional incentives include opportunities to achieve multiple strata ownership units to support the costs of character house retention. Sites with character homes that do not have heritage protections may be redeveloped under the existing zoning, and may be eligible for rezoning under the Secured Rental Policy. However, in response to concerns around the potential loss of heritage and character homes, RT-5, RT-7, RT-8 and RT-10 zones have been removed from eligibility under the SRP. These excluded zones contain notably greater proportions of heritage and character homes than other RT and RS zones covered by the policy. Of the total sites eligible in the remaining RS and RT zones within the proposed Secured Rental Policy boundaries, approximately 3,300 (17%) have buildings constructed prior to 1940. Conservative estimates indicate that approximately 80% of pre-1940s homes have character merit, which would equate to 2,640 character homes in the eligible areas.

4) Affordability of New Market Rental Housing

The proposed changes to help streamline the delivery of secured rental housing in C-2 zones and in some surrounding RS and RT zoned areas would enable more market rental, below-market rental and social housing in more areas of the city that would serve a variety of households and incomes. Building more secured rental housing would help to:

- Alleviate pressure on the existing rental stock,
- Increase housing choice, diversity and security of tenure for renters in more neighbourhoods, and
- Improve housing affordability over time by helping to ensure Vancouver has an adequate stock of rental housing to meet the needs of current and future renters.

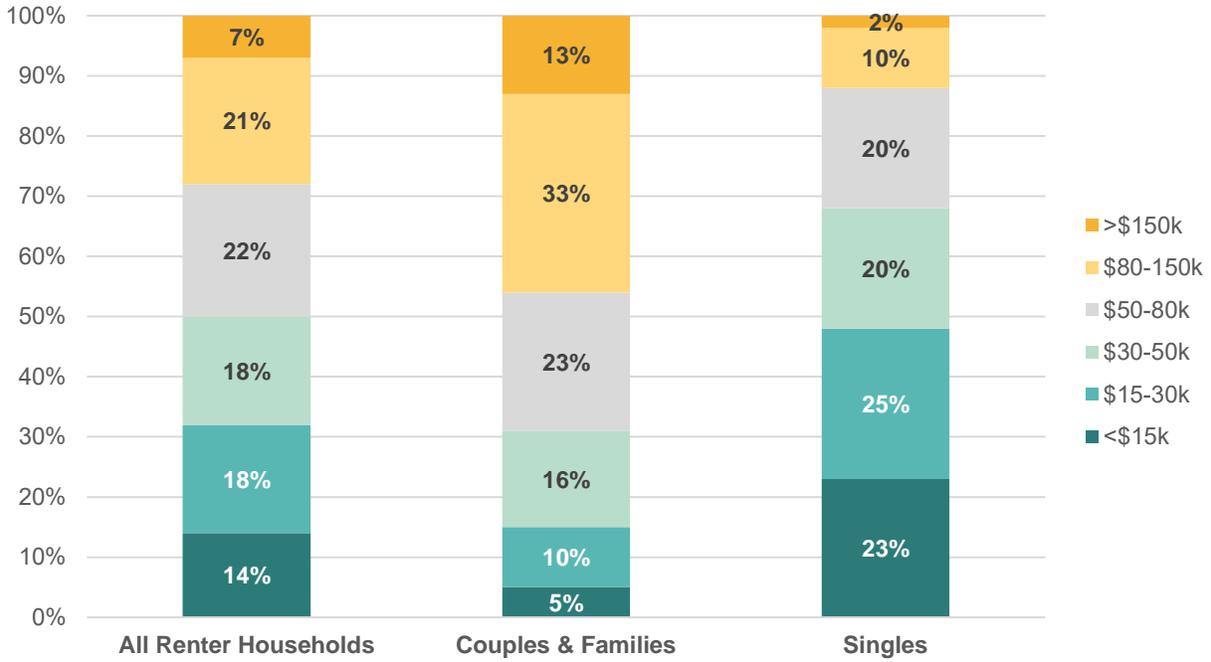
Meeting the Needs of a Diverse Range of Renter Households

As of the most recent Census (2016), 53% of Vancouver households rented their homes, and the median income for renter households was \$50,250. Between the last two Census periods (2011-2016), 76% of the net new households formed in Vancouver were renters. Across renter households there is significant diversity in income, occupation, size and composition (see Figure 1). This means there is, and will continue to be, a wide variety of housing needs and preferences amongst Vancouver renters, including for different forms of housing in different neighbourhoods and across a range of prices.

As illustrated in Figure 2, each of the three types of housing that the proposed changes would help deliver (market rental, below-market rental and social housing) would address the

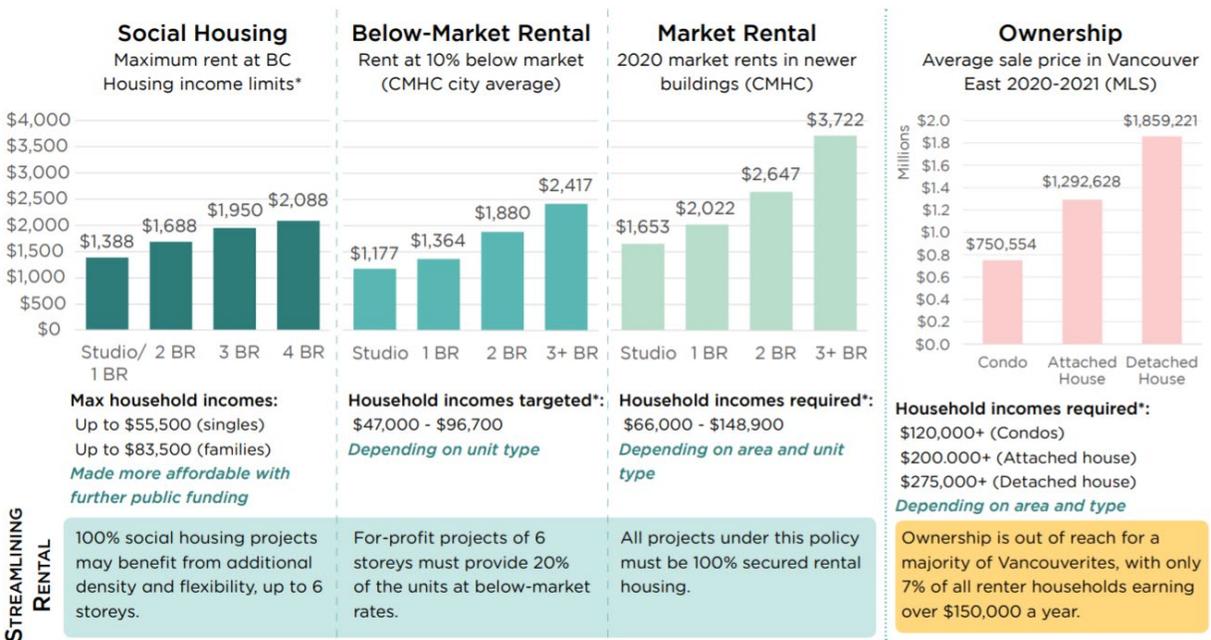
affordability needs of a wide range of renter households. These types of housing, including new market rental, are also more affordable than average ownership options, which are out of reach for most renter households in Vancouver.

Figure 1. Renter Household Income Distribution in Vancouver (2015)



Source: Statistics Canada, 2016 Census

Figure 2. Incomes Served by Social, Below-Market Rental and Market Rental Housing vs. Costs of Homeownership



*Calculated with rents at 30% of household income.

5) Potential Impacts on Commercial Space & Existing Businesses in C-2 Areas

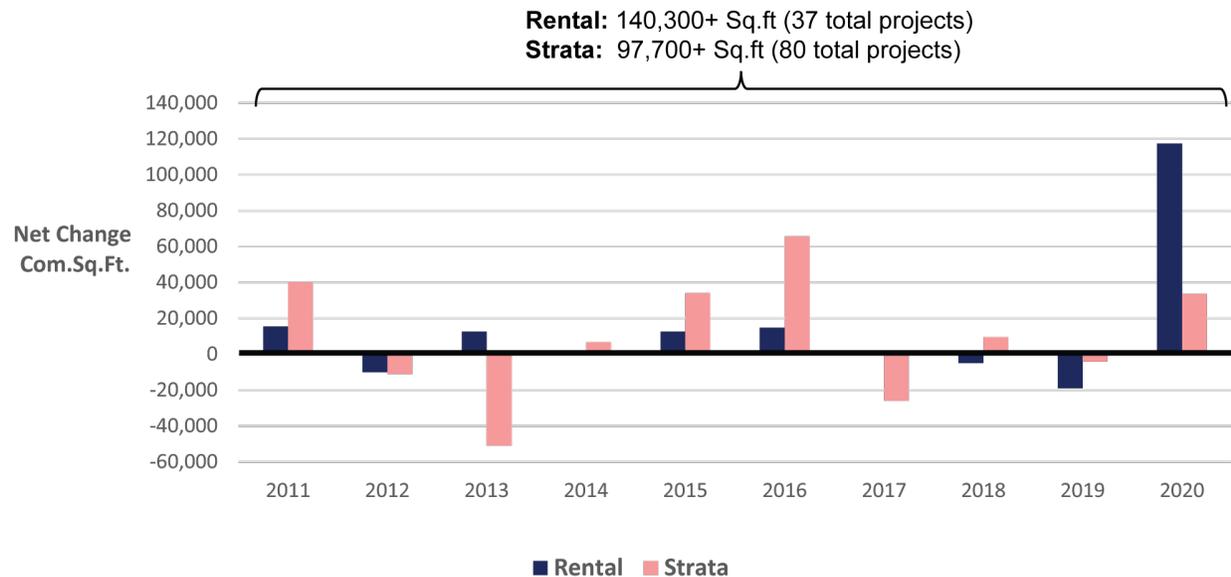
Net Change in Commercial Space Resulting from Redevelopment – Recent Trends

Over the last 10 years (2011 to 2020), mixed-use residential redevelopment in C-2 zones has resulted in a net gain in commercial space of 238,000 sq. ft. As illustrated in Figure 3, the majority of this overall net gain (140,300 sq. ft.) has come from rental projects. On average, rental projects delivered a net gain of almost 3,800 sq. ft. of commercial space, whereas strata projects provided a net gain of just over 1,200 sq. ft.

Amongst individual projects however, the net change in commercial space has been correlated to the size of the development, and projects on smaller sites (<15,000 sq. ft.) actually resulted in a net loss of commercial space. The majority of the overall net gain in commercial space resulted from a relatively small number of projects on larger sites (>15,000 sq. ft.). This trend was observed amongst both strata and rental projects. 9 of the 37 rental projects (24%) in C-2 over this period were larger developments that compensated for the loss in commercial space on smaller sites that redeveloped. If larger sites become a smaller portion of the sites that are redeveloped in C-2 in the future, an overall net loss of commercial could be expected to result.

In addition to more commercial floor area, through engagement with stakeholders and consultants, we have learned that rental projects in C-2 zones also typically deliver superior commercial spaces compared to strata projects. This is driven by the fact that rental is more financially marginal than strata development, and the commercial component plays a more important role in the feasibility of a mixed-use rental project.

Figure 3. Net Change in Commercial Floor Space for Rental vs Strata Projects, 2011-2020



Future Demand for Commercial Space

Analysis completed as part of the Employment Lands and Economy Review (ELER) found that the City will see demand for up to 15.7 million square feet of additional commercial space by 2051, space for approximately 26,000 to 49,000 additional jobs. Based on current development

trends and likely development sites over the next 30 years, the city may face significant challenges accommodating this demand. For more details, please refer to RTS 13633.¹

The changes recommended by this report include options to expand commercial retail in low density areas in order to accommodate future demand. Further options for increasing commercial capacity to meet the needs of a growing population will be examined as part of the Vancouver Plan. Staff anticipate reporting back with a draft Vancouver Plan in Q1 2022 and a final plan in Q3 2022. It is anticipated that the plan will include recommendations for expanding housing choices and job space into new areas of the city. Those types of changes are expected to help relieve redevelopment pressure on existing commercial premises by redirecting development off of existing commercial arterials. As part of the annual Retail Inventory, the delivery of commercial floor space will be monitored for net change and market demand.

Support for Commercial Tenants Impacted by Redevelopment

Unlike residential tenancy, there are currently no specific senior government, city-wide or Plan policies that require a landlord or developer to provide supports (direct or indirect) to a commercial tenant impacted by redevelopment.

The City has started work on a Commercial Tenant Assistance Program (CTAP) through the implementation of the ELER work to mitigate the impacts of redevelopment on commercial tenants, especially small independent businesses, including heritage/legacy businesses, family-run businesses, non-English speaking businesses, ethnic, newcomer and IBPOC businesses as well as social enterprises and non-profits especially those engaged in arts and culture and the provision of social services and food assets. As a first step, staff will be developing standardized materials that landlords, BIAs and developers can provide to existing commercial tenants on key topics such as redevelopment timeline and resources for finding and negotiating a lease in a new space.

Staff will also be convening a roundtable workshop with stakeholders in the fall of 2021 to explore potential additional measures the City might consider to support commercial tenants through the redevelopment process, including requiring developers to provide information on development timing and relocation resources, provide relocation assistance, and/or provide right of first refusal at market rate for tenancy in the new commercial space.

¹ <https://vancouver.ca/files/cov/employment-lands-economy-review-phase-2-report.pdf>