



REFERRAL REPORT

Report Date: May 24, 2022
Contact: Marco D'Agostini
Contact No.: 604.873.7172
RTS No.: 14897
VanRIMS No.: 08-2000-20
Meeting Date: June 7, 2022

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Regulation Redesign – Draft Updated Zoning and Development By-law

RECOMMENDATION TO REFER

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Zoning and Development By-law amendments in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to reformat it, to apply new use terms, and to consolidate and improve the consistency of regulations, generally as presented in Appendix A.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A.

- B. THAT subject to approval of recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the following by-laws, in order to update terms and correct section references:
- (i) the Area Specific Development Cost Levy By-law;
 - (ii) the Building By-law;

- (iii) the Crossing By-law;
- (iv) the Downtown Official Development Plan By-law;
- (v) the Downtown Eastside/Oppenheimer Official Development Plan;
- (vi) the Electrical By-law;
- (vii) the Fire By-law;
- (viii) the Gas Fitting By-law;
- (ix) the Green Demolition By-law;
- (x) the Greenhouse Gas Emission Reduction Official Development Plan By-law;
- (xi) the License By-law;
- (xii) the Local Improvement Procedure By-law;
- (xiii) the Miscellaneous Fees By-law;
- (xiv) the Noise Control By-law;
- (xv) the Parking By-law;
- (xvi) the Protection of Trees By-law;
- (xvii) the Southeast Granville Slopes Official Development Plan By-law;
- (xviii) the Standards of Maintenance By-law;
- (xix) the Street and Traffic By-law;
- (xx) the Street Distribution of Publications By-law;
- (xxi) the Subdivision By-law;
- (xxii) the Vancouver Development Cost Levy By-law;
- (xxiii) the Vancouver Utilities Development Cost Levy By-law;
- (xxiv) the Vehicles for Hire By-law;
- (xxv) the Water Works By-law; and
- (xxvi) the Zoning and Development Fee By-law,

generally as presented in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the above by-laws generally in accordance with Appendix B.

- C. THAT at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval consequential amendments to various land use documents, generally in accordance with Appendix C.
- D. THAT recommendations A to C 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

This report recommends amendments to the Zoning and Development By-law (the By-law) to update and reformat the document to improve navigation and accessibility and to clarify and consolidate land use regulations. These amendments are a key outcome of the work and engagement on the Regulation Redesign project. The draft amendment by-law simplifies and clarifies the City's land use regulations and related documents, reduces complexity, and supports the streamlining of permit processing.

No substantive regulatory amendments are being brought forward for consideration as part of this work. Instead, regulatory amendments are proposed to help clarify regulations and are primarily limited to improving alignment with district-specific guidelines and policies, simplifying wording where possible, and consolidating regulations. A summary of the proposed regulatory amendments is attached as Appendix D, as is a red-line version of the proposed amendments to the administrative sections and general regulations (sections 1 to 16 of the By-law). The consequential amendments to other City by-laws to update terms and section references are attached in Appendix B. A summary of the consequential amendments to various land use documents is attached as Appendix C.

The proposed amendments have been reviewed and supported by the Policy Implementation Advisory Committee, which is an internal committee involving managers from various City departments including Planning, Urban Design and Sustainability, Development, Buildings and Licensing, Engineering, Arts, Culture and Community Services, Finance and Legal Services. The committee provides advice on the effective implementation of new and existing regulations and policies affecting property development, land use, building or licensing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On July 6, 2021 Council approved amendments to the Zoning and Development By-law to simplify height regulations by introducing and updating definitions for building height, decorative roof and base surface and amending section 10.18 height regulations to update them and provide more flexibility for rooftop amenity spaces.

On July 6, 2021 Council approved amendments to the Street and Traffic By-law, the Building By-law and the Ticket Offences By-law to update temporary street occupancy regulations by modernizing language, eliminating permits and references no longer in use, and establishing lane use fees for key portions of the street that are in demand from the construction industry.

On March 31, 2021 Council directed the City Manager to strike an Internal Development Application and Permitting Modernization Task Force to consolidate and integrate all work related to Council motions and internal work regarding modernizing the City's development application and permitting and licensing processes, produce and share relevant data, provide Council with recommendations as to how to best modernize development application and permitting processes, provide recommendations on related user fee adjustments and provide bimonthly updates to Council.

On June 25, 2020 Council approved amendments to the Zoning and Development By-law to consolidate and update regulations in Sections 3, 4, and 5 of the By-law, introduce a new definition for unnecessary hardship, introduce definitions for porches and decks and similar

features and update the consistency of related regulations, and make various housekeeping amendments.

On June 11, 2019 Council approved amendments to the Zoning and Development By-law to simplify and update regulations, including reformatting Sections 2, 10 and 11 of the By-law and replacing gendered terminology with gender neutral language. Council also repealed several outdated land use documents.

On July 17, 2018 Council approved amendments to the Zoning and Development By-law to simplify and update regulations, including updating intent statements in RS districts, eliminating the 2-person occupancy limit for Residential Unit Associated with an Artist Studio, providing more flexibility for work-only Artist Studios to display and sell art produced in the studio, and updating references to the Director of Planning and the Development Permit Board to clarify their respective authority and provide more consistency. Council also repealed several outdated land use documents.

On May 2, 2018, City Council passed a motion on accessibility which included a request for a report back to Council with recommendations for moving forward with an Accessibility Strategy and on September 18, 2018 Council approved the development of Phase 1 of an Accessibility Strategy and identified a set of high-level deliverables and recommendations for additional phases.

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

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

Regulation Redesign is a project to support the City's 2022 Corporate Plan priority to improve development permit processing by reducing the complexity of the regulatory framework. The key objectives of the project are to:

- simplify and clarify land use regulations to make them easier to understand and implement;
- modernize regulations and wording and improve the format of land use documents to make them more user-friendly;
- improve the consistency of land use regulations and policies;
- improve communication about land use tools; and
- establish a robust and enduring land use framework.

This work complements other initiatives proceeding under the auspices of the Permitting Modernization Task Force to improve the City's permit processes and service outcomes for applicants.

The Regulation Redesign project has focussed on three key streams of work to meet its objectives:

1. Modernizing the By-law:

The amendments recommended in this report are the key outcome of work to update the By-law to make regulations clearer and easier to find. The feedback from public and staff engagement in 2018 on regulatory issues and ideas identified this as a priority. This work is described in detail in the next section of the report.

2. Simplifying land use regulations:

The second stream of work has been to simplify and clarify zoning regulations and improve their consistency. This work has included amendments to building height, introducing definitions for porches, decks and similar features, improving the consistency of related regulations, clarifying authorities, and consolidating administrative regulations. These are incremental changes toward more simplified zoning regulations and more streamlined permit processing.

Work has also been completed to update and improve Engineering tools and procedures, including those for regulating the use of streets associated with construction (e.g. street occupancy, lane use fees) and to clarify development permit application requirements related to official building grades.

3. Clarifying the land use framework:

Creating an enduring land use framework is essential to ensuring that improvements to land use regulations, policies and procedures are sustained. This work has included creating the Zoning and Land Use Document Library and a digital zoning map. The Zoning and Land Use Document Library houses the Zoning & Development By-law, and other land use regulation and policy documents, creating a comprehensive inventory of land use documents. The digital zoning map is a consolidated convenience version of the Zoning District Plan of the Zoning and Development By-law, providing an easy way to find the zoning designation of a parcel with a direct link to the specific district schedule or CD-1 by-law.

Other work has included developing new templates for land use documents to ensure consistency and establishing clear procedures for creating, storing, amending, and monitoring land use documents. Making it easier to find the relevant land use documents and improving their consistency assists applicants in accessing the relevant information and supports more consistent application of regulations and policies. An improved filing and storing system also creates a foundation for future work to map and digitize land use regulations.

Public Engagement

Since the project launched in 2018, engagement with industry, the public and staff has been key to understanding issues, developing options to simplify and clarify regulations and the land use framework, and obtaining feedback on proposed changes to regulations and By-law format. This included working on an ongoing basis with the Regulation Redesign External Group, an advisory group of 16 industry experts representing small and large scale builders and developers who provided direction, advice and feedback throughout the project. Several events were held to consult both broadly and with targeted groups, including stakeholder roundtables,

focus groups, pop-up events, in person and virtual public open houses, meetings with various target groups and land use advisory committees, online surveys and staff presentations.

Public engagement on the updated By-law is summarized in the table below and the results of the most recent engagement activities are described in detail in Appendix E. The feedback received at each stage in the development of the updated By-law was used to further refine it. Generally, responses to the proposed updates and use terms were very positive. There has consistently been strong support for including tables and explanatory graphics to make it easier to understand regulations, consolidating outright and conditional approval uses into one table, and adding hyperlinks to make it easier to find information. The document accessibility features also received very positive feedback.

Table 1. Engagement Summary

Developing a prototype and new defined terms	
Winter 2019	<ul style="list-style-type: none"> Consulted with external advisors and conducted staff focus groups to get ideas to improve structure and organization
Summer/fall 2020	<ul style="list-style-type: none"> Held focus groups with external advisors, development and building industry by-law users, and staff for feedback on draft prototype and proposed new terms
Draft district schedules and use terms	
Spring 2021	<ul style="list-style-type: none"> Held a focus group with Mandarin-speaking builders and developers to share information and receive input on draft district schedules and proposed new terms
June/July 2021	<ul style="list-style-type: none"> Convened an online open house and survey through Shape Your City for feedback on draft district schedule format (using the RM district schedules as examples), on proposed new multiple dwelling terms and other new terms, and on repealing two outdated regulations Held information sessions for industry and staff
Testing district schedule format	
April 2021	<ul style="list-style-type: none"> Engaged architects to test RM district schedules
November 2021	<ul style="list-style-type: none"> Engaged architects and designers to test RS/RT district schedules
Testing document accessibility features	
November 2021	<ul style="list-style-type: none"> Engaged 2 experts from the visually impaired community to test document accessibility features
Draft updated By-law	
April/May 2022	<ul style="list-style-type: none"> Convened an online open house and survey through Shape Your City for feedback on draft amendments to the By-law Held information sessions for industry (including Urban Development Institute, Homebuilders Association of Vancouver, Building Owners and Managers Association, Mandarin speaking builders and developers), the broader public, and City staff

In the most recent round of engagement in April and May 2022, over 475 people participated in online information sessions and viewed the draft amendments to the By-law on the SYC website. Responses to the online survey and those received at the information sessions indicated support for the proposed amendments to reformat the district schedules, the new use terms and for including hyperlinks and colour-coding of land uses.

Strategic Analysis

1. Draft Updated By-law

In 2018, engagement on regulatory issues identified four key themes that have guided the work of the Regulation Redesign project:

- it's difficult to find the information in the By-law;
- even if it can be found, it's hard to understand because it's very technical;
- information conflicts within by-laws and across regulations and policies; and
- the rules are being inconsistently interpreted and applied.

To address these issues, one of the key streams of work has been to update and reformat the By-law so that it is easier to find and understand regulations and bring more wholeness to the By-law, as most users don't understand how the different sections of the By-law relate to each other. These objectives that guided the work were based on best practices research into other cities and jurisdictions, both locally and internationally, as well as ongoing input from industry, members of the public, external project advisors and staff.

The key features of the proposed new format are:

- enhanced document navigation and accessibility;
- clearer rules and more explanatory diagrams;
- consolidated regulations in Sections 2 and 10 of the By-law; and
- consistent document standards.

Proposed features to enhance navigation of the By-law include hyperlinks to section references in all sections of the By-law and to district-specific policies and guidelines in the district schedules, where applicable. Indexes to regulations in Sections 10 and 11 have also been introduced.

In alignment with the City's forthcoming Accessibility Strategy, the By-law has also been designed for better digital viewing on screen readers and for people living with vision impairment by using an accessible font and colour palette, appropriate sizing and spacing, and providing descriptive text for diagrams. As noted above, these features were tested in the fall by two people living with vision impairment and received very positive feedback. The hierarchical heading and list styles allow screen reader users to easily navigate and understand the structure of document. The tables are designed so that the screen reader is able to differentiate the header cells from the data cells, which provides the necessary context to the user and the amount of white space and font makes it user-friendly.

Wording has been simplified where possible to help clarify regulations and explanatory diagrams are introduced in the district schedules to provide visual representation of the regulations. Regulations that are currently repeated in several district schedules and apply broadly have been consolidated into Sections 2 and 10 (which apply to all districts), to reduce repetition and improve consistency across the By-law. A writing standards guide has also been established to maintain consistent wording and document formatting over time, which is important as the By-law is amended frequently. In the proposed new format, wording, numbering, punctuation and styles throughout the By-law are revised to apply the new document standards.

(1) Administrative sections, definitions and general regulations

Sections 1 to 16 of the By-law regulate the administration of land use regulations and include definitions, general land use regulations and use-specific regulations. Amendments to these sections are detailed in Appendix D, and outlined below:

(a) Section 1 Administration:

This section previously served only to provide the short-title of the By-law. The proposed amendments are to clarify what is included in the By-law (e.g. maps) and what is not included (e.g. diagrams).

(b) Section 2 Definitions:

This section was previously updated in 2019 by Regulation Redesign to reorganize the definitions alphabetically and format them in a table, with a margin for explanatory diagrams and notes, and colour-coding based on land use category.

The proposed amendments to this section are to introduce the following new multiple dwelling use terms to help clarify which regulations in the district schedule pertain to which forms of multiple dwelling, introduce a definition for mixed-use residential building, and to update the terms for one-family dwelling and two-family dwelling to modernize them and focus on the building form instead of the occupants, as shown in Table 2 below.

Table 2. Proposed Use Terms

Current Term	Proposed use term
Multiple Dwelling	Apartment A building containing 4 or more principal dwelling units, all of which share at least 1 common entrance from the exterior of the building and, for the purposes of this by-law, a building that contains both Apartment and Townhouse will be considered an Apartment unless otherwise specified in a district schedule.
	Townhouse A building containing 4 or more principal dwelling units where each unit has its own entrance from the exterior of the building, unless otherwise specified in a district schedule.
	Triplex A building containing 3 principal dwelling units, but does not include a Multiple Conversion Dwelling.
Dwelling units in conjunction with...	Mixed-use residential building A building containing at least 1 principal dwelling unit and at least 1 non-dwelling use.
One-family dwelling	Single detached house

Current Term	Proposed use term
Two-family dwelling	Duplex
Infill one-family dwelling	Infill single detached house
Infill two-family dwelling	Infill duplex

Additionally, the new terms and definitions in Table 3 below are proposed to help clarify and consolidate land use regulations. Previously the description of what is considered a permeable or impermeable material was located in the district schedules and repeated in every schedule that regulates site permeability (RS, RT and RM districts). The proposed amendments also include renaming half-storey to partial storey and moving the description of what constitutes a partial storey from the district schedules into a definition in Section 2, as the wording is consistent across schedules.

Table 3: Proposed New Terms

Proposed new term	Proposed definition
Courtyard configuration	2 or more multiple dwelling buildings on a site where there is at least 1 rear building.
Principal building	A building that contains the principal use being made of the site, but does not include Accessory Building, Infill or Laneway House.
Rear building	An infill, a second principal building, or the rear building in a courtyard configuration that is adjacent to the rear of the site.
Building width	The distance from a side exterior wall of a principal or accessory building, measured in a straight line to a point directly opposite on the exterior wall of the principal or accessory building facing the opposite side yard.
Partial storey (renamed half-storey to partial storey)	The uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, limited to a specified proportion of the storey immediately below.
Ultimate property line	The property line that results when an anticipated or partially dedicated lane or street abuts a site, and that becomes the property boundary for the purposes of measuring required yards.
Impermeable materials	The projected area of the outside of the outermost walls of all buildings, including carports, entries, porches and verandahs, asphalt, concrete, brick, stone, and wood.
Permeable materials	Materials including gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or

Proposed new term	Proposed definition
	installed on grade with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly to the soil below.

(c) Section 9 Zoning Districts:

The proposed amendments to Section 9 include listing zoning districts under broader categories (e.g. Residential instead of One-Family Dwelling, Two-Family Dwelling, and Multiple Dwelling) and clarifying that any reference to an RM (multiple dwelling) district includes the new residential rental townhouse and apartment districts.

(d) Section 10 General Regulations:

Section 10 contains general regulations that are applicable to many or all districts. Proposed amendments to this section are to:

- add an alphabetized index with hyperlinks to the applicable regulation to help users find regulations more easily;
- add new sections for acoustic requirements, the measurement of site coverage, and porch projections into yards, which are all currently located in the district schedules, as the wording is consistent across district schedules and can be consolidated in the general regulations section;
- revise the permitted projections for eaves, gutters and similar features from 540 mm to 1.0 m, to align with regulations currently in the district schedules;
- amend the regulations for Passive House to add multiple conversion dwelling with 2 units to the list of uses eligible for variances to building placement and height to enable Passive House;
- remove the regulations on building length exclusions as these are applied to building width and have been captured in the proposed new definition of building width in Section 2; and
- revise daylight access and angle control regulations to increase the permitted projection of open balconies from 1.2 m to 1.8 m to align with permitted balcony projections into yards, and add privacy screens to the list of items that may be excluded.

(e) Section 11 Use-Specific Regulations

Section 11 contains regulations that are applicable to specific land uses. The proposed amendments to this section include:

- retitling the section from 'Additional Regulations for Specific Uses' to 'Use-Specific Regulations', to align with proposed wording in the district schedules for use-specific regulations;
- adding an alphabetized index with hyperlinks to the applicable regulation to help users find them more easily;
- reorganizing the regulations according to land use categories; and
- separating and clarifying regulations for seniors supportive and assisted housing from regulations for community care – class B and group home as they belong to different land use categories.

(f) Sections 3 to 8 and 12 to 15:

These sections include regulations on authorities, development permits, relaxations and powers of discretion, prohibitions, enforcement and penalties, and building lines. The only proposed regulatory amendment in these sections is to section 5.2.1(f) to add building depth to the list of regulations that may be varied to allow the construction of a school, and to 5.4.1(h) to change the term ‘building length’ to ‘building depth’, which is the correct term. Otherwise, the proposed amendments are to update section references and wording to comply with the new writing standards.


(2) District schedules

The proposed amendments to the district schedules described below are intended to assist users to find and understand regulations more easily and to consolidate regulations where possible, as shown in the draft district schedules in Appendix A.

(a) Organization of regulations:

The organization of the district schedules is proposed to be revised as shown in Table 4 below.

Table 4. Proposed New District Schedule Format

Current		New format
1. Intent		1. Intent and overview
2. Outright approval uses		2. Use regulations
3. Conditional approval uses		3. Density, form and placement regulations
4. Regulations		4. General regulations
5. Relaxations		5. Relaxations

(i) Intent and Overview:

The new format introduces an overview table to the intent statement in section 1, that identifies permitted land uses by site area, where applicable, to give users a quick overview of what uses can be built on different sized sites, as shown in Example 1 below:

Example 1. Overview Table

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-12N district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
1000 m ²	Apartment	3.1
	Mixed-Use Residential Building	3.1
910 m ²	Townhouse	3.2
	Seniors Supportive or Assisted Housing	3.4
306 m ²	Triplex	3.3
	Other uses in section 2.1 of this schedule	3.5
Regulated by the RT-5 District Schedule	Duplex, Duplex with Secondary Suite, Single Detached House, Single Detached House with Secondary Suite, Infill in combination with retention of a character house, Multiple Conversion Dwelling, and Secondary Suite	Regulated by the RT-5 District Schedule

Hyperlinks to district-specific design guidelines and policies are also provided for easy access to those documents.

(ii) Uses:

Permitted outright and conditional approval uses are co-located in one use table in section 2 of the district schedule so that it is easier to understand which uses are permitted in a district. Uses are colour-coded according to their land use category, to align with the colour-coding of uses in Sections 2 and 11.

Use-specific regulations applicable to the permitting of uses in the district are consolidated below the use table and hyperlinks to the relevant use-specific regulations are provided in the table, next to the use for quick and easy access.

(iii) Density, Form and Placement Regulations:

In the proposed new format, use-specific regulations for density, floor area, siting, building height and yards are located in section 3.

These form and placement regulations are organized by form of development in some district schedules (e.g. RM districts) to help more clearly identify which regulations are applicable to which forms of development. For example, in the RM-12N district schedule, the regulations are organized into separate sections for apartment and mixed-use residential building, townhouse, triplex, seniors supportive or assisted housing and all other uses, enabling a user to see the regulations that are applicable to the type of development they are specifically interested in.

In other districts (e.g. I-2) where the form of development is more consistent but there are different rules for sub-areas in the district, the regulations are organized by sub-area to help clarify which regulations apply in each sub-area.

The regulations within each section are organized by density and floor area and building form and placement. The latter regulations have been organized into a table format to provide easier overview of the regulations, with any additional regulations located below the table under the heading associated with the relevant table regulations, as shown in Example 2 below:

Example 2. Building Form and Placement Table

3.5.2 Building Form and Placement	
Regulations	RM-12N
3.5.2.1 Maximum building height	10.7 m and 3 storeys
3.5.2.2 Minimum front yard depth	3.7 m
3.5.2.3 Minimum side yard width	1.2 m
3.5.2.4 Minimum rear yard depth	1.8 m
3.5.2.5 Maximum site coverage for all buildings	45% of the site area
3.5.2.6 Maximum area of impermeable materials	70% of the site area

Building Height

3.5.2.7 Despite the maximum building height in section 3.5.2.1 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Diagram: Building placement for other uses

Legend:
 = Site coverage
R Rear yard F Front yard
S Side yard - - - Property line

(iv) General Regulations:

The proposed new format consolidates regulations that apply more broadly in the district(s) in section 4, general regulations. These regulations typically include the following:

- what is included and excluded from the computation of floor area;
- any rules about the measurement or calculation of height, yards, building depth etc. that apply to all forms of development or all sub-areas;
- external design regulations; and

- horizontal angle of daylight regulations, where applicable.

(v) Relaxations:

There are no proposed amendments to the location of relaxation regulations which are located in section 5. These regulations will continue to be located in this section in the new format.

(b) Clearer rules

An important objective of the Regulation Redesign project is to improve the clarity and consistency of regulatory wording to make the regulations easier to understand and more consistently applied. Explanatory diagrams are being included in the district schedules to assist with understanding regulations. These diagrams do not form a part of the formal By-law, but are provided for information purposes only (see example 2 above).

Substantive zoning changes are not being proposed as part of this work. Where regulatory amendments are proposed they are generally to:

- apply new use terms;
- consolidate regulations;
- remove outdated regulations that are no longer being applied; and
- improve consistency between district-specific guidelines and district schedules.

These proposed amendments are described in detail in Appendix D.

Amendments are also proposed to remove from the older district schedules noted below two regulations that are no longer applied in order to reflect current practice and the intent of the By-law. These include removing from:

- the RM-2, RM-3, RM-3A, RM-4+, RS-2, and RT-2 district schedules the clause below, which regulates the angle of building walls, as it is consistently varied to enable development, makes it difficult to meet energy efficiency requirements, and liveability and neighbourliness are addressed through side yard and horizontal angle of daylight regulations:

“A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building, but the minimum width shall be increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines.”

- the RM-1, RM-2, RM-3, RM-3A, RM-4+, RM-5+, RM-9+, RS-2 and RT-2 districts schedules the clause below, which is addressed through relaxations for hardship for unique site conditions in Section 5 of the By-law and through rainwater management requirements:

“In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.”

(c) Consequential amendments

Consequential amendments (see Appendix B) to various City by-laws are proposed to update references to sections in the Zoning and Development By-law and to update terms for one-family dwelling and two-family dwelling to single detached house and duplex, respectively, and to clarify multiple dwelling terms and districts.

Similarly, amendments to various policy and guideline documents are proposed to update section references, use terms and to comply with the new writing standards so as to align with the updated By-law, as outlined in Appendix C.

2. Implementation - Training and Orientation

To provide time for applicants and staff to orient to the new By-law format, if enacted by Council, the amendments to the By-law will take effect November 14, 2022. This will provide time for staff to conduct online training sessions to explain the format and location of regulations and to develop online resources such as a user guide and narrated tutorial on how to navigate the reformatted By-law. Additionally Regulation Redesign staff will provide office hours and an email hotline for assistance to staff and applicants when the amendments to the By-law come into effect.

3. Next steps

Regulation Redesign focused on simplifying and clarifying regulations and improving the navigation and accessibility of the By-law. This work creates a framework for the implementation of policy being developed through other Planning programs. There is work still to be done to simplify and clarify land use regulations. This includes updating official development plans and the City's numerous land use policy and guideline documents, simplifying regulations for lower density development, consolidating similar district schedules, and continuing to clarify the land use framework to provide a clearer hierarchy of policies, regulations and guidelines and clarify priorities. These will be addressed through the future implementation of various Planning programs.

Implications/Related Issues/Risk

Financial

There are no financial implications.

CONCLUSION

As a project supporting the City's corporate priority to improve development permit processing, Regulation Redesign has worked to simplify and clarify land use regulations and the By-law format to make it easier to find and understand regulations. The proposed updates to the By-law improve document navigation and accessibility, support more consistent understanding and application of zoning regulations, and create a clearer regulatory framework for implementing future policy work.

* * * * *

**DRAFT By-law to amend Zoning and Development By-law No. 3575
Regarding the Redesign of the By-law**

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

1. This By-law amends the indicated provisions of the Zoning and Development By-law.
2. Council strikes out section 12.
3. Council renumbers:
 - (a) section 6 as section 7;
 - (b) section 7 as section 12;
 - (c) section 8 as section 13;
 - (d) section 13 as section 6;
 - (e) section 14 as section 8;
 - (f) section 15 as section 14; and
 - (g) section 16 as section 15.
4. Council strikes out section 1 and substitutes section 1 as set out in Schedule A to this by-law.
5. Council strikes out section 2 and substitutes section 2 as set out in Schedule B to this by-law.
6. In section 3, Council:
 - (a) strikes out “By-law” wherever it appears and substitutes “by-law”; and
 - (b) in section 3.1.5, strikes out “Section” and substitutes “section”.
7. Council strikes out section 4 and substitutes section 4 as set out in Schedule C to this by-law.
8. Council strikes out section 5 and substitutes section 5 as set out in Schedule D to this by-law.
9. In section 6, Council:
 - (a) renumbers sections 6.1 and 6.2 as sections 6.1.1 and 6.1.2, respectively;
 - (b) adds a new section 6.1 as follows:

“6.1 Amendments to the By-law”;
 - (c) in section 6.1.1, strikes out “By-law shall” and substitutes “by-law will”; and

-
- (d) in section 6.2.1, strikes out “subsection 13.1” and substitutes “section 6.1”.
10. In section 7, Council:
- (a) rennumbers sections 7.1 through 7.10 as sections 7.1.1 through 7.1.10, respectively;
 - (b) adds a new section 7.1 as follows:
“7.1 General Prohibitions”;
 - (c) strikes out “By-law” wherever it appears and substitutes “by-law”;
 - (d) in sections 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.7, 7.1.8, and 7.1.10, strikes out “shall” and substitutes “may”;
 - (e) in section 7.1.3, strikes out “or zone” wherever it appears;
 - (f) in section 7.1.5:
 - (i) strikes out “shall” wherever it appears and substitutes “will”, and
 - (ii) strikes out “sections 6.1 to 6.4 inclusive” and substitutes “section 7.1.1, section 7.1.2, section 7.1.3 or section 7.1.4”;
 - (g) in section 7.1.6:
 - (i) strikes out “section 5” and substitutes “Section 4”, and
 - (ii) strikes out “Official Development Plan” and substitutes “official development plan”; and
 - (h) in section 7.1.8, strikes out “sections 7.1 and 7.2 of section 7” and substitutes “sections 12.1.1 and 12.1.2”.
11. In section 8, Council:
- (a) under “Section 8” adds the title **“Building Lines”**;
 - (b) rennumbers sections 8.1 through 8.3 as sections 8.1.1. through 8.1.3, respectively;
 - (c) adds a new section 8.1 as follows:
“8.1 Building Lines”;
 - (d) in section 8.1.1, strikes out “Parts I and II of Schedule E to this By-law and shall be” and substitutes “Part I and Part II of Schedule E: Building Lines of this by-law and are”;
 - (e) in section 8.1.2, strikes out “Part III of Schedule E to this By-law” and substitutes “Part III of Schedule E: Building Lines of this by-law”; and

-
- (f) strikes out section 8.1.3 and substitutes the following:
- “8.1.3 No development may be carried out upon, over or under any part of a site:
- (a) between any building line established by Part I and Part II of [Schedule E: Building Lines](#) and the limit of the adjoining or projected street or lane;
 - (b) as described in Part III of [Schedule E: Building Lines](#);
- except any development described in sections [4.8.1\(c\)](#), [4.8.1\(d\)](#), [4.8.1\(e\)](#), [4.8.1\(f\)](#), [4.8.1\(g\)](#) and [4.8.1\(h\)](#) of this by-law.”.
12. Council strikes out section 9 and substitutes section 9 as set out in Schedule E to this by-law.
13. Council strikes out section 10 and substitutes section 10 as set out in Schedule F to this by-law.
14. Council strikes out section 11 and substitutes section 11 as set out in Schedule G to this by-law.
15. In section 12, Council:
- (a) renumbers sections 12.1 through 12.4 as sections 12.1.1 through 12.1.4, respectively;
 - (b) adds a new section 12.1 as follows:
“12.1 Enforcement”;
 - (c) strikes out “By-law” wherever it appears and substitutes “by-law”; and
 - (d) in section 12.1.4, strikes out “shall” and substitutes “will”.
16. In section 13, Council:
- (a) renumbers sections 13.1 through 13.3 as sections 13.1.1 through 13.1.3, respectively;
 - (b) adds a new section 13.1 as follows:
“13.1 Penalties”;
 - (c) strikes out “By-law” wherever it appears and substitutes “by-law”;
 - (d) in section 13.1.1:
 - (i) strikes out “which violates” and substitutes “that violates”;
 - (ii) strikes out “imposed. Each day” and substitutes “imposed, and each day”, and
 - (iii) strikes out “shall constitute” and substitutes “will constitute”; and

-
- (e) in section 13.1.2:
- (i) strikes out "\$10,000" and substitutes "\$10,000.00",
 - (ii) strikes out "\$250" and substitutes "\$250.00",
 - (iii) strikes out "\$500" and substitutes "\$500.00", and
 - (iv) strikes out "section 6.8" and substitutes "section 7.1.8 of this by-law".
17. In Schedule C, Council strikes out "section 11.3" and substitutes "section 10.7".
18. In Schedule E, Council strikes out "section 14" and substitutes "Section 8".
19. In the CD-1 (Comprehensive Development) District Schedule, Council strikes out "Sections 2 to 12 of this By-law" and substitutes "Sections 2 to 13 of this by-law".
20. In section 5 of the (CWD) Central Waterfront District Schedule, Council strikes out "section 3.3 of the Zoning and Development By-law" and substitutes "section 4.3 of this by-law".
21. In section 5 of the (DD) Downtown District Schedule, Council strikes out "section 3.3 of the Zoning and Development By-law" and substitutes "section 4.3 of this by-law".
22. In section 5 of the (DEOD) Downtown Eastside/Oppenheimer District Schedule, Council strikes out "section 3.3 of the Zoning and Development By-law" and substitutes "section 4.3 of this by-law".
23. In the First Shaughnessy District Schedule, Council:
- (a) strikes out section 4.4.2 and substitutes the following:

"4.4.2 Despite the provisions of 4.4.1 of this schedule and section 10.8 of this by-law, basement floor area underneath entries, porches and verandahs may project into the minimum front yard to a maximum of 1.8 m measured horizontally.";
 - (b) strikes out section 4.5.2;
 - (c) renumbers section 4.5.3 as 4.5.2;
 - (d) strikes out section 4.6.2;
 - (e) renumbers section 4.6.3 as 4.6.2;
 - (f) strikes out section 4.16.2 and substitutes the following:

"4.16.2 Projections into the front and rear yards that permitted under sections 4.4.2 of this schedule and sections 10.8.1(b) and 10.8.3 of this by-law must not be included in the calculation of building depth.".
24. Council strikes out the RA-1 District Schedule and substitutes the RA-1 District Schedule attached to this by-law as Schedule H.

25. Council strikes out the C-1 District Schedule and substitutes the C-1 District Schedule attached to this by-law as Schedule I.
26. Council strikes out the C-2 District Schedule and substitutes the C-2 District Schedule attached to this by-law as Schedule J.
27. Council strikes out the C-2B District Schedule and substitutes the C-2B District Schedule attached to this by-law as Schedule K.
28. Council strikes out the C-2C District Schedule and substitutes the C-2C District Schedule attached to this by-law as Schedule L.
29. Council strikes out the C-2C1 District Schedule and substitutes the C-2C1 District Schedule attached to this by-law as Schedule M.
30. Council strikes out the C-3A District Schedule and substitutes the C-3A District Schedule attached to this by-law as Schedule N.
31. Council strikes out the C-5, C-5A and C-6 Districts Schedule and substitutes the C-5, C-5A and C-6 Districts Schedule attached to this by-law as Schedule O.
32. Council strikes out the C-7 and C-8 Districts Schedule and substitutes the C-7 and C-8 Districts Schedule attached to this by-law as Schedule P.
33. Council strikes out the FC-1 District Schedule and substitutes the FC-1 District Schedule attached to this by-law as Schedule Q.
34. Council strikes out the FC-2 District Schedule and substitutes the FC-2 District Schedule attached to this by-law as Schedule R.
35. Council strikes out the HA-1 and HA-1A Districts Schedule and substitutes the HA-1 and HA-1A Districts Schedule attached to this by-law as Schedule S.
36. Council strikes out the HA-2 District Schedule and substitutes the HA-2 District Schedule attached to this by-law as Schedule T.
37. Council strikes out the HA-3 District Schedule and substitutes the HA-3 District Schedule attached to this by-law as Schedule U.
38. Council strikes out the I-1 District Schedule and substitutes the I-1 District Schedule attached to this by-law as Schedule V.
39. Council strikes out the I-1A District Schedule and substitutes the I-1A District Schedule attached to this by-law as Schedule W.
40. Council strikes out the I-1B District Schedule and substitutes the I-1B District Schedule attached to this by-law as Schedule X.

-
41. Council strikes out the I-1C District Schedule and substitutes the I-1C District Schedule attached to this by-law as Schedule Y.
 42. Council strikes out the I-2 District Schedule and substitutes the I-2 District Schedule attached to this by-law as Schedule Z.
 43. Council strikes out the I-3 District Schedule and substitutes the I-3 District Schedule attached to this by-law as Schedule AA.
 44. Council strikes out the I-4 District Schedule (Historic Industrial District) and substitutes the I-4 District Schedule attached to this by-law as Schedule BB.
 45. Council strikes out the IC-1 and IC-2 Districts Schedule and substitutes the IC-1 and IC-2 Districts Schedule attached to this by-law as Schedule CC.
 46. Council strikes out the IC-3 District Schedule and substitutes the IC-3 District Schedule attached to this by-law as Schedule DD.
 47. Council strikes out the M-1 District Schedule and substitutes the M-1 District Schedule attached to this by-law as Schedule EE.
 48. Council strikes out the M-1A District Schedule and substitutes the M-1A District Schedule attached to this by-law as Schedule FF.
 49. Council strikes out the M-1B District Schedule and substitutes the M-1B District Schedule attached to this by-law as Schedule GG.
 50. Council strikes out the M-2 District Schedule and substitutes the M-2 District Schedule attached to this by-law as Schedule HH.
 51. Council strikes out the MC-1 and MC-2 Districts Schedule and substitutes the MC-1 and MC-2 Districts Schedule attached to this by-law as Schedule II.
 52. Council strikes out the RR-1 District Schedule and substitutes the RR-1 District Schedule attached to this by-law as Schedule JJ.
 53. Council strikes out the RR-2A, RR-2B and RR-2C Districts Schedule and substitutes the RR-2A, RR-2B and RR-2C Districts Schedule attached to this by-law as Schedule KK.
 54. Council strikes out the RR-3A and RR-3B Districts Schedule and substitutes the RR-3A and RR-3B District Schedule attached to this by-law as Schedule LL.
 55. Council strikes out the RS-1 District Schedule and substitutes the RS-1 District Schedule attached to this by-law as Schedule MM.
 56. Council strikes out the RS-1A District Schedule and substitutes the RS-1A District Schedule attached to this by-law as Schedule NN.
 57. Council strikes out the RS-1B District Schedule and substitutes the RS-1B District Schedule attached to this by-law as Schedule OO.

58. Council strikes out the RS-2 District Schedule and substitutes the RS-2 District Schedule attached to this by-law as Schedule PP.
59. Council strikes out the RS-3 and RS-3A Districts Schedule and substitutes the RS-3 and RS-3A Districts Schedule attached to this by-law as Schedule QQ.
60. Council strikes out the RS-5 District Schedule and substitutes the RS-5 District Schedule attached to this by-law as Schedule RR.
61. Council strikes out the RS-6 District Schedule and substitutes the RS-6 District Schedule attached to this by-law as Schedule SS.
62. Council strikes out the RS-7 District Schedule and substitutes the RS-7 District Schedule attached to this by-law as Schedule TT.
63. Council strikes out the RT-1 District Schedule and substitutes the RT-1 District Schedule attached to this by-law as Schedule UU.
64. Council strikes out the RT-2 District Schedule and substitutes the RT-2 District Schedule attached to this by-law as Schedule VV.
65. Council strikes out the RT-3 District Schedule and substitutes the RT-3 District Schedule attached to this by-law as Schedule WW.
66. Council strikes out the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule and substitutes the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule attached to this by-law as Schedule XX.
67. Council strikes out the RT-5 and RT-5N Districts Schedule and substitutes the RT-5 and RT-5N Districts Schedule attached to this by-law as Schedule YY.
68. Council strikes out the RT-6 District Schedule and substitutes the RT-6 District Schedule attached to this by-law as Schedule ZZ.
69. Council strikes out the RT-7 District Schedule and substitutes the RT-7 District Schedule attached to this by-law as Schedule AAA.
70. Council strikes out the RT-8 District Schedule and substitutes the RT-8 District Schedule attached to this by-law as Schedule BBB.
71. Council strikes out the RT-9 District Schedule and substitutes the RT-9 District Schedule attached to this by-law as Schedule CCC.
72. Council strikes out the RT-10 and RT-10N Districts Schedule and substitutes the RT-10 and RT-10N Districts Schedule attached to this by-law as Schedule DDD.
73. Council strikes out the RT-11 and RT-11N Districts Schedules and substitutes the RT-11 and RT-11N Districts Schedule attached to this by-law as Schedule EEE.

-
74. Council strikes out the RM-1 and RM-1N Districts Schedule and substitutes the RM-1 and RM-1N Districts Schedule attached to this by-law as Schedule FFF.
75. Council strikes out the RM-2 District Schedule and substitutes the RM-2 District Schedule attached to this by-law as Schedule GGG.
76. Council strikes out the RM-3 District Schedule and substitutes the RM-3 District Schedule attached to this by-law as Schedule HHH.
77. Council strikes out the RM-3A District Schedule and substitutes the RM-3A District Schedule attached to this by-law as Schedule III.
78. Council strikes out the RM-4 and RM-4N Districts Schedule and substitutes the RM-4 and RM-4N Districts Schedule attached to this by-law as Schedule JJJ.
79. Council strikes out the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule and substitutes the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule attached to this by-law as Schedule KKK.
80. Council strikes out the RM-6 District Schedule and substitutes the RM-6 District Schedule attached to this by-law as Schedule LLL.
81. Council strikes out the RM-7, RM-7N and RM-7AN Districts Schedule and substitutes the RM-7, RM-7N and RM-7AN Districts Schedule attached to this by-law as Schedule MMM.
82. Council strikes out the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule and substitutes the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule attached to this by-law as Schedule NNN.
83. Council strikes out the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule and substitutes the following:
- (a) the RM-9A and RM-9AN Districts Schedule attached to this by-law as Schedule OOO; and
 - (b) the RM-9, RM-9N and RM-9NB Districts Schedule attached to this by-law as Schedule PPP.
84. Council strikes out the RM-10 and RM-10N Districts Schedule and substitutes the RM-10 and RM-10N Districts Schedule attached to this by-law as Schedule QQQ.
85. Council strikes out the RM-11 and RM-11N Districts Schedule and substitutes the RM-11 and RM-11N Districts Schedule attached to this by-law as Schedule RRR.
86. Council strikes out the RM-12N District Schedule and substitutes the RM-12N District Schedule attached to this by-law as Schedule SSS.
87. Council strikes out the FM-1 District Schedule and substitutes the FM-1 District Schedule attached to this by-law as Schedule TTT.

88. 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.

89. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

SCHEDULE A

A by-law to regulate the use of land, and the density, floor area, form, placement and design of buildings in the City of Vancouver, to divide the city into districts of such number, shape and area as necessary to carry out these regulations, to provide for the granting or refusal of development permits including where necessary the imposition of conditions relative to the granting of such permits.

The Mayor and Council of the City of Vancouver, in open meeting hereby enact as follows:

Section 1

Administration

1.1 Short Title

- 1.1.1 The name of this by-law, for citation, is the “Zoning and Development By-law”.

1.2 Interpretation

- 1.2.1 The following form part of this by-law:

- (a) schedules attached to this by-law; and
- (b) maps included in this by-law.

- 1.2.2 In addition to any items specifically mentioned in the by-law, the following are included in this by-law for convenient reference only, and do not form part of this by-law:

- (a) drawings or other visual representations that are labelled “diagram”; and
- (b) any text in square brackets.

1.3 Severability

- 1.3.1 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.

SCHEDULE B

Section 2

Definitions

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

[Note: Individual land uses that fall within 1 of the 12 defined general land use categories, which are in bold below, are indicated with the corresponding letter and colour as follows:

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

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

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

Term	Definition
A	
Accessory Building	<p>A building:</p> <p>(a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a</p>

Term	Definition	
	dwelling unit already existing; or (b) that is ancillary to the principal use being made of the site on which such accessory use is located.	
Accessory Use	A use that is: (a) ancillary to the principal building, or use of the principal building, situated on the same site; or (b) ancillary to the principal use being made of the site upon which such accessory use is located.	
Adult Magazine	Any pamphlet or magazine that: (a) contains a visual image or representation of the pubic, perineal or perianal areas, the buttocks, or the female breast; or (b) depicts sexual conduct or sadomasochistic behaviour.	
Adult Retail Store	The use of premises to display or retail either or both of the following: (a) a sex object; (b) adult magazines using more than 3.0 linear metres of shelving, being a maximum of 0.6 m in depth.	R
Affordable Housing Share	A financial contribution in an amount per share as specified in Schedule F: Affordable Housing and Amenity Share Schedule of this by-law, that is paid in exchange for a specified increase in the permitted floor area of a development and that is to be used for the provision of social housing.	
Agricultural Uses	Any or all of the following land uses: Greenhouse; Nursery, Field Crop or Fruit Farm; Stable; Urban Farm - Class A; Urban Farm - Class B.	A

Term	Definition	
Aircraft Landing Place	The use of premises or an open area of water for the taking off or landing of aircraft where any license or permit issued pursuant to the provisions of the Aeronautics Act is conditional upon obtaining the approval of the City, or where the consent of the City is required prior to the issuance of the license or permit.	T
Amenity Share	A financial contribution in an amount per share as specified in Schedule F: Affordable Housing and Amenity Share Schedule of this by-law, that is paid in exchange for a specified increase in the permitted floor area of a development, and that is to be used towards the conservation or provision of an amenity as specified in the applicable district schedule regulations.	
Animal Clinic	The use of premises for the care of birds, fish, or animals except horses, including veterinary treatment, grooming, training, breeding or boarding.	S
Animal Products Processing	The use of premises for the processing of hides, skins, tankage, feathers, bristles, human hair or other crude, inedible animal products, or for the tanning, curing, or dressing of furs, hides or skins.	M
Apartment	A building containing 4 or more principal dwelling units, all of which share at least 1 common entrance from the exterior of the building and, for the purposes of this by-law, a building that contains both Apartment and Townhouse will be considered an Apartment unless otherwise specified in a district schedule.	D
Arcade	The use of premises for 4 or more machines on which games are played for amusement or entertainment and for which a coin or token must be inserted or a fee is charged for use.	C
Artist Studio	Where used without a qualifier, both an Artist Studio – Class A and an Artist Studio – Class B.	C
Artist Studio – Class A	The use of premises for the production of dance, live music, creative writing, painting, drawings, pottery, sculpture, video, or moving or still photography, none of which involves amplified sound or 1 or more of the	C

Term	Definition	
	materials or processes specified under Artist Studio – Class B.	
Artist Studio – Class B	The use of premises for the production of: <ul style="list-style-type: none"> (a) dance or live music involving electronically amplified sound; (b) moving or still photography (excluding video) involving on-site film processing; or (c) paintings, drawings, pottery, or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or 1 or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics. 	C
Arts and Culture Indoor Event	An event of an artistic or cultural nature, including but not limited to visual, performing, media, literary, craft or interdisciplinary arts, for a maximum of 250 persons, which occurs not more than 3 days per month in a building.	C
Auction Hall	The use of premises for the sale of goods where the purchasers are invited to make competitive bids for the goods offered for sale.	S
Awning	A semi-rigid or retractable framed structure that: <ul style="list-style-type: none"> (a) projects from a building face; (b) generally provides weather and shade protection; (c) is covered in a flexible material; and (d) is entirely supported by the building. 	
B		
Balcony	A platform providing useable outdoor space that: <ul style="list-style-type: none"> (a) projects from a building or is recessed into a building; (b) is only accessed from within the building; (c) may be covered by a roof or floor above; and (d) is not enclosed, except for a required guard, or where it is recessed between adjacent walls. 	
Barber Shop or Beauty Salon	The use of premises for the styling, cutting or chemical treatment of hair.	S

**Also see definition
for Enclosed
Balcony**

Term	Definition	
Base Surface	The hypothetical surface determined by joining the official established building grades at all corners of the site, except that if official established building grades cannot be obtained through application to the City Engineer, or if the Director of Planning determines that the official established building grades are incompatible with grades on adjoining sites, existing grades may be used to determine the base surface.	
Basement	A space between 2 floors, with the lower floor located less than 1.5 m below finished grade and the floor surface of the storey above located not more than 2.0 m above finished grade.	
Beauty and Wellness Centre	The use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage and relaxation massage, but does not include Fitness Centre.	S
Bed and Breakfast Accommodation	The use of 1 or 2 bedrooms in a dwelling unit as temporary accommodation where the room rate includes breakfast provided on the premises, but does not include Short Term Rental Accommodation.	S
Bingo Hall	The use of premises for the purpose of playing bingo and where the operation is conducted and managed by, and the proceeds are distributed to, 1 or more charitable organizations, but does not include bingo where the player is not playing the same game and responding to the same caller as and with other players in the hall or the use of player-oriented video lottery terminals or slot machines.	C
Board of Variance	The Board of Variance appointed pursuant to the provisions of section 572 of the Vancouver Charter (British Columbia).	
Body-Rub Parlour	The use of premises for the practice of manipulating, touching or stimulating by any means of a person's body or part thereof but does not include: (a) medical, therapeutic or cosmetic massage treatment given by a person duly licensed or registered under	S

Diagram: Base Surface

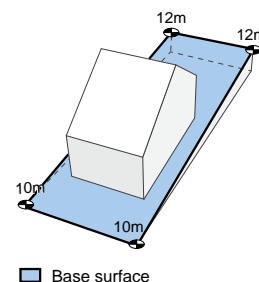
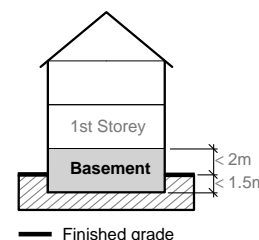
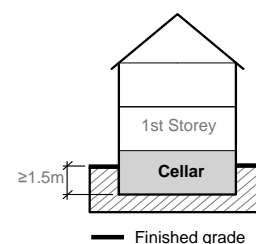


Diagram: Basement



Term	Definition	
	any statute of the Province of British Columbia governing such activities other than the Vancouver Charter (British Columbia); or (b) Health Enhancement Centre.	
Booming Ground	The use of premises or an open area of water for the collection, sorting, booming, rafting or storage of logs.	T
Brewing or Distilling	The use of premises for the brewing or distilling of alcoholic beverages or beverage products with alcoholic content exceeding 1% by volume, where the use may involve the milling of grain, rice or malt.	M
Building Envelope Professional	A member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia.	
Building Height	The vertical distance between the highest point or points of a building and the point on the base surface, as determined by interpolation, that is directly beneath the highest point or points of a building, unless otherwise specified in a district schedule.	
Building Width	The distance from a side exterior wall of a principal or accessory building, measured in a straight line to a point directly opposite on the exterior wall of the principal or accessory building facing the opposite side yard.	
Bulk Data Storage	The use of a wholly enclosed building, for the storage of information on operating data servers.	
Bulk Fuel Depot	The use of premises to wholesale gasoline, fuel oil, heating oil, petroleum, propane, kerosene, coal, coke, fuel wood, natural gas or similar fuels.	W
C		
Cabaret	The use of premises for dancing by customers and where entertainment may be provided.	S
Cannabis Store	The use of premises for the sale of cannabis, including any products containing cannabis, for consumption off premises, and includes a compassion club as defined in the License By-law.	R

Term	Definition	
Canopy	A rigid, roof-like structure that: (a) projects from a building face; (b) generally provides weather and shade protection; and (c) is entirely supported by the building.	
Cardlock Fuel Station	The use of premises for the sale of motor fuels for vehicles registered as commercial vehicles or the sale of electricity for electric motor vehicles, where motor fuel is dispensed by the customer who has been supplied with a card, key or other device for the operation of the fuel dispensing equipment and may include the retail sale of electricity dispensed by the customer for the purpose of charging motor vehicles.	W
Casino – Class 1	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the Gaming Control Act (British Columbia), but does not include player-operated video lottery terminals, slot machines, bingo halls, pari-mutuel betting, non-player- operated video lottery terminals, or Casino – Class 2.	C
Casino – Class 2	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the Gaming Control Act (British Columbia), and may include player-operated video lottery terminals or slot machines, but does not include bingo halls, pari-mutuel betting and non-player-operated video lottery terminals.	C
Catering Establishment	The use of premises for the preparation of food for consumption off premises but does not include a Retail Store or Restaurant selling food directly to the public.	S
Cellar	A space between 2 floors, with the lower floor located 1.5 m or more below finished grade.	
Character House	An existing building that, in the opinion of the Director of Planning, has sufficient heritage character to justify its conservation.	

Diagram: Cellar


Term	Definition	
Chemicals or Chemical Products Manufacturing – Class A	The use of premises for the manufacturing of chemicals, plastics, paints, fertilizers, synthetic rubber, synthetic resins or related chemical products, but does not include Linoleum or Coated Fabrics Manufacturing or Plastic Products Manufacturing.	M
Chemicals or Chemical Products Manufacturing – Class B	The use of premises for the manufacturing of cosmetics, toilet preparations, pharmaceuticals, medicines, disinfectants, deodorants, soaps, cleaning compounds, polishes, inks, adhesives, household tints or dyes, or similar products, but does not include Chemicals or Chemical Products Manufacturing – Class A.	M
Child Day Care Facility	The use of premises to provide care, supervision, social or educational training to children as defined by the Community Care and Assisted Living Act (British Columbia) and the Child Care Licensing Regulation made pursuant to that Act, including. It includes but is not limited to group day care, preschool, special needs day care, out of school care, emergency care, child minding or overnight care, but does not include the provision of licensed care in premises where up to 8 children are cared for.	I
Church	The use of premises for religious worship, including a mosque, synagogue, temple, chapel or religious meeting room.	I
City Building Inspector	The City official appointed as such by Council or the Chief Building Official appointed as such by Council and includes the authorized representatives of the City Building Inspector.	
Clothing Manufacturing	The use of premises for the manufacturing of clothing or garments, including leather clothing, but does not include Plastic Products Manufacturing, Rubber Products Manufacturing, or Shoes or Boots Manufacturing.	M
Club	The use of premises by a non-profit society, association or corporation organized solely for the promotion of some common object and that is operated for club members and their guests only, but does not include Church, Hospital, Social Service Centre, Community Care Facility and	C

Term	Definition	
	Group Residence, or premises used for residential or administrative purposes	
Community Care Facility	Where used without a qualifier, both a Community Care Facility – Class A and a Community Care Facility – Class B.	I
Community Care Facility – Class A	The use of premises operated as a community care facility by a licensee under the Community Care and Assisted Living Act (British Columbia) to provide residential care to 6 or fewer persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I
Community Care Facility – Class B	The use of premises operated as a community care facility by a licensee under the Community Care and Assisted Living Act (British Columbia) to provide residential care to 7 or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I
Comprehensive Development	A development containing any number of buildings or uses or a combination of sites planned or developed in an integrated fashion and requiring special regulations with the approval of Council.	
Corner Site	A site located at the intersection or junction of 2 or more streets.	
Courtyard Configuration	2 or more multiple dwelling buildings on a site where there is at least 1 rear building.	
Creative Products Manufacturing	The use of premises for the creation, development, prototyping and ancillary marketing of products produced in a physical or digital form that are the result of a customised design process, including clothing design, furniture design, industrial product design, technological equipment design, and similar uses.	M
Cultural and Recreational Uses	Any or all of the following land uses: Arcade; Artist Studio; Artist Studio – Class A;	C

Term	Definition
	<p>Artist Studio – Class B;</p> <p>Arts and Culture Indoor Event;</p> <p>Billiard Hall;</p> <p>Bingo Hall;</p> <p>Bowling Alley;</p> <p>Casino – Class 1;</p> <p>Casino – Class 2;</p> <p>Club;</p> <p>Community Centre or Neighbourhood House;</p> <p>Fitness Centre;</p> <p>Fitness Centre – Class 1;</p> <p>Fitness Centre – Class 2;</p> <p>Golf Course or Driving Range;</p> <p>Hall;</p> <p>Library;</p> <p>Marina;</p> <p>Museum or Archives;</p> <p>Park or Playground;</p> <p>Plaza;</p> <p>Riding Ring;</p> <p>Rink [Curling, Ice, Roller];</p> <p>Stadium or Arena;</p> <p>Swimming Pool;</p> <p>Theatre;</p> <p>Zoo or Botanical Garden.</p>
D	
Deck	<p>A platform providing useable outdoor space that:</p> <p>(a) projects from a building and is generally supported on posts;</p> <p>(b) is accessed from within the building, and may also be accessed from grade;</p>

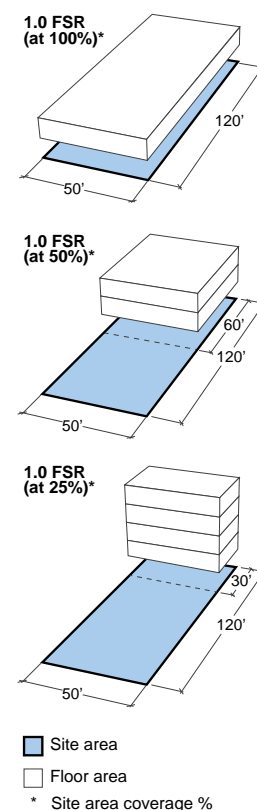
Term	Definition	
	<p>(c) generally has a surface height, at any point, greater than 600 mm above grade; and</p> <p>(d) is not enclosed, except for a required guard.</p>	
Decorative Roof	An architecturally designed roof element that enhances the overall appearance of the building and screens and integrates mechanical equipment without adding to the floor area otherwise permitted.	
Detoxification Centre	The use of premises for drug or alcohol detoxification or rehabilitation.	I
Development Permit Board	The Development Permit Board of the City established under the provisions of the Development Permit Board and Advisory Panel By-law.	
Digital Entertainment and Information Communication Technology	The use, design or development of technology to process digital information, or deliver a broad range of digital products and services, or both, including business applications, data security, data storage, management and processing, entertainment and gaming, interactive educational, communications, e-commerce, social media, software and mobile applications, and may include the use of information technology and telecommunications infrastructure, for hosting, storing and processing digital media, information and applications.	
Director of Planning	The City official appointed as such by Council and includes the authorized representatives of the Director of Planning.	
Director of Licenses and Inspections	The City official appointed as such by Council and includes the authorized representatives of the Director of Licenses and Inspections.	
Double Fronting Site	A site abutting 2 parallel or approximately parallel streets.	
Drive-Through Service	The use of premises where customers order and receive services, food or other goods in their motor vehicles via 1 or more designated drive-through lanes, but does not include uses which involve the fuelling, service, repair or washing of vehicles.	S

Term	Definition	
Duplex	A building containing only 2 principal dwelling units, but does not include a Multiple Conversion Dwelling.	D
Duplex with Secondary Suite	A building containing 2 principal dwelling units, 1 of which must contain and 1 of which may contain a Secondary Suite, but does not include a Multiple Conversion Dwelling.	D
Dwelling Unit	A self-contained housekeeping unit.	D
Dwelling Uses	Any or all of the following land uses: Apartment; Duplex; Duplex with Secondary Suite; Dwelling Unit; Freehold Rowhouse; Infill; Infill Duplex; Infill Multiple Dwelling; Infill Single Detached House; Laneway House; Lock-Off Unit; Micro Dwelling; Mixed-Use Residential Building; Multiple Conversion Dwelling; Multiple Dwelling; Principal Dwelling Unit; Principal Dwelling Unit with Lock-Off Unit; Residential Unit associated with and forming an integral part of an Artist Studio; Rooming House; Secondary Suite; Seniors Supportive or Assisted Housing; Single Detached House; Single Detached House with Secondary Suite;	D

Term	Definition	
	<p>Temporary Modular Housing;</p> <p>Townhouse;</p> <p>Triplex.</p>	
E		
Electrical Products or Appliances Manufacturing	The use of premises for the manufacturing or remanufacturing of small electrical appliances, both electrical and non-electrical major household appliances, lighting fixtures, table or floor lamps, radios, televisions, small component electrical or electronic equipment, electric wire or cable, or transmission cable, but does not include Batteries Manufacturing and Motor Vehicle Parts Manufacturing.	
Enclosed Balcony	<p>A platform enclosed on all sides to provide protection from weather or noise that:</p> <ul style="list-style-type: none"> (a) projects from a building or is recessed into a building; (b) is only accessed from within the building; and (c) is not conditioned by heat or air conditioning. 	
Entry, Porch and Verandah	<p>A platform located at an entrance to a building that:</p> <ul style="list-style-type: none"> (a) projects from the building or is recessed into the building; (b) is covered by a roof or floor above to provide weather protection; (c) may be supported on posts; (d) is at grade or has stairs from grade; and (e) is open, other than with a required guard, on at least 1 side, <p>except for covered porches above the first storey.</p>	
Existing Grade	The elevation of the surface of the existing undisturbed ground at any point on a site.	
Exterior Side Yard	That portion of a corner site extending from the front yard to the rear yard and lying between the side property line adjacent to the flanking street and the closest side of the principal building.	

Term	Definition	
F		
Family	<p>Either:</p> <p>(a) 1 or more individuals all related to one another by blood, marriage or adoption; or</p> <p>(b) a maximum of 3 unrelated individuals living together as a household, and</p> <p>for the purposes of this definition, 2 people living together in a common-law relationship are deemed to be in a marriage relationship and each of the blood relatives of the parties to a common-law relationship are considered to be related to the partners and to the other blood relatives thereof.</p>	
Farmers' Market	An open air or fully or partly covered market, for the sale directly by producers or by their representatives who are involved in production, of: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.	
Financial Institution	The use of premises by banks, credit unions and trust companies.	
Finished Grade	The elevation of the surface of the ground at any point on the site of a completed development between the site boundaries and the buildings, and for the purpose of determining a basement or cellar, finished grade means the average elevation of the surface of the ground adjoining a building at all exterior walls of a completed development, as determined by the City Building Inspector.	
Fitness Centre	Where used without a qualifier, both a Fitness Centre – Class 1 and a Fitness Centre – Class 2.	
Fitness Centre – Class 1	The use of premises, which do not exceed 200 m ² of gross floor area, for the development, on a 1-to-1 basis or in a group session, of physical fitness including health centres, gymnasias, racket and ball courts, reducing	

Term	Definition	
	salons, yoga, pilates, weight loss, dance, self-defence, and sports.	
Fitness Centre – Class 2	The use of premises, which exceed 200 m ² of gross floor area, for the development, on a 1-to-1 basis or in a group session, of physical fitness including health centres, gymnasia, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports.	
Floor Space Ratio	The figure obtained when the area of the floors of the buildings on a site is divided by the area of the site.	
Food or Beverage Products Manufacturing – Class A	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, but does not include Bakery Products Manufacturing, Brewing Or Distilling, or Dairy Products Manufacturing.	M
Food or Beverage Products Manufacturing – Class B	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, where the use does not involve the milling of grain, rice or malt, the refining of sugar, the canning of meat, fish or poultry, the pickling of fruits or vegetables, the refining of vegetable oil, the processing of fats, bones, hides, skins, offal or animal products of a like nature, the use of fish, or the use of live animals or live poultry, but does not include Bakery Products Manufacturing, Brewing Or Distilling, or Dairy Products Manufacturing.	M
Freehold Rowhouse	A principal dwelling unit, in a row of at least 3 side-by-side principal dwelling units, that shares a party wall with at least 1 of the adjoining principal dwelling units, and is located on its own lot which abuts a street and a lane.	D
Front Yard	That part of the site lying between the ultimate front property line and the front of the principal building, extending across the full width of the site.	
Furniture or Appliance Store	The use of premises with a floor area greater than 500 m ² to retail household furniture, major household appliances, or household furnishings such as carpets and draperies.	R

Diagram: Floor Space Ratio


Term	Definition	
Furniture or Fixtures Manufacturing	The use of premises for the manufacturing of furniture, mattresses or related non-electrical fixtures such as mirrors, curtain rods, cabinets, counters or lampshades, but not stone, concrete or marble furniture.	M
G		
Gasoline Station – Full Serve	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by an attendant for the customer and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs and may include the retail sale of electricity dispensed by the customer or the attendant for the purpose of charging motor vehicles.	R
Gasoline Station – Split Island	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by the customer, and which includes at least 1 pump island at which all types of gasoline and diesel fuels sold by the station are dispensed by an attendant for the customer at all times the station is open for business, and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs and may include the retail sale of electricity dispensed by the customer or the attendant for the purpose of charging motor vehicles.	R
General Office	The use of premises for any office use, including Digital Entertainment and Information Communication Technology, but does not include Financial Institution, Health Care Office, Health Enhancement Centre or Temporary Sales Office.	O
Grade	The elevation of the surface of the ground at any point on a site.	
Grocery or Drug Store	The use of premises to retail food or drugs, including food and drugs manufactured on the premises as an integral part of the retail operation, but does not include Neighbourhood Grocery Store or specialty shops such as bakeries, butchers, delicatessens, candy shops, and ice cream parlours that limit sales to a particular type of food.	R

Also see definitions for Existing Grade, Finished Grade and Official Established Building Grade.

Term	Definition	
Grocery Store with Liquor Store	A Grocery Store that has an area of at least 929 m ² , with a Liquor Store located within it.	R
Groundwater	Water occurring below the surface of the ground within voids in a rock or soil matrix.	
Groundwater Management Plan	A written plan that sets out a comprehensive approach to the planning, design, implementation and operation of on-site groundwater management techniques to meet the requirements imposed on the development.	
Groundwater Management System	A system or technique for preventing the discharge of groundwater from a site into the City collection system.	
Group Residence	<p>The use of premises operated as a facility to provide accommodation to 6 or more persons not related by blood or marriage to the operator of the facility or, if the operator is a corporation, to any director, officer or member of the corporation, where:</p> <ul style="list-style-type: none"> (a) legislation other than the Community Care and Assisted Living Act (British Columbia) requires such persons to reside in the facility, but does not include a facility in a hospital; (b) the facility provides a rehabilitation program in which all such persons, as a condition of residence, must participate; or (c) the facility provides accommodation for fewer than 30 days, and may provide personal services, but does not include a Hotel, Rooming House or boarding house. 	I
H		
Health Care Office	The use of premises by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered),	O

Term	Definition	
	nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional Chinese medicine practitioners, acupuncturists, and other health care and social service practitioners including counsellors and herbalists, but does not include Beauty and Wellness Centre, Detoxification Centre, Health Enhancement Centre, Hospital, Laboratory, Social Service Centre, Community Care Facility, or Group Residence.	
Health Enhancement Centre	The use of premises to enhance health through therapeutic touch techniques including shiatsu, reflexology, bio kinesiology, hellework, polarity, reiki, rolfing, and trager, but does not include Fitness Centre and Beauty and Wellness Centre.	O
Hen	A domesticated female chicken that is at least 4 months old.	
Homecraft	A craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit.	
Hotel	Premises providing temporary accommodation by way of furnished residential units, but does not include Bed and Breakfast Accommodation or Short Term Rental Accommodation.	S
Housekeeping Unit	A sleeping unit containing facilities for cooking.	
Hydrogeological Study	A written review, certified by a professional engineer or geoscientist, of the occurrence, distribution and effect of groundwater on a proposed development site and may include a groundwater management plan.	
I		
Impact Assessment	A written report that sets out any potential or realized environmental impacts that may or will result from infiltration or extraction of groundwater on the development site.	

Term	Definition	
Impermeable Materials	The projected area of the outside of the outermost walls of all buildings, including carports, entries, porches and verandahs, asphalt, concrete, brick, stone, and wood.	
Infill	When used by itself without reference to any other dwelling term, any or all of the following uses: (a) Infill Single Detached House; (b) Infill Duplex; (c) Infill Multiple Dwelling.	D
Infill Duplex	A building consisting of only 2 dwelling units on a site already containing 1 or more existing buildings some or all of which are retained.	D
Infill Multiple Dwelling	A building containing only 3 or more dwelling units on a site already containing 1 or more existing buildings, some or all of which are retained.	D
Infill Single Detached House	A building consisting of 1 dwelling unit on a site already containing 1 or more existing buildings, some or all of which are retained, but does not include Laneway House.	D
Information Communication Technology Manufacturing	The production of electrical, electronic or communications equipment, including computer-enabled devices, computer hardware, infrastructure, semiconductors, fibre cables and telecommunications equipment.	M
Institutional Uses	Any or all of the following land uses: Ambulance Station; Child Day Care Facility; Church; Community Care Facility; Community Care Facility – Class A; Community Care Facility – Class B; Detoxification Centre; Group Residence; Hospital; Public Authority Use;	I

Term	Definition	
	School – Elementary or Secondary; School – University or College; Social Service Centre.	
J		
Jewellery Manufacturing	The use of premises for the manufacturing of jewellery, metal badges, silverware, or precious metal alloys or products, the cutting or polishing of industrial diamonds, plating with precious metals, lapidary work, or engraving on metals except for printing purposes.	M
Junk Yard or Shop	The use of premises for the sale of scrap or waste materials such as rubber, tires, metal, paper, sacks, wire, ropes, rags, machinery, or motor vehicle parts, including associated wrecking, dismantling, recycling or processing.	W
L		
Laboratory	The use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include Photofinishing or Photography Laboratory.	S
Lane	A public thoroughfare or way not more than 10.1 m in width that affords only a secondary means of access to a site, at the side or rear.	
Laneway House	A detached dwelling unit constructed in the rear yard of a site on which is situated a Single Detached House or Single Detached House with Secondary Suite, but does not include Infill Single Detached House.	D
Laundromat or Dry Cleaning Establishment	The use of premises with a maximum floor area of 300 m ² for the laundering or cleaning of clothing, draperies or related small household goods.	S
Laundry or Cleaning Plant	The use of premises for the laundering, cleaning or dying of textiles, knit goods, draperies, clothing, garments, or related goods, but does not include Laundromat or Dry Cleaning Establishment.	S

Term	Definition	
Leather Products Manufacturing	The use of premises for the manufacturing of luggage, handbags or small leather goods, but does not include Animal Products Processing, Clothing Manufacturing, or Shoes or Boots Manufacturing.	M
Linoleum or Coated Fabrics Manufacturing	The use of premises for the manufacturing of linoleum, oil cloth, artificial leather, asphalt-felt-base floor covering, pyroxylin or vinyl-coated fabrics or other similar coated fabrics.	M
Liquor Store	The use of premises for the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume, for consumption off premises.	R
Live-Work Use	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) a dwelling unit; (b) General Office, Health Care Office, Barber Shop or Beauty Salon, Photofinishing or Photography Studio, or Artist Studio – Class A; or (c) any use referred to in section (b) in combination with a dwelling unit, <p>but does not include:</p> <ul style="list-style-type: none"> (d) any dating service, entertainment service, exotic dancer business, social escort business, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; or (e) any tattooing, piercing, branding, or other similar service, as determined by the Director of Planning in consultation with the Vancouver Coastal Health Authority. 	
Lock-Off Unit	A smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a Secondary Suite.	D
Locked-In Lots	A lot or lots that, as a result of development of any adjoining lots, is or are unlikely to be consolidated with an adjoining lot to increase the site size.	

Term	Definition	
Low Operational Cost Housing	A building that is designed for certification under the Passive House standard or the International Living Future Institute's Zero Energy standard in order to lower energy use, reduce greenhouse gas emissions and energy costs, and is therefore considered to be a form of affordable housing under section 565.1(2)(b) of the Vancouver Charter (British Columbia).	
Lumber and Building Materials Establishment	The use of premises to wholesale and retail merchandise consisting primarily of lumber, plywood, millwork, and related building materials.	W
M		
Machinery or Equipment Manufacturing	The use of premises for the manufacturing of machinery or equipment primarily intended for industrial or commercial use, including business or office equipment only secondarily intended for household use, but does not include Electrical Products or Appliances Manufacturing, Motor Vehicle Parts Manufacturing, or Transportation Equipment Manufacturing.	M
Manufacturing Uses	Any or all of the following land uses: Animal Products Processing; Bakery Products Manufacturing; Batteries Manufacturing; Brewing or Distilling; Chemicals or Chemical Products Manufacturing - Class A; Chemicals or Chemical Products Manufacturing - Class B; Clothing Manufacturing; Creative Products Manufacturing; Dairy Products Manufacturing; Electrical Products or Appliances Manufacturing; Food or Beverage Products Manufacturing - Class A; Food or Beverage Products Manufacturing - Class B; Furniture or Fixtures Manufacturing; Ice Manufacturing;	M

Term	Definition
	<p>Information Communication Technology Manufacturing;</p> <p>Jewellery Manufacturing;</p> <p>Leather Products Manufacturing;</p> <p>Linoleum or Coated Fabrics Manufacturing;</p> <p>Machinery or Equipment Manufacturing;</p> <p>Metal Products Manufacturing – Class A;</p> <p>Metal Products Manufacturing – Class B;</p> <p>Miscellaneous Products Manufacturing – Class A;</p> <p>Miscellaneous Products Manufacturing – Class B;</p> <p>Motor Vehicle Parts Manufacturing;</p> <p>Non-Metallic Mineral Products Manufacturing – Class A;</p> <p>Non-Metallic Mineral Products Manufacturing – Class B;</p> <p>Paper Manufacturing;</p> <p>Paper Products Manufacturing;</p> <p>Petroleum Products or Coal Products Manufacturing;</p> <p>Plastic Products Manufacturing;</p> <p>Printing or Publishing;</p> <p>Pulp Manufacturing;</p> <p>Rubber Manufacturing;</p> <p>Rubber Products Manufacturing;</p> <p>Shoes or Boots Manufacturing;</p> <p>Textiles or Knit Goods Manufacturing;</p> <p>Tobacco Products Manufacturing;</p> <p>Transportation Equipment Manufacturing;</p> <p>Vegetable Oil Manufacturing;</p> <p>Wood Products Manufacturing - Class A;</p> <p>Wood Products Manufacturing - Class B.</p>
Marina	The use of premises for the mooring of pleasure craft, but does not include repairing or building boats.

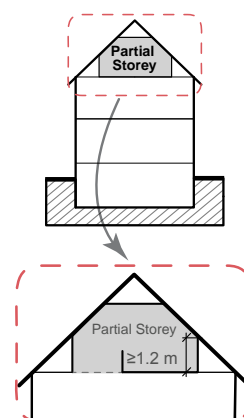
Term	Definition	
Marine Terminal or Berth	The use of premises for the mooring of boats, ships, float planes, ferries and other water vessels, but not including pleasure craft, for the land or water trans-shipment of goods or transfer of passengers, for the operations of a water taxi service, piloting service, boat rental or charter service, or for related marine services including stevedoring, salvaging, dredging or diving.	
Mass Timber Building	A building where the majority of structural members are made of wood with a minimum dimension of 96 mm.	
Metal Products Manufacturing – Class A	The use of premises for the manufacturing of metal ingots, shapes, pigs or powders from ore or scrap, for the alloying, extruding, casting or rolling of metals, or for the manufacturing of metal structural shapes or metal castings, but does not include Jewellery Manufacturing.	
Metal Products Manufacturing – Class B	The use of premises for the manufacturing of boilers, metal tanks, fabricated structural metal products, non-electrical wire or wire products, hardware, tools, cutlery, heating equipment or other fabricated metal products, or for the machining, stamping, pressing, coating, welding or smithing of metal or metal products, but does not include Electrical Products or Appliances Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing – Class A, Motor Vehicle Parts Manufacturing, or Transportation Equipment Manufacturing.	
Micro Dwelling	A self-contained residential unit that measures no less than 23.2 m ² and no more than 29.7 m ² .	
Mini-Storage Warehouse	The use of a wholly enclosed building for the storage of personal property in self-contained, self-storage units, each of which units has separate and exclusive access from either the exterior or interior of the building.	
Miscellaneous Products Manufacturing – Class A	The use of premises for the manufacturing of any product not included in any other manufacturing uses included in this Section 2 .	M

Term	Definition	
Miscellaneous Products Manufacturing – Class B	The use of premises for the manufacturing of toys, games, bicycles, novelties, ornaments, decorations, brooms, brushes, scientific or professional equipment, dentures and dental supplies, eye glasses, contact lenses, orthopaedic and other health care devices, clocks, signs, displays, sporting goods, recreational equipment, musical instruments, office or artists' supplies other than paper products, marking devices, awnings, window shades, blinds, umbrellas, notions, or wax products not involving the manufacturing of wax.	M
Mixed-Use Residential Building	A building containing at least 1 principal dwelling unit and at least 1 non-dwelling use.	D
Motor Vehicle Parts Manufacturing	The use of premises for the manufacturing of parts for motor vehicles, but does not include Batteries Manufacturing, Rubber Manufacturing, or Rubber Products Manufacturing.	
Motor Vehicle Repair Shop	The use of premises for the repairing of motor vehicles or motor vehicle parts including tires, or for the painting or repairing of motor vehicle bodies.	
Motor Vehicle Wash	The use of premises for the washing of motor vehicles.	
Multiple Conversion Dwelling	An existing building converted to contain only 2 or more residential units, but does not include a Community Care Facility or Group Residence.	
Multiple Dwelling	Any or all of the following: (a) Apartment; (b) Townhouse; (c) Triplex.	D
Mural	A use of land constituting a work of art or graphic depiction of any kind which is painted, inscribed, inlaid or otherwise placed on, affixed to, or formed as an element of the design of an exterior wall, roof, fence, or hoarding, but does not include a sign as defined in the Sign By-law.	
N		

Term	Definition	
Neighbourhood Grocery Store	The use of premises in a residential district for the primary purpose of selling groceries and convenience goods, and may include selling and serving prepared food and beverages for consumption on or off the premises, but does not include the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume.	R
Non-Metallic Mineral Products Manufacturing – Class A	The use of premises for the manufacturing of cement, clay, concrete, gypsum, glass, stone products, clay or concrete bricks, tiles or blocks, or other non-metallic mineral products.	M
Non-Metallic Mineral Products Manufacturing – Class B	The use of premises for the manufacturing of china, crockery, porcelain products, stone or concrete furniture or monuments, statuary, glass or glass products other than within glassworks, or abrasives, but does not include Non-Metallic Mineral Products Manufacturing – Class A.	M
Nursery, Field Crop or Fruit Farm	The use of land for the growing of plants, shrubs, trees, vegetables, field crops, berry or bush crops, or orchard crops.	A
O		
Office Uses	Any or all of the following land uses: Financial Institution; General Office; Health Care Office; Health Enhancement Centre; Temporary Sales Office.	O
Official Established Building Grade	The intended elevations of the street or lane along the property line of the site related to City datum, as established by the City Engineer.	
P		
Packaging Plant	The use of premises for the boxing, crating or related packaging of goods or material brought specifically to the premises for that purpose.	T
Paper Manufacturing	The use of premises for the manufacturing of paper.	M

Term	Definition	
Paper Products Manufacturing	The use of premises for the manufacturing of paper products, but does not include Paper Manufacturing, Pulp Manufacturing, Petroleum Products or Coal Products Manufacturing, or Printing or Publishing.	M
Parking Area	An open area of land other than a street or lane, used or intended to be used to provide space for the parking or storage of motor vehicles, and includes parking spaces, loading spaces, manoeuvring aisles and other areas providing access to parking or loading spaces, but does not include an area providing 4 or fewer spaces accessory to a residential use and may include the retail sale of electricity for the purpose of charging motor vehicles.	P
Parking Garage	A structure or a portion of a structure which is principally used or intended to be used for the parking or storage of motor vehicles, but does not include a structure providing 4 or fewer spaces accessory to a residential use and may include the retail sale of electricity for the purpose of charging motor vehicles.	P
Parking Uses	Any or all of the following land uses: Parking Area; Parking Garage.	P
Partial Storey	The uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, limited to a specified proportion of the storey immediately below.	
Passive House	A building that has been designed to meet the Passive House standard and achieve certification by the Passive House Institute of Darmstadt, Germany, as verified by a Passive House building certifier.	
Passive House Building Certifier	A person internationally accredited by the Passive House Institute in Darmstadt, Germany for the purpose of certifying buildings as being designed in accordance with its Passive House standards.	

Diagram: Partial Storey



Term	Definition	
Patio	A platform providing useable outdoor space that: (a) is not enclosed; and (b) generally has a surface height, at any point, no greater than 600 mm above finished grade.	
Pawnshop	The use of premises for the retailing of goods and chattels in pawn.	
Permeable Materials	Materials including gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly to the soil below.	
Petroleum Products or Coal Products Manufacturing	The use of premises for the manufacturing of petroleum products, coal products, tar products or derivatives, tarpaper or asphalt roofing or siding material, and for the recycling or re-refining of oil.	M
Photofinishing or Photography Laboratory	The use of premises for photofinishing or photography but does not include Photofinishing or Photography Studio.	S
Photofinishing or Photography Studio	The use of premises with a maximum floor area of 300 m ² for photofinishing or portrait photography.	S
Plastic Products Manufacturing	The use of premises for the manufacturing of plastic products, including plastic clothing and footwear, but does not include Chemicals or Chemical Products Manufacturing – Class A.	M
Plaza	An open space for use by the public, generally provided with amenities such as seating, drinking and ornamental fountains, weather-proofing, art, trees, and landscaping, which may support passive or active uses and may be publicly owned, or privately owned with a secured right-of-access for the public.	C
Porch	See definition for Entry, Porch and Verandah.	

Term	Definition	
Principal Building	A building that contains the principal use being made of the site, but does not include Accessory Building, Infill or Laneway House.	D
Principal Dwelling Unit with Lock-Off Unit	A larger principal dwelling unit, containing a smaller dwelling unit that must have separate external access and shared internal access, and that can be locked off from the larger principal dwelling unit.	D
Print Shop	The use of premises with a maximum floor area of 300 m ² for printing or lithographing.	S
Printing or Publishing	The use of premises for printing, lithographing or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied to the printing or publishing industries; but does not include print shop.	M
Production or Rehearsal Studio	The use of premises for the production of motion pictures, videos, television or radio programs or sound recordings or for the rehearsal of dance, music or drama, but does not involve the presence of an audience and does not include Artist Studio – Class A, Artist Studio – Class B, or Theatre.	S
Public Bike Share	A use of premises that provides the general public with an opportunity to rent bicycles through an automated system, on a short-term basis for use within the City as part of a network comprised of no fewer than 50 public bike share stations located on separate sites.	R
Public Bike Share Station	A bicycle sharing facility where bicycles are stored and from which the general public may rent and return bicycles and other objects or equipment necessary for or appurtenant to the operation of a public bike share service.	
Pulp Manufacturing	The use of premises for the manufacturing of pulp, woodfibre, fibreboard or paperboard.	M
R		

Term	Definition	
Radiocommunication Station	The use of premises for the transmitting or receiving of radio, television, satellite, microwave or related communications, but not when used for domestic purposes.	U
Railway Station or Rail Yard	The use of premises as a depot or station for passengers awaiting use of rail transport (non-commuter), for the servicing, cleaning or live storage of railroad cars, engines and other rolling stock, for the marshalling of trains, and including related storage of goods pending transport.	T
Rainwater	Rainfall and other natural precipitation.	
Rainwater Drainage	Runoff resulting from rainwater or from melting snow or ice.	
Rainwater Management Plan	A hydrological and hydraulic study, certified by a professional engineer, that sets out a comprehensive approach to the planning, design, implementation and operation of a rainwater management system in a manner that balances and optimizes environmental impacts and drainage efficiency and sets out the size, location, and configuration of the rainwater management system on the site as well as associated methodology, calculations and plan drawings that demonstrate how the requirements imposed on the development will be met.	
Rainwater Management System	A system for collecting, retaining, detaining, treating or conveying rainwater and rainwater drainage, including catch basins, sewers and pumps and the storm drainage facilities, structures or devices used for storage, management and treatment to buffer the effects of runoff or improve the quality of the rainwater and rainwater drainage, including natural ecosystem based facilities, structures, and devices.	
Rear Building	An infill, a second principal building, or the rear building in a courtyard configuration that is adjacent to the rear of the site.	U
Rear Yard	That part of the site lying between the ultimate rear property line and the rear of the principal building or rear building, extending across the full width of the site.	U

Term	Definition	U
Recycling Depot	The use of premises for the collection and sorting of garbage, and the packaging of paper, newspapers, clothing, cans, bottles and similar domestic or commercial garbage, but does not include Animal Products Processing, Junk Yard or Shop, or Waste Disposal Facility.	
Rental Housing Unit	<p>For the purposes of section 4.3.9 of this by-law, and for the purposes of:</p> <ul style="list-style-type: none"> (a) section 2.2.8 of the RM-2 District Schedule; (b) section 2.2.5 of RM-3 District Schedule; (c) section 2.2.3 of RM-3A District Schedule; (d) section 2.2.2 of the RM-4 and RM-4N Districts Schedule; (e) section 2.2.7 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule; (f) section 2.2.6 of the RM-6 District Schedule; (g) section 2.2.2 of the FM-1 District Schedule; (h) section 2.2.4 of the C-2 District Schedule; (i) section 2.2.4 of the C-2B District Schedule; (j) section 2.2.5 of the C-2C District Schedule; and (k) section 2.2.4 of the C-2C1 District Schedule, <p>a dwelling unit, housekeeping unit, or sleeping unit on a site that a tenant rents, or has rented, for the purpose of living accommodation, but does not include:</p> <ul style="list-style-type: none"> (l) a unit rented by a not for profit housing cooperative to a member of the cooperative; (m) a unit in a Community Care Facility or Group Residence; (n) a unit in a Hotel; (o) units in an equity co-op where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the building was operated as an equity co-op within the last 3 years; or 	

Term	Definition	
	<p>(p) units in a strata titled building where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the majority of the units were within the last 3 years individually owned and:</p> <p>(i) for which a petition has been filed with the Supreme Court of BC to dissolve the strata corporation; or</p> <p>(ii) for which all the strata lots within the corporation are now under single ownership.</p>	
Repair Shop – Class A	The use of premises for the repairing of products or goods not included in Motor Vehicle Repair Shop or Repair Shop – Class B.	S
Repair Shop – Class B	The use of premises for the repairing of household goods, including the repairing of jewellery, leather goods, sporting goods, clothing, shoes, toys, bicycles, or other household items capable of being carried to the premises by the customer, or for the sharpening of blades, cutting of keys, or re-upholstering or mending of household furniture.	S
Residential Rental Accommodation	<p>Any building or part thereof that:</p> <p>(a) is being used; or</p> <p>(b) having been used, has ceased to be used,</p> <p>as habitable living accommodation on a landlord and tenant basis, but does not include any building that has been lawfully changed to any other use from such use prior to October 26, 1989.</p>	
Residential Rental Tenure	<p>Any of the following:</p> <p>(a) a tenancy governed by a tenancy agreement as defined in the Residential Tenancy Act (British Columbia) 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;</p>	

Term	Definition	
	<p>(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 (British Columbia) whose objects include the provision of affordable rental housing, or a partnership between any 2 or more such entities;</p> <p>(c) an occupancy between a member and a non-profit housing co-operative incorporated under the Cooperative Association Act (British Columbia) whose objects include the provision of affordable rental housing.</p>	
Residential Storage Space	Floor area within or accessory to a dwelling unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards.	
Residential Unit	A sleeping unit, housekeeping unit or dwelling unit.	
Restaurant	Where used without a qualifier, both a Restaurant – Class 1 and a Restaurant – Class 2.	S
Restaurant – Class 1	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables, but excluding patron participation such as karaoke, dancing and open microphone performing, may be available.	S

Term	Definition	
Restaurant – Class 2	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables and patron participation such as karaoke, dancing and open microphone performing, may be available.	S
Restaurant – Drive-In	The use of premises for the sale of prepared food to the public where parking is provided and customers are encouraged to eat in their motor vehicles on the site, but does not include drive-through service.	S
Retail	To offer to sell or rent, or to sell or rent, merchandise to a consumer who buys or rents the merchandise as the ultimate consumer or end user, being the last person in the chain of distribution, for personal consumption or use and not for further sale or rent.	
Retail Store	The use of premises to retail merchandise, including merchandise manufactured on the premises, if the total floor area used for manufacturing does not exceed 300 m ² , but which does not include any other retail uses listed in this Section 2 or included in a lumber and building materials establishment.	R
Retail Uses	Any or all of the following land uses: Adult Retail Store ; Cannabis Store ; Farmers' Market ; Furniture or Appliance Store ; Gasoline Station – Full Serve ; Gasoline Station – Split Island ; Grocery or Drug Store ; Grocery Store with Liquor Store ; Liquor Store ; Neighbourhood Grocery Store ;	R

Term	Definition	
	Pawnshop; Public Bike Share; Retail Store; Secondhand Store; Small-Scale Pharmacy; Vehicle Dealer.	
Riding Ring	The use of a building for practising equestrian skills.	C
Roof Deck	A platform providing useable outdoor space that: <ul style="list-style-type: none"> (a) is located in such a way as to form a roof over an existing or proposed floor below; (b) is primarily accessed from within a building; (c) is not covered; (d) is not enclosed, except for a required guard, or where it is located next to a portion of the same building or an adjacent building; and (e) may include a garden or planted area. 	
Rooming House	A building containing 3 or more sleeping units, but does not include a Multiple Conversion Dwelling.	D
Rubber Manufacturing	The use of premises for the manufacturing of rubber from raw material or for the manufacturing of tires.	M
Rubber Products Manufacturing	The use of premises for the manufacturing of rubber products, including rubber clothing and footwear, or for the retreading of tires, but does not include Rubber Manufacturing.	M
S		
School – Arts or Self-Improvement	The use of premises for training or instruction other than as included in any other use in this by-law, including training or instruction in drama, music, art, driving, cooking, sewing, language, or similar forms of self-improvement.	S

Term	Definition	
School – Business	The use of premises for training or instruction in business skills, including secretarial, teller, bookkeeping, key punching, computer programming, business machine operating or general sales skills, but does not include School – Elementary or Secondary, or School – University or College.	S
School – Vocational or Trade	The use of premises for training or instruction in particular vocations or trades, including barbering, beauty culture, hairdressing, broadcasting, charm or modelling, salesmanship in a particular vocation, driving (commercial transport), piloting (commercial transport), woodworking, metalworking, construction or other trade or technical occupations or vocations, but does not include School – Elementary or Secondary, or School – University or College.	S
Secondary Suite	A smaller dwelling unit within a larger Single Detached House or Duplex, which must have separate external access and may have shared internal access, but does not include a Lock-Off Unit.	D
Secondhand Store	The use of more than 2.5 m ² of floor area in premises for the retailing of: (a) used electronic equipment, including audio or video equipment or accessories, computers, printers or fax machines; or (b) 2 or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment, or tools.	R
Secured Market Rental Housing	A development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the City and the owner.	
Seniors Supportive or Assisted Housing	The use of a building for residential units designed to accommodate seniors as they age including separate common areas for dining and socializing, and the provision of meals, housekeeping and personal care.	D

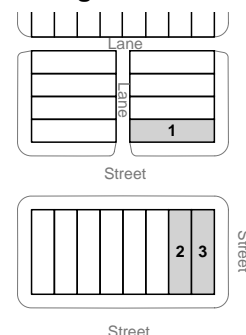
Term	Definition	
Service Uses	<p>Any or all of the following land uses:</p> <p>Animal Clinic;</p> <p>Auction Hall;</p> <p>Barber Shop or Beauty Salon;</p> <p>Beauty and Wellness Centre;</p> <p>Bed and Breakfast Accommodation;</p> <p>Body-Rub Parlour;</p> <p>Cabaret;</p> <p>Catering Establishment;</p> <p>Drive-Through Service;</p> <p>Funeral Home;</p> <p>Hotel;</p> <p>Laboratory;</p> <p>Laundromat or Dry Cleaning Establishment;</p> <p>Laundry or Cleaning Plant;</p> <p>Motor Vehicle Repair Shop;</p> <p>Motor Vehicle Wash;</p> <p>Neighbourhood Public House;</p> <p>Photofinishing or Photography Laboratory;</p> <p>Photofinishing or Photography Studio;</p> <p>Print Shop;</p> <p>Production or Rehearsal Studio;</p> <p>Repair Shop – Class A;</p> <p>Repair Shop – Class B;</p> <p>Restaurant;</p> <p>Restaurant – Class 1;</p> <p>Restaurant – Class 2;</p> <p>Restaurant – Drive-In;</p> <p>School – Arts or Self-Improvement;</p> <p>School – Business;</p> <p>School – Vocational or Trade;</p> <p>Short Term Rental Accommodation;</p>	S

Term	Definition	
	Sign Painting Shop; Wedding Chapel; Work Shop.	
Sex Object	Any of the following: (a) a replica of a penis, vagina, buttocks, anus, or female breast; (b) a device, machine or instrument intended for the stimulation primarily of the penis, the vagina or the anus by vibration or suction; (c) a pill, lotion or other medication intended to prolong or enhance the erection of the penis or the desire for sex, except when dispensed by or under the direction of a pharmacist licensed by the College of Pharmacists of British Columbia; (d) a whip or implement intended for use in the enactment of human bondage or sadomasochistic activities when displayed in combination with or on the same premises as any of the objects referred to in section (a), section (b) or section (c).	
Shoes or Boots Manufacturing	The use of premises for the manufacturing of shoes or boots, including leather footwear, but does not include Plastic Products Manufacturing or Rubber Products Manufacturing.	M
Short Term Rental Accommodation	The use of a dwelling unit, or 1 or more bedrooms in a dwelling unit, as temporary accommodation, but does not include Bed and Breakfast Accommodation or Hotel.	S
Side Yard	The part of the site extending from the front yard to the rear yard and lying between the ultimate side property line and the closest side of the principal building.	S
Single Detached House	A building containing only 1 principal dwelling unit.	D
Single Detached House with Secondary Suite	A building containing 2 dwelling units, 1 of which is a principal dwelling unit and 1 of which is a Secondary Suite.	D

Term	Definition	
Site	An area of land consisting of 1 or more adjoining parcels or lots abutting on a street not being a lane, but does not include a strata lot or a leasehold parcel created under section 99(1)(k) of the Land Title Act (British Columbia).	
Sleeping Unit	1 or more rooms equipped to be used for sleeping and sitting purposes.	
Small-Scale Pharmacy	A Drug Store that has a total gross store area of less than 600 m ² .	R
Social Housing	<p>Rental housing:</p> <ul style="list-style-type: none"> (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication; (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require, <p>except that in the HA-2 district; in the area of the FC-1 District located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown Eastside Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:</p>	

Also see definitions for Corner Site and Double Fronting Site

Diagram: Site Configurations



Site Configurations

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

Term	Definition	
	<p>(d) in which at least one-third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;</p> <p>(e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and</p> <p>(f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require.</p>	
Social Service Centre	<p>The use of premises by a non-profit society:</p> <p>(a) providing information, referral, counselling, advocacy or health care services;</p> <p>(b) dispensing aid in the nature of food or clothing; or</p> <p>(c) providing drop in or activity space,</p> <p>but does not include premises used for residential purposes or Detoxification Centre.</p>	I
Stable	<p>The use of premises for the keeping, breeding, raising, training or boarding of horses, but does not include a Riding Ring.</p>	A
Storage Warehouse	<p>The use of a wholly enclosed building, or portion thereof, for the storage of goods, material, machinery, or equipment, but not any storage that is ancillary to a principal use of premises, but does not include cold storage plant or grain elevator.</p>	T
Storage Yard	<p>The use of a partially enclosed building, or portion thereof, or an open area of land for the storage of goods, material, machinery or equipment, but not any storage that is ancillary to a principal use of the premises.</p>	T

**Also see definition
for Partial Storey**

Term	Definition	
Storey	The portion of a building that is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it, but does not include a basement or cellar.	
T		
Taxicab or Limousine Station	The use of premises as a base of operations for a taxicab, limousine, charter bus, or other land-vehicle passenger transport service, or for a pilot car service.	T
Temporary Modular Housing	Demountable structures, not permanently affixed to land, containing 3 or more residential units and accessory uses, but does not include a Multiple Conversion Dwelling, Community Care Facility, or Group Residence.	D
Temporary Sales Office	The use of a building in an RS or RT district, for a period not exceeding 3 years, for the sole purpose of marketing and selling dwelling units associated with a residential development.	O
Textiles or Knit Goods Manufacturing	The use of premises for the manufacturing of textiles, textile products or knit goods, including carpets, mats, rugs, canvas products, cotton bags, jute bags, automobile fabrics, draperies, silk fabrics, linen fabrics, thread, cordage, twine, or similar products, but does not include Clothing Manufacturing, or Linoleum or Coated Fabrics Manufacturing.	M
Theatre	A facility for performing arts, motion pictures, other media arts or presentations before a live audience, but does not include Cabaret.	C
Townhouse	A building containing 4 or more principal dwelling units where each unit has its own entrance from the exterior of the building, unless otherwise specified in a district schedule.	D

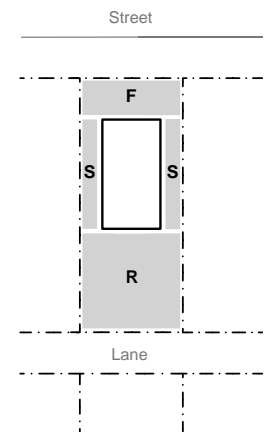
Term	Definition	
Transportation and Storage Uses	Any or all of the following land uses: Aircraft Landing Place; Booming Ground; Bulk Data Storage; Cold Storage Plant; Grain Elevator; Marine Terminal or Berth; Mini-Storage Warehouse; Packaging Plant; Railway Station or Rail Yard; Stockyard; Storage Warehouse; Storage Yard; Taxicab or Limousine Station; Truck Terminal or Courier Depot; Weighing or Inspection Station; Works Yard.	T
Transportation Equipment Manufacturing	The use of premises for the manufacturing of aircraft, railroad rolling stock, ships, boats, truck or bus bodies, truck trailers, snowmobiles or motor vehicles.	M
Triplex	A building containing 3 principal dwelling units, but does not include a Multiple Conversion Dwelling.	D
Truck Terminal or Courier Depot	The use of premises for the parking and servicing of trailers, containers, trucks, and other motor vehicles involved in commercial transport, cartage, moving, delivery, or related goods movement.	T
U		
Ultimate Property Line	The property line that results when an anticipated or partially dedicated lane or street abuts a site, and that becomes the property boundary for the purposes of measuring required yards.	
Urban Farm – Class A	The use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale.	A

Term	Definition	
Urban Farm – Class B	The use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales.	A
Under-Utilized Lots	A lot or lots in the RT-5, RT-5N and RT-6 districts under developed to less than 0.45 FSR on January 16, 2018, but excludes lots on the Council approved Vancouver Heritage Register.	
Unnecessary Hardship	Hardship that results from unique physical circumstances that are peculiar to the site and does not include mere inconvenience, preference for a more lenient standard or a more profitable use, or self-induced hardship resulting from the actions of the owner or applicant.	
Utility and Communication Uses	Any or all of the following land uses: Public Utility; Radiocommunication Station; Recycling Depot; Waste Disposal Facility.	U
V		
Vehicle Dealer	The use of premises to retail motor vehicles, boats or recreational trailers.	R
Verandah	See definition for Entry, Porch and Verandah.	
W		
Waste Disposal Facility	The use of premises for the treatment, reduction, recycling, incineration or disposal of refuse, garbage, sewage, or other waste material, but does not include Animal Products Processing, Junk Yard or Shop, or Recycling Depot.	U
Water Table	The level below which the ground is saturated with water at a pressure of 1 atmosphere or greater.	
Wedding Chapel	The use of premises for wedding ceremonies only.	S

Term	Definition	
Weighing or Inspection Station	The use of premises for the weighing or inspection of vehicles.	T
Wholesale	To offer to sell or rent, or to sell or rent, merchandise other than at retail.	
Wholesale Uses	Any or all of the following land uses: Bulk Fuel Depot; Cardlock Fuel Station; Junk Yard or Shop; Lumber and Building Materials Establishment; Wholesaling - Class A; Wholesaling - Class B.	W
Wholesaling – Class A	The use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for storage space exceeds the floor area for showroom or display space, but does not include any other wholesale uses included in this Section 2.	W
Wholesaling – Class B	The use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for showroom or display space exceeds the floor area for storage space, but does not include any other wholesale uses listed in this Section 2 and an office for an import agent or broker, manufacturer's agent or similar establishment.	W
Wood Products Manufacturing – Class A	The use of premises for the manufacturing of wood products that involves the use or milling of logs, including the operations of sawmills, planing mills, shingle mills, veneer mills or plywood mills, but does not include Paper Manufacturing or Pulp Manufacturing.	M
Wood Products Manufacturing – Class B	The use of premises for the manufacturing of wood products that does not involve the use or milling of logs, but does not include Furniture or Fixtures Manufacturing, Paper Manufacturing, Pulp Manufacturing, or Wood Products Manufacturing – Class A.	M

Term	Definition	
Work Shop	The use of wholly enclosed premises for the storing, maintenance, and assembly of equipment and material for audio, electrical, plumbing, construction, and related trades.	S
Works Yard	The use of a partially enclosed building or a portion thereof, or an open area of land, for the storing, repairing, or cleaning of supplies, materials, equipment, or vehicles of any business that conducts construction, installation, cleaning, repair, or other industrial trade services off-site.	T
Y		
Yard	See definitions for Exterior Side Yard, Front Yard, Rear Yard and Side Yard.	

**Diagram: Yards
(Front, Rear, Side)**



Site Yards

R Rear Yard

S Side Yard

F Front Yard

--- Property Line

SCHEDULE C

Section 4

Development Permits

4.1 Development Permit Applications

- 4.1.1 Every applicant for a development permit or an amendment to a development permit must submit to the Director of Planning a written application on forms furnished for such purpose, and the Director of Planning may require the correctness of the information supplied in that application to be verified by statutory declaration.
- 4.1.2 Every application for a development permit or an amendment to a development permit must include:
- (a) the legal description and location of the site, and the purpose of the proposed development, together with such further or additional information as the Director of Planning may require; and
 - (b) no less than 3 sets of any plans or drawings or as many sets as may be required by the Director of Planning, sufficient to identify the site and to describe fully the proposed development, which will, other than 1 set, become the property of the City, except that the Director of Planning may:
 - (i) accept the submission of an application without plans or drawings if in the Director of Planning's opinion the development is of a minor nature,
 - (ii) require additional information to identify development within the immediate surroundings, and
 - (iii) if the Director of Planning deems it necessary, require the applicant to provide a survey plan of the site verified by a British Columbia Land Surveyor.
- 4.1.3 All plans or drawings submitted must be drawn in metric or imperial measurements on substantial paper, mylar or other material satisfactory to the Director of Planning, to a scale of not less than 1:100 metric or imperial or such lesser scale as the Director of Planning may approve, and must be fully dimensioned, accurately figured, explicit and complete.
- 4.1.4 The Director of Planning may accept with any development permit application submitted in preliminary form, plans or drawings that are not in compliance with sections [4.1.2\(b\)](#) and [4.1.3](#), provided that such plans or drawings are sufficient to identify the site and satisfactorily indicate preliminary development information.
- 4.1.5 No development permit may be issued without the prior submission of plans or drawings in compliance with the requirements of sections [4.1.2\(b\)](#), [4.1.3](#) and [4.1.4](#).

- 4.1.6 No development permit may be issued until plans or drawings have been submitted that show that the proposed development or change of use is in compliance with the provisions of any by-law regulating the provision of parking and loading within the City.

4.2 Development Permit Application Time Limits

- 4.2.1 Unless otherwise approved, refused or subject to limitations in time as may be imposed by the Director of Planning or Development Permit Board, any development permit application will be void 12 months from the date of application.
- 4.2.2 The Director of Planning may allow an extension or extensions of the time period specified in section 4.2.1 for additional periods, if warranted by the circumstances, but in no case may any extension or extensions exceed 12 months in total.
- 4.2.3 If no development permit has been issued to the applicant within 30 days from the date on which the applicant has furnished all the information and material required by the Director of Planning in accordance with section 4.1 of this by-law, or such longer period as may be agreed by the applicant, then the development permit must be deemed to have been refused, so as to enable the applicant to exercise their right to appeal, provided always that if Council has withheld or has authorized its proper officer to withhold the issuance of a development or building permit relative to the property in question under section 570 of the Vancouver Charter (British Columbia), then the issue of a development permit will not be deemed to have been refused for as long as the issuance of such development permit continues to be withheld.

4.3 Development Permit Approvals

- 4.3.1 In dealing with applications for development permits the Director of Planning or Development Permit Board may, in every case and in accordance with the provisions of this by-law, grant such permits either unconditionally or subject to conditions, including a limitation in time, or may refuse such applications.
- 4.3.2 In granting or refusing development permits, granting relaxations or imposing conditions, the Director of Planning must consider the intent and purposes of this by-law.
- 4.3.3 Despite any of the other provisions of this by-law, an application for a development permit may be refused if the development in respect of which application is made:
- (a) does not conform to an amendment to this by-law for which a formal application has been made prior to the application for the development permit;
 - (b) refers to a site or a portion thereof required for any civic purpose, in which case the Director of Planning must refer the application to Council for authority to negotiate with the applicant or to issue the development permit;
 - (c) would prejudice the future subdivision of the property;
 - (d) refers to a site where adequate drainage, sanitary facilities or water supply are not available;
 - (e) would, in the opinion of the City Engineer, adversely impact public safety;

- (f) would, in the opinion of the Director of Planning or Development Permit Board, adversely affect public amenity, except that if matters of design are involved, the application may first be referred to the Urban Design Panel for consideration and advice; or
- (g) includes a conversion or demolition under the Single Room Accommodation By-law but Council has not approved issuance of a conversion or demolition permit for such conversion or demolition.

4.3.4 In making a determination regarding the adequacy of drainage under section **4.3.3(d)** of this by-law, the Director of Planning or Development Permit Board may require any development permit applicant to submit a hydrogeological study and an impact assessment, and may consider drainage to be inadequate if the proposed development will result in:

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

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

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

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

- (a) construct a rainwater management system or groundwater management system, or both, on the site that is designed and certified by a professional engineer to:
 - (i) prevent groundwater discharge from entering the City's collection system,
 - (ii) retain the first 24 mm of rainwater in a 24 hour period from all areas, including rooftops, paved areas, and landscape,
 - (iii) treat the first 24 mm of rainwater in a 24 hour period from all pervious and impervious surfaces to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site,
 - (iv) treat an additional 24 mm of rainwater in a 24 hour period to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site of all rainwater flowing from roads, driveways and parking lots, and
 - (v) limit the peak flow rate discharged to the sewer under post-development conditions to a flow not greater than the peak pre-development flow rate for the return period specified in the City's

Intensity-Duration-Frequency curves (IDF curves) set out in [Schedule I](#) of this by-law, using the City's 2014 IDF curve for pre-development design flow calculations, and the City's 2100 IDF curve for post-development design flow calculations;

- (b) maintain the rainwater management system or groundwater management system or both at the expense of the owner;
- (c) grant a statutory right of way and equitable charge to the City; and
- (d) release and indemnify the City from all liability related to the installation, operation and maintenance of the rainwater management system or groundwater management system or both.

4.3.7 Where in this by-law a development permit application requires the consent of either the Director of Planning or Development Permit Board, the Director of Planning may approve, approve subject to conditions, or refuse any such development permit application unless, in the Director of Planning's opinion:

- (a) the development would have a significant impact on the existing immediate environment;
- (b) the development would create traffic implications that could affect the general environment;
- (c) the height or density of any proposed building would not be in keeping with the general building heights or density in the immediate environment;
- (d) there may be possible significant buildings of heritage value on the site or in the surrounding area that may be adversely affected by the development;
- (e) the design is not of an acceptable standard and may adversely affect public amenity, in which case the Director of Planning may first request advice from the Urban Design Panel;
- (f) the development is such that special public amenities could be considered for additional density or other special advantages;
- (g) the proposed development could affect any public policy objectives, established or potential, including future transit locations and open space needs; or
- (h) the public response to the application is such that review by the Development Permit Board is warranted,

in which case the Director of Planning must refer the development permit application to the Development Permit Board who may approve, approve subject to conditions, or refuse such application.

4.3.8 The Director of Planning or Development Permit Board may refer any application for a development permit to the Urban Design Panel for advice, and may notify such property owners and tenants the Director of Planning or Development Permit Board deems necessary.

4.3.9 Despite anything to the contrary in this by-law, the Director of Planning or Development Permit Board must not issue a development permit for:

- (a) a multiple dwelling in the C-2, C-2B, C-2C1, RM-2, RM-3, RM-3A, RM-4 and RM- 4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, or FM-1 districts;

- (b) a multiple conversion dwelling with 3 or more dwelling units in the C-2, C-2B, C-2C, C-2C1, RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, or FM-1 districts;
- (c) an infill multiple dwelling with 3 or more dwelling units in the RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, or FM-1 districts; or
- (d) a mixed-use residential building containing 3 or more dwelling units in the C-2, C-2B, C-2C, or C2-C1 districts,

unless the development permit is subject to conditions that comply with the requirements of the applicable districts schedule or district schedule.

4.4 Development Permit Issuance

- 4.4.1 When an application for a development permit and the terms of the proposed development conform to this by-law, the Director of Planning must issue a development permit and return 1 set of the approved plans and drawings to the applicant, and the City may retain any remaining sets of plans or drawings as required for its records.
- 4.4.2 The approval of plans or drawings and the issuing of a development permit and any inspection in connection therewith made by the Director of Planning does not in any way relieve the applicant from full responsibility for the carrying out of the development in accordance with this by-law.
- 4.4.3 The approval of any application and plans or drawings, or the issuing of a development permit, does not prevent the Director of Planning from thereafter requiring the correction of errors or from prohibiting a development from being carried out when it is in violation of this or any other by-law.
- 4.4.4 Save and except as provided in this by-law, it is unlawful for any person to erase, alter or modify any development permit including the application therefor or any plans or drawings accompanying the same.
- 4.4.5 The issue of a development permit does not absolve the applicant from complying with all City by-laws.
- 4.4.6 In the event of a discrepancy between any written description and the plans or drawings, the written description prevails.
- 4.4.7 The Director of Planning must, upon application being made therefor, issue a development permit in accordance with any decision of the Board of Variance.

4.5 Development Permit Amendment

- 4.5.1 If, at any time, it is desired to alter in any manner or to deviate from the particulars of the application or plans or drawings previously submitted for which a development permit has already been issued, a new application must be made, but if an amendment is of a minor nature whereby a new application is deemed to be unnecessary, the Director of Planning may waive this requirement and endorse any necessary amendment to the application, plans or drawings and development permit accordingly.

4.6 Development Permit Time Limits

4.6.1 Any development permit issued will be void 12 months after the date of issue of the permit unless:

- (a) the development authorized thereunder has been commenced; or
- (b) a building permit has been issued and is unexpired.

4.6.2 Any development permit issued will be void 24 months after the date it was issued unless the development authorized thereunder has been completed in compliance with all conditions attached thereto.

4.6.3 The Director of Planning may allow an extension or extensions of the periods specified in sections 4.6.1 and 4.6.2 for additional periods if warranted by the circumstances.

4.6.4 The Director of Planning may renew on 1 occasion only, and for a period not exceeding 12 months, a development permit that has become void, provided that at the time of such renewal the permit has not been void for a period of more than 12 months.

4.6.5 The Director of Planning may, in the case of a public utility, grant a development permit valid to such date as the Director of Planning may set but in no case for a period longer than 120 months after the date the permit was issued.

4.6.6 Where a building has been destroyed or demolished, any development permit authorizing its use or form of development will be deemed to be void and expired.

4.6.7 Where a building has been destroyed by fire, any conditional approval use of the building existing at the time of its destruction or demolition will be issued a development permit authorizing its continuance in the repaired or reconstructed building if:

- (a) the use is configured in the same way as it lawfully existed immediately prior to the fire; and
- (b) a development permit authorizing the repair and reconstruction of the building is issued within 90 days of the building's destruction or demolition.

4.6.8 The Director of Planning may renew a development permit issued with specified time limitations on more than 1 occasion if the conditions of approval have not changed.

4.7 Building Permit Validity

4.7.1 Unless issued in accordance with sections 4.7.2 and 4.7.3, no building permit issued for any operation with respect to which a development permit is required under this by-law will be valid unless and until a development permit has been issued.

4.7.2 Despite section 4.7.1, the Director of Planning may recommend the issuance of a building permit to the City Building Inspector, provided that the:

- (a) Director of Planning has issued a "prior-to permit issuance" letter for the development;

- (b) Director of Planning, in consultation with the City Engineer and Director of Legal Services, is satisfied that the applicant has made substantial progress in satisfying the conditions imposed under section [4.7.2\(a\)](#);
- (c) City Building Inspector, in consultation with the City Engineer, is satisfied that a building permit may be issued, and the building permit:
 - (i) application is submitted by a Certified Professional, and
 - (ii) is limited only to excavation and shoring associated with the proposed development permit for the same site; and
- (d) development must include 1 of the following uses:
 - (i) cultural and recreational uses, limited to artist studio, community centre or neighbourhood house, library, museum or archives, and park or playground,
 - (ii) dwelling uses, developed as social housing or secured market rental housing,
 - (iii) institutional uses, or
 - (iv) any other use which the Director of Planning reasonably considers to be similar to the foregoing.

4.7.3 If the Director of Planning recommends that a building permit be issued pursuant to section [4.7.2](#), the City Building Inspector may issue a building permit, and in addition to any authority granted to the City Building Inspector under the Building By-law, may impose conditions on the building permit that require the owner to:

- (a) provide the City with a certified Letter of Credit for an amount equal to the estimated cost of backfilling the excavation and shoring works to the satisfaction of the City Engineer; and
- (b) register a covenant on the title of the site, pursuant to section 219 of the Land Title Act, that is satisfactory to the Director of Legal Services.

4.8 Exemptions from Development Permit Requirements

4.8.1 A person who complies in all other respects with this by-law, the Parking By-law, other City by-laws, any official development plan, and any development permit, to the extent any of them apply to that person's site, need not obtain a development permit for the following development and uses:

- (a) the maintenance or minor repair of any building, structure or use, other than a building, structure, use or site designated under the Heritage By-law or located in an HA District, except that the Director of Planning may exempt an applicant from the requirement to obtain a development permit in an HA District where the Director of Planning is satisfied that the maintenance or minor repair does not contravene this by-law or any applicable official development plan, or Council approved policies or guidelines;
- (b) the construction or use of an accessory building or an accessory use that is permitted as an outright approval use in the applicable district schedule and is located on the same site as the principal building or use;

- (c) the construction or placing of tool sheds, construction shacks, scaffolding or similar temporary buildings required for a limited period of time, intended solely to serve a development or activity that is being carried out in compliance with this by-law, and is located on the same site or on an adjoining parcel;
- (d) the installation, inspection, repair or renewal of sewers, mains, pipes, cables, wires or other similar apparatus required in connection with any lawful use of buildings or land;
- (e) the construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement;
- (f) the construction, widening, improvement, maintenance or repair of any highway, lane, street, bridge or other public thoroughfare;
- (g) the demolition of any building, except for a building:
 - (i) used for residential rental accommodation,
 - (ii) listed on the Vancouver Heritage Register, or
 - (iii) used for residential accommodation in the RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7 districts or the First Shaughnessy district,

except that this section **4.8.1(g)** does not apply to any building that is residential rental accommodation subject to the provisions of section **10.7.3**, subject to a demolition order, subject to demolition as a condition of subdivision approval, or used for residential accommodation in the RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7 districts or the First Shaughnessy district, not listed on the Vancouver Heritage Register, and for which a building permit has been issued to demolish by deconstruction;
- (h) the placing or maintenance of any fence or similar enclosure structure except those requiring the permission of the Director of Planning or Development Permit Board;
- (i) the keeping of not more than 2 boarders or lodgers or the keeping of not more than 5 foster or 8 daycare children in each dwelling unit;
- (j) the keeping of animals or birds for domestic purposes, except as otherwise prohibited or regulated by the Health By-law;
- (k) the renting of no more than 1 off-street parking space accessory to a single detached house or a duplex, provided that the space is surplus to the minimum parking requirements of the dwelling;
- (l) the provision of recreation rooms or extra bedrooms in the basement of a single detached house or duplex;
- (m) the engaging in a homecraft;
- (n) the change in use from a lawfully existing use listed in Column A to a use listed opposite in Column B:

Column A: From	Column B: To
(i) Multiple conversion dwelling or rooming house.	Single detached house.
(ii) Multiple conversion dwelling.	Multiple conversion dwelling containing the same or fewer units in total, except in an RT-4, RT-4A, RT-4AN, RT-4N, RT-5, RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10, RT-10N, RT-11, RT-11N, RM-1, RM-1N, RM-7, RM-7N, RM-7AN, RM-8, RM-8A, RM-8N, RM-8AN, RM-9, RM-9A, RM-9N, RM-9AN, RM-9BN, RM-10, RM-10N, RM-11, RM-11N, RM-12N district or districts or in the First Shaughnessy district.
(iii) Except as provided in section 4.8.1(n)(iv), any use located in any district and listed in the applicable district schedule as an outright or conditional approval use, except for live-work.	Any outright use listed in the same district schedule.
(iv) Any use located in an industrial district and listed in the applicable district schedule as an outright or conditional approval use, but not including a storage warehouse or any use where the number of parking and loading spaces has been relaxed.	Any outright use listed in the same district schedule.
(v) 1 or more of the following outright or conditional approval uses in a district: general office, retail store, health care office, barber shop or beauty salon, and beauty and wellness centre;	Any of the other outright or conditional approval uses in a district listed in column A, provided the total floor space does not exceed 300m ² .

- (o) the construction of antennae, including satellite dishes, provided:
 - (i) they are located in the rear yard and are no higher than 1.9 m above the existing grade, or in the case of satellite dishes, comply with the height regulations of the district in which they are located and do not exceed 77 cm in diameter, and
 - (ii) if they are located in an R district, they are used for domestic purposes;
- (p) the installation of a mural on a hoarding where at least 50% of the hoarding is located on a street or lane;
- (q) the repair or alteration of any building, structure or use to rectify an unsafe condition if correction of such unsafe condition has been ordered by the City Building Inspector;

- (r) outside the projected area of the outermost walls of all principal or accessory buildings on the site, the installation, repair, or replacement of impermeable materials permitted in any of the RS district schedules;
- (s) the installation and maintenance of a public bike share station as part of public bike share, provided that the public bike share station:
 - (i) does not include any enclosed structures,
 - (ii) is automated,
 - (iii) does not interfere with any public works, facilities or amenities, and
 - (iv) is part of a network comprised of no fewer than 50 public bike share stations;
- (t) an arts and culture indoor event;
- (u) an urban farm – class A, provided that the planting area of the parcel does not exceed 325 m² (0.0325 hectares); and
- (v) short term rental accommodation.

SCHEDULE D

Section 5

By-law Relaxations and Powers of Discretion

5.1 Relaxation of By-law Provisions

5.1.1 Except as otherwise specified in this by-law, in any case where enforcement of this by-law would result in unnecessary hardship, the Director of Planning or Development Permit Board, in the exercise of their jurisdiction, may relax the provisions of this by-law to the extent necessary to relieve such hardship, except that before granting the relaxation, the Director of Planning or Development Permit Board must:

- (a) consider whether the relaxation would result in any adverse impacts on adjacent properties; and
- (b) have regard to the intent of this by-law, the regulations and policies of any official development plan, and all applicable Council policies and guidelines.

5.1.2 Except as otherwise specified in this by-law, in any case where Council determines that the proposed development would make a contribution to conserving a building or site designated by Council as protected heritage property or a building or site on the Heritage Register, the Director of Planning or Development Permit Board, in the exercise of their jurisdiction, may relax the provisions of this by-law, except that before granting the relaxation, the Director of Planning or Development Permit Board must:

- (a) consider any advice from the Vancouver Heritage Commission or any other body established by Council for a similar purpose, defining the aspects of the building or site that give it heritage value and advising on the proposed conservation work;
- (b) notify such adjacent property owners and tenants as deemed necessary, consider the responses received, and, if there is significant objection, refer the matter to Council for advice; and
- (c) consider the provisions of this by-law and all applicable Council policies and guidelines,

and any development permit issued must specify the heritage aspects of the building or site that merit the relaxation authorized by this section.

5.1.3 Except as otherwise specified in this by-law, where the proposed development makes provision for low-cost housing for persons receiving assistance and is not in the RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7, RT-1, RT-4, RT-4A, RT-4N, RT-4AN, RT-7, RT-9, RT-10, RT-10N, RT-11 or RT-11N districts or in any other district that permits single detached house but does not permit multiple dwelling, the Director of Planning or Development Permit Board, in the exercise of their jurisdiction, may relax the provisions of this by-law except that before granting the relaxation, the Director of Planning or Development Permit Board must consider:

- (a) all applicable Council policies and guidelines; and
- (b) the impact on the liveability of neighbouring residents,

and, for the purposes of this section, low-cost housing for persons receiving assistance means social housing, except that 70% of the dwelling units must be occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and must be rented at rates no higher than the shelter component of Income Assistance, and the remainder of the dwelling units must be occupied by households with incomes below housing income limits, as set out in the current 'Housing Income Limits' table published by the British Columbia Housing Management Commission, or equivalent publication.

- 5.1.4 The authority of the Director of Planning or Development Permit Board to relax any provision of this by-law under this section [5.1](#) includes the authority to impose conditions, including time limitations.

5.2 Powers of Discretion Related to Zoning Matters

- 5.2.1 The Director of Planning may vary the provisions of this by-law relating to any of the following:

- (a) alterations or additions to an existing building that lacks minimum yards required by the applicable district schedule, except that the Director of Planning may only vary yard requirements, and must consider the impact on neighbouring properties;
- (b) placement of more than 1 principal building on 1 site, or structural alterations or additions to 2 or more principal buildings existing on the same site, located in a C, M, I or CD district;
- (c) placement of more than 1 principal building on 1 site, or structural alterations or additions to 2 or more principal buildings existing on the same site, if such principal buildings consist of multiple dwellings located in any R district, except that the arrangement of such principal buildings must be satisfactory to the Director of Planning;
- (d) retention of more than 1 principal building on 1 site where an application for a development permit has been made but the permit cannot be issued due to a requirement to consolidate or subdivide the site;
- (e) placement of 1 or more portable classrooms on an elementary or secondary school site, if the existing or proposed development exceeds the permitted floor space ratio or site coverage, or lacks minimum yards or setbacks, as specified in the applicable district schedule or [Section 11](#);
- (f) construction of a new elementary or secondary school building, or alterations or additions to an existing elementary or secondary school building, if the existing or proposed development exceeds the permitted floor space ratio, site coverage, or building depth, or lacks minimum yards or setbacks, as specified in the applicable district schedule or [Section 11](#);
- (g) low operational cost housing containing 6 or more dwelling units that is not located in a CD district, except that the Director of Planning may not increase the permitted floor area or density of units above the maximum permitted in the applicable district schedule, and may only be granted after the Director of Planning has considered all applicable Council policies and guidelines, and this section [5.2.1\(g\)](#) does not apply to applications made after December 31, 2025;

- (h) required setbacks to off-street parking areas where, in the opinion of the Director of Planning, the landscaping provided or to be provided is adequate to warrant such decrease, except that in the C-1 district or an R district, no decrease may be granted that has the effect of decreasing the front yard to less than the required depth of an adjoining front yard; and
- (i) the maximum projection of balconies into required yards, horizontal daylight control angles, and limitations on building depth.

5.2.2 Despite anything to the contrary in this by-law, if

- (a) the construction or alteration of, or addition to, a building is to include enhanced accessibility to and from the building by way of ramps, lifts, or other like means for persons facing barriers to access because they have a loss or reduction of functional ability or activity; and
- (b) the Director of Planning considers all applicable Council guidelines and policies,

then the Director of Planning may vary the requirements in the applicable district schedule regarding yards, setbacks, site coverage, impermeability, building depth, and side door entrance to the extent necessary to allow such enhanced accessibility.

5.2.3 The Director of Planning may vary the provisions of this by-law regulating building placement if the placement of a building will accommodate the retention of an existing tree that, in the opinion of the Director of Planning, warrants retention, and the placement will not, in the opinion of the Director of Planning, result in unduly adverse impacts on adjacent properties.

5.2.4 The Director of Planning, on the advice of the Chief Building Official, may vary any necessary provisions in an RS district schedule in order to permit additional above grade floor area if soil or hydrological conditions on a site are not suitable to below grade construction, if:

- (a) the soil or hydrological conditions are documented to the satisfaction of the Director of Planning; and
- (b) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.60.

5.2.5 If an owner applies to replicate a multiple conversion dwelling or infill damaged by fire to the extent of 60% or more of its value above its foundations, and the Director of Planning has previously given a bonus, relaxation or variation under the RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, RM-7, RM-7N and RM-7AN, RM-8, RM-8A, RM-8N and RM-8AN, RM-9, RM-9N and RM-9BN, RM-9A and RM-9AN, RM-10 and RM-10N, RM-11 and RM-11N, or RM-12N district schedules in respect of such use, and the proposed replication is in accordance with the most recently issued development or building permits for that use, the Director of Planning must vary the provisions of the applicable district schedule to the extent necessary to permit the replication.

5.2.6 The Director of Planning must vary the minimum side width provisions in the RS-1, RS-5, and RS-6 district schedules to permit the construction of a single detached house on an existing lot that was on record in the Land Title Office as of June 24, 2014, if the use was previously approved under issued development or building permits.

- 5.2.7 The Director of Planning is authorized to determine whether or not a building is a character house and, in making that determination, may consider the age and architectural form and style of the building, in accordance with all applicable Council policies and guidelines.
- 5.2.8 Before exercising any power of discretion under this section [5.2](#), the Director of Planning must be satisfied that any property owner likely to be adversely affected is notified, and such notification must be in a form appropriate in the circumstances.

SCHEDULE E

Section 9

Zoning Districts

9.1 Districts

- 9.1.1 For the purposes of this by-law, the territorial area of the City of Vancouver is hereby classified or divided into districts, and such districts are hereby designated and described by the following classifications:

Limited Agriculture		
RA-1		
Residential		
FM-1	RM-8N	RS-7
RM-1	RM-8AN	RT-1
RM-1N	RM-9	RT-2
RM-2	RM-9A	RT-3
RM-3	RM-9AN	RT-4
RM-3A	RM-10	RT-4A
RM-4	RM-10N	RT-4AN
RM-4N	RM-11	RT-4N
RM-5	RM-11N	RT-5
RM-5A	RM-12N	RT-5N
RM-5B	RS-1	RT-6
RM-5C	RS-1A	RT-7
RM-5D	RS-1B	RT-8
RM-6	RS-2	RT-9
RM-7	RS-3	RT-10
RM-7N	RS-3A	RT-10N

RM-7AN	RS-5	RT-11
RM-8	RS-6	RT-11N
Residential Rental		
RR-1	RR-2B	RR-3A
RR-2A	RR-2C	RR-3B
Commercial		
C-1	C-3A	C-8
C-2	C-5	FC-1
C-2B	C-5A	FC-2
C-2C	C-6	
C-2C1	C-7	
Industrial		
I-1	I-4	M-1B
I-1A	IC-1	M-2
I-1B	IC-2	MC-1
I-1C	IC-3	MC-2
I-2	M-1	
I-3	M-1A	
Historic Area		
HA-1 (Chinatown)	HA-2 (Gastown)	HA-3 (Yaletown)
HA-1A (Chinatown)		
Comprehensive Development		
BCPED	DD	FSD
CD-1	DEOD	
CWD	FCCDD	

9.2 Districts and Schedules

- 9.2.1 The district schedules and other schedules that contain the uses and regulations pertaining to the districts referred to above are annexed hereto and form an integral part of this by-law.

9.3 Plans

- 9.3.1 The boundaries of the districts referred to above, together with any explanatory legends, notations and references in respect thereof, are shown and described in Schedule D: Zoning District Plan and form an integral part of this by-law.

9.4 References

- 9.4.1 Wherever in this by-law letters and numbers are used in reference to any zoning district such reference means the following:
- (a) RA includes any and all districts designated in section 9.1 commencing with the letters “RA” and followed by other letters or numbers or combination thereof;
 - (b) RR includes any and all districts designated in section 9.1 commencing with the letters “RR” and followed by other letters or numbers or combination thereof;
 - (c) RS includes any and all districts designated in section 9.1 commencing with the letters “RS” and followed by other letters or numbers or combination thereof;
 - (d) RT includes any and all districts designated in section 9.1 commencing with the letters “RT” and followed by other letters or numbers or combination thereof;
 - (e) RM includes any and all districts designated in section 9.1 commencing with the letters “RM” or “FM” and followed by other letters or numbers or combination thereof and RR-1, RR-2A, RR-2B and RR-2C;
 - (f) R includes any and all districts commencing with the letters “RA”, “RS”, “RT”, “RM”, or “FM” and followed by other letters or numbers or combination thereof, and RR-1, RR-2A, RR-2B and RR-2C;
 - (g) C includes any and all districts designated in section 9.1 commencing with the letters “C” or “FC” and followed by other letters or numbers or combination thereof, and RR-3A and RR-3B, but does not include any Comprehensive Development District;
 - (h) M includes any and all districts designated in section 9.1 commencing with the letter “M” and followed by other letters or numbers or combination thereof;
 - (i) HA includes any and all districts designated in section 9.1 commencing with the letters “HA” and followed by other letters or numbers or combination thereof; and
 - (j) I includes any and all districts designated in section 9.1 commencing with the letter “I” and followed by other letters or numbers or combination thereof.

9.5 General Prohibition

- 9.5.1 No development may be carried out in any of the districts referred to above except in accordance with the regulations set out in the applicable district schedule.

SCHEDULE F

Section 10

General Regulations

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

The index below is provided for convenience only and does not form part of this by-law.

Index

Regulations	Section	Regulations	Section
Acoustics	10.2	Land not Abutting a Street	10.25
Animals and Birds	10.29	Landscape Setbacks in an M, I or CD-1 District	10.7
Antennae	10.31	Living Accommodation Below Finished Grade	10.20
Boats, Vehicles, Equipment or Materials in Residential and Commercial Districts	10.28	Mass Timber Buildings	10.22
Building Height	10.1	Murals	10.30
Character House	10.11	Nuclear Weapons Prohibition	10.32
Corner Site in Certain Districts	10.4	Number of Building on Site	10.34
Daylight Access and Angle Controls Exclusions	10.12	Passive House	10.33
Demolition of Building	10.14	Principal Pedestrian Access	10.21
Development in Yards	10.13	Projections into Yards	10.8
Double Fronting Site	10.6	Relocation of a Building	10.23
Fences	10.10	Shallow Site in an RS or RT District, or the C-1 District	10.5
Floor Area Exclusions	10.9	Site Coverage for Buildings	10.3
Floor Area Exclusions for Exterior Wall Thickness	10.15	Site Frontage Determination	10.26
Floor Area Exclusions for Kitchen Exhaust Shafts	10.16	Site with Building Lines	10.24
Floor Area Exclusions for Sites in a Designated Flood Plain in an R District	10.17	Temporary Patios	10.35
Floor Area Exclusions for Zero Emissions Mechanical Equipment in Residential Buildings of 3 Storeys or Less	10.18	Vehicles on a Site	10.27
Floor Area Increase for Low Operational Cost Housing	10.19		

10.1 Building Height

- 10.1.1 The Director of Planning may permit the following items to exceed the maximum building height otherwise permitted in this by-law if, except for the items set out in section **10.1.1(d)**, they do not in total cover more than 10% of the roof area on which they are located as viewed from directly above, and if the Director of Planning considers the impact on building placement, massing, views, overlook, shadowing and noise:
- (a) architectural features, if no additional floor area is created;
 - (b) mechanical equipment, including elevator machine rooms, and any related screening materials that the Director of Planning considers appropriate to reduce visual impacts;
 - (c) chimneys;
 - (d) roof mounted energy technologies, and access and infrastructure required to maintain green roofs or urban agriculture;
 - (e) venting skylights and opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation;
 - (f) roof-top access structures to private or common outdoor amenity space that do not exceed a height of 3.6 m;
 - (g) common roof-top amenity structures, contiguous with common outdoor amenity spaces, that do not exceed a height of 3.6 m;
 - (h) any required guards, if the Director of Planning considers the guard materials to be appropriate to reduce visual impacts; and
 - (i) items similar to any of the above.
- 10.1.2 For any building that exceeds 30.5 m in height, the Development Permit Board may permit a decorative roof to exceed the maximum building height otherwise permitted in this by-law, if:
- (a) the Development Permit Board is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;
 - (b) the roof does not add to the floor area otherwise permitted; and
 - (c) the Development Permit Board considers all applicable Council policies and guidelines.
- 10.1.3 For residential buildings of 3 storeys or less, an additional 0.15 m in height is permitted if the roof contains at least 0.35 m of insulation.

10.2 Acoustics

- 10.2.1 In a district with an N suffix, or in the C-1, C-2, C-5, C-5A, C-6, C-7, C-8, FC-2, IC-3, MC-1, MC-2, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, RR-2A, RR-2B, RR-2C, RR-3A, RR-3B or RS-1B districts or a CD-1 district, unless otherwise specified in the district schedule, a development permit application for any dwelling use must include evidence in the form of a report and recommendations prepared by a

registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units, and for the purposes of this section 10.2, 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
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways	45 decibels

10.3 Site Coverage for Buildings

- 10.3.1 Site coverage for buildings is measured using the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and decks.

10.4 Corner Site in Certain Districts

- 10.4.1 Development on a corner site in an RA, RS or RT district, the C-1 district, or as required in other districts, that has a site at its rear that fronts on the flanking street, with or without the intervention of a lane, must provide:
- (a) for the principal building, a setback from the flanking street of a distance at least half of the depth of the required front yard of the site at its rear, but that setback need not exceed the greater of 3.7 m or the minimum side yard of the applicable district schedule, or result in the reduction of the building width on the corner site to less than 7.9 m provided that the minimum side yards of the applicable district schedule are provided; and
 - (b) for any accessory building, a setback of 7.3 m from the flanking street or as otherwise approved by the Director of Planning.

10.5 Shallow Site in an RS or RT District, or the C-1 District

- 10.5.1 For development on a site that is less than 36.6 m deep in an RS or RT district, or the C-1 district:
- (a) the front yard depth may be reduced by up to 20% of the average depth of the site, except that the front yard depth must not be less than 5.5 m; and
 - (b) the rear yard depth may be reduced by up to 30% of the average depth of the site, except that the rear yard depth must not be less than 8.2 m or, where the rear of a site abuts a lane, 8.2 m less the distance between the rear property line and the ultimate centre line of the lane.

10.6 Double Fronting Site

- 10.6.1 The building placement and design of all buildings on a double fronting site located in any district, other than an M or I district, requires the approval of the Director of Planning.

10.7 Landscape Setbacks in an M, I or CD-1 District

10.7.1 Development in an M, I or CD-1 district where the site abuts any portion of the streets, lanes or other areas set forth in [Schedule C](#) to this by-law, is subject to the following:

- (a) a setback must be provided and maintained at a depth as set forth in [Schedule C](#);
- (b) no building or structure of any kind, or area for manoeuvring aisles, parking, loading or any other like purpose, is permitted within the setback area;
- (c) except as provided for elsewhere in this section [10.7](#), the setback area must be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and
- (d) the following may be permitted within the landscaped setback area by the Director of Planning:
 - (i) statuary, fountains and other objects of art,
 - (ii) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art, and
 - (iii) walks or driveways that, in the opinion of the Director of Planning, may be required to provide direct access to any building or use on the site.

10.8 Projections into Yards

10.8.1 The following features are permitted in any required yard:

- (a) steps, except that no steps are permitted in any side yard except an exterior side yard;
- (b) eaves, gutters, sills and chimneys or other similar features as determined by the Director of Planning, if they do not project more than 1.0 m into a required yard, measured horizontally, except that they must not be less than 0.7 m from a side property line;
- (c) balconies on multiple dwellings, if:
 - (i) they do not project more than 1.8 m into a required yard and are no less than 2.1 m from an interior side property line, and
 - (ii) the safety railing does not extend more than 1.07 m above the floor of the balcony;
- (d) canopies, if:
 - (i) they are cantilevered,
 - (ii) they do not project more than 1.2 m measured at right angles to the face of the building, and
 - (iii) they are not located less than 0.3 m, measured horizontally, from any window of a habitable room where any part of such window is located below the level of the canopy;

- (e) bay windows, if:
 - (i) they do not project more than 0.54 m into a required yard,
 - (ii) the bottom outside edge of the bay is at least 0.3 m above the floor level, and
 - (iii) the area contained within the bay window projection is not used for any purpose other than to provide light and ventilation;
- (f) building projections, including shading devices, eaves, and overhangs, if:
 - (i) they are, in the opinion of the Director of Planning, suitably designed and located in a position that provides solar rejection,
 - (ii) they are cantilevered, and
 - (iii) they do not project more than 1.5 m measured at right angles to the face of the building;
- (g) demountable green walls, if:
 - (i) they do not project more than 254 mm into a required yard,
 - (ii) they comply with Building By-law requirements, and
 - (iii) they are, in the opinion of the Director of Planning, suitably designed and located to contribute to sustainable design performance; and
- (h) any other features that, in the opinion of the Director of Planning, are similar to any of the features listed above.

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

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

10.8.3 Entries, porches and verandahs complying with the regulations in the applicable district schedule may project up to 1.8 m into a required front yard, except that in RS districts, the projection must not exceed 30% of the width of the building.

10.9 Floor Area Exclusions

10.9.1 Floor area excluded from a computation of floor space ratio pursuant to this by-law must not be put to any use other than that which justified the exclusion.

10.10 Fences

10.10.1 For the purposes of this section **10.10**, the term “fence” includes arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures.

- 10.10.2 Height must be measured from any point on the ground level of the site at the structure or fence line.
- 10.10.3 A fence or similar structure is permitted in a required yard or on the boundaries of a required yard if it does not exceed 1.9 m in height.
- 10.10.4 Despite section 10.10.3, a fence or similar structure is permitted in a required front yard or on the boundaries of a required front yard located in the C-1 district or any R district if it does not exceed 1.2 m in height.
- 10.10.5 Where a fence is erected or placed above a common boundary retaining wall or within 1.0 m of a common boundary retaining wall, the maximum permitted height will be reduced by half of the height of the retaining wall.
- 10.10.6 The Director of Planning may permit a fence or similar structure that does not comply with sections 10.10.3, 10.10.4, and 10.10.5, however, in the case of a variation of the height limitations of this section 10.10, the Director of Planning must first notify such property owners as the Director of Planning deems necessary.

10.11 Character House

- 10.11.1 Where a character house is retained, the Director of Planning may vary the regulations in the applicable district schedule, other than uses or floor space ratio, if the Director of Planning considers the intent of the applicable district schedule and all applicable Council policies and guidelines.
- 10.11.2 Computation of floor area for a character house may exclude:
- (a) existing covered porches that:
 - (i) in the opinion of the Director of Planning, are original to the character house,
 - (ii) face a street, and
 - (iii) are open or protected by guards that do not exceed the required minimum height;
 - (b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with section 10.11.2(a);
 - (c) floor areas under sloping roofs with a pitch of at least 7:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope; and
 - (d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in combination with a retained character house, to a maximum of 42 m².

10.12 Daylight Access and Angle Controls Exclusions

- 10.12.1 The following features are excluded from daylight access and angle controls regulations:

- (a) steps;
- (b) eaves, gutters, sills and chimneys;
- (c) open balconies, if:
 - (i) they do not project more than 1.8 m into the area controlled by daylight angles,
 - (ii) the safety railing does not extend more than 1.07 m above the floor of the balcony, and
 - (iii) any privacy screens consist of clear or partially obscure glazing that allows for the passage of daylight;
- (d) canopies over entrances to buildings, subject to the same conditions as set out in section [10.8.1\(d\)](#);
- (e) safety railings that do not exceed 1.07 m in height;
- (f) bay windows, if:
 - (i) they do not project more than 0.54 m into the area controlled by daylight angle, and
 - (ii) the bottom outside edge of the bay is at least 0.3 m above the floor level; and
- (g) any other features, including vent shafts or mechanical equipment that, in the opinion of the Director of Planning, are similar to any of the features listed above

10.13 Development in Yards

- 10.13.1 No building or development is permitted in any required yard, except as otherwise provided for by this by-law or the Parking By-law.
- 10.13.2 No portion of required yard or required open space for any development may be provided from any yard or open space already required for any other development.
- 10.13.3 No development is permitted beneath the normal finished grades of a required yard without the prior approval of the Director of Planning who must consider:
 - (a) the impact on the amenity in the neighbourhood;
 - (b) the adjoining topography; and
 - (c) the design treatment of the open portions of the site,

and must be satisfied that the proposed development is unlikely to adversely affect the possible widening or future development of streets and lanes.
- 10.13.4 No accessory building may be located less than 6.0 m from the ultimate rear property line of any site that adjoins, without the intervention of a lane, the front or side yards of a site in an R district, except that the Director of Planning may approve a lesser distance if, in the Director of Planning's opinion, no unduly adverse impact on adjoining sites is likely to be created.

10.14 Demolition of a Building

- 10.14.1 Except as exempted by the provisions of [Section 4](#) of this by-law, no person may carry out any construction, engineering or other operation in, on, over or under any land that will result in the demolition of a building without first obtaining a development permit for the demolition from the Director of Planning.
- 10.14.2 Except as set out in section [10.14.3](#), where development necessitates the demolition of existing residential rental accommodation, no development permit will be issued for the demolition unless and until a development permit for the new development has been issued, and the development permit for the new development will not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.
- 10.14.3 The following cases of residential rental accommodation are exempted from the provisions of section [10.14.2](#):
- (a) where located in the RA-1 district, or any M or I district;
 - (b) where located in a building damaged or destroyed by fire to the extent of 60% or more of its value above the foundations, as determined by the City Building Inspector;
 - (c) where located above a commercial use and where the residential rental accommodation does not predominate in terms of floor space;
 - (d) where located in a building deemed by the City Building Inspector to be beyond re-use or rehabilitation for residential purposes;
 - (e) where located in a building deemed by the City Building Inspector to be appropriate for demolition because of hazard to public health or safety;
 - (f) where located in a multiple dwelling in which units are individually owned in accordance with the Strata Property Act (British Columbia) and no fewer than 75% of them are owner-occupied;
 - (g) where located in a multiple dwelling consisting of a co-operative tenure established prior to legislation permitting condominium ownership; and
 - (h) where located in a building deemed by Council to be appropriate for demolition because the premises are a nuisance.
- 10.14.4 Except as set out in sections [10.14.6](#), [10.14.7](#) and [10.14.8](#), where development necessitates the demolition of:
- (a) a building listed on the Heritage Register; or
 - (b) a residential building located in an RS-1, RS-3, RS-3A, RS-5, RS-6 or RS-7 district, or the First Shaughnessy District,
- no development permit will be issued for the demolition unless the Director of Planning is satisfied that all applicable Council policies and guidelines have been met, and until a development permit for the new

development has been issued, and the development permit for the new development will not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.

- 10.14.5 Except as provided in sections 10.14.6 and 10.14.7, where development necessitates demolition of a building listed in the Heritage Register as an “A” Evaluation Group heritage building and located in an RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6 district, or the Downtown District, a development permit will not be issued for the new development unless the applicant has complied with the provisions of section 10.14.4, except that the Director of Planning may also require that the applicant submit a calculation of density bonus to the City, to the satisfaction of the Director of Planning, before a development permit may be issued.
- 10.14.6 A building deemed by the City Building Inspector to be appropriate for demolition because of hazards to public health or safety is exempt from the provisions of sections 10.14.4 and 10.14.5.
- 10.14.7 A building deemed by Council to be appropriate for demolition because the premises are a nuisance is exempt from the provisions of sections 10.14.4 and 10.14.5.
- 10.14.8 A building that is a single detached house, single detached house with secondary suite, or duplex located in an RS-1, RS-3, RS-3A, RS-5, RS-6 or RS-7 district, or the First Shaughnessy District, which is not listed on the Heritage Register, and for which a building permit has been issued to demolish by deconstruction, is exempt from the provisions of section 10.14.4.

10.15 Floor Area Exclusions for Exterior Wall Thickness

- 10.15.1 For residential buildings not exceeding 7 storeys in height, computation of floor area must exclude 2% of the total area in buildings of 3 storeys or less if the majority of the exterior wall space contain at least 175 mm of thermal insulation in total thickness, or 1% of total area in buildings of 4 to 6 storeys where the majority of exterior wall space contain at least 100 mm of thermal insulation in total thickness.
- 10.15.2 The Director of Planning may exclude an area equal to the area occupied by the insulation thickness that exceeds the applicable thermal performance value for exterior walls in the Building By-law, as verified by a building envelope professional, to a maximum exclusion of 330 mm of thickness for buildings of 6 storeys or less, and a maximum exclusion of 179 mm of thickness for all other buildings.
- 10.15.3 Computation of floor area must exclude an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm in thickness, as verified by a building envelope professional, to a maximum exclusion of 152 mm of thickness, except that this exclusion does not apply to laneway houses or to single detached houses or duplexes of 3 storeys or less with or without a secondary suite.

10.16 Floor Area Exclusions for Kitchen Exhaust Shafts

- 10.16.1 In buildings with commercial, retail or service use at grade, computation of floor area may exclude the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m² for each floor above the commercial, retail or service use.

10.17 Floor Area Exclusions for Sites in a Designated Flood Plain in an R District

- 10.17.1 The Director of Planning may exclude floors located at or below finished grade with a ceiling height that does not exceed 1.5 m from the computation of floor area, in order to achieve flood construction levels on sites located in a designated flood plain in an R district.

10.18 Floor Area Exclusions for Zero Emissions Mechanical Equipment in Residential Buildings of 3 Storeys or Less

- 10.18.1 For residential buildings of 3 storeys or less, the Director of Planning may exclude up to 2.3 m² per dwelling unit from the computation of floor area to accommodate zero emissions mechanical equipment for heating or hot water.

10.19 Floor Area Increase for Low Operational Cost Housing

- 10.19.1 Despite the maximum permitted floor area regulation in any district schedule, the Director of Planning may approve an addition of up to 5% of the floor space ratio for low operational cost housing containing 6 or more dwelling units, excluding sites that contain rental housing units in the RM-3 district, if the Director of Planning considers all applicable Council policies and guidelines, except that this section [10.19](#) does not apply to applications made after December 31, 2025.

10.20 Living Accommodation Below Finished Grade

- 10.20.1 In the case of multiple dwellings:

- (a) living accommodation may be located below finished grade provided the floor is no more than 0.8 m below the finished grade of the adjoining ground, except that the Director of Planning may increase this dimension to 1.5 m subject to applicable Council policies and guidelines; and
- (b) where existing utility, recreational or storage areas are located below finished grade, a minimum of 20% of the floor area below finished grade must be retained for such uses, except that the Director of Planning may allow a lesser amount if the Director of Planning is satisfied that adequate utility, recreational and storage space is provided elsewhere in the building.

- 10.20.2 Storage rooms are excluded from the provisions of section [10.20.1](#).

- 10.20.3 In the case of a single detached house, single detached house with secondary suite, duplex, duplex with secondary suite, or duplex with lock-off unit:

- (a) a secondary suite, lock-off unit or bedroom may be located in a basement; and
- (b) no portion of a living room, kitchen, dining room or bedroom may be located 1.5 m or more below the finished grade of the adjoining ground.

10.20.4 In the case of a single detached house or a single detached house with secondary suite existing prior to June 23, 2020, a secondary suite, lock-off unit or bedroom may be located in a cellar, if the cellar is no more than 1.83 m below the average finished grade.

10.21 Principal Pedestrian Access

10.21.1 Except in the case of an approval pursuant to section 10.25, the principal pedestrian access to every principal building and separate use must be directly from a street.

10.22 Mass Timber Buildings

10.22.1 For a mass timber building that is 7 storeys or more, the Director of Planning may vary the following regulations if the Director of Planning considers the intent of the applicable district schedule and all applicable Council policies and guidelines:

- (a) building height by up to 18 cm per floor, except that height regulations related to the distance of a building from a property line may be varied by more than 18 cm per floor; and
- (b) yards, setbacks, site coverage, building depth and external design.

10.23 Relocation of a Building

10.23.1 Where an existing building is:

- (a) relocated onto a different site; or
- (b) located elsewhere within the same site,

it must conform with all the regulations of the district in which it is located.

10.24 Site with Building Lines

10.24.1 Where a building line has been established pursuant to section 8.1 of this by-law, the following measurements and calculations will be made using the building line instead of the site boundaries:

- (a) width or depth of a required yard;
- (b) depth of required setbacks for pump islands and canopies in gasoline station – full serve and gasoline station – split island; and
- (c) depth of a site for the purpose of yard reductions pursuant to section 10.5.

10.25 Land not Abutting a Street

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

10.26 Site Frontage Determination

10.26.1 The frontage of any site having more than 1 boundary on a street is:

- (a) where street boundary lengths are equal, as determined by the Director of Planning;
- (b) in the case of a corner site, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning; and
- (c) where a site is composed of more than 1 lot, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning.

10.27 Vehicles on a Site

10.27.1 Where a provision of the Parking By-law prescribes a maximum number of off-street parking spaces for a site, no person may park or place, or permit to be parked or placed, a greater number of vehicles on that site than the maximum number of off-street parking spaces prescribed, except that this section 10.27 does not apply to businesses licensed for the sale or rental of motor vehicles.

10.28 Boats, Vehicles, Equipment or Materials in Residential and Commercial Districts

10.28.1 No boat, boat trailer, truck, bus or similar vehicle may be placed or parked on any site in an R district except for the following:

- (a) 1 truck with a registered gross vehicle weight not exceeding 4,550 kg;
- (b) 1 boat not exceeding 4.9 m in length, together with its accessory boat trailer;
- (c) trucks temporarily involved in servicing the premises; or
- (d) such boats or vehicles as may be approved by the Director of Planning, if the Director of Planning is satisfied that they will not have an unduly detrimental impact on the site or adjacent properties.

10.28.2 No equipment or materials may be stored in an R or C district unless:

- (a) otherwise permitted by section 11.8.5 of this by-law or as an accessory use pursuant to this by-law;
- (b) temporarily required for the construction, repair, servicing or maintenance of the premises; or
- (c) approved by the Director of Planning, if the Director of Planning is satisfied that they will not have an unduly detrimental impact on the site or adjacent properties.

10.29 Animals and Birds

10.29.1 Buildings or runs for the shelter or accommodation of animals or birds in any district except RA-1 must be at least 9.1 m from any dwelling and 18.3 m from the front line of the site and, as accessory buildings, must conform with all other applicable provisions of this by-law.

10.29.2 Despite section 10.29.1, a building or other enclosure for keeping 1 or more hens:

- (a) must not exceed 9.2 m² in floor area;
- (b) must not exceed 2.0 m in building height;
- (c) must be at least 3.0 m from any door or window of any dwelling;
- (d) must be located only in a rear yard or a side yard;
- (e) may be anywhere in a rear yard;
- (f) must, on a corner flanking lot, be at least the greater of a distance equal to:
 - (i) the existing setback of the principal building, and
 - (ii) the required setback for a principal building under this by-law, from the property line adjacent to the flanking street;
- (g) must be at grade level;
- (h) must be at least 1.0 m from any property line; and
- (i) may be located only in the RA, RS, RT, RM, FM, and First Shaughnessy districts.

10.30 Murals

10.30.1 The Director of Planning may permit a mural in any district, if the Director of Planning considers all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.

10.31 Antennae

10.31.1 Except as exempted by the provisions of section 4.8.1(o) of this by-law, no person may erect an antenna, including a satellite dish, without first obtaining a development permit from the Director of Planning.

10.31.2 The Director of Planning may permit in any district, antennae including satellite dishes used for the transmission or reception of radio, television, satellite, microwave or related communications together with related masts, mechanical equipment and mechanical rooms, whether or not they are ancillary to the principal use on the site, and may permit such antennae at a greater height than otherwise permitted by this by-law if:

- (a) the Director of Planning is satisfied the antennae will not have an unduly detrimental impact on the site or adjacent properties, having particular regard to visual impact; and
- (b) before granting approval the Director of Planning notifies such adjacent property owners or persons the Director of Planning deems necessary.

10.32 Nuclear Weapons Prohibition

- 10.32.1 No person may use or occupy land and no development permit will be issued for the manufacture, distribution or storage of a nuclear weapon or any component thereof.

10.33 Passive House

- 10.33.1 For a single detached house, a single detached house with secondary suite, an infill single detached house, a duplex, a duplex with secondary suite, a multiple conversion dwelling with 2 units or an infill duplex in an RA, RS or RT district, the Director of Planning may vary the following regulations to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning considers the intent of the applicable district schedule and all applicable Council policies and guidelines:
- (a) height, including secondary envelopes, by a maximum of 1.0 m;
 - (b) the floor area of a partial storey;
 - (c) front yards expressed as a dimension, by a maximum of 0.5 m;
 - (d) rear yards expressed as a dimension, by a maximum of 1.25 m;
 - (e) building depth, and front and rear yards expressed as a percentage, by a maximum of 5%;
 - (f) the computation of floor space ratio where the distance from a floor to the floor above, or where there is no floor, to the top of the roof joists, exceeds 3.7 m, by excluding the area of the floor below the excess height, up to maximum of 10% of the permitted floor area;
 - (g) external design regulations; and
 - (h) the dimensions of below grade features including window wells and entrances designed to increase solar gain to a basement.
- 10.33.2 For any district or use not included in section 10.33.1, except a laneway house, the Director of Planning may vary a height, yard, or building depth regulation by a maximum of 1.25 m to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning considers the intent of the applicable district schedule and all applicable Council policies and guidelines.
- 10.33.3 The Director of Planning may exclude from the computation of floor area any floor area occupied by heat recovery ventilators and connected shafts in a Passive House that exceeds the floor area required in order for these features to meet the requirements of the Building By-law, to a maximum exclusion of 2% of permitted floor area.
- 10.33.4 In an RA, RS or RT district, except where the floor area exceeds 465 m², computation of floor area in a Passive House must exclude 16% of the floor area in a single detached house, a single detached house with secondary suite, or an infill single detached house, and 18% of the floor area in a duplex, a duplex with secondary suite, a multiple conversion dwelling with 2 units or an infill duplex, unless exclusions are sought under sections 10.15, 10.33.1(f), 10.33.3, or section 4 of an applicable district schedule for bay windows, except that this section 10.33.4 does not apply to applications made after December 31, 2025.

10.33.5 The Director of Planning may exercise the discretion in this section [10.33](#) to accommodate a building designed for certification under the Passive House Institute's EnerPHit standard, the International Living Future Institute's Zero Energy standard, or an equivalent standard acceptable to the Director of Planning.

10.34 Number of Buildings on Site

10.34.1 No more than 1 principal building may be placed on any 1 site unless otherwise permitted in this by-law.

10.35 Temporary Patios

10.35.1 For the purposes of this section [10.35](#), "temporary patio" means a patio permitted on a temporary basis only, for a period up to and including March 31, 2023.

10.35.2 Despite a condition of use in a district schedule requiring that a use be carried on wholly within a completely enclosed building, the Director of Planning may permit a temporary patio to be carried on outside of a completely enclosed building.

10.35.3 The Director of Planning may vary any regulation in a district schedule in order to enable the enclosure of a temporary patio.

SCHEDULE G

Section 11

Use-Specific Regulations

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

The index below is provided for convenience only and does not form part of this by-law.

Index

Regulations	Section
Adult Retail Store	11.8.10
Arts and Culture Indoor Event	11.2.2
Bed and Breakfast Accommodation	11.9.2
Bingo Halls	11.2.3
Body-Rub Parlour	11.9.3
Cannabis Store	11.8.6
Casino	11.2.3
Church	11.4.4
Community Care Facility – Class B	11.4.1
Dwelling Units	11.3.1
Farmers' Market	11.8.1
Freehold Rowhouses	11.3.7
Gasoline Station – Full Serve	11.8.5
Gasoline Station – Split Island	11.8.5
Group Residence	11.4.1
Homecraft	11.13.1
Hospital	11.4.2
Housekeeping Units	11.13.2
Laneway House	11.3.8
Liquor Store	11.8.7
Live-Work Use	11.13.4
Lock-Off Units	11.3.3

Regulations	Section
Lounge	11.13.5
Marine Terminal or Berth	11.10.1
Micro Dwelling	11.3.2
Mini-Storage Warehouse	11.10.2
Neighbourhood Grocery Store	11.8.2
Pawnshop	11.8.8
Public Bike Share	11.8.4
Residential Unit associated with and forming an integral part of an Artist Studio	11.3.5
Retailing Used Merchandise	11.8.9
Riding Ring	11.2.1
School – Elementary or Secondary	11.4.3
Secondary Suite	11.3.3
Secondhand Store	11.8.8
Seniors Supportive or Assisted Housing	11.3.6
Short Term Rental Accommodation	11.9.1
Sleeping Units	11.13.3
Small-Scale Pharmacy	11.8.3
Temporary Modular Housing	11.3.4
Temporary Sales Office	11.6.1
Urban Farm – Class A	11.1.1
Urban Farm – Class B	11.1.2
Wedding Chapel	11.9.4

11.1 Agricultural Uses

11.1.1 Urban Farm – Class A

- 11.1.1.1 The planting area must not exceed 325 m² on any single parcel unless the primary use of the parcel is park or playground, or institutional, in which case the Director of Planning may permit an increase in planting area to a maximum of 7,000 m².
- 11.1.1.2 If 2 or more parcels are operated jointly as an urban farm – class A, the combined planting area for all parcels must not exceed 7,000 m².
- 11.1.1.3 No on-site processing of fruits and vegetables or manufacturing of food products is permitted.
- 11.1.1.4 No mechanical equipment may be used other than that designed for household use, including lawnmowers, rototillers, garden hoses and pruners.
- 11.1.1.5 Herbicides and pesticides may not be used on the site.
- 11.1.1.6 No on-site sales are permitted, unless the primary use of the parcel is institutional.
- 11.1.1.7 No urban farm – class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is park or playground, or institutional.
- 11.1.1.8 If an urban farm – class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.1.1.9 No offensive noise, odour, light, smoke, or vibration or other objectionable impact may be produced.
- 11.1.1.10 No mechanical equipment may be stored outside.
- 11.1.1.11 Any development permit or waiver of a development permit for an urban farm – class A is time limited to 1 year.

11.1.2 Urban Farm – Class B

- 11.1.2.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an urban farm – class B, may not exceed 7,000 m², unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.
- 11.1.2.2 If located within 30.0 m of a dwelling use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.1.2.3 Herbicides and pesticides may not be used on the site.
- 11.1.2.4 No offensive noise, odour, light, smoke, or vibration or other objectionable impact may be produced.

- 11.1.2.5 If an urban farm – class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.1.2.6 Any development permit for an urban farm – class B is time limited to 1 year.

11.2 Cultural and Recreational Uses

11.2.1 Riding Ring

- 11.2.1.1 No riding ring may be used for the sale of horses or other animals, whether by auction or otherwise.
- 11.2.1.2 Before granting a development permit, the Director of Planning must have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and any impact upon adjacent property and the amenity of the neighbourhood, and must notify such owners of adjoining property as the Director of Planning deems necessary.

11.2.2 Arts and Culture Indoor Event

- 11.2.2.1 An arts and culture indoor event is not permitted in a dwelling unit.

11.2.3 Casino and Bingo Halls

- 11.2.3.1 Wherever the words “commercial”, “commercial uses”, “social, recreational and cultural” and “cultural and recreational uses” appear in this by-law or any other by-law passed pursuant to this by-law, such permitted uses must not include a casino – class 1 or a bingo hall unless otherwise specifically permitted by this by-law or any other by-law passed pursuant to this by-law.
- 11.2.3.2 No person may use or occupy land for the purpose of, and no development permit will be issued for, a casino – class 2 except as expressly permitted under this by-law.

11.3 Dwelling Uses

11.3.1 Dwelling Units

- 11.3.1.1 Except when used for short term rental accommodation, no dwelling unit may be used or occupied by more than 1 family, but it may be used to keep a maximum of 2 boarders or lodgers, or a maximum of 5 foster or 8 daycare children.
- 11.3.1.2 Subject to the provisions of section [11.3.1.7](#), the floor area of each:
- (a) dwelling unit, except for a lock-off unit, must be at least 37 m²; and
 - (b) lock-off unit must be at least 26 m²,

measured from the inside of all outer walls, except that if the Director of Planning is satisfied that the design and location of the unit provides satisfactory living accommodation with regard to the type of occupancy proposed, the Director of Planning may reduce the required floor area to a minimum of 29.7 m² for dwelling units except lock-off units and 19 m² for lock-off units.

- 11.3.1.3 The maximum floor area of a lock-off unit is 29.7 m².
- 11.3.1.4 There must be at least 1 complete bathroom unit, comprising 1 water closet, 1 hand wash basin and 1 bathtub or shower, contained within each dwelling unit.
- 11.3.1.5 There must not be more than 1 kitchen contained within a dwelling unit.
- 11.3.1.6 All rooms of a dwelling unit must remain accessible from within that dwelling unit.
- 11.3.1.7 No person may use or permit to be used any dwelling unit for a period of less than 30 days unless such unit forms part of a hotel, or is used for bed and breakfast accommodation or short term rental accommodation.
- 11.3.1.8 The minimum requirements regarding floor area in section 11.3.1.2 do not apply to the conversion or demolition of a room designated under the Single Room Accommodation By-law, if the conversion or demolition adds bathroom and cooking facilities to the designated room.
- 11.3.1.9 The minimum requirements regarding floor area in section 11.3.1.2 do not apply to a dwelling unit contained in temporary modular housing.
- 11.3.2 Micro Dwelling
 - 11.3.2.1 A micro dwelling must be part of a development that has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing for the longer of 60 years or the life of the building.
 - 11.3.2.2 The floor area of a micro dwelling must be at least 29.7 m², except that the Director of Planning or the Development Permit Board may decrease the permitted floor area of a micro dwelling to a minimum of 23.2 m² if:
 - (a) the Director of Planning or the Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the micro dwelling is part of a development that has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing for the longer of 60 years or the life of the building.
 - 11.3.2.3 A micro dwelling is only permitted in:
 - (a) the area of the FC-1 district north of National Avenue;

- (b) the area of the RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive;
- (c) the HA-1 and HA-1A districts;
- (d) the HA-2 district;
- (e) the Downtown Eastside Oppenheimer district;
- (f) the area of the Downtown district denoted as C-2 on Map 1: Sub-Area 1 Main/Hastings of the [Downtown Official Development Plan](#);
- (g) the FC-2 district; and
- (h) the area of the IC-3 district north of East 2nd Avenue.

11.3.2.4 No more than 1 person may occupy a micro dwelling.

11.3.3 Lock-Off Units and Secondary Suites

11.3.3.1 Lock-off units and secondary suites must include at least 1 complete bathroom unit, comprising 1 water closet, 1 hand wash basin, and 1 bathtub or shower.

11.3.3.2 Lock-off units and secondary suites may not include more than 1 kitchen.

11.3.4 Temporary Modular Housing

11.3.4.1 Temporary modular housing must be used as social housing.

11.3.4.2 Before granting a development permit for temporary modular housing, the Director of Planning must:

- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
- (b) consider the impact on the liveability of neighbouring residents;
- (c) notify adjacent property owners and any others that Director of Planning deems necessary; and
- (d) consider all applicable Council policies and guidelines.

11.3.4.3 A development permit for temporary modular housing must be limited in time to a maximum of 5 years, unless otherwise extended in writing for up to an additional 5 years by the Director of Planning.

11.3.5 Residential Unit associated with and forming an integral part of an Artist Studio

11.3.5.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.

- 11.3.5.2 The total minimum and maximum size of an artist studio when combined with a residential unit associated with and forming an integral part of an artist studio is 47 m² and 500 m², respectively.
- 11.3.6 Seniors Supportive or Assisted Housing
- 11.3.6.1 Before granting a development permit, the Director of Planning must:
- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) be satisfied the site is suitable for the proposed facility, and must consider:
 - (i) the overall character of the development within the neighbourhood context,
 - (ii) the impact of the provision and location of off-street parking and loading on the amenity of the neighbourhood, and
 - (iii) the nature of the proposed facility in terms of service provided and the number of residents;
 - (c) notify adjacent property owners and any others that the Director of Planning deems necessary; and
 - (d) consider all applicable Council policies and guidelines.
- 11.3.6.2 In addition to the requirements of section **11.3.6.1**, before granting a development permit for the conversion of an existing building to seniors supportive or assisted housing, the Director of Planning must also be satisfied that the building is suitable for the conversion, and must consider:
- (a) the size of the site and the building; and
 - (b) the proximity of adjacent buildings.
- 11.3.6.3 The Director of Planning may vary any of the requirements of the applicable district schedule, other than permitted floor space ratio, in order to facilitate a seniors supportive or assisted housing development, if the Director of Planning has regard to the considerations in sections **11.3.6.1** and **11.3.6.2**.
- 11.3.6.4 All residential units must contain a 3 piece bathroom.
- 11.3.6.5 All seniors supportive or assisted housing must provide meal service and 24 hour on-site emergency response assistance.
- 11.3.6.6 For the purposes of calculating floor space ratio, common areas, such as the communal dining room and lounges, are included in floor area, except that any floor area for common space that exceeds 4 m² per unit, may be excluded to a maximum of 10% of permitted floor area.
- 11.3.7 Freehold Rowhouses
- 11.3.7.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.

-
- 11.3.7.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5.0 m.
- 11.3.8 Laneway House
- 11.3.8.1 In this section **11.3.8**, “footprint” means the projected area of the extreme outer limits of a laneway house including carports, entries and porches, and enclosed or covered accessory building areas but excluding steps, eaves, and other projections permitted by section **10.8** of this by-law.
- 11.3.8.2 In this section **11.3.8**, height is measured from the horizontal datum plane, which is the plane created by the average of the existing site elevations as measured at the intersections of the required setback lines from the ultimate rear property line, with the side property lines.
- 11.3.8.3 A laneway house is not permitted except in combination with a single detached house or single detached house with secondary suite on:
- (a) a site served by an open lane;
 - (b) a site located on a corner served by an open or dedicated lane; or
 - (c) a double-fronting site served by a street at both the front and rear of the site.
- 11.3.8.4 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site that is less than 9.8 m in width, if:
- (a) the site is at least 7.3 m in width; or
 - (b) the Director of Planning considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines.
- 11.3.8.5 A laneway house may have a basement.
- 11.3.8.6 For sites in the RS-3 and RS-3A districts and the RS-6 district, and for sites 16.8 m or wider in the RS-5 district, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.
- 11.3.8.7 On east-west oriented sites, a laneway house must be located toward the south side of the site to reduce shadowing on the site to the north.
- 11.3.8.8 A laneway house may be 1 storey or 1 storey with a partial second storey.
- 11.3.8.9 Balconies, decks, and roof decks are not permitted:
- (a) on a 1 storey laneway house; or
 - (b) above the partial second storey of a laneway house with a partial second storey.

- 11.3.8.10 The height of a 1 storey laneway house must not exceed 4.3 m measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a 1 storey laneway house may exceed 5.2 m.
- 11.3.8.11 The location of a 1 storey laneway house must be:
- (a) within 10.7 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the single detached house or single detached house with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may decrease the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and
 - (d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may decrease the location to:
 - (i) 0.6 m from 1 side property line for interior lots, and
 - (ii) 0.6 m from the inside side property line for corner lots.
- 11.3.8.12 Despite section [11.3.8.11\(a\)](#), where a site is 39.6 m or more in depth, the Director of Planning may permit a 1 storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.
- 11.3.8.13 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that for a 1 storey laneway house, the Director of Planning may permit an increase in the permitted site coverage by up to 7% to a maximum of 47% of the site area.
- 11.3.8.14 The height of a laneway house with a partial second storey must not exceed:
- (a) 6.7 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12; or
 - (b) 5.8 m to the highest point of a roof with a pitch less than 7:12.
- 11.3.8.15 On a laneway house with a partial second storey and a roof pitch of:
- (a) at least 7:12, the height of the intersection of the exterior surface of the roof and the exterior wall surface of the building must not exceed 4.0 m from the horizontal datum plane; or
 - (b) less than 7:12, the walls of the partial second storey must be set back at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.3.8.16 The partial second storey of a laneway house must not exceed:
- (a) 60% of the footprint of the laneway house, if the roof has a minimum pitch of 3:12; or

- (b) 50% of the footprint of the laneway house, if the roof has a pitch of less than 3:12, except that the calculation may exclude any floor area of the partial second storey that is not included in the calculation of floor area according to sections 11.3.8.24 and 11.3.8.25.

11.3.8.17 Dormers must be inset at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.

11.3.8.18 The location of a laneway house with a partial second storey must be:

- (a) within 7.9 m of the ultimate rear property line;
- (b) at least 4.9 m, measured across the width of the site, from the single detached house or single detached house with secondary suite on the site;
- (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may vary the location to 0.6 m from the ultimate rear property line:
 - (i) on sites less than 30.5 m in depth, or
 - (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house; and
- (d) a distance from each side property line that is at least equal to the required side yards for the site in the applicable district schedule.

11.3.8.19 Despite section 11.3.8.18(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a laneway house with a partial second storey to extend into a site to a maximum of 21% of the lot depth measured from the ultimate rear property line.

11.3.8.20 The floor area of a laneway house must not exceed the lesser of:

- (a) 0.16 multiplied by the site area; and
- (b) 83.6 m².

11.3.8.21 Despite section 11.3.1 of this by-law, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m², except that the Director of Planning may allow a decrease to not less than 19 m² if the Director of Planning considers the design of the laneway house and all applicable Council policies and guidelines.

11.3.8.22 Except for a laneway house with no separate bedrooms, a laneway house must have:

- (a) 1 main habitable room that is not a bedroom, with a minimum size of 16.7 m² and a minimum dimension of 2.1 m measured between finished wall surfaces; and
- (b) at least 1 bedroom with a minimum size of 8.4 m² and a minimum dimension of 2.1 m measured between finished wall surfaces.

11.3.8.23 Computation of floor area for a laneway house must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) the floor area of a basement;
- (d) floor area used for enclosed or covered parking; and
- (e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.

11.3.8.24 Computation of floor area for a laneway house must exclude:

- (a) areas of floors 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;
- (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (c) entries and porches if:
 - (i) their location is at the level of the basement or first storey,
 - (ii) they are open on at least 1 side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
 - (iii) the total excluded floor area does not exceed 3 m², and
 - (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the entry or porch floor; and
- (d) 3% of the total area where the exterior walls include a minimum of 175 mm of thermal insulation in total, except that where floor area is excluded under this section [11.3.8.24\(d\)](#), the Director of Planning may not vary the regulations in sections [11.3.8.11\(a\)](#) and [11.3.8.18\(a\)](#) by more than 30 cm.

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

- (a) balconies, decks, roof decks, or any other appurtenances that, in the opinion of the Director of Planning, are similar to the foregoing, if the balconies, decks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
- (b) patios and green roofs if the Director of Planning considers the impact on privacy and overlook;

- (c) despite section 11.3.8.23(e), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.3.8.20, and
 - (iv) the excluded area, combined with the excluded area under section 11.3.8.25(d), does not exceed 25% of the maximum allowable floor area;
- (d) despite section 11.3.8.23(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.3.8.20, and
 - (iv) the excluded area, combined with the excluded area under section 11.3.8.25(c), does not exceed 25% of the maximum allowable floor area;
- (e) for units that have a partial second floor, an area not exceeding 2.75 m² for stairs, if the excluded area, combined with the excluded areas under sections 11.3.8.25(c) and 11.3.8.25(d), does not exceed 25% of the maximum allowable floor area; and
- (f) an area not exceeding 3.7 m² for residential storage space, clothes closets and linen closets.

11.3.8.26 Private outdoor space must be provided in the form of:

- (a) balcony, deck, or roof deck; or
- (b) a patio located at grade with a minimum size of 3.7 m² and a minimum dimension of 1.5 m.

11.3.8.27 The setback provided in accordance with sections 11.3.8.11(c) and 11.3.8.18(c) must be permeable and landscaped where not required for vehicle or fire access.

11.3.8.28 A laneway house must include:

- (a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces; and
- (b) a canopy over the main entry door.

11.3.8.29 A main entry door that faces the lane must be set back at least 1.5 m from the ultimate rear property line.

11.3.8.30 On a corner site, the main entry door of a laneway house must face the flanking street.

- 11.3.8.31 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m².
- 11.3.8.32 Unless located at least 1.5 m above the floor of the partial upper storey, or facing the lane or a flanking street, windows with transparent glazing on a partial second storey must not exceed 1.1 m².
- 11.3.8.33 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.
- 11.3.8.34 The Director of Planning may vary the design provisions in sections [11.3.8.15](#), [11.3.8.17](#), [11.3.8.28](#), [11.3.8.29](#), [11.3.8.30](#), [11.3.8.31](#), [11.3.8.32](#) and [11.3.8.33](#) if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of this section [11.3.8](#) for quality and durability of design and architectural expression and the design is not compatible with 1 or more of the requirements in those sections.
- 11.3.8.35 If the Director of Planning considers the impact on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and the intent of this section [11.3.8](#) and all applicable Council policies and guidelines, the Director of Planning may vary the provisions of sections [11.3.8.6](#), [11.3.8.7](#), [11.3.8.10](#), [11.3.8.11\(a\)](#), [11.3.8.11\(c\)](#), [11.3.8.11\(d\)](#), [11.3.8.14](#), [11.3.8.18\(a\)](#), [11.3.8.18\(c\)](#), [11.3.8.18\(d\)](#), [11.3.8.22](#) and [11.3.8.26](#) if:
- (a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship;
 - (b) the variation is necessary to retain a tree; or
 - (c) the variation is necessary to allow a green roof that does not have railings or stair access.

11.4 Institutional Uses

11.4.1 Community Care Facility – Class B or Group Residence

11.4.1.1 Before granting a development permit, the Director of Planning must:

- (a) be satisfied that the landscaping and open space to be provided is appropriate for the size and nature of the development;
- (b) be satisfied that the site is suitable for the proposed community care facility – class B or group residence, and must consider:
 - (i) the overall character of the development within the neighbourhood context,
 - (ii) the impact of the provision and location of off-street parking and loading on the amenity of the neighbourhood, and
 - (iii) the nature of the proposed community care facility – class B or group residence in terms of the service provided and the number of residents;
- (c) notify adjacent property owners and any others that the Director of Planning deems necessary; and

- (d) consider all applicable Council policies and guidelines.

11.4.1.2 In addition to the requirements of section 11.4.1.1, before granting a development permit for the conversion of an existing building to a community care facility – class B or group residence, the Director of Planning must also be satisfied that the building is suitable for the conversion, and must consider:

- (a) the size of the site and building; and
- (b) the proximity of adjacent buildings.

11.4.2 Hospital

11.4.2.1 Before granting a development permit, the Director of Planning must:

- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
- (b) have due regard to the design of all buildings, to the location and provision of off-street parking and loading, and to their impact on the amenity of the neighbourhood; and
- (c) notify adjacent property owners and any others that the Director of Planning deems necessary.

11.4.2.2 In the case of a specifically designed facility not being a conversion:

- (a) the site area must be at least 3,700 m² except as provided in section 11.4.2.2(b);
- (b) the Director of Planning may increase the building height permitted by the applicable district schedule if the Director of Planning considers the impact of the additional height on the amenity of the neighbourhood, and if an increase in height is permitted, the Director of Planning may require a site area of larger than 3,700 m²; and
- (c) the floor space ratio must not exceed the maximum permitted for any residential use in the applicable district schedule.

11.4.2.3 In the case of a hospital resulting from the conversion of an existing building, before granting a development permit the Director of Planning must be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.

11.4.3 School – Elementary or Secondary

11.4.3.1 The site must have a minimum frontage of 20.1 m.

11.4.3.2 The Director of Planning may permit a greater height than permitted by the applicable district schedule, if the Director of Planning considers the impact of the additional height on the amenity of the neighbourhood.

- 11.4.3.3 Yards must be provided in accordance with the applicable district schedule except that side yards must have a minimum width of 6.0 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.
- 11.4.4 Church
- 11.4.4.1 The site must have a minimum frontage of 20.1 m.
- 11.4.4.2 The Director of Planning may increase the building height permitted by the applicable district schedule for a church, if the Director of Planning considers the impact of the additional height on the amenity of the neighbourhood.
- 11.4.4.3 Yards must be provided in accordance with the applicable district schedule, except that interior side yards must have a minimum width of 4.5 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.

11.5 Manufacturing Uses

- 11.5.1 [reserved]

11.6 Office Uses

11.6.1 Temporary Sales Office

- 11.6.1.1 The site area must be at least 2,000 m², except that the Director of Planning may permit a smaller site if all parking required by the Parking By-law is provided on site.
- 11.6.1.2 The site must be within 100.0 m of the development project to which the temporary sales office relates.
- 11.6.1.3 The site must be located on an arterial or major street, which generally have 2 or more lanes of travel in each direction and are usually designated as truck and bus routes.
- 11.6.1.4 The site must be more than 800.0 m from a commercial district, except that the Director of Planning may permit a temporary sales office closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.
- 11.6.1.5 Before permitting a temporary sales office, the Director of Planning must consider the submission of any advisory group, property owner or tenant and all applicable Council policies and guidelines.
- 11.6.1.6 The site must be fully restored to its original condition immediately following the expiration of the development permit.

11.7 Parking Uses

11.7.1 [reserved]

11.8 Retail Uses

11.8.1 Farmers' Market

11.8.1.1 A farmers' market must be in:

- (a) open air stalls or booths;
- (b) stalls or booths partially or totally covered by tents or similar temporary structures; or
- (c) stalls or booths in a building approved for use as a farmers' market.

11.8.1.2 A farmers' market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning considers all applicable Council policies and guidelines.

11.8.1.3 The site area of a farmers' market must not exceed 2,323 m², except that the Director of Planning may permit an increase in site area, if the Director of Planning considers all applicable Council policies and guidelines.

11.8.1.4 A vendor at a farmers' market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.

11.8.1.5 No more than 40% of the total number of stalls or booths in a farmers' market may be used for the sale of local ready-to-eat foods and local artisan crafts.

11.8.1.6 There must be no more than 3 vendors selling or providing samples of local wine, cider, beer or spirits at a farmers' market.

11.8.2 Neighbourhood Grocery Store

11.8.2.1 Neighbourhood grocery stores are permitted in any R district except the FM-1 district and the RA-1 district.

11.8.2.2 The maximum permitted frontage for a site is 15.3 m.

11.8.2.3 The maximum permitted floor area for all retail and storage space is 110 m².

11.8.2.4 The maximum permitted number of indoor and outdoor seats is 16.

-
- 11.8.2.5 Live entertainment is not permitted.
- 11.8.2.6 Before granting a development permit, the Director of Planning must:
- (a) notify surrounding property owners and residents; and
 - (b) consider:
 - (i) the design of any proposed building addition,
 - (ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling,
 - (iii) the proposed delivery, loading and goods movement program, and
 - (iv) the impact on adjacent property owners and residents of a proposed building addition or solid waste program.
- 11.8.2.7 The Director of Planning may vary the provisions of this section [11.8.2](#) with regards to maximum frontage and the applicable district schedules with regard to setbacks, floor space ratio or site coverage in order to facilitate the rehabilitation of an existing neighbourhood grocery store.
- 11.8.3 Small-Scale Pharmacy
- 11.8.3.1 A small-scale pharmacy must include at least 25 m² of publicly accessible space except that if the Director of Planning considers all applicable Council policies and guidelines and potential impacts on the site and the surrounding properties, the Director of Planning may decrease the amount of space required.
- 11.8.3.2 Any development permit for a small-scale pharmacy must be limited in time to 2 years.
- 11.8.4 Public Bike Share
- 11.8.4.1 Despite anything to the contrary in this by-law, public bike share is only a permitted use on lands that fall within the area identified in [Map 1: Area Where Public Bike Share is Permitted](#) below.
- 11.8.4.2 The Director of Planning may approve a public bike share use, if the Director of Planning considers:
- (a) all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant,
- but no development permit approving the use will be required if the use complies with section [4.8.1\(s\)](#) of this by-law.
- 11.8.4.3 Floor area necessary for public bike share or a public bike share station must be excluded from the calculation of floor space ratio on any site.

Map 1: Area Where Public Bike Share is Permitted

11.8.5 Gasoline Station – Full Serve and Gasoline Station – Split Island

11.8.5.1 Despite section 10.4 of this by-law and the front, side and rear yard regulations as set out in the **C-1 District Schedule**, in the case of a gasoline station – full serve or gasoline station – split island located in the C-1 district:

- (a) the minimum width of the side yard on a street that flanks a corner site is 4.5 m;
- (b) a rear yard with a minimum depth of 4.5 m must be provided, except that where the rear property line of the site adjoins a dedicated lane, the minimum depth of the rear yard may be decreased by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site;
- (c) pump islands are permitted in the front yard if they are set back a minimum of 4.5 m from the front property line; and
- (d) canopies over the pump islands may be located to the satisfaction of the Director of Planning in the front and side yards as long as all such canopies are set back at least 1.5 m from the front or side property line of the site, as the case may be, and no canopy is longer than 33% of the length of the street boundary of the yard in which it is located, to a maximum of 12.2 m.

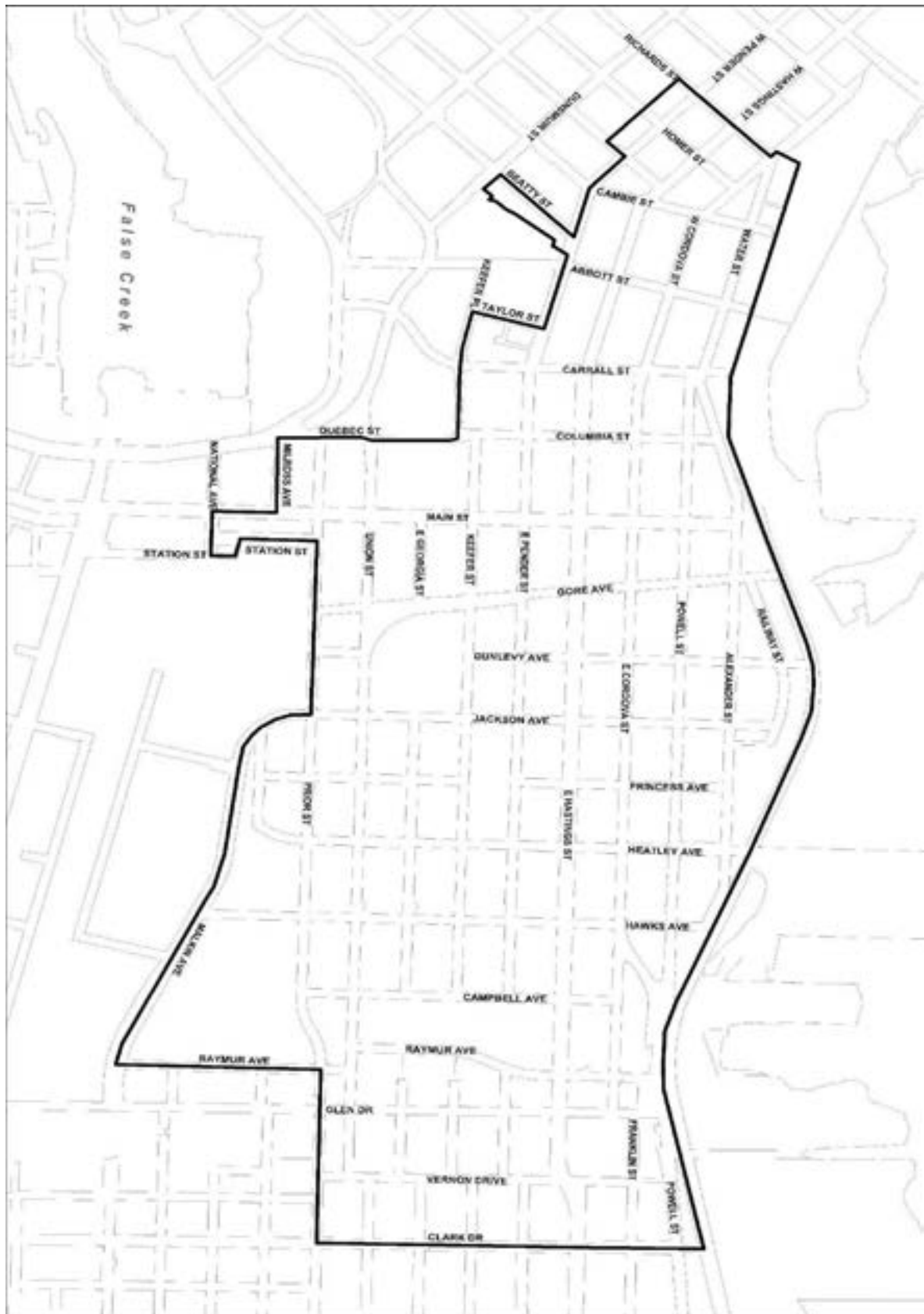
-
- 11.8.5.2 Despite any other provisions of this by-law, no merchandise may be displayed outdoors on any gasoline station – full serve or gasoline station – split island site except for the following:
- (a) if located at a pump island, a small sample display of new tires, lubricating oils and automotive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

- (b) consider the liveability of neighbouring residents; and
- (c) consider all applicable Council policies and guidelines.

11.8.6.2 A cannabis store is not permitted:

- (a) within 300.0 m of the nearest property line of a site on which another cannabis store is located;
- (b) within 300.0 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;
- (c) within the area identified in **Map 2: Area Where Cannabis Store is Not Permitted** below, except for sites with a property line on Hastings Street or Main Street;
- (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;
- (e) on any site other than a site located on a block where all or part of the street in that block has a painted centre line;
- (f) in combination with any other use; or
- (g) in combination with an automated banking machine.

Map 2: Area Where Cannabis Store is Not Permitted



11.8.7 Liquor Store

- 11.8.7.1 Wherever the words “retail store”, “retail or business establishment”, “retailing”, “convenience commercial”, or similar use descriptions that imply the sale of merchandise as a permitted use appear in this by-law or in any by-law passed pursuant to this by-law, such permitted use must not include a liquor store without the approval of the Director of Planning or the Development Permit Board, as the case may be.
- 11.8.7.2 Wherever “commercial”, “commercial uses”, “retail”, “retail uses”, or “drive-through service” appear in this by-law or in any by-law passed pursuant to this by-law, such permitted use must not include a liquor store unless otherwise specifically provided by this by-law.

11.8.8 Pawnshop and Secondhand Store

- 11.8.8.1 Any development permit issued for a pawnshop or secondhand store will be limited in time to 1 year.

11.8.9 Retailing Used Merchandise

- 11.8.9.1 Any retail store is be permitted to use up to a maximum of 2.5 m² of floor area of premises for the retailing of:
- (a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers or printers; or
 - (b) 2 or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools,
- if this floor area is clearly demarcated and readily visible and accessible to the public.

11.8.10 Adult Retail Store

- 11.8.10.1 Premises used as an adult retail store will not be issued a permit for an arcade and premises used as an arcade will not be issued a permit for an adult retail store.
- 11.8.10.2 Adult retail stores must not exceed a maximum floor area of 278 m² and a maximum premise frontage of 7.6 m.
- 11.8.10.3 Any development permit issued for an adult retail store will be limited in time to 3 years.

11.9 Service Uses

11.9.1 Short Term Rental Accommodation

11.9.1.1 In this section [11.9.1](#):

- (a) “principal residence unit” means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills; and
- (b) “booking” means a confirmed reservation of the dwelling unit, or of 1 or more bedrooms, as short term rental accommodation.

11.9.1.2 Short term rental accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.

11.9.1.3 Short term rental accommodation is not permitted in an accessory building or vehicle.

11.9.1.4 Short term rental accommodation is not permitted in a dwelling unit in combination with bed and breakfast accommodation.

11.9.1.5 No more than 2 adults may occupy each bedroom used as short term rental accommodation.

11.9.1.6 Short term rental accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the Fire By-law.

11.9.1.7 No more than 1 booking may be permitted as short term rental accommodation in each dwelling unit at 1 time.

11.9.1.8 Short term rental accommodation is permitted in all CD-1 districts where dwelling uses are permitted.

11.9.1.9 Any development permit or exemption from a development permit for a short term rental accommodation must be limited in time to 2 years.

11.9.2 Bed and Breakfast Accommodation

11.9.2.1 A maximum of 2 bedrooms accommodating a maximum of 4 bed and breakfast guests may be permitted in a dwelling unit.

11.9.2.2 The provision of bed and breakfast accommodation must not be permitted coincidentally with the keeping of boarders and lodgers.

11.9.2.3 The operator of the bed and breakfast accommodation must reside in the dwelling unit.

11.9.3 Body-Rub Parlour

- 11.9.3.1 Wherever “commercial”, “commercial uses”, or “service uses” appear in this by-law or in any by-law passed pursuant to this by-law, such permitted use must not include a body-rub parlour unless otherwise specifically permitted by this by-law.

11.9.4 Wedding Chapel

- 11.9.4.1 The floor area of a wedding chapel must not exceed 140 m², except that the Director of Planning may increase the floor area if the Director of Planning considers the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any impact on adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.

11.10 Transportation and Storage Uses

11.10.1 Marine Terminal or Berth

- 11.10.1.1 A marine terminal or berth must not be used for the bulk storage and handling and trans-shipment of coal.

11.10.2 Mini-Storage Warehouse

- 11.10.2.1 Mini-storage warehouse is not permitted:

- (a) on the first storey, or on any storey with its floor level within 2.0 m above finished grade, in any I or M districts, except for entrances;
- (b) in the following areas of the I-2 district:
 - (i) east of Ash Street, north of West Kent Avenue North, west of Manitoba Street, and south of Southwest Marine Drive,
 - (ii) east of Slocan Street, north of Grandview Highway, west of Boundary Road, and south of East Broadway and Lougheed Highway, and
 - (iii) east of Clark Drive, north of East 7th Avenue, west of McLean Drive, and south of East 6th Avenue;
- (c) in the area of the I-1 district west of Columbia Street, south of West 5th Avenue, and south of East 5th Avenue; or
- (d) in the area of the IC-2 district south of East 5th Avenue.

11.11 Utility and Communication Uses

- 11.11.1 [reserved]

11.12 Wholesale Uses

11.12.1 [reserved]

11.13 Uncategorized

11.13.1 Homecraft

- 11.13.1.1 No person other than 1 resident member of the family occupying the dwelling may be engaged in the homecraft on the premises.
- 11.13.1.2 Where located in an R district, there must be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use.
- 11.13.1.3 No products or material may be sold from or within the dwelling unit.
- 11.13.1.4 No products or materials may be stored outside of the dwelling unit, building or accessory building.
- 11.13.1.5 No offensive noise, odour, vibration, smoke, heat or other objectionable impact may be produced.

11.13.2 Housekeeping Units

- 11.13.2.1 No housekeeping unit may be used or occupied by more than 1 family.
- 11.13.2.2 Every housekeeping unit must have a floor area of at least 13.4 m², or a floor area of at least 11.1 m² if the unit is occupied by only 1 person and adequate lounge facilities are provided on the premises.
- 11.13.2.3 There must be a separate and properly ventilated kitchen or kitchenette equipped with a sink and cooking facilities provided within the housekeeping unit.
- 11.13.2.4 There must be at least 1 complete bathroom unit for every 3 housekeeping units, except that where the housekeeping units have single occupancy the provisions of section [11.13.3.3](#) of this by-law apply.
- 11.13.2.5 No person may use or permit to be used any housekeeping unit for a period of less than 1 month unless such unit forms part of a hotel.

11.13.3 Sleeping Units

- 11.13.3.1 No sleeping unit may contain a sink or cooking facilities.
- 11.13.3.2 Every sleeping unit must include a main habitable room with a floor area of not less than 9.7 m².
- 11.13.3.3 There must not be:
 - (a) less than 1 hand basin provided for every 3 sleeping units, and such basins may not be located in public hallways;

(b) at least 1 water closet for every 10 sleeping units; and

(c) at least 1 bathing unit for every 12 sleeping units.

11.13.3.4 No person may use or permit to be used any sleeping unit for a period of less than 1 month unless such unit forms part of a hotel.

11.13.4 Live-Work Use

11.13.4.1 The floor area of a live-work unit must be at least 47 m².

11.13.5 Lounge

11.13.5.1 Wherever “restaurant” appears in this by-law or in any by-law passed pursuant to this by-law, such permitted use must not include a lounge as defined in the Liquor Control and Licensing Regulation under the Liquor Control and Licensing Act (British Columbia) unless otherwise specifically provided by this by-law.

SCHEDULE H

RA-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain and encourage the semi-rural, equestrian and limited agricultural nature of the area, and to permit single detached houses and, in specific circumstances, infill single detached houses.

Without limitation, applicable Council policies and guidelines for consideration include the [Southlands RA-1 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RA-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
9,100 m ²	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Greenhouse	Conditional	
Nursery, Field Crop or Fruit Farm	Outright	
Stable	Conditional	2.2.1, 2.2.2
Cultural and Recreational Uses		
Golf Course or Driving Range	Conditional	
Marina	Conditional	
Park or Playground	Conditional	
Riding Ring	Conditional	2.2.3
Dwelling Uses		
Dwelling Unit, in combination with a Single Detached House	Conditional	2.2.4
Infill Single Detached House	Conditional	2.2.5
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	2.2.6
Single Detached House, not permitted as an outright approval use	Conditional	2.2.7
Institutional Uses		
Community Care Facility – Class A	Outright	2.2.8
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Public Authority Use, essential in this district	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.9
Public Bike Share	Conditional	
Retail Store, in combination with Greenhouse, Nursery, Field Crop or Fruit Farm, or Stable	Conditional	2.2.10, 2.2.11
Service Uses		
Bed and Breakfast Accommodation	Conditional	

Use	Approval	Use-Specific Regulations
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.12
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 An additional principal building may be permitted in combination with stable.
- 2.2.2 The stabling of horses is limited to a maximum of 1 horse for every 232 m² of site area, excluding the site area of dwelling uses and yard areas within 6.4 m of dwelling uses, community care facilities or group residences, open swimming pools and tennis courts, parking spaces, manoeuvring aisles and driveways accessory to dwelling uses.
- 2.2.3 In addition to riding ring, the Director of Planning may permit any use similar to riding ring.
- 2.2.4 A dwelling unit in combination with a single detached house may be permitted if:
- it is for the person whose occupation is a full-time caretaker on the subject site;
 - the site area is at least 2,020 m²;
 - the size of the single detached house or site, or the nature of uses on the site, warrants the need for a caretaker's unit;
 - there is only 1 caretaker's dwelling unit on a site;
 - on sites with a site area:
 - between 2,020 m² and 4,045 m², the floor area of the caretaker's dwelling unit does not exceed 70 m², and

- (ii) that exceeds 4,045 m², the floor area of the caretaker's dwelling unit does not exceed 140 m²; and
- (f) a covenant is registered ensuring that the dwelling unit will be occupied and maintained as a caretaker's quarters for a person whose occupation is a full-time caretaker on the subject site.

2.2.5 An infill single detached house may be permitted:

- (a) if it is for a person whose occupation is a full-time caretaker on the subject site, and:
 - (i) the site area is at least 2,020 m²,
 - (ii) the size of the single detached house or site, or the nature of uses on the site, warrants the need for a caretaker's unit,
 - (iii) there is only 1 caretaker's dwelling unit on the site,
 - (iv) on sites with a site area:
 - (A) between 2,020 m² and 4,045 m², the floor area of the caretaker's dwelling unit does not exceed 70 m², or
 - (B) that exceeds 4,045 m², the floor area of the caretaker's dwelling unit does not exceed 140 m²,
 - (v) a covenant is registered ensuring that the dwelling unit will be occupied and maintained as a caretaker's quarters for a person whose occupation is a full-time caretaker on the subject site, and
 - (vi) on sites less than 9,100 m², the caretaker's unit is within 6.1 m of the single detached house; or
- (b) if:
 - (i) the site area is at least 9,100 m²,
 - (ii) the maximum number of dwelling units on a site, including a dwelling unit for a caretaker, does not exceed 2,
 - (iii) the floor area of the infill single detached house does not exceed 186 m², and
 - (iv) boarding facilities for at least 10 horses are maintained on the site and those facilities include the provision of 1 stall for each horse and storage areas for feed, tack, bedding and manure.

2.2.6 Single detached house, not permitted as an outright approval use, may be permitted as an outright approval use if the floor area does not exceed 280 m².

2.2.7 Single detached house may be permitted as a conditional approval use if the floor area exceeds 280 m².

2.2.8 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

-
- 2.2.9 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.10 Retail store in combination with greenhouse or nursery, field crop or fruit farm may be permitted if:
- (a) it is limited to the display and sale of plants, fertilizers, insecticides, herbicides, seeds, soils and small garden tools; and
 - (b) the floor area, including covered outdoor storage areas and ancillary office areas, does not exceed 186 m².
- 2.2.11 Retail store in combination with stable may be permitted if:
- (a) it is limited to a tack shop serving the day-to-day equestrian needs of the local community;
 - (b) the retail floor area does not exceed 93 m²;
 - (c) there are no outdoor displays or display windows; and
 - (d) it does not include the sale of feed or bedding products.
- 2.2.12 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height; and
 - (b) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m².

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio and floor area is:

- (a) the greater of 0.10 or 334 m², but in no case to exceed 836 m², for dwelling uses, community care facility or group residence; and
- (b) 0.12 for all other uses.

3.1.2 Building Form and Placement

Regulations	RA-1
3.1.2.1 Minimum site area	9,100 m ²
3.1.2.2 Maximum building height	9.2 m and 3 storeys
3.1.2.3 Minimum front yard depth	7.3 m
3.1.2.4 Minimum side yard width	4.5 m
3.1.2.5 Minimum rear yard depth	4.5 m
3.1.2.6 Maximum site coverage for all buildings for:	
(a) dwelling uses, community care facility or group residence	the greater of 8% of the site area or 242 m ²
(b) all other uses	12% of the site area
3.1.2.7 Maximum building depth for all buildings used for dwelling uses, community care facility, or group residence	the lesser of 36.6 m or 65% of the site depth
3.1.2.8 Maximum building width for all buildings used for dwelling uses, community care facility or group residence	the lesser of 30.5 m or 75% of the site width

Site Area

- 3.1.2.9 The Director of Planning may decrease the minimum site area if the lot was on record in the Land Title Office prior to October 4, 1955.

Building Height

3.1.2.10 Despite the maximum building height in section 3.1.2.2 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

3.1.2.11 Despite the maximum building height in section 3.1.2.2 above, no portion of the building may extend above an envelope formed by a vertical line measuring 6.4 m in height at the required side yard and then extending inward and upward at an angle of 135 degrees from the vertical to the line where the planes intersect.

3.1.2.12 The Director of Planning may increase the permitted building height to a maximum of 10.7 m if the Director of Planning considers:

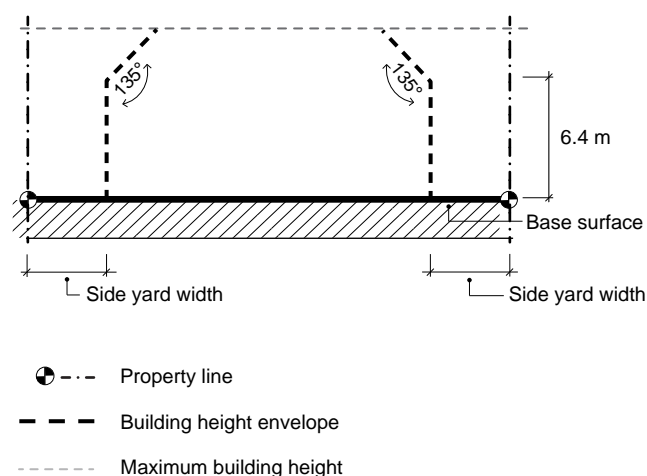
- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Site Coverage

3.1.2.13 Despite the maximum site coverage in section 3.1.2.6(a) above, the maximum aggregate site coverage for all dwelling uses and yard areas within 6.4 m of dwelling uses, community care facilities or group residences, open swimming pools and tennis courts, parking spaces, manoeuvring aisles and driveways accessory to dwelling uses, must not exceed:

- (a) 30% of the site area for sites with a site area greater than 9,070 m²;
- (b) 40% of the site area for sites with a site area between 4,045 m² and 9,070 m²; and
- (c) 50% of the site area for sites with a site area less than 4,045 m².

Diagram: Maximum building height envelope



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings, which, for dwelling uses, community care facility and group residence, includes garages, covered swimming pools and covered tennis courts; 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.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) areas of undeveloped floors that 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;
- (d) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (e) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iii) the total area of these exclusions, when combined with the balcony and deck exclusions under section [4.1.2\(a\)](#) above, does not exceed 13% of the permitted floor area, and
 - (iv) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor; and
- (f) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section [4.1.2\(e\)](#) above, to which there is no access from the interior of the building.

4.2 Site Coverage: Measurement

- 4.2.1 Site coverage for dwelling uses, community care facility, or group residence includes accessory buildings customarily ancillary to these uses, including but not limited to garages, covered swimming pools and covered tennis courts.

4.3 Building Depth and Width: Measurement

- 4.3.1 Building depth and width for dwelling uses, community care facility or group residence includes accessory buildings customarily ancillary to these uses, including but not limited to garages, covered swimming pools and covered tennis courts.
- 4.3.2 The maximum building depth is measured as viewed from and projected upon the side property lines.
- 4.3.3 The maximum building width is measured as viewed from and projected upon the front property line.

5 RELAXATIONS

- 5.1 The Director of Planning may relax the front yard, side yard and rear yard regulations prescribed in this schedule, where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, provided that the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.

SCHEDULE I

C-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for small-scale convenience commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and limited service functions, and to provide for dwelling uses designed to be compatible with commercial uses.

Without limitation, applicable Council policies and guidelines for consideration include the [C-1 Residential Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Library	Conditional	2.2.1
Park or Playground	Conditional	
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Institutional Uses		
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Office Uses		
Financial Institution	Conditional	2.2.1
General Office	Outright	2.2.1 , 2.2.6
Health Care Office	Conditional	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.7
Gasoline Station – Full Serve	Conditional	
Gasoline Station – Split Island	Conditional	
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1 , 2.2.6
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1 , 2.2.6
Secondhand Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Service Uses		
Barber Shop or Beauty Salon	Outright	2.2.1 , 2.2.6
Beauty and Wellness Centre	Outright	2.2.1 , 2.2.6
Bed and Breakfast Accommodation	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1 , 2.2.6
Neighbourhood Public House	Conditional	
Photofinishing or Photography Studio	Outright	2.2.1 , 2.2.6
Print Shop	Conditional	2.2.1
Repair Shop – Class B	Outright	2.2.1 , 2.2.6
Restaurant – Class 1	Outright	2.2.6
Short Term Rental Accommodation	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1, 2.2.8
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1, 2.2.9
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1, 2.2.10
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.11
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All commercial uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) farmers' market;
- (c) gasoline station – full serve;
- (d) gasoline station – split island;
- (e) neighbourhood public house;
- (f) parking and loading facilities;
- (g) public bike share;
- (h) restaurant – class 1; and
- (i) urban farm – class B,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods or an outdoor eating area in combination with a restaurant – class 1, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this schedule.

-
- 2.2.2 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.
- 2.2.3 Mixed-use residential building may be permitted if the Director of Planning considers the design and liveability of the dwelling units.
- 2.2.4 No portion of the first storey of a mixed-use residential 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 except for entrances to the residential portion.
- 2.2.5 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:
- (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size, and
 - (iii) the impact of the conversion on adjacent properties and the character of the area;
 - (b) there are no additions to the building; and
 - (c) no housekeeping or sleeping units are created.
- 2.2.6 All outright approval office, retail and service uses must cater to the day-to-day needs of residents of the local neighbourhood.
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and

- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,

except that the Director of Planning may vary the maximum height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

- 2.2.9 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule, except that the Director of Planning may vary the floor area regulations to a total floor area not exceeding 33.3% of the gross floor area of the principal use.
- 2.2.10 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.9 above.
- 2.2.11 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.20, except that the floor space ratio for dwelling uses must not exceed 0.75.

3.1.1.2 For the purposes of section 3.1.1.1 above, where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use.

3.1.2 Building Form and Placement

Regulations		C-1
3.1.2.1	Maximum building height	9.2 m
3.1.2.2	Minimum front yard depth for a front yard that:	
	(a) adjoins the front yard of a site located in an R district, without the intervention of a lane	3.7 m
	(b) does not adjoin the front yard of a site located in an R district	not required
3.1.2.3	Minimum side yard depth for a side yard that:	
	(a) adjoins the side yard of a site located in an R district, without the intervention of a lane, and where the site width:	
	(i) does not exceed 9.0 m	0.9 m
	(ii) exceeds 9.0 m but does not exceed 15.0 m	10% of the site width
	(iii) exceeds 15.0 m	1.5 m
	(b) does not adjoin the side yard of a site located in an R district	not required
3.1.2.4	Minimum rear yard depth	10.7 m

Building Height

- 3.1.2.5 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 10.7 m, if the Director of Planning or Development Permit Board considers:
- (a) the height, bulk and location of the building and its impact on the site, surrounding buildings and streets, and existing views;
 - (b) the extent to which the increase in maximum building height allows for roof forms and building design that is sympathetic to buildings in the surrounding neighbourhood;
 - (c) the relationship of the development with nearby residential areas; and
 - (d) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Front Yard

- 3.1.2.6 No parking or loading of vehicles is permitted in a front yard or front setback.
- 3.1.2.7 The Director of Planning may decrease the minimum front yard depth to permit the outdoor display of retail goods or an outdoor eating area in combination with a restaurant – class 1, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this schedule.

Side Yard

- 3.1.2.8 Despite the minimum side yard width in section 3.1.2.3(b) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.
- 3.1.2.9 For any parking area on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required.

Rear Yard

- 3.1.2.10 Despite the minimum rear yard depth in section 3.1.2.4 above, where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) 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 parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area, if in the case of child day care facilities the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.1.3 The Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor area, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Horizontal Angle of Daylight

4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.

- 4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or kitchen.
- 4.2.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section 4.2.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

SCHEDULE J

C-2

District Schedule

1 INTENT AND OVERVIEW

1.1 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 dwelling uses along arterial streets. This schedule emphasizes building design that promotes compatibility among uses, ensures liveability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units.

Without limitation, applicable Council policies and guidelines for consideration include the [C-2 Guidelines](#), [Fraser Street C-2 Guidelines](#) and [C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	Mixed-Use Residential Building that is a residential rental tenure building	3.1
	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	
Cultural and Recreational Uses		
Arcade	Conditional	2.2.1
Artist Studio	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Outright	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Outright	2.2.1
Hall	Conditional	2.2.1
Library	Outright	2.2.1
Museum or Archives	Outright	2.2.1
Park or Playground	Conditional	
Rink	Outright	2.2.1
Swimming Pool	Outright	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.4, 2.2.5

Use	Approval	Use-Specific Regulations
Multiple Dwelling	Conditional	2.2.4 , 2.2.6
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.7
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class B	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Jewellery Manufacturing	Conditional	2.2.1
Printing and Publishing	Conditional	2.2.1
Office Uses		
Financial Institution	Outright	2.2.1
General Office	Outright	2.2.1
Health Care Office	Outright	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	
Retail Uses		
Adult Retail Store	Conditional	2.2.1
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.8
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station – Full Serve	Conditional	
Gasoline Station – Split Island	Conditional	

Use	Approval	Use-Specific Regulations
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	
Service Uses		
Animal Clinic	Conditional	2.2.1
Auction Hall	Outright	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Cabaret	Conditional	2.2.1
Catering Establishment	Outright	2.2.1
Drive-Through Service	Conditional	
Funeral Home	Conditional	2.2.1
Hotel	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Laboratory	Conditional	2.2.1
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Outright	2.2.1
Repair Shop – Class A	Conditional	2.2.1
Repair Shop – Class B	Outright	2.2.1
Restaurant – Class 1	Outright	
Restaurant – Class 2	Conditional	2.2.1
Restaurant – Drive-In	Conditional	
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Outright	2.2.1

Use	Approval	Use-Specific Regulations
School – Vocational or Trade	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Sign Painting Shop	Conditional	2.2.1
Wedding Chapel	Conditional	2.2.1
Transportation and Storage Uses		
Taxicab or Limousine Station	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.9
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1 , 2.2.10
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1 , 2.2.11
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.12
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All commercial uses listed in section [2.1](#) of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) drive-through service;
- (c) farmers' market;
- (d) gasoline station – full serve;

- (e) gasoline station – split island;
- (f) lumber and buildings material establishment;
- (g) neighbourhood public house;
- (h) parking and loading facilities;
- (i) public bike share;
- (j) restaurant – class 1;
- (k) restaurant – drive-in;
- (l) taxicab or limousine station;
- (m) urban farm – class B; and
- (n) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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.

2.2.2 Any of the non-dwelling uses listed in section [2.1](#) of this schedule are permitted in a mixed-use residential building.

2.2.3 No portion of the first storey of a mixed-use residential 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 except for entrances to the residential portion.

2.2.4 Development on any site consisting of 3 or more dwelling units that:

- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
- (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,

is subject to the [Rental Housing Stock Official Development Plan](#).

2.2.5 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:

- (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size, and
 - (iii) the impact of the conversion on adjacent properties and the character of the area; and

(b) there are no additions to the building.

2.2.6 Multiple dwelling may be permitted if the Director of Planning considers the site suitable for dwelling use.

2.2.7 Principal dwelling unit with lock-off unit is permitted only in a multiple dwelling or mixed-use residential building.

2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

(a) no accessory building exceeds 3.7 m in height measured to:

(i) the highest point of a flat roof,

(ii) the deck line of a mansard roof, or

(iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

(b) all accessory buildings are located:

(i) in the rear yard, and

(ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and

(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,

except that the Director of Planning may vary the maximum height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule, except that the Director of Planning may vary the floor area regulations to a total floor area not exceeding 33.3% of the gross floor area of the principal use.

2.2.11 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.10 above.

2.2.12 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Mixed-Use Residential Building that is a Residential Rental Tenure Building

Mixed-use residential building that is a residential rental tenure building is 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, which is illustrated in [Map 1: Sub-Area A](#) at the end of this schedule;
- (b) that is a mixed-use residential building and contains at least 3 dwelling units;
- (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 2 or more bedrooms;
- (e) where the third storey and above, measured from the front property line, is limited to dwelling 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:

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

except that the Director of Planning may vary the requirements under this section [3.1\(f\)\(ii\)](#) provided the Director of Planning is satisfied that sustainability objectives have been achieved on the development site.

3.1.1 Density and Floor Area

- 3.1.1.1 The maximum floor space ratio is 3.50 for all uses combined, provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35.

3.1.1.2 Despite section [3.1.1.1](#) above, for a corner site, the maximum floor space ratio is 3.70 for all uses combined, provided that:

- (a) the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35;
- (b) the length of the front property line facing the street is at least 45.7 m; and
- (c) the site has a minimum site area of 1,672 m².

3.1.1.3 Despite sections [3.1.1.1](#) and [3.1.1.2](#) above, the Director of Planning may increase the permitted floor space ratio by up to 0.05 for exterior circulation located above the first storey.

3.1.2 Building Form and Placement

Regulations	C-2
3.1.2.1 Maximum building height:	
(a) where the floor-to-floor height for non-dwelling uses located on the first storey, facing the street is:	
(i) 5.2 m or greater	22.0 m and 6 storeys
(ii) less than 5.2 m	19.8 m and 6 storeys
(b) for portions of a building located within 4.6 m of the ultimate rear property line	6.1 m
3.1.2.2 Minimum front yard depth for:	
(a) buildings located in sub-area B on Map 3: Sub-Area B at the end of this schedule	4.6 m
(b) all other buildings	2.5 m
3.1.2.3 Minimum side yard width or setback for a side yard that:	
(a) adjoins a site located in any R district, without the intervention of a lane, for portions of a building below the fourth storey	3.7 m
(b) adjoins a site located in any R district, without the intervention of a lane, for portions of a building at or above the fourth storey	10.7 m
(c) does not adjoin a site located in an R district	not required

Regulations	C-2
3.1.2.4 Minimum rear yard depth and rear setback for portions of a building:	
(a) containing non-dwelling uses only, and less than 6.1 m in height	1.5 m
(b) containing non-dwelling uses only, and 6.1 m or more in height	4.6 m
(c) containing dwelling uses	4.6 m

Building Height

3.1.2.5 Building height in section 3.1.2.1(a) above is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.

3.1.2.6 The maximum building height in section 3.1.2.1(b) above does not apply to portions of buildings where the rear yard has been decreased under section 3.1.2.13 below.

3.1.2.7 Despite the maximum building height in sections 3.1.2.1 and 3.1.2.6 above, no portion of the building may 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 135 degrees measured from the vertical, except 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.

Diagram: Maximum building height for residential rental tenure building

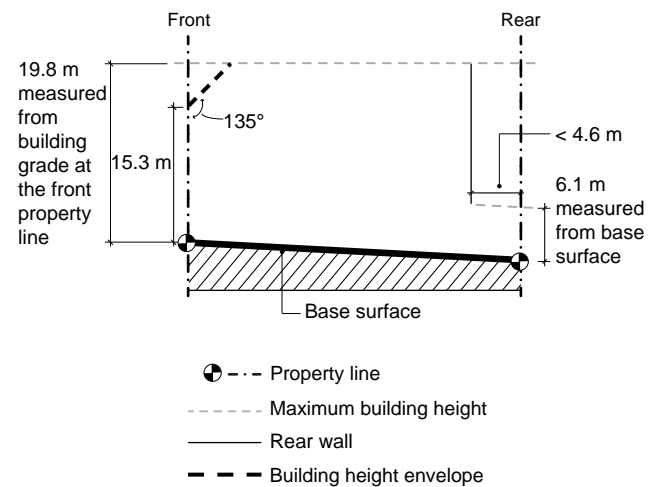
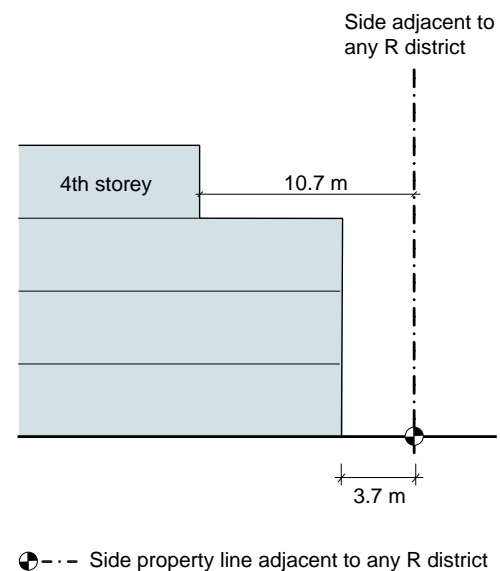


Diagram: Side yard and side setback for residential rental tenure buildings

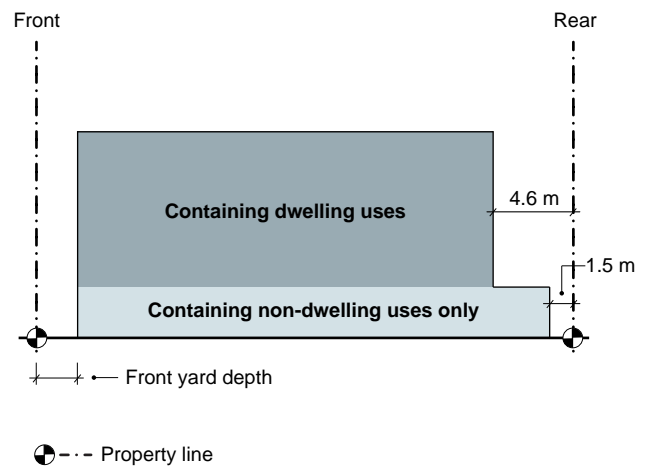


- 3.1.2.8 The Director of Planning or Development Permit Board may increase the maximum building height if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Front Yard

- 3.1.2.9 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



Side Yard and Side Setback

- 3.1.2.10 Despite the minimum side yard width in section 3.1.2.3(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.
- 3.1.2.11 Despite the minimum yard width in sections 3.1.2.3 and 3.1.2.10 above, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in section 3.1.2.2 above.
- 3.1.2.12 The Director of Planning may decrease the side yard width or side setback in sections 3.1.2.3(a) and 3.1.2.1(b) above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Rear Setback

- 3.1.2.13 Despite the minimum rear yard depth and rear setback in section 3.1.2.4(a) above, if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the minimum rear yard depth and rear setback is 3.1 m.
- 3.1.2.14 Despite the minimum rear yard depth and rear setback in sections 3.1.2.4(b) and 3.1.2.4(c) above, in the case of a corner site, the rear yard depth and rear setback may be decreased to a minimum of 1.5 m if the portion of the building for which the rear yard is decreased:
- (a) is located at least 22.8 m from an adjoining site; and
 - (b) does not exceed 25.3 m in width, measured from the ultimate exterior side property line,
- except that if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the minimum rear yard depth and rear setback may not be decreased.
- 3.1.2.15 Despite the minimum rear yard depth and rear setback in section 3.1.2.4(c) above, roof decks and balconies may project into the setback.

- 3.1.2.16 The Director of Planning may decrease the minimum rear yard depth or rear setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2 Other Uses

Uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.75, except that if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may increase the permitted floor space ratio to a maximum of:

- (a) 2.15 for multiple dwelling.
- (b) 2.50 for all uses combined, provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35; and

3.2.1.2 For the purposes of section 3.2.1.1 above, where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use.

3.2.2 Building Form and Placement

Regulations	C-2
3.2.2.1 Maximum unit frontage for any commercial use in buildings located in the area shown on Map 2: Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications at the end of this schedule	15.3 m
3.2.2.2 Maximum building height:	
(a) where the floor-to-floor height for non-dwelling uses located at the first storey facing the street is:	
(i) 5.2 m or greater	15.3 m
(ii) less than 5.2 m	13.8 m
(b) for portions of a building located within 6.1 m of the ultimate rear property line	6.1 m
3.2.2.3 Minimum front yard depth for:	
(a) buildings located in sub-area B on Map 3: Sub-Area B at the end of this schedule	4.6 m
(b) all other buildings	2.5 m
3.2.2.4 Minimum side yard width or setback for a side yard that:	
(a) adjoins a site located in an R district, without the intervention of a lane, for portions of a building below the fourth storey	3.7 m

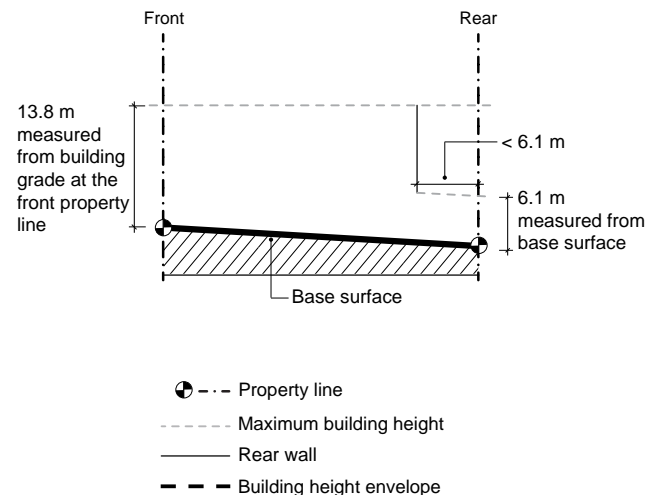
Regulations	C-2
(b) adjoins a site located in an R district, without the intervention of a lane, for portions of a building at or above the fourth storey	10.7 m
(c) does not adjoin a site located in an R district	not required
3.2.2.5 Minimum rear yard depth and rear setback for portions of a building:	
(a) containing non-dwelling uses only	1.5 m
(b) containing dwelling uses	6.1 m

Building Height

3.2.2.6 Building height in section 3.2.2.2(a) above is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.

3.2.2.7 The Director of Planning or Development Permit Board may increase the maximum building height if the Director of Planning or Development Permit Board considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Diagram: Building height



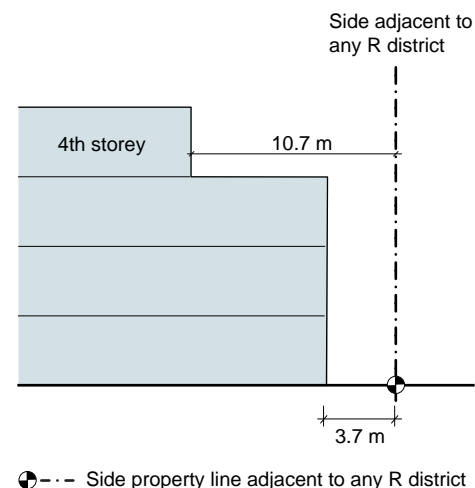
Side Yard and Side Setback

3.2.2.8 Despite the minimum side yard width in section 3.2.2.4(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

3.2.2.9 Despite the minimum yard width in sections 3.2.2.4 and 3.2.2.8 above, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in section 3.2.2.3 above.

3.2.2.10 The Director of Planning may decrease the side yard width or side setback in 3.2.2.4(a) and 3.2.2.4(b) above if the Director of

Diagram: Side yard and side setback



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

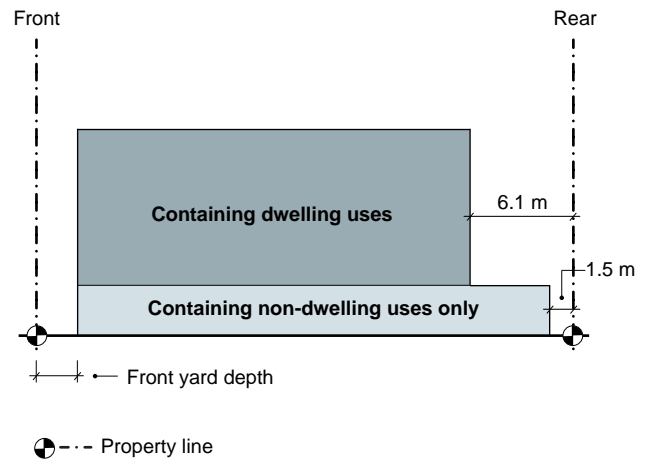
Rear Yard and Rear Setback

- 3.2.2.11 Despite the minimum rear yard depth and rear setback in section 3.2.2.5(a), without the intervention of a lane, the minimum depth of the rear yard or rear setback is 3.1 m.
- 3.2.2.12 Despite the minimum rear yard depth and rear setback in section 3.2.2.5(b) above, roof decks and balconies may project into the setback.
- 3.2.2.13 The Director of Planning may decrease the minimum rear yard depth or rear setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.2.2.14 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the maximum unit frontage; and
 - (b) the minimum front yard depth.

Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) 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 parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area if, in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.1.3 For buildings other than residential rental tenure buildings, the Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor area, if the Director of Planning considers all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Horizontal Angle of Daylight

- 4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.2.2 For the purposes of section [4.2.1](#) above, habitable room means any room except a bathroom or kitchen.
- 4.2.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.2.4 The plane or planes referred to in section [4.2.3](#) above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section [4.2.3](#) above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

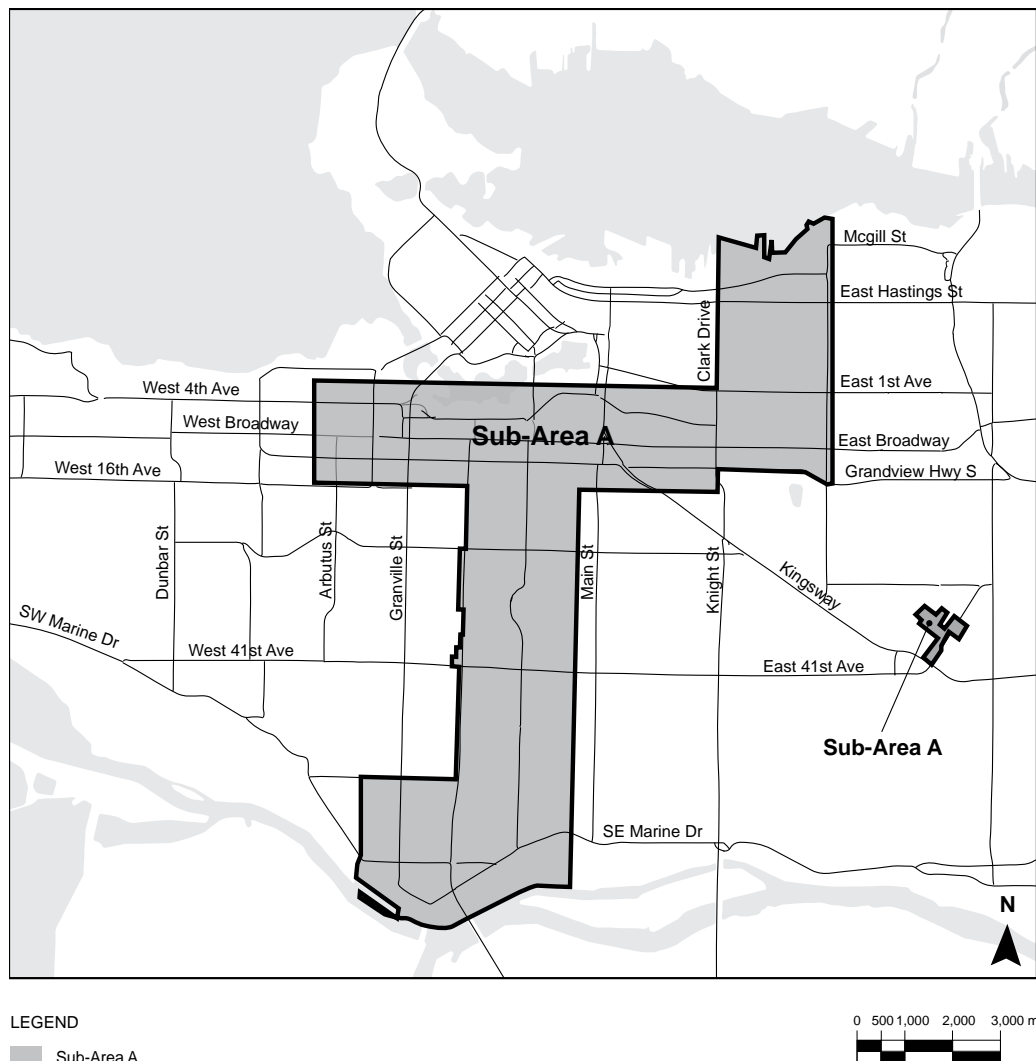
4.3 Dedication of Land

- 4.3.1 Dedication for Lane Purposes
 - 4.3.1.1 For development sites located in sub-area A shown on [Map 1: Sub-Area A](#) at the end of this schedule, where a site does not abut a lane, or abuts a lane that 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.
 - 4.3.1.2 Where a dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.
- 4.3.2 Dedication of Land and Statutory Right of Way for Sidewalk and Boulevard Purposes
 - 4.3.2.1 For development sites located in sub-area A shown on [Map 1: Sub-Area A](#) that adjoin the streets identified below, a portion of the site must be dedicated for sidewalk and boulevard improvements to achieve a distance from the centre line of the street to the property line of the development site, measured at right angles of:
 - (a) 15.1 m on Nanaimo Street, from William Street to Graveley Street; or
 - (b) 16.1 m on Nanaimo Street, from East 6th Avenue to East 11th Avenue.

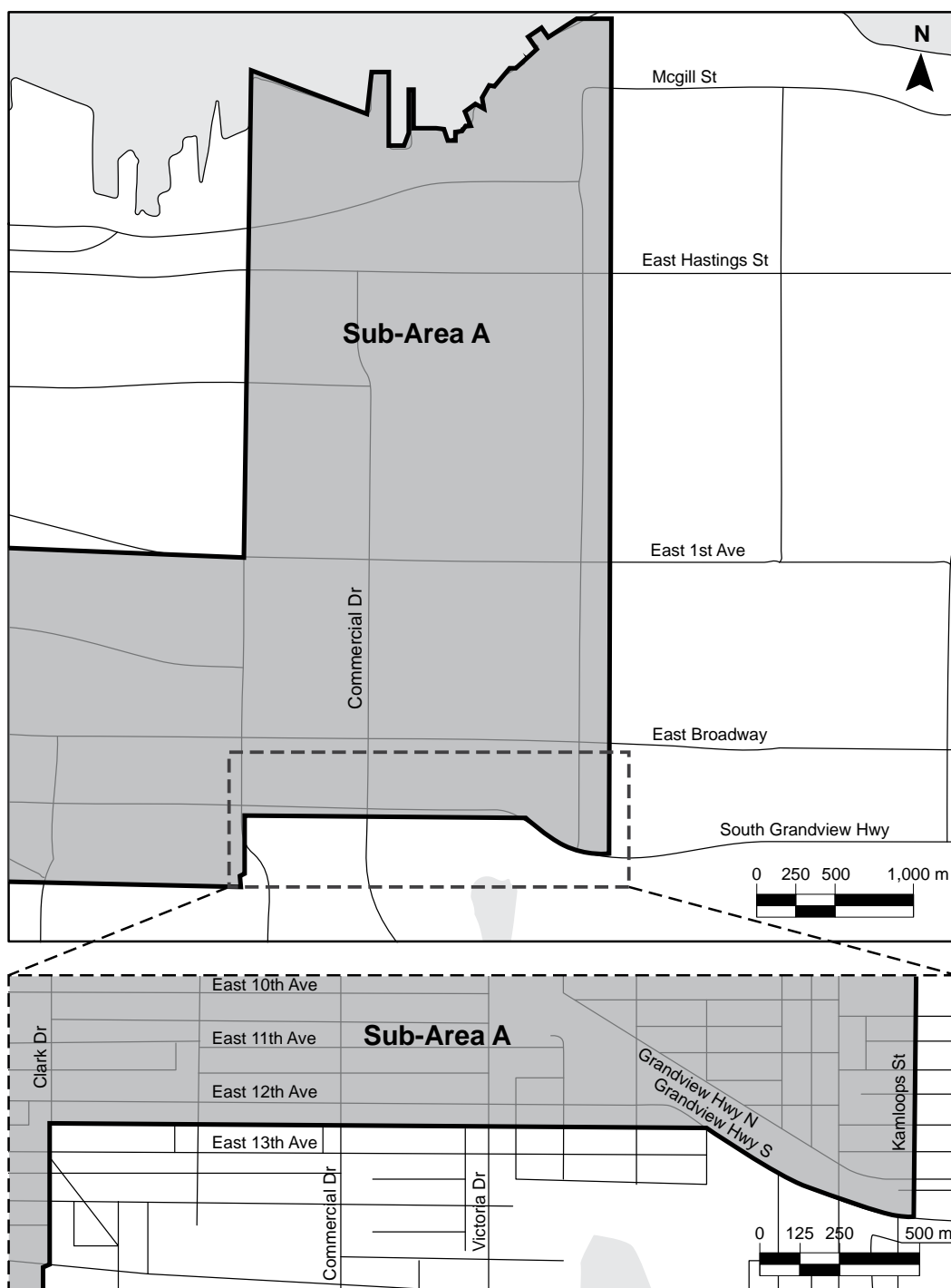
- 4.3.2.2 Where a dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.
- 4.3.2.3 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.
- 4.3.2.4 Despite section 4.3.2.3 above, the Director of Planning or Development Permit Board may permit a reduced surface statutory right of way if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Map 1: Sub-Area A

Sub-area A, as shown in Map 1 below, is further illustrated by Maps 1A, 1B, 1C, 1D and 1E.



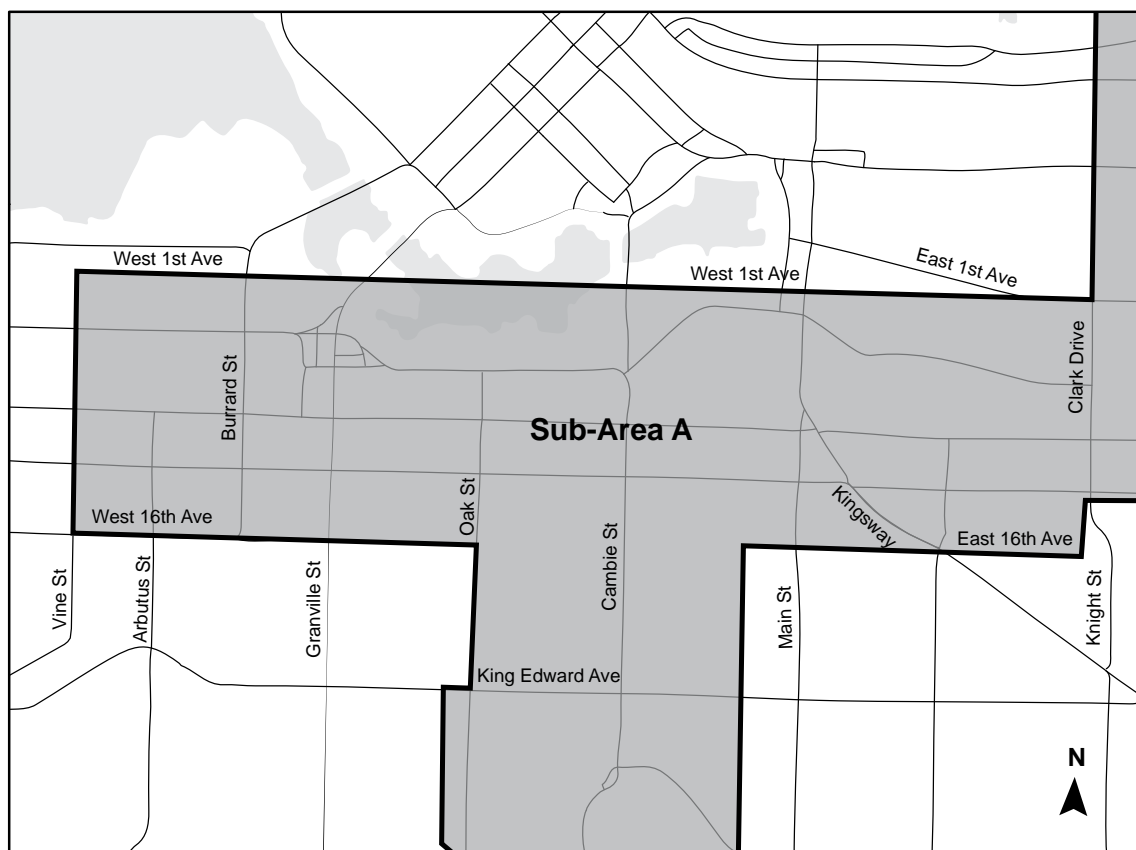
Map 1A: Sub-Area A



LEGEND

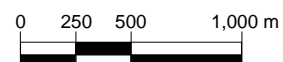
Sub-Area A

Map 1B: Sub-Area A



LEGEND

Sub-Area A



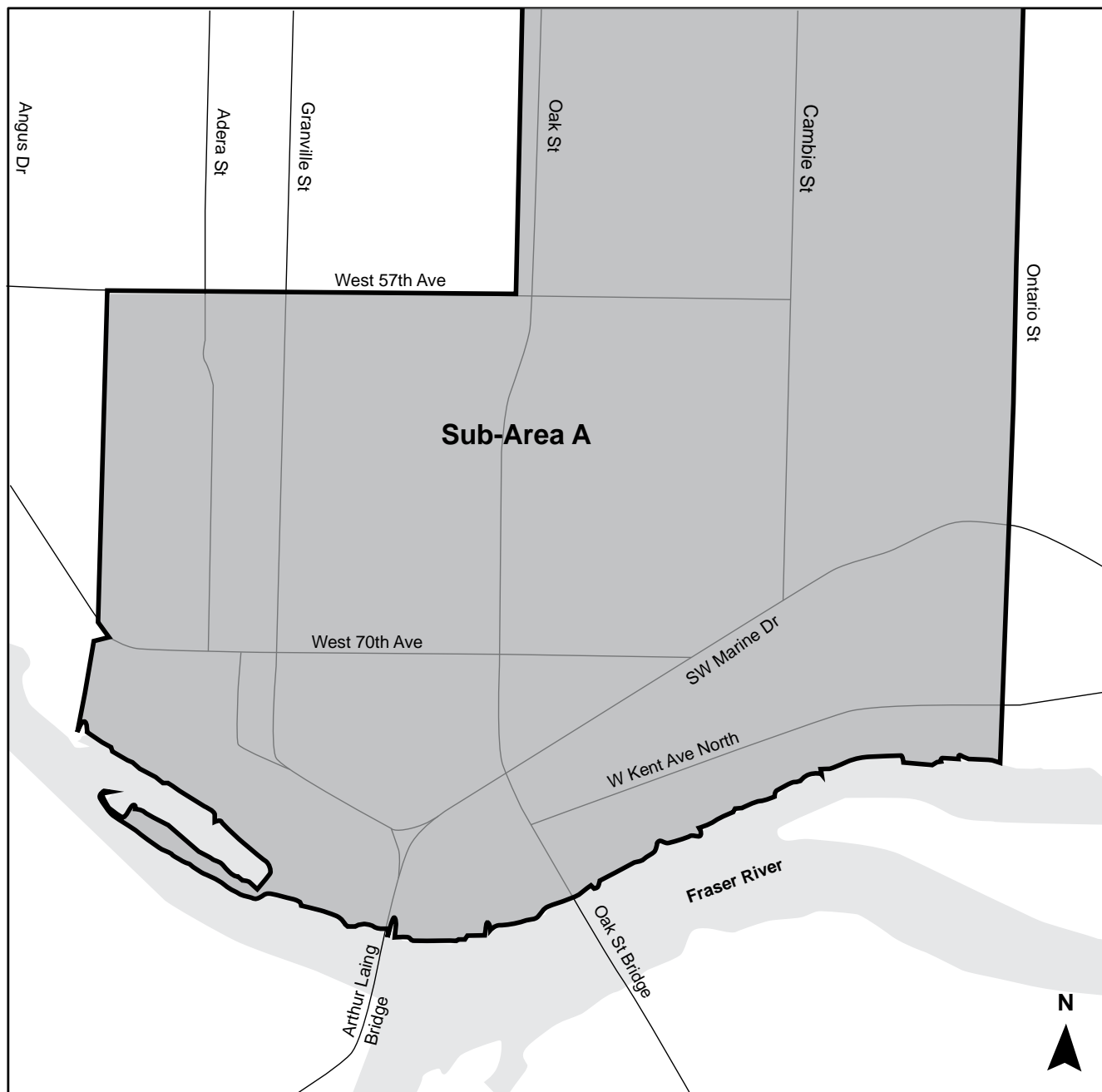
Map 1C: Sub-Area A



LEGEND

Sub-Area A

Map 1D: Sub-Area A

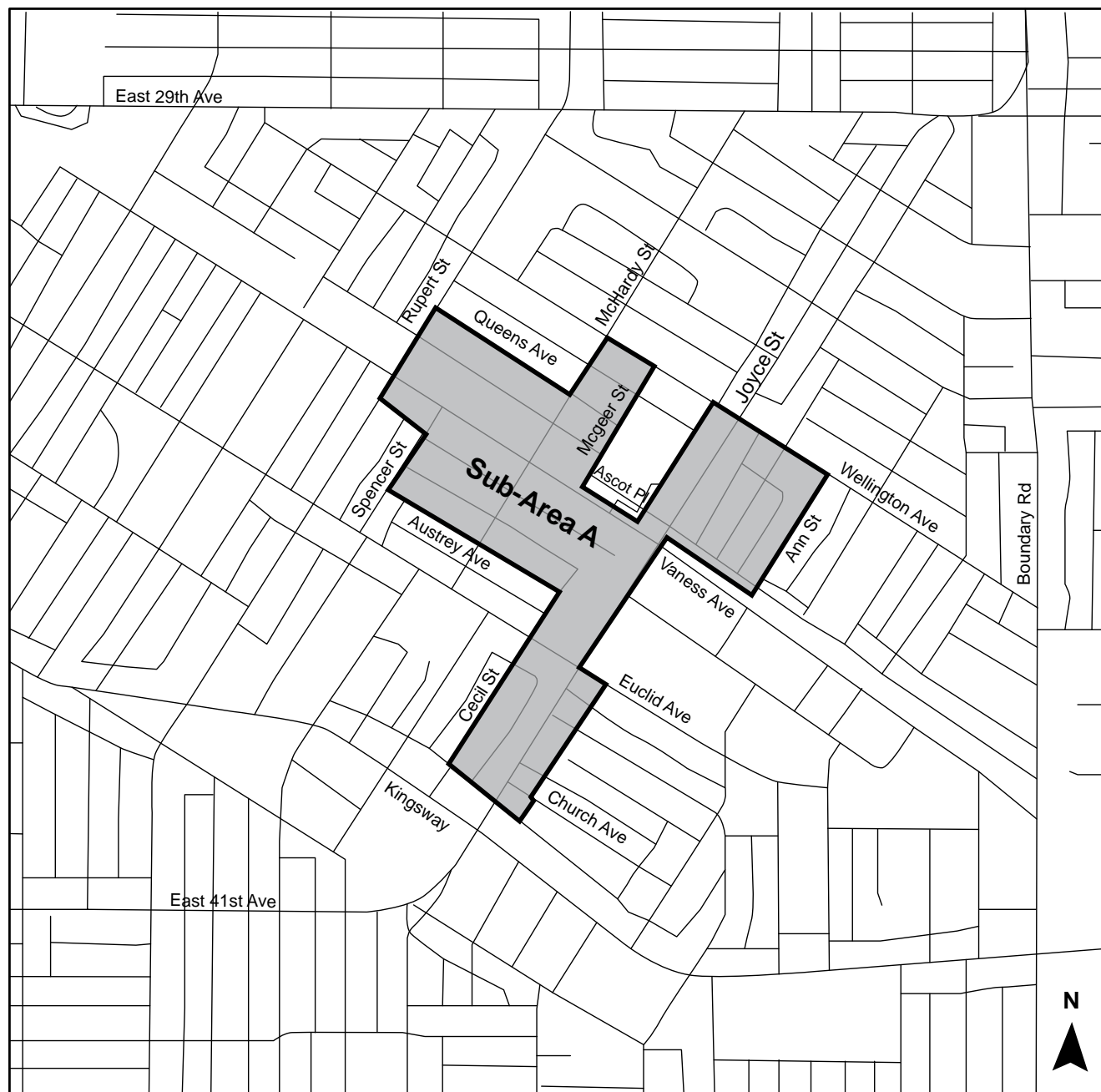


LEGEND

Sub-Area A

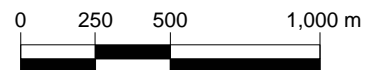


Map 1E: Sub-Area A

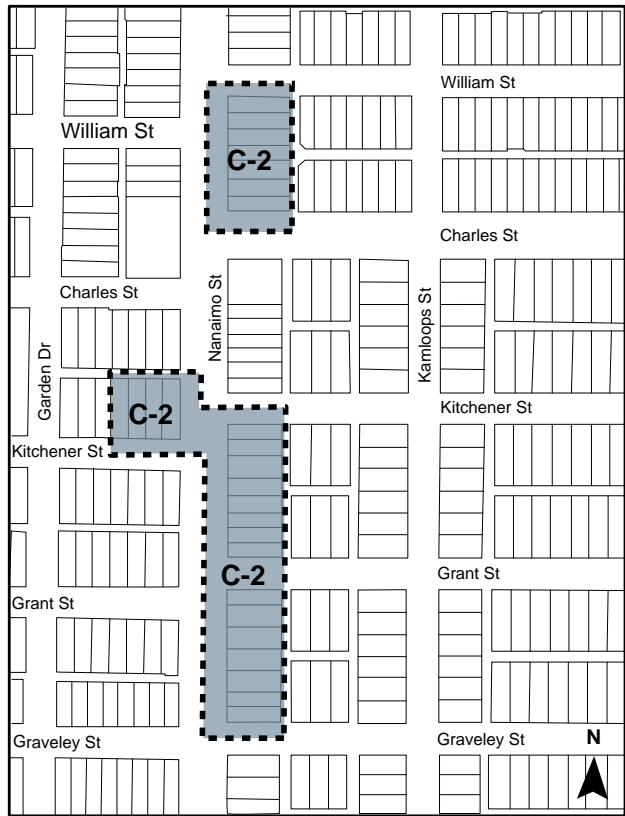


LEGEND

Sub-Area A



Map 2: Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications



LEGEND

--- C-2 Boundary

Areas with maximum commercial frontages and land dedications

0 50 100 200 m



LEGEND

--- C-2 Boundary

Areas with maximum commercial frontages and land dedications

0 50 100 200 m

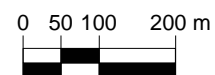


Map 3: Sub-Area B



LEGEND

Sub-Area B



SCHEDULE K

C-2B

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for a wide range of goods and services, to maintain commercial activities that require central locations to serve larger neighbourhoods, districts or communities, and through discretionary approvals, to encourage proper utilization of the land. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings.

Without limitation, applicable Council policies and guidelines for consideration include the [C-2B, C-2C and C-2C1 Guidelines](#) and [C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-2B district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	Mixed-Use Residential Building that is a residential rental tenure building	3.1
	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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; and
- (c) the amount of open space, including plazas, and landscaping being provided and the impact of the development on the character of the community.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Conditional	2.2.1
Museum or Archives	Conditional	2.2.1
Park or Playground	Conditional	
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2 , 2.2.3 , 2.2.4

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.4, 2.2.5
Multiple Dwelling	Conditional	2.2.4, 2.2.6
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.7
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.1
Seniors Supportive or Assisted Housing	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class B	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Clothing Manufacturing	Conditional	2.2.1, 2.2.8
Miscellaneous Products Manufacturing – Class B	Conditional	2.2.1, 2.2.8
Printing and Publishing	Conditional	2.2.1, 2.2.8
Textile or Knit Goods Manufacturing	Conditional	2.2.1, 2.2.8
Office Uses		
Office Uses	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.9
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station – Full Serve	Conditional	
Gasoline Station – Split Island	Conditional	

Use	Approval	Use-Specific Regulations
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	
Service Uses		
Animal Clinic	Conditional	2.2.1
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1
Funeral Home	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Conditional	2.2.1
Repair Shop – Class B	Outright	2.2.1
Restaurant – Class 1	Conditional	
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Sign Painting Shop	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Wholesale Uses		
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.10
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1 , 2.2.11
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.12
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.13
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All commercial uses listed in section [2.1](#) of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) farmers' market;
- (c) gasoline station – full serve;
- (d) gasoline station – split island;
- (e) neighbourhood public house;
- (f) parking and loading facilities;
- (g) public bike share;
- (h) restaurant – class 1;
- (i) urban farm – class B; and
- (j) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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.

-
- 2.2.2 Any of the non-dwelling uses listed in section [2.1](#) of this schedule are permitted in a mixed-use residential building.
- 2.2.3 No portion of the first storey of a mixed-use residential 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 except for entrances to the residential portion.
- 2.2.4 Development on any site consisting of 3 or more dwelling units that:
- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
 - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,
- is subject to the [Rental Housing Stock Official Development Plan](#).
- 2.2.5 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:
- (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size, and
 - (iii) the impact of the conversion on adjacent properties and the character of the area; and
 - (b) there are no additions to the building.
- 2.2.6 Multiple dwelling may be permitted if the Director of Planning considers the site suitable for dwelling use.
- 2.2.7 Principal dwelling unit with lock-off unit may be permitted only in a multiple dwelling or mixed-use residential building.
- 2.2.8 Manufacturing uses may be permitted only if:
- (a) the total floor area of manufacturing uses does not exceed 300 m²;
 - (b) the 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 is used for ancillary retailing purposes, except for:
 - (i) entrances to the manufacturing portion of the building, and
 - (ii) display features that, in the opinion of the Director of Planning, benefit pedestrian character,
 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) the Director of Planning is satisfied that there will be no undue adverse impact on uses within the building or on an abutting site.

2.2.9 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.10 Accessory buildings customarily ancillary to any uses listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,

except that the Director of Planning may vary the maximum height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

2.2.11 Accessory uses customarily ancillary to any use listed in section 2.1 of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule, except that the Director of Planning may vary the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

2.2.12 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.11 above.

2.2.13 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Mixed-Use Residential Building that is a Residential Rental Tenure Building

Mixed-use residential building that is a residential rental tenure building is 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, which is illustrated in [Map 1: Sub-Area A](#) at the end of this schedule;
- (b) that is a mixed-use residential building and contains at least 3 dwelling units;
- (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 2 or more bedrooms;
- (e) where the third storey and above, measured from the front property line, is limited to dwelling 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:

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

except that the Director of Planning may vary the requirements under this section [3.1\(f\)\(ii\)](#) provided the Director of Planning is satisfied that sustainability objectives have been achieved on the development site.

3.1.1 Density and Floor Area

- 3.1.1.1 The maximum floor space ratio is 3.50 for all uses combined, provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35.

3.1.1.2 Despite section 3.1.1.1 above, for a corner site, the maximum floor space ratio is 3.70 for all uses combined, provided that:

- (a) the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35;
- (b) the length of the front property line facing the street is at least 45.7 m; and
- (c) the site has a minimum site area of 1,672 m².

3.1.1.3 Despite sections 3.1.1.1 and 3.1.1.2 above, the Director of Planning may increase the permitted floor space ratio by up to 0.05 for exterior circulation located above the first storey.

3.1.2 Building Form and Placement

Regulations	C-2B
3.1.2.1 Maximum unit frontage for any commercial use	15.3 m
3.1.2.2 Maximum building height:	
(a) where the floor-to-floor height for non-dwelling uses located on the first storey, facing the street is:	
(i) 5.2 m or greater	22.0 m and 6 storeys
(ii) less than 5.2 m	19.8 m and 6 storeys
(b) for portions of a building located within 4.6 m of the ultimate rear property line	6.1 m
3.1.2.3 Minimum front yard depth	2.5 m
3.1.2.4 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RA, RS or RT district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.5 Minimum rear yard depth and rear setback for portions of a building:	
(a) containing non-dwelling uses only, and less than 6.1 m in height	1.5 m
(b) containing non-dwelling uses only, and 6.1 m or more in height	4.6 m
(c) containing dwelling uses	4.6 m

Building Height

- 3.1.2.6 Building height in section 3.1.2.2(a) above is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.
- 3.1.2.7 The maximum building height in section 3.1.2.2(b) above does not apply to portions of buildings where the rear yard has been decreased under section 3.1.2.14 below.
- 3.1.2.8 Despite the maximum building height in sections 3.1.2.2 and 3.1.2.7 above, no portion of the building may 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 135 degrees measured from the vertical, except where:
- the site frontage faces a street:
 - 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
 - generally running north-south; or
 - 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.

Diagram: Maximum building height for residential rental tenure building

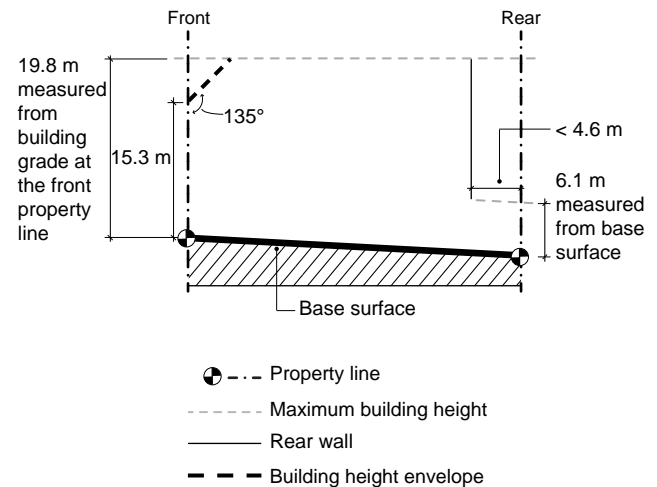
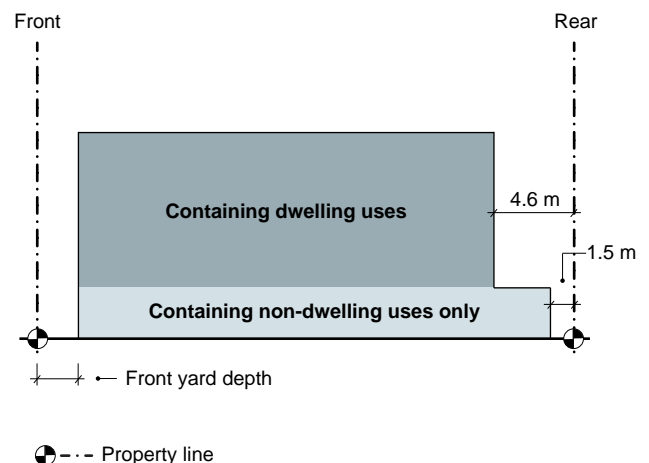


Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



Front Yard

- 3.1.2.9 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard and Side Setback

- 3.1.2.10 Despite the minimum side yard width in section 3.1.2.4(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

- 3.1.2.11 Despite the minimum side yard width in sections 3.1.2.4 and 3.1.2.10 above, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in sections 3.1.2.3 and 3.1.2.9 above.
- 3.1.2.12 For any parking area on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required.

Rear Yard and Rear Setback

- 3.1.2.13 Despite the minimum rear yard depth and rear setback in section 3.1.2.5(a) above, if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the minimum rear yard depth and rear setback is 3.1 m.
- 3.1.2.14 Despite the minimum rear yard depth and rear setback in sections 3.1.2.5(b) and 3.1.2.5(c) above, in the case of a corner site, the rear yard depth and rear setback may be decreased to a minimum of 1.5 m if the portion of the building for which the rear yard is decreased:
- (a) is located at least 22.8 m from an adjoining site; and
 - (b) does not exceed 25.3 m in width, measured from the ultimate exterior side property line,
- except that if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the rear yard depth and rear setback may not be decreased.
- 3.1.2.15 Despite the minimum rear yard depth and rear setback in section 3.1.2.5(c) above, roof decks and balconies may project into the setback.

Discretion to Vary Other Regulations

- 3.1.2.16 The Director of Planning may vary any regulation in this section 3.1 for mixed-use residential building, residential unit associated with and forming an integral part of an artist studio, and office uses if, in determining the amount of any variation that may be permitted, the Director of Planning where applicable, considers the amount and quality in the provision of:
- (a) landscaping;
 - (b) usable resident open space provided by balconies, decks, roof decks and courtyards;
 - (c) individual dwelling units and residential units associated with and forming an integral part of an artist studio; and
 - (d) light and air available to individual dwelling units and residential units associated with and forming an integral part of an artist studio.

3.2 Other Uses

Uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 1.50 for dwelling uses other than mixed-use residential building and residential unit associated with and forming an integral part of an artist studio.

3.2.1.2 The maximum floor space ratio is 2.50 for all other uses combined, subject to the following allocations:

(a) the maximum floor space ratio for non-dwelling uses is:

(i) 1.00 if they are located on the ground or first floor, and

(ii) 0.50 if they are located on the second floor; and

(b) the maximum floor space ratio for dwelling uses if they are located on the second floor or higher is:

(i) 1.00, if the second floor contains up to 0.50 floor space ratio of non-dwelling use in accordance with section [3.2.1.2\(a\)\(ii\)](#) above, or

(ii) 1.50, if the second floor does not contain non-dwelling uses in accordance with section [3.2.1.2\(a\)\(ii\)](#) above.

3.2.1.3 For the purposes of section [3.2.1.2](#) above, where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use.

3.2.2 Building Form and Placement

Regulations	C-2B
3.2.2.1 Maximum unit frontage for any commercial use	15.3 m
3.2.2.2 Maximum building height	12.2 m
3.2.2.3 Minimum front yard depth	2.5 m
3.2.2.4 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RA, RS or RT district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required

Regulations	C-2B
3.2.2.5 Minimum rear yard depth and rear setback for portions of a building:	
(a) containing non-dwelling uses only	1.5 m
(b) containing dwelling uses	4.6 m

Building Height

- 3.2.2.6 Despite the maximum building height in section 3.2.2.2 above, in the case of a site fronting on a street generally running east-west, no portion of a building may extend above the 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 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north property line.
- 3.2.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 15.3 m and may permit a building that exceeds the required envelope if the Director of Planning or Development Permit Board considers:
- the height, bulk and location of the building and its impact on the site, surrounding buildings and streets, and existing views;
 - the amount of open space, including plazas, and the impact of overall design on the general amenity of the area;
 - the relationship of the development with nearby residential areas; and
 - the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Diagram: Maximum building height for a site fronting on a street generally running east-west

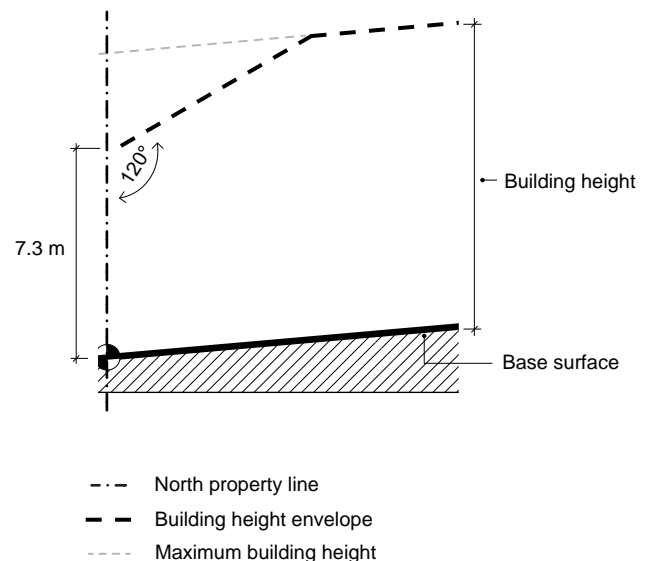
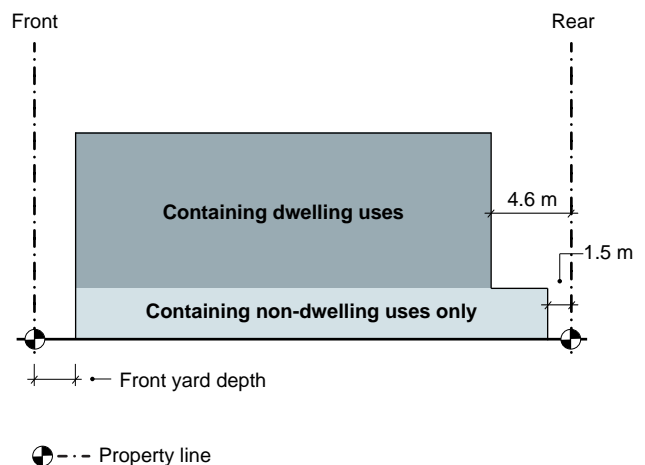


Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



Front Yard

- 3.2.2.8 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard and Side Setback

- 3.2.2.9 If a side yard is provided when it is not required, the minimum side yard width is 0.9 m.
- 3.2.2.10 Despite the minimum side yard width in sections 3.2.2.4 and 3.2.2.9 above, on a corner site, the exterior side yard requirements are the same as the front yard requirements in sections 3.2.2.3 and 3.2.2.8 above.
- 3.2.2.11 For any parking area on a corner site, a side setback of 1.2 m from the side property line abutting the flanking street is required.

Rear Yard and Rear Setback

- 3.2.2.12 Despite the minimum rear yard depth and rear setback in section 3.2.2.5(b) above, roof decks and balconies may project into the setback.

Discretion to Vary Other Regulations

- 3.2.2.13 The Director of Planning may vary any regulation in this section 3.2 for mixed-use residential building, residential units associated with and forming an integral part of an artist studio, and office uses if, in determining the amount of any variation that may be permitted, the Director of Planning where applicable, considers the amount and quality in the provision of:
- (a) landscaping;
 - (b) usable resident open space provided by balconies, decks, roof decks and courtyards;
 - (c) individual dwelling units and residential units associated with and forming an integral part of an artist studio; and
 - (d) light and air available to individual dwelling units and residential units associated with and forming an integral part of an artist studio.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) 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 does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area if, in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.1.3 For a building other than a residential rental tenure buildings, the Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor area if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Horizontal Angle of Daylight

- 4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or kitchen.
- 4.2.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section 4.2.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

4.3 Dedication of Land

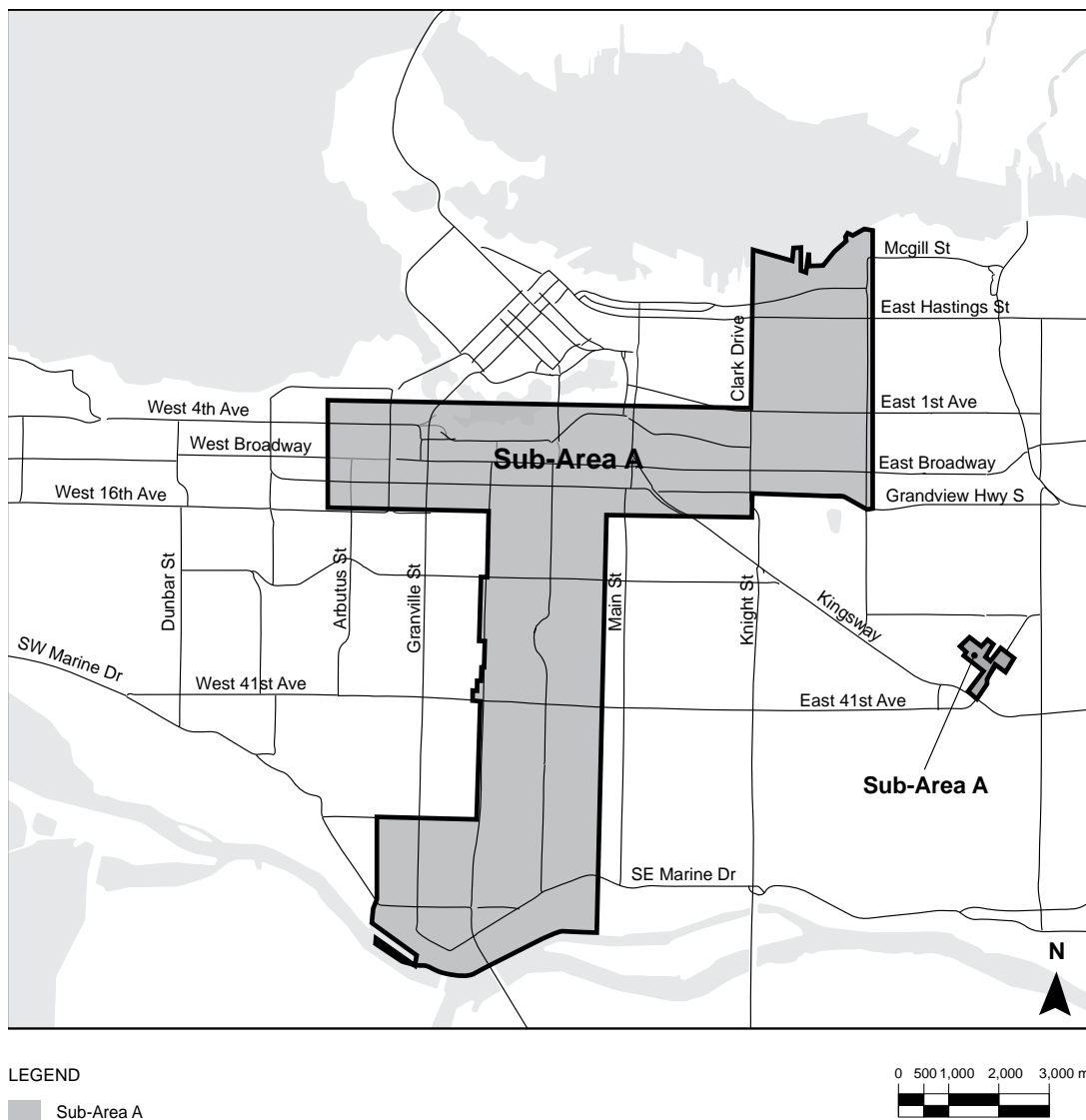
- 4.3.1 Statutory Right of Way for Sidewalk and Boulevard Purposes
 - 4.3.1.1 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.
 - 4.3.1.2 Despite section 4.3.1.1 above, the Director of Planning or Development Permit Board may permit a reduced surface statutory right of way if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

5 RELAXATIONS

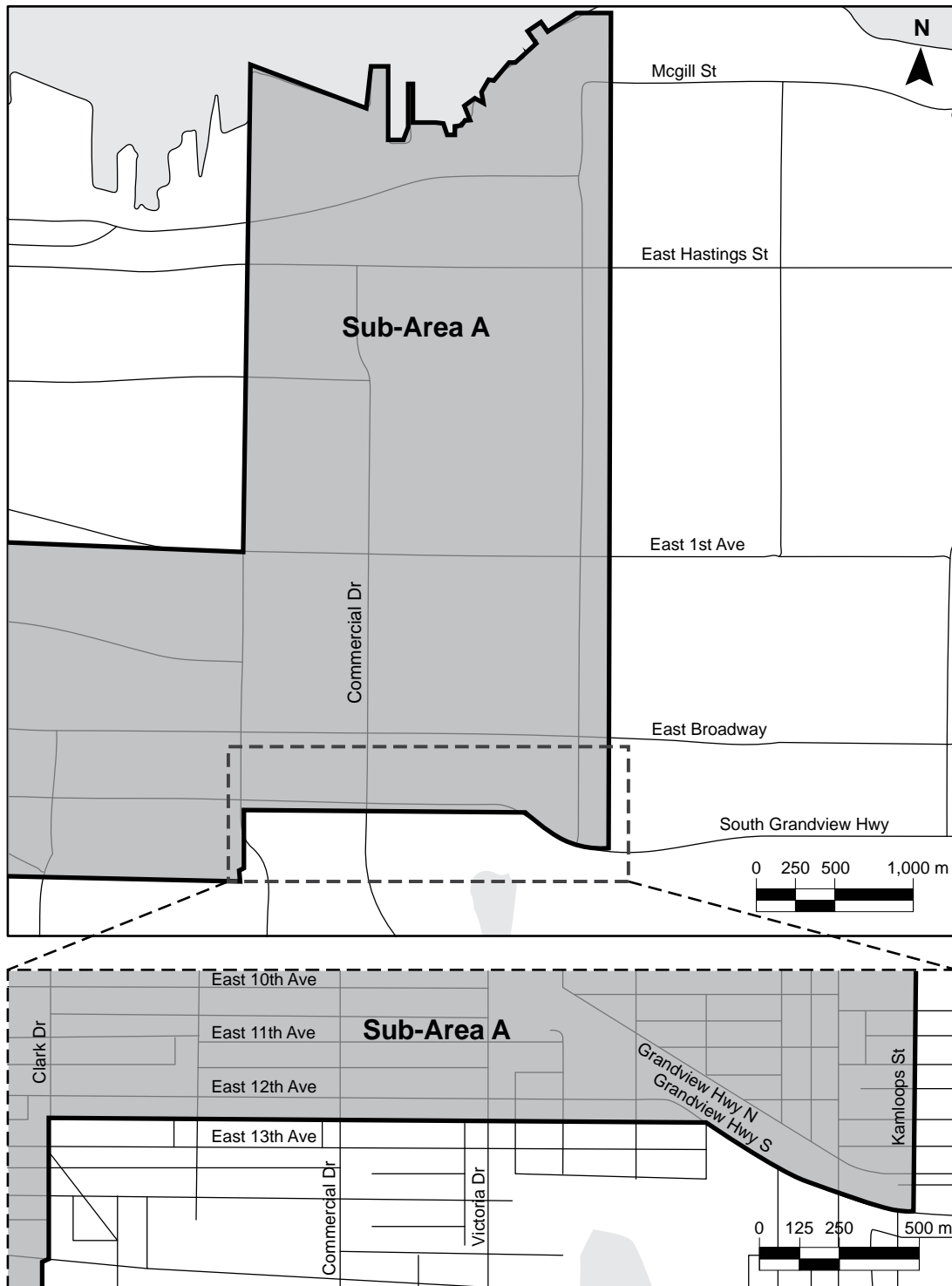
- 5.1 The Director of Planning may relax the maximum unit frontage regulation in sections 3.1.2.1 and 3.2.2.1 of this schedule if:
 - (a) a pedestrian amenity area such as a courtyard or resting area is provided, or pedestrian interest is otherwise maintained; and
 - (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Map 1: Sub-Area A

Sub-area A, as shown in Map 1 below, is further illustrated by Maps 1A, 1B, 1C, 1D and 1E.



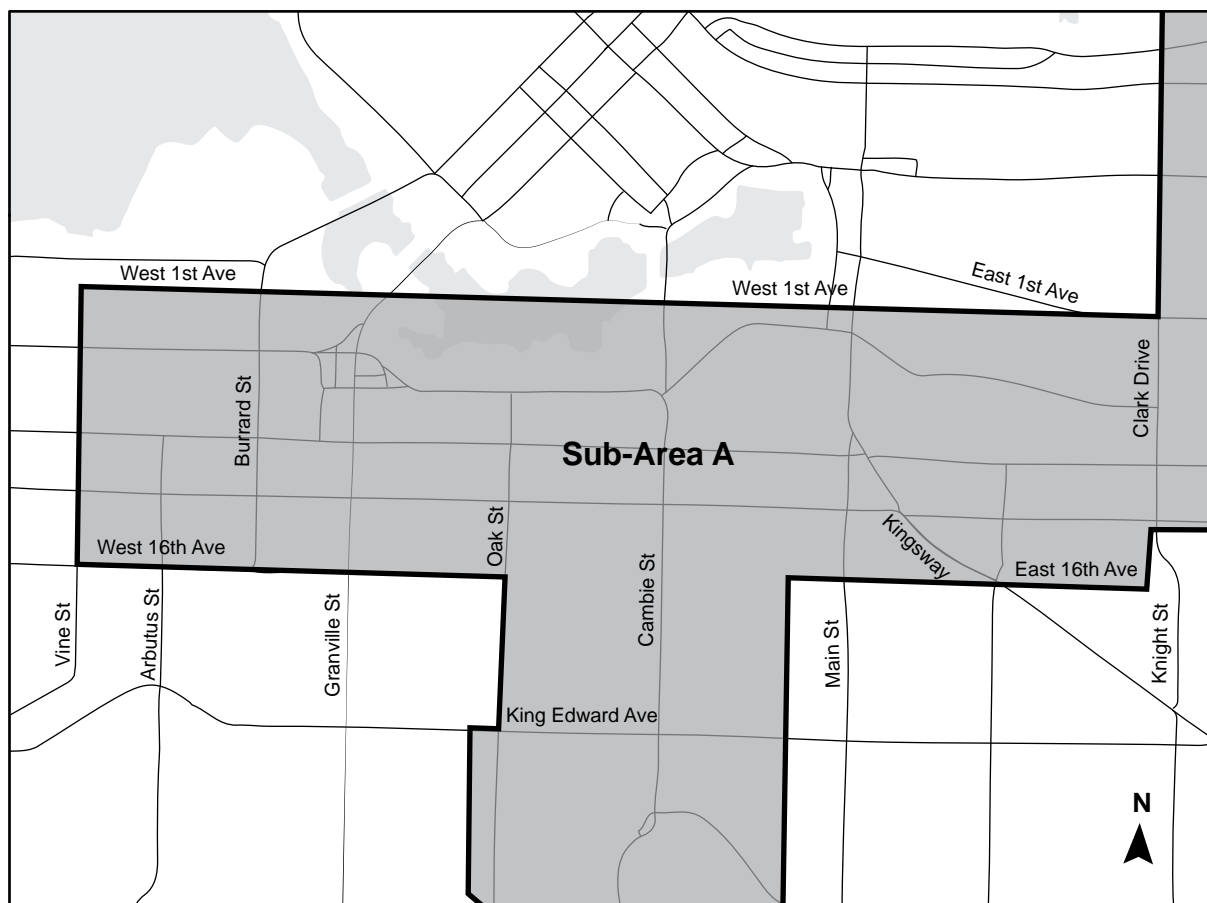
Map 1A: Sub-Area A



LEGEND

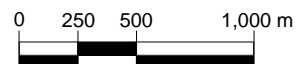
Sub-Area A

Map 1B: Sub-Area A

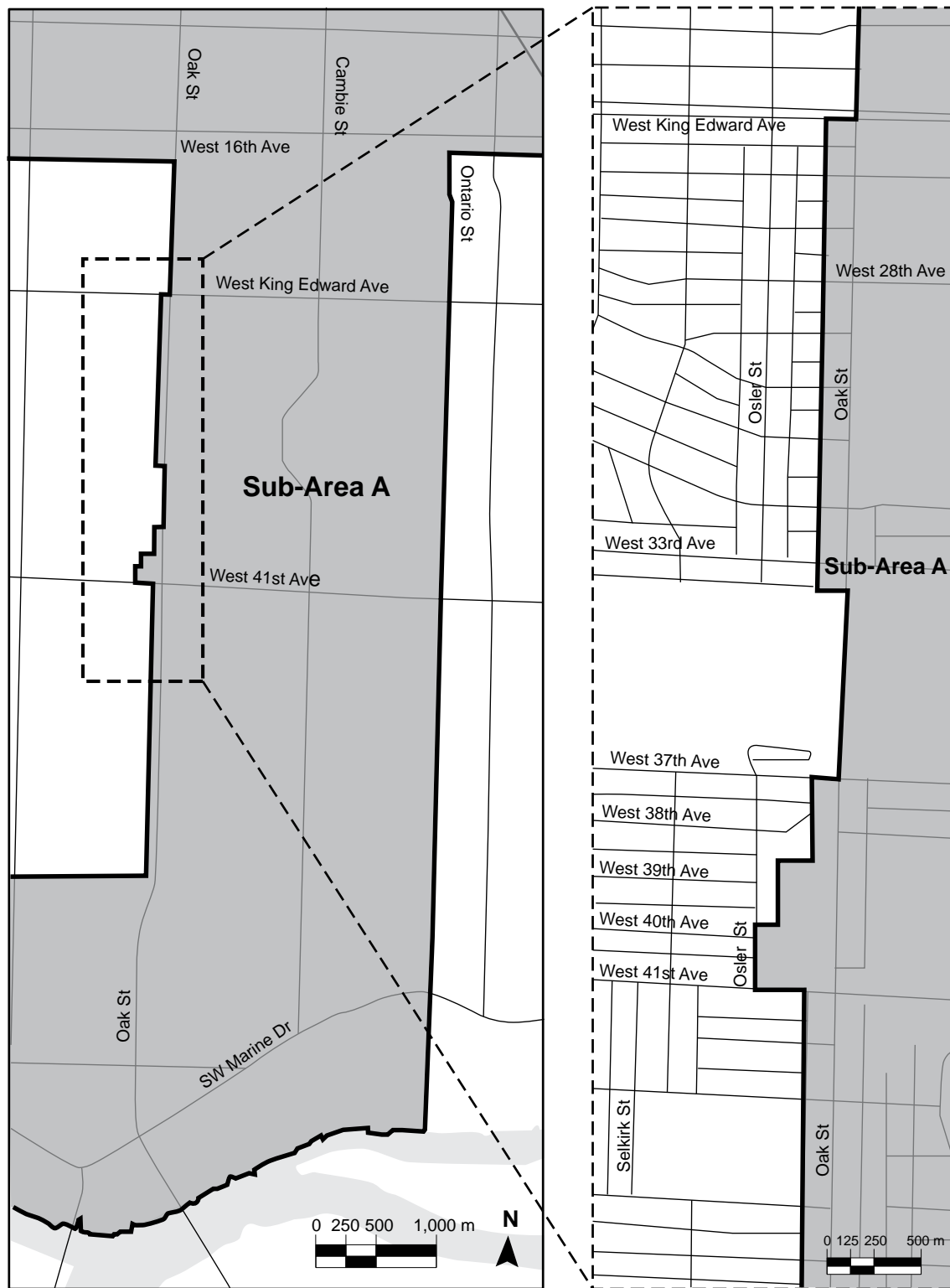


LEGEND

 Sub-Area A



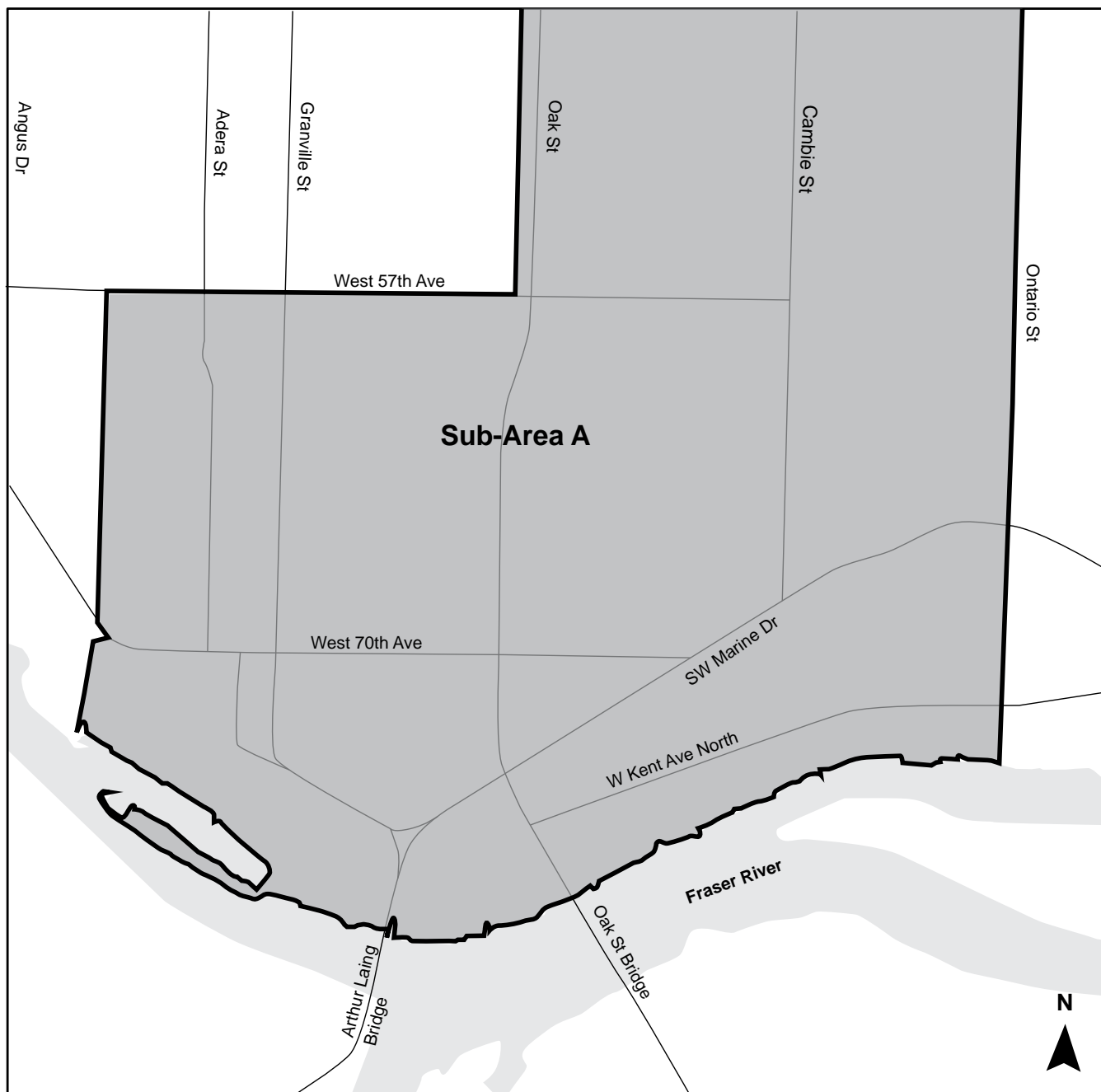
Map 1C: Sub-Area A



LEGEND

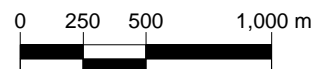
Sub-Area A

Map 1D: Sub-Area A

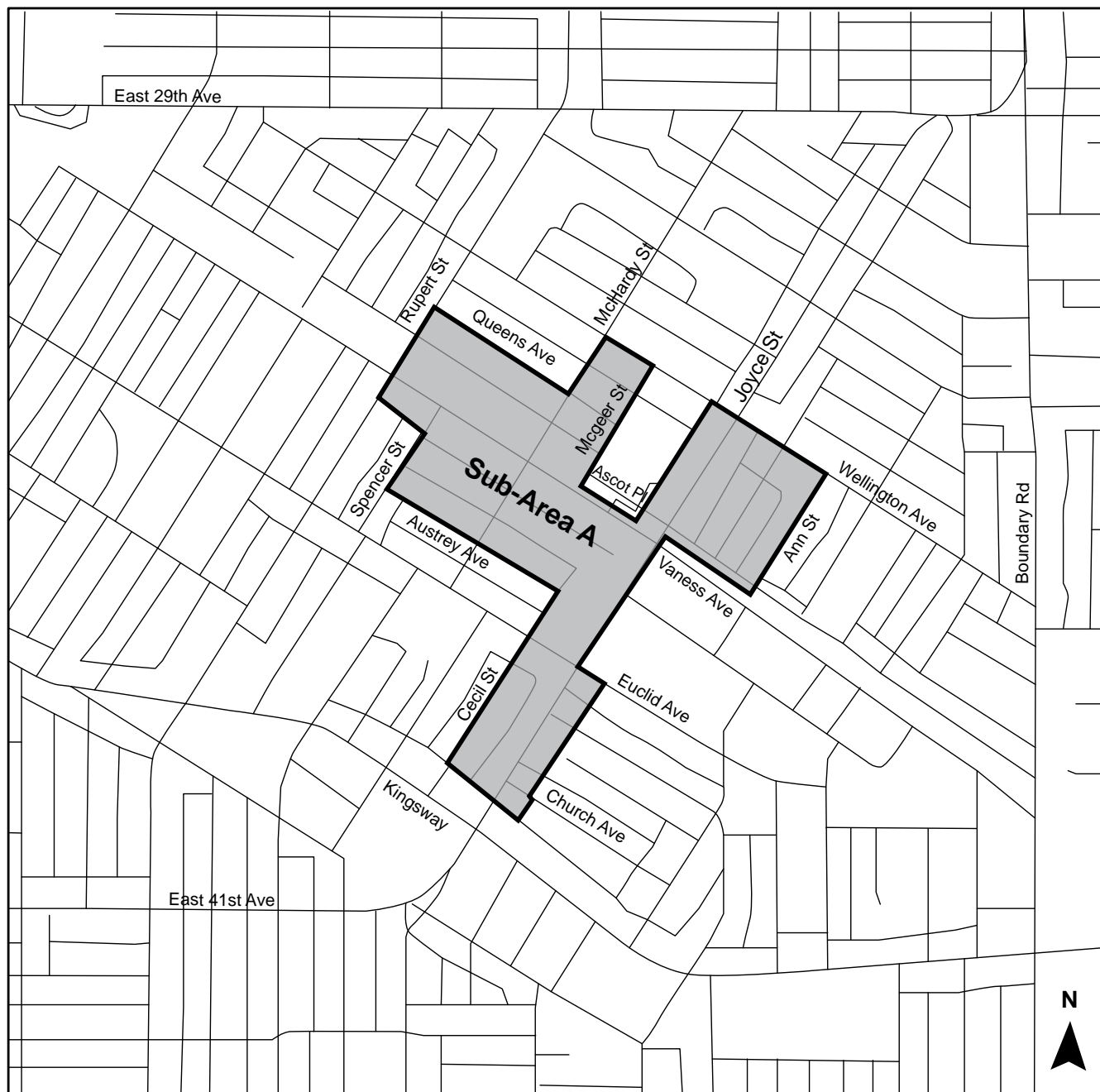


LEGEND

Sub-Area A

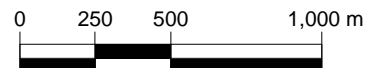


Map 1E: Sub-Area A



LEGEND

Sub-Area A



SCHEDULE L

C-2C

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for a wide range of goods and services, to maintain commercial uses that require central locations to serve larger neighbourhoods, districts or communities, and to encourage creation of a pedestrian-oriented district shopping area by allowing more residential floor area and limiting the floor area for office uses. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings.

Without limitation, applicable Council policies and guidelines for consideration include the [C-2B](#), [C-2C](#) and [C-2C1 Guidelines](#), [C-2C Broadway and Commercial Drive](#), [Brewery Creek IC-3](#), [C-3A](#), [C-2C](#) and [RM-4/4N Guidelines](#) and [C-2](#), [C-2B](#), [C-2C](#), and [C-2C1 Guidelines for Residential Rental Tenure Buildings](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-2C district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	Mixed-Use Residential Building that is a residential rental tenure building	3.1
	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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; and
- (c) the amount of open space, including plazas, and landscaping being provided and the impact of the development on the character of the community.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Conditional	2.2.1
Museum or Archives	Conditional	2.2.1
Park or Playground	Conditional	
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2 , 2.2.3 , 2.2.4 , 2.2.5

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.5, 2.2.6
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.3, 2.2.4, 2.2.7
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.1
Seniors Supportive or Assisted Housing	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Office Uses		
Office Uses	Conditional	2.2.1, 2.2.8
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.9
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station – Full Serve	Conditional	
Gasoline Station – Split Island	Conditional	
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Service Uses		
Animal Clinic	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Conditional	2.2.1
Repair Shop – Class B	Outright	2.2.1
Restaurant – Class 1	Conditional	
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.10
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1 , 2.2.11
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.12
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.13
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

2.2 Use-Specific Regulations

- 2.2.1 All commercial uses listed in section [2.1](#) of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) farmers' market;
- (c) gasoline station – full serve;
- (d) gasoline station – split island;
- (e) neighbourhood public house;
- (f) parking and loading facilities;
- (g) public bike share;
- (h) restaurant – class 1; and
- (i) urban farm – class B,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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.

- 2.2.2 Any of the non-dwelling uses listed in section [2.1](#) of this schedule are permitted in a mixed-use residential building.
- 2.2.3 No portion of the first storey of a mixed-use residential 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 except for entrances to the residential portion.
- 2.2.4 Only dwelling uses are permitted on the third floor of any building, except that the Director of Planning may vary this requirement if the Director of Planning is satisfied that dwelling use is inappropriate or impractical.
- 2.2.5 Development on any site consisting of 3 or more dwelling units that:
 - (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
 - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,
 is subject to the [Rental Housing Stock Official Development Plan](#).
- 2.2.6 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:
 - (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size, and

(iii) the impact of the conversion on adjacent properties and the character of the area;

(b) there are no additions to the building; and

(c) no housekeeping or sleeping units are created.

2.2.7 Principal dwelling unit with lock-off unit may be permitted only in a mixed-use residential building.

2.2.8 No portion of a storey having an elevation within 2.0 m of street grade on the fronting street, to a depth of 10.7 m of the front wall of the building and extending across its full width, may be used for general office except for:

(a) an insurance or travel agency or real estate office; and

(b) entrances to the general office portion, and

in the case of a site abutting more than 1 street, the fronting street is to be determined by the Director of Planning.

2.2.9 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.10 Accessory buildings customarily ancillary to any uses listed in section 2.1 of this schedule are permitted as an outright approval use if:

(a) no accessory building exceeds 3.7 m in height measured to:

(i) the highest point of a flat roof,

(ii) the deck line of a mansard roof, or

(iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

(b) all accessory buildings are located in the rear yard; and

(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,

except that the Director of Planning may vary the maximum building height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

2.2.11 Accessory uses customarily ancillary to any use listed in section 2.1 of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule, except that the Director of Planning may vary the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

- 2.2.12 Accessory uses customarily ancillary to any conditional approval use listed in section [2.1](#) of this schedule must comply with the provisions in section [2.2.11](#) above.
- 2.2.13 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Mixed-Use Residential Building that is a Residential Rental Tenure Building

Mixed-use residential building that is a residential rental tenure building is 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, which is illustrated in [Map 1: Sub-Area A](#) at the end of this schedule;
- (b) that is a mixed-use residential building and contains at least 3 dwelling units;
- (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 2 or more bedrooms;
- (e) where the third storey and above, measured from the front property line, is limited to dwelling 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:

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

except that the Director of Planning may vary the requirements under this section [3.1\(f\)\(ii\)](#) provided the Director of Planning is satisfied that sustainability objectives have been achieved on the development site.

3.1.1 Density and Floor Area

- 3.1.1.1 The maximum floor space ratio is 3.50 for all uses combined, provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35.

3.1.1.2 Despite section 3.1.1.1 above, for a corner site, the maximum floor space ratio is 3.70 for all uses combined, provided that:

- (a) the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35;
- (b) the length of the front property line facing the street is at least 45.7 m; and
- (c) the site has a minimum site area of 1,672 m².

3.1.1.3 Despite sections 3.1.1.1 and 3.1.1.2 above, the Director of Planning may increase the permitted floor space ratio by up to 0.05 for exterior circulation located above the first storey.

3.1.2 Building Form and Placement

Regulations	C-2C
3.1.2.1 Maximum unit frontage for any commercial use	15.3 m
3.1.2.2 Maximum building height:	
(a) where the floor-to-floor height for non-dwelling uses located on the first storey, facing the street is:	
(i) 5.2 m or greater	22.0 m and 6 storeys
(ii) less than 5.2 m	19.8 m and 6 storeys
(b) for portions of a building located within 4.6 m of the ultimate rear property line	6.1 m
3.1.2.3 Minimum front yard depth	2.5 m
3.1.2.4 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RA, RS or RT district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.5 Minimum rear yard depth and rear setback for portions of a building:	
(a) containing non-dwelling uses only, and less than 6.1 m in height	1.5 m
(b) containing non-dwelling uses only, and 6.1 m or more in height	4.6 m
(c) containing dwelling uses	4.6 m

Building Height

- 3.1.2.6 Building height in section 3.1.2.2(a) above is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.
- 3.1.2.7 The maximum building height in section 3.1.2.2(b) above does not apply to portions of a building where the rear yard has been decreased under section 3.1.2.16 below.
- 3.1.2.8 Despite the maximum building height in sections 3.1.2.2 and 3.1.2.7 above, no portion of the building may 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 135 degrees measured from the vertical, except where:
- the site frontage faces a street:
 - 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
 - generally running north-south; or
 - 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.

Diagram: Maximum building height for residential rental tenure buildings

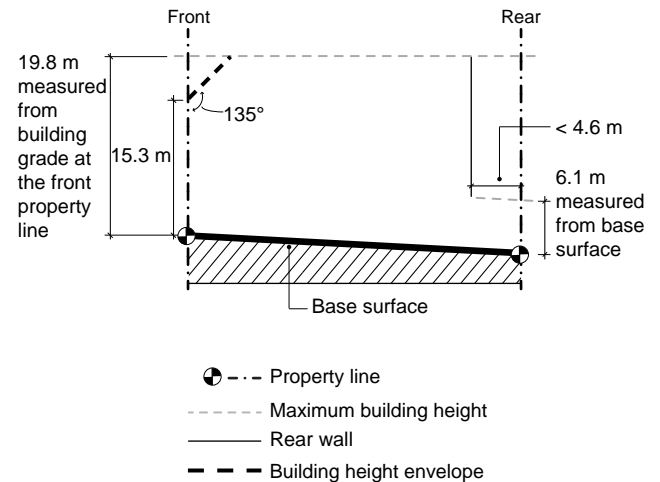
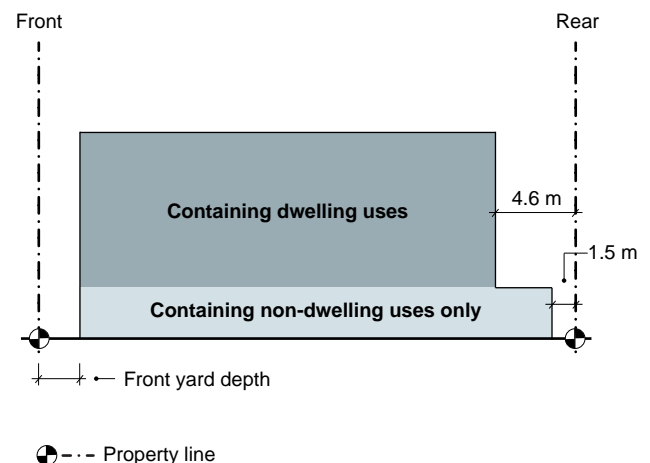


Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



- 3.1.2.9 The Director of Planning or Development Permit Board may increase the maximum building height if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Front Yard

- 3.1.2.10 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard and Side Setback

- 3.1.2.11 Despite the minimum side yard width in section 3.1.2.4(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.
- 3.1.2.12 Despite the minimum side yard width in sections 3.1.2.4 and 3.1.2.11 above, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in section 3.1.2.4 above.
- 3.1.2.13 For any parking area on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required.
- 3.1.2.14 The Director of Planning may decrease any minimum side yard width or side setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Rear Setback

- 3.1.2.15 Despite the minimum rear yard depth and rear setback in section 3.1.2.5(a) above, if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the minimum rear yard depth and rear setback is 3.1 m.
- 3.1.2.16 Despite the minimum rear yard depth and rear setback in sections 3.1.2.5(b) and 3.1.2.5(c) above, in the case of a corner site, the rear yard depth and rear setback may be decreased to a minimum of 1.5 m if the portion of the building for which the rear yard is decreased:
- (a) is located at least 22.8 m from an adjoining site; and
 - (b) does not exceed 25.3 m in width, measured from the ultimate exterior side property line,
- except that if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the rear yard depth and rear setback may not be decreased.
- 3.1.2.17 Despite the minimum rear yard depth and rear setback in section 3.1.2.5(c) above, roof decks and balconies may project into the setback.
- 3.1.2.18 The Director of Planning may decrease the minimum rear yard depth or rear setback if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

3.2 Other Uses

Uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is:

- (a) 1.20 for office uses;
- (b) 1.50 for dwelling uses other than mixed-use residential building; and
- (c) 3.00 for all other uses,

provided that the floor space ratio for non-dwelling uses on the first storey facing the street must be at least 0.35.

3.2.1.2 For the purposes of section 3.2.1.1 above, where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use.

3.2.2 Building Form and Placement

Regulations	C-2C
3.2.2.1 Maximum unit frontage for any commercial use	15.3 m
3.2.2.2 Maximum building height	10.7 m
3.2.2.3 Minimum front yard depth	2.5 m
3.2.2.4 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RA, RS or RT district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.2.2.5 Minimum rear yard depth and rear setback for portions of a building:	
(a) containing non-dwelling uses only	1.5 m
(b) containing dwelling uses	4.6 m

Building Height

3.2.2.6 Despite the maximum building height in section 3.2.2.2 above, in the case of a site fronting a street generally running east-west, no portion of a building may extend above the 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 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north property line.

3.2.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 15.3 m and may permit a building that exceeds the required envelope if the Director of Planning or Development Permit Board considers:

- the height, bulk and location of the building and its impact on the site, surrounding buildings and streets, and existing views;
- the amount of open space, including plazas, and the impact of overall design on the general amenity of the area;
- the relationship of the development with nearby residential areas; and
- the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Diagram: Maximum building height for a site fronting on a street generally running east-west

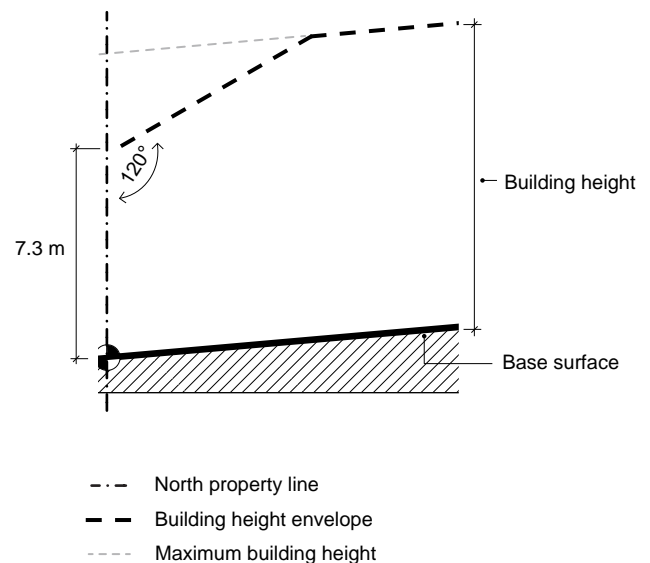
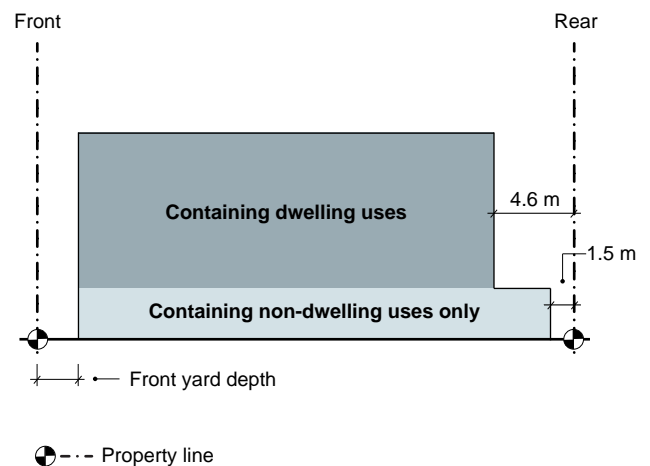


Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



Front Yard

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

Side Yard and Side Setback

3.2.2.9 Despite the minimum side yard width in section 3.2.2.4(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

- 3.2.2.10 Despite the minimum side yard width in sections [3.2.2.4](#) and [3.2.2.9](#) above, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in sections [3.2.2.3](#) and [3.2.2.8](#) above.
- 3.2.2.11 For any parking area on a corner site, a side setback of 1.2 m from the side property line abutting the flanking street is required.
- 3.2.2.12 The Director of Planning may decrease any minimum side yard depth or side setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Rear Setback

- 3.2.2.13 Despite the minimum rear yard depth and rear setback in section [3.2.2.5\(b\)](#) above, roof decks and balconies may project into the setback.
- 3.2.2.14 The Director of Planning may decrease the minimum rear yard depth or rear setback if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided the maximum exclusion for parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.1.3 For a building other than a residential rental tenure building, the Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor area, if the Director of Planning considers all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Horizontal Angle of Daylight

4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.

- 4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or kitchen.
- 4.2.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section 4.2.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

4.3 Dedication of Land

4.3.1 Dedication for Lane Purposes

- 4.3.1.1 Where a site does not abut a lane, or abuts a lane that 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.

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

4.3.2 Statutory Right of Way for Sidewalk and Boulevard Purposes

- 4.3.2.1 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.

- 4.3.2.2 Despite section 4.3.2.1 above, the Director of Planning or Development Permit Board may permit a reduced surface statutory right of way if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

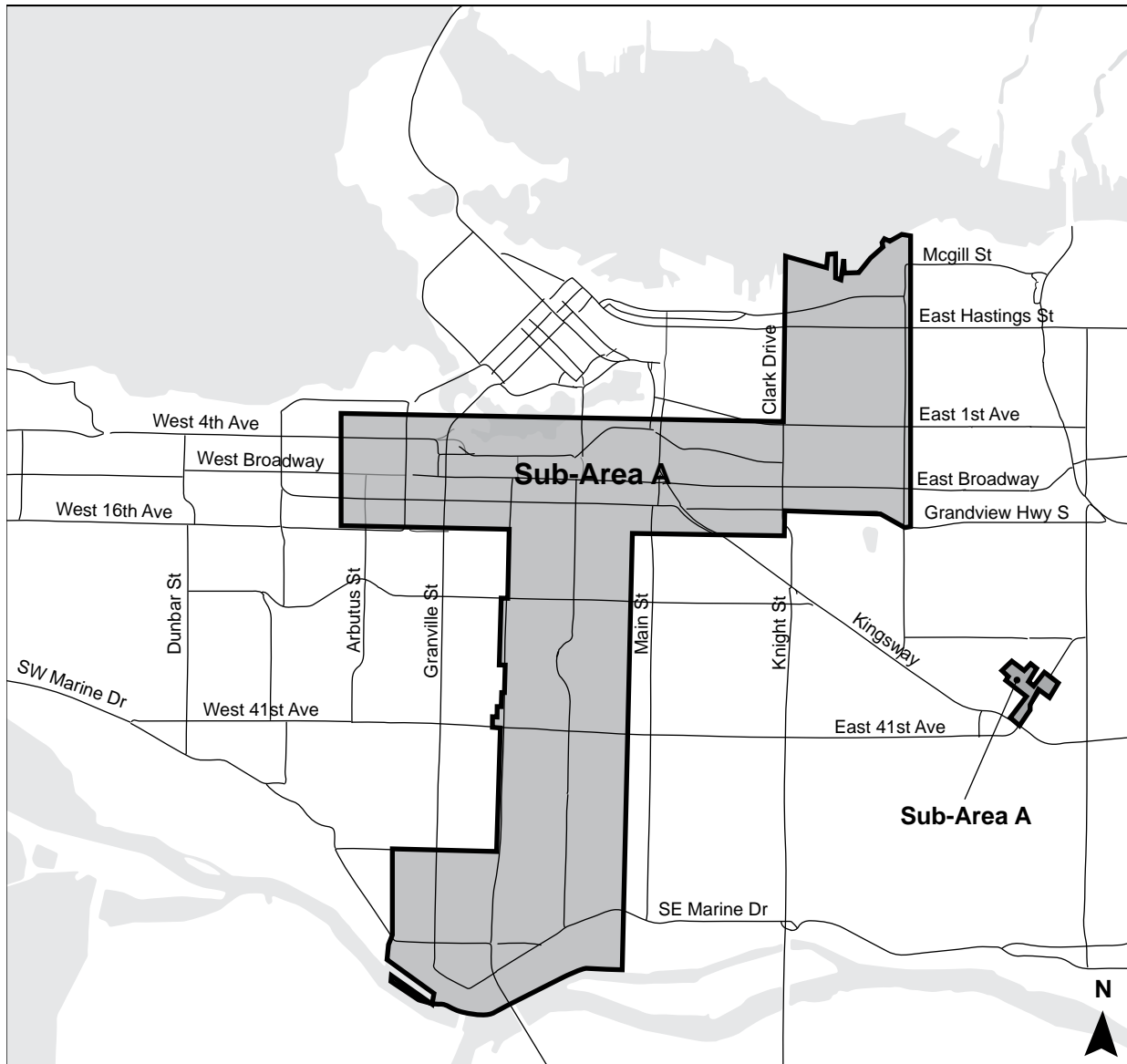
5 RELAXATIONS

- 5.1 The Director of Planning may relax the maximum unit frontage regulation in sections 3.1.2.1 and 3.2.2.1 of this schedule if:

- (a) a pedestrian amenity area such as a courtyard or resting area is provided, or pedestrian interest is otherwise maintained; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

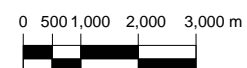
Map 1: Sub-Area A

Sub-area A, as shown in Map 1 below, is further illustrated by Maps 1A, 1B, 1C, 1D and 1E.

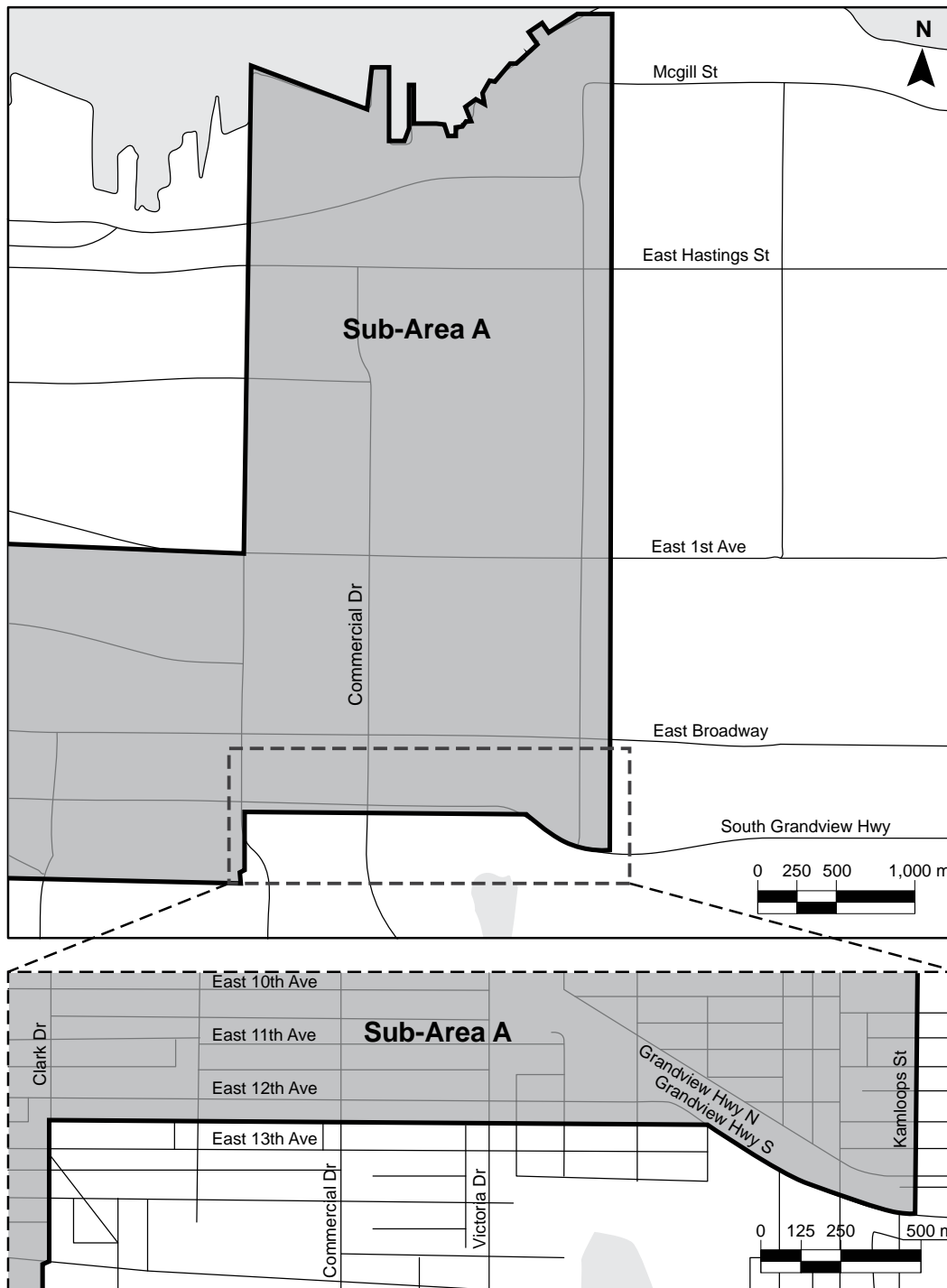


LEGEND

Sub-Area A



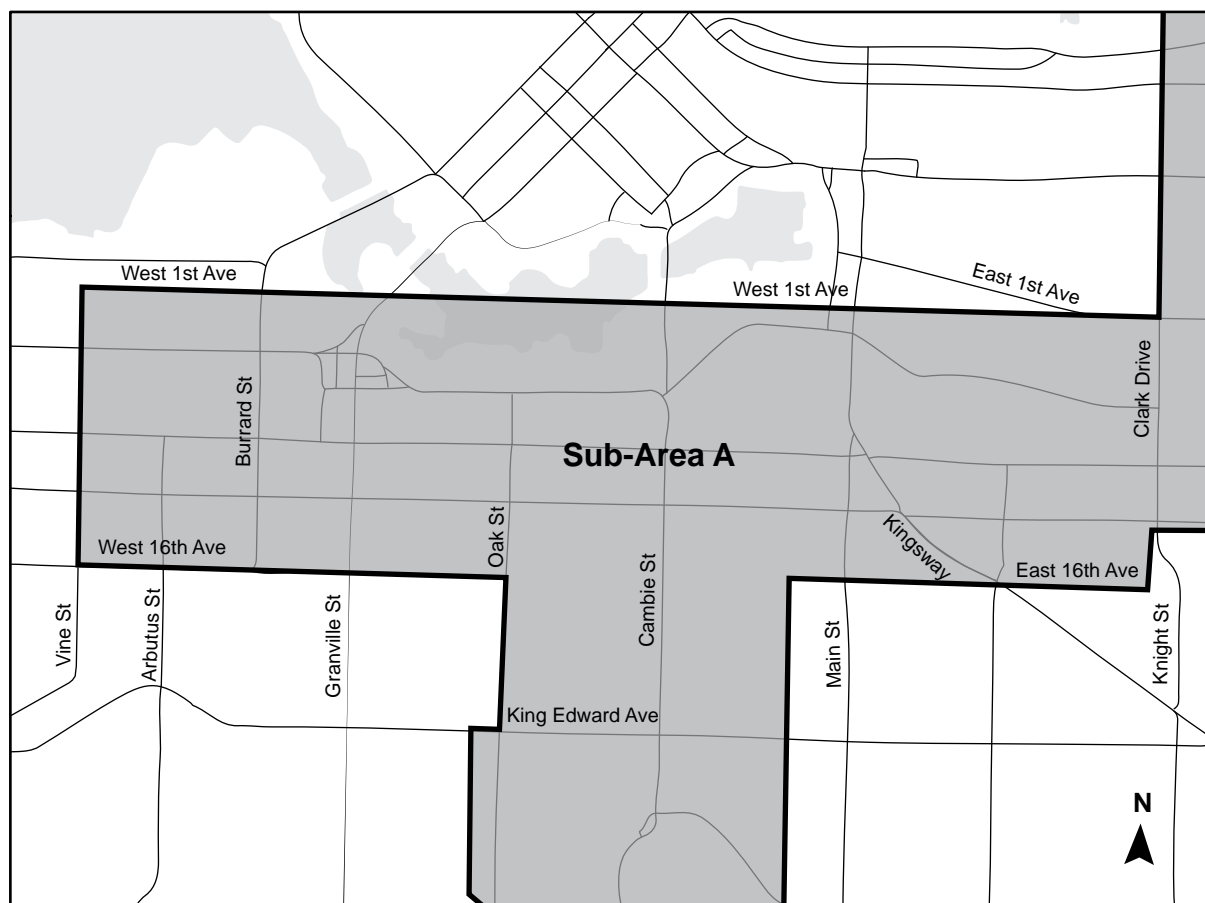
Map 1A: Sub-Area A



LEGEND

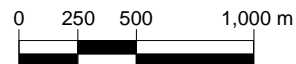
Sub-Area A

Map1B: Sub-Area A

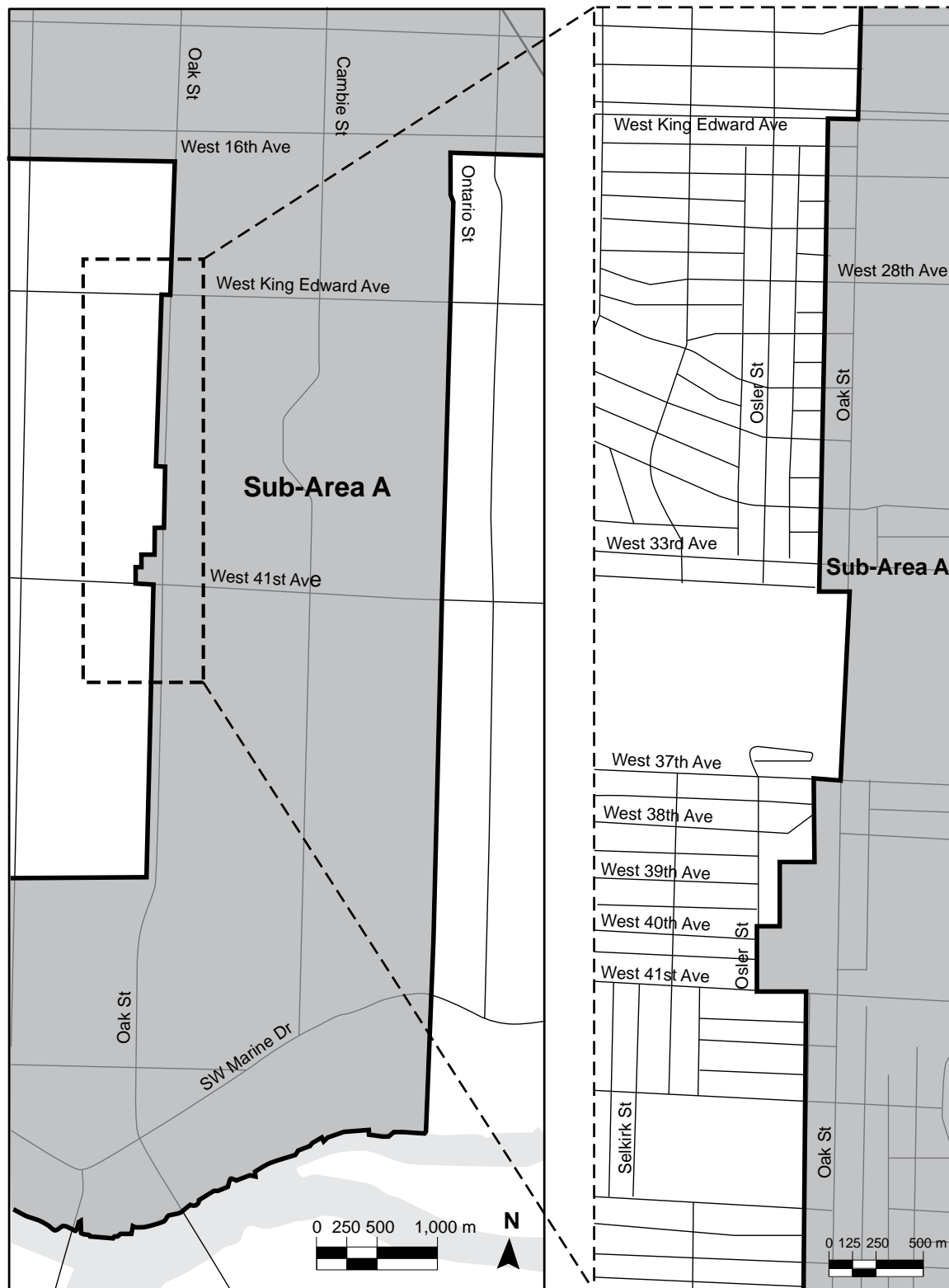


LEGEND

Sub-Area A



Map 1C: Sub-Area A



LEGEND

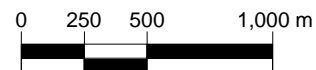
Sub-Area A

Map 1D: Sub-Area A



LEGEND

Sub-Area A

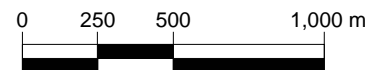


Map 1E: Sub-Area A



LEGEND

Sub-Area A



SCHEDULE M

C-2C1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for a wide range of goods and services, to maintain commercial uses that require central locations to serve larger neighbourhoods, districts or communities, and to encourage creation of a district shopping area by allowing more residential floor area and limiting the amount of floor area for office uses. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings.

Without limitation, applicable Council policies and guidelines for consideration include the [C-2B, C-2C and C-2C1 Guidelines](#) and [C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-2C1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	Mixed-Use Residential Building that is a residential rental tenure building	3.1
	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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; and
- (c) the amount of open space, plazas, and landscaping being provided and the impact of the development on the character of the community.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Conditional	2.2.1
Museum or Archives	Conditional	2.2.1
Park or Playground	Conditional	
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Duplex	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4, 2.2.5

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.4, 2.2.6
Multiple Dwelling	Conditional	2.2.4
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.7
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class A	Conditional	2.2.1, 2.2.8
Community Care Facility – Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Clothing Manufacturing	Conditional	2.2.1, 2.2.9
Miscellaneous Products Manufacturing – Class B	Conditional	2.2.1, 2.2.9
Printing and Publishing	Conditional	2.2.1, 2.2.9
Textiles or Knit Goods Manufacturing	Conditional	2.2.1, 2.2.9
Office Uses		
Office Uses	Conditional	2.2.1, 2.2.10
Parking Uses		
Parking Uses	Conditional	
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.11
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station – Full Serve	Conditional	
Gasoline Station – Split Island	Conditional	

Use	Approval	Use-Specific Regulations
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Animal Clinic	Conditional	2.2.1
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1
Drive-Through Service	Conditional	
Funeral Home	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Conditional	2.2.1
Repair Shop – Class B	Outright	2.2.1
Restaurant – Class 1	Conditional	
Restaurant – Drive-In	Conditional	
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Sign Painting Shop	Conditional	2.2.1
Wedding Chapel	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.12
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1 , 2.2.13
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1 , 2.2.14
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.15
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All commercial uses listed in section [2.1](#) of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) drive-through service;
- (c) farmers' market;
- (d) gasoline station – full serve
- (e) gasoline station – split island;
- (f) neighbourhood public house;
- (g) parking and loading facilities;
- (h) public bike share;
- (i) restaurant – class 1;
- (j) restaurant – drive-in; and
- (k) urban farm – class B,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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.

- 2.2.2 Any of the non-dwelling uses listed in section [2.1](#) of this schedule are permitted in a mixed-use residential building.
- 2.2.3 No portion of the first storey of a mixed-use residential 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 except for entrances to the residential portion.
- 2.2.4 Only dwelling uses are permitted on the third floor of any mixed-use residential building, except that the Director of Planning may vary this condition where the Director of Planning is satisfied that dwelling use is inappropriate or impractical.
- 2.2.5 Development on any site consisting of 3 or more dwelling units that:
 - (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
 - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,is subject to the [Rental Housing Stock Official Development Plan](#).
- 2.2.6 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:
 - (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size, and
 - (iii) the impact of the conversion on adjacent properties and the character of the area;
 - (b) there are no additions to the building; and
 - (c) no housekeeping or sleeping units are created.
- 2.2.7 Principal dwelling unit with lock-off unit is permitted only in a multiple dwelling or mixed-use residential building.
- 2.2.8 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.9 Manufacturing uses may be permitted only if:
 - (a) the total floor area of manufacturing uses does not exceed 300 m²;

- (b) the 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 is used for ancillary retailing purposes, except for:
 - (i) entrances to the manufacturing portion, and
 - (ii) display features that, in the opinion of the Director of Planning, benefit pedestrian character, 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 impact adjacent uses; and
- (c) the Director of Planning is satisfied that there will be no undue adverse impact on uses within the building or on an abutting site.

2.2.10 No portion of a storey having an elevation within 2.0 m of street grade on the fronting street, to a depth of 10.7 m of the front wall of the building and extending across its full width, may be used for general office except for:

- (a) an insurance or travel agency or real estate office; and
- (b) entrances to the general office portion, and

in the case of a site abutting more than 1 street, the fronting street is to be determined by the Director of Planning.

2.2.11 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.12 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located in the rear yard; and
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,

except that the Director of Planning may vary the maximum height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

- 2.2.13 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule, except that the Director of Planning may vary the floor area regulations to a total floor area not exceeding 33.3% of the gross floor area of the principal use.
- 2.2.14 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.13 above.
- 2.2.15 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Mixed-Use Residential Building that is a Residential Rental Tenure Building

Mixed-use residential building that is a residential rental tenure building is 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, which is illustrated in [Map 1: Sub-Area A](#) at the end of this schedule;
- (b) that is a mixed-use residential building and contains at least 3 dwelling units;
- (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 2 or more bedrooms;
- (e) where the third storey and above, measured from the front property line, is limited to dwelling 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:

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

except that the Director of Planning may vary the requirements under this section [3.1\(f\)\(ii\)](#) provided the Director of Planning is satisfied that sustainability objectives have been achieved on the development site.

3.1.1 Density and Floor Area

- 3.1.1.1 The maximum floor space ratio is 3.50 for all uses combined, provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35.

3.1.1.2 Despite section 3.1.1.1 above, for a corner site, the maximum floor space ratio is 3.70 for all uses combined, provided that:

- (a) the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35;
- (b) the length of the front property line facing the street is at least 45.7 m; and
- (c) the site has a minimum site area of 1,672 m².

3.1.1.3 Despite sections 3.1.1.1 and 3.1.1.2 above, the Director of Planning may increase the permitted floor space ratio by up to 0.05 for exterior circulation located above the first storey.

3.1.2 Building Form and Placement

Regulations	C-2C1
3.1.2.1 Maximum unit frontage for any commercial use	15.3 m
3.1.2.2 Maximum building height:	
(a) where the floor-to-floor height for non-dwelling uses located on the first storey, facing the street is:	
(i) 5.2 m or greater	22.0 m and 6 storeys
(ii) less than 5.2 m	19.8 m and 6 storeys
(b) for portions of a building located within 4.6 m of the ultimate rear property line	6.1 m
3.1.2.3 Minimum front yard depth	2.5 m
3.1.2.4 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RA, RS or RT district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.5 Minimum rear yard depth and rear setback for portions of a building:	
(a) containing non-dwelling uses only, and less than 6.1 m in height	1.5 m
(b) containing non-dwelling uses only, and 6.1 m or more in height	4.6 m
(c) containing dwelling uses	4.6 m

Building Height

- 3.1.2.6 Building height in section 3.1.2.2(a) above is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.
- 3.1.2.7 The maximum building height in section 3.1.2.2(b) above does not apply to portions of buildings where the rear yard has been decreased under section 3.1.2.14 below.
- 3.1.2.8 Despite the maximum building height in sections 3.1.2.2 and 3.1.2.7 above, no portion of the building may 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 135 degrees measured from the vertical, except where:
- the site frontage faces a street:
 - 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
 - generally running north-south; or
 - 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.

Diagram: Maximum building height for a site fronting on a street generally running east-west

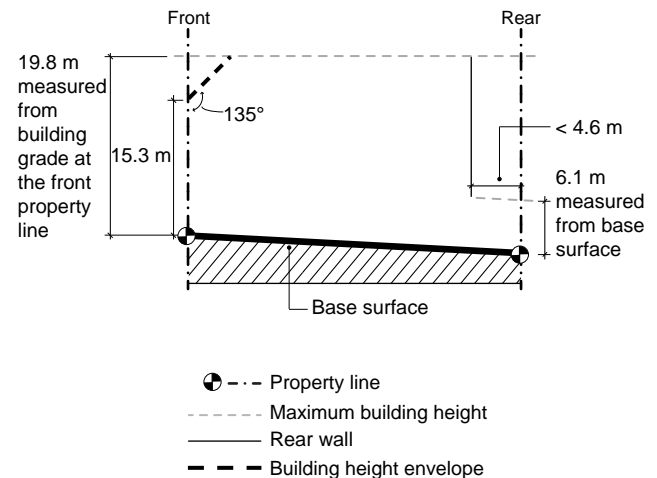
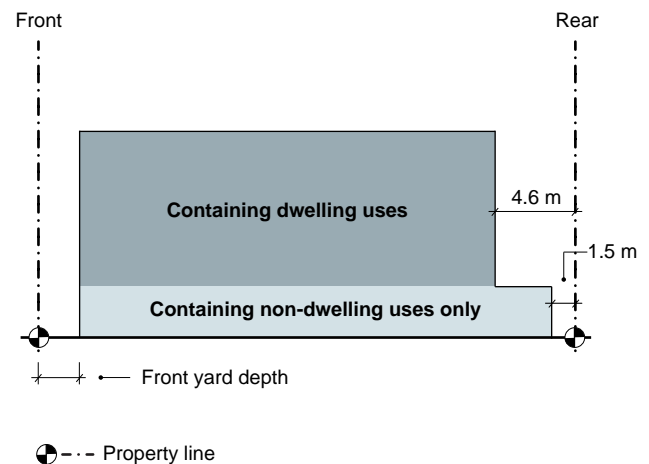


Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



- 3.1.2.9 The Director of Planning or Development Permit Board may increase the maximum building height if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Front Yard

- 3.1.2.10 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard and Side Setback

- 3.1.2.11 Despite the minimum side yard width in section [3.1.2.4\(c\)](#), where a side yard is provided, although not required, the minimum side yard width is 0.9 m.
- 3.1.2.12 Despite the minimum side yard width in sections [3.1.2.4](#) and [3.1.2.11](#) above, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in section [3.1.2.3](#) above.
- 3.1.2.13 For any parking area on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required.
- 3.1.2.14 The Director of Planning may decrease any minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Rear Setback

- 3.1.2.15 Despite the minimum rear yard depth and rear setback in section [3.1.2.5\(a\)](#) above, if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the minimum rear yard depth and rear setback is 3.1 m.
- 3.1.2.16 Despite the minimum rear yard depth and rear setback in sections [3.1.2.5\(b\)](#) and [3.1.2.5\(c\)](#) above, in the case of a corner site, the rear yard depth and rear setback may be decreased to a minimum of 1.5 m if the portion of the building for which the rear yard is decreased:
- (a) is located at least 22.8 m from an adjoining site; and
 - (b) does not exceed 25.3 m in width, measured from the ultimate exterior side property line,
- except that if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the minimum rear yard depth and rear setback may not be decreased.
- 3.1.2.17 Despite the minimum rear yard depth and rear setback in section [3.1.2.5\(c\)](#) above, roof decks and balconies may project into the setback.
- 3.1.2.18 The Director of Planning may decrease the minimum rear yard depth or rear setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2 Other Uses

Uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is:

- (a) 1.20 for office uses;
- (b) 1.50 for dwelling uses other than mixed-use residential; and
- (c) 3.00 for all other uses,

provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35.

3.2.1.2 For the purposes of section 3.2.1.1 above, where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use.

3.2.2 Building Form and Placement

Regulations	C-2C1
3.2.2.1 Maximum unit frontage for any commercial use	15.3 m
3.2.2.2 Maximum building height	10.7 m
3.2.2.3 Minimum front yard depth	2.5 m
3.2.2.4 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RA, RS or RT district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.2.2.5 Minimum rear yard depth and rear setback for portions of a building:	
(a) containing non-dwelling uses only	1.5 m
(b) containing dwelling uses	4.6 m

Building Height

3.2.2.6 Despite the maximum building height in section 3.2.2.2 above, in the case of a site fronting a street generally running east-west, no portion of a building may extend above the 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 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north property line.

3.2.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 15.3 m and may permit a building that exceeds the required envelope, if the Director of Planning or Development Permit Board considers:

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

Front Yard

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

Side Yard and Setback

- 3.2.2.9 Despite the minimum side yard width in section 3.2.2.4(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.
- 3.2.2.10 Despite the minimum side yard width in section 3.2.2.4 and 3.2.2.9 above, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in section 3.2.2.3 above.

Diagram: Maximum building height for a site fronting on a street generally running east-west

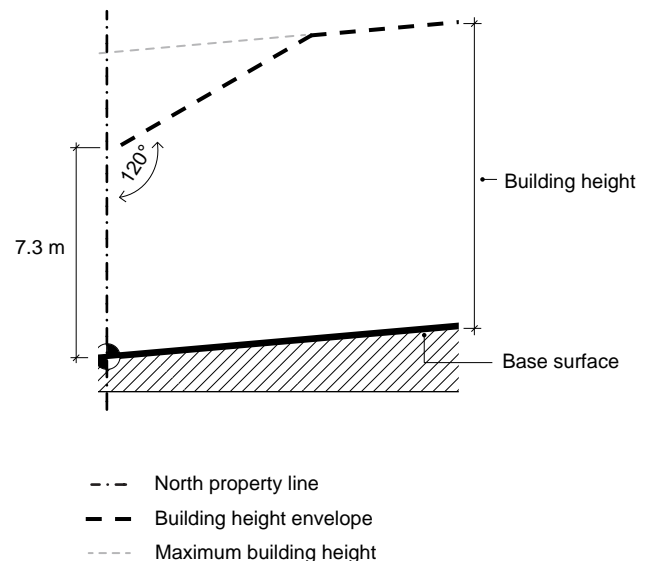
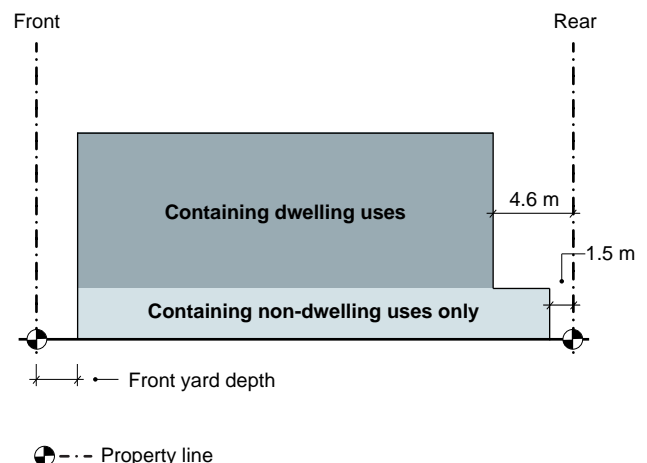


Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



- 3.2.2.11 For any parking area on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required.
- 3.2.2.12 The Director of Planning may decrease the minimum side yard width or side setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Setback

- 3.2.2.13 Despite the minimum rear yard depth and rear setback in section [3.2.2.5\(b\)](#) above, roof decks and balconies may project into the setback.
- 3.2.2.14 The Director of Planning may decrease the minimum rear yard depth or rear setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided the maximum exclusion for parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.1.3 For buildings other than residential rental tenure buildings, the Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor area if the Director of Planning considers all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Horizontal Angle of Daylight

4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.2.2 For the purposes of section [4.2.1](#) above, habitable room means any room except a bathroom or kitchen.

- 4.2.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section 4.2.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.
- 4.3 Dedication of Land
- 4.3.1 Dedication for Lane Purposes
- 4.3.1.1 Where a site does not abut a lane, or abuts a lane that 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.
- 4.3.1.2 Where a dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.
- 4.3.2 Statutory Right of Way for Sidewalk and Boulevard Purposes
- 4.3.2.1 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.
- 4.3.2.2 Despite section 4.3.2.1 above, the Director of Planning or Development Permit Board may permit a reduced surface statutory right of way if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

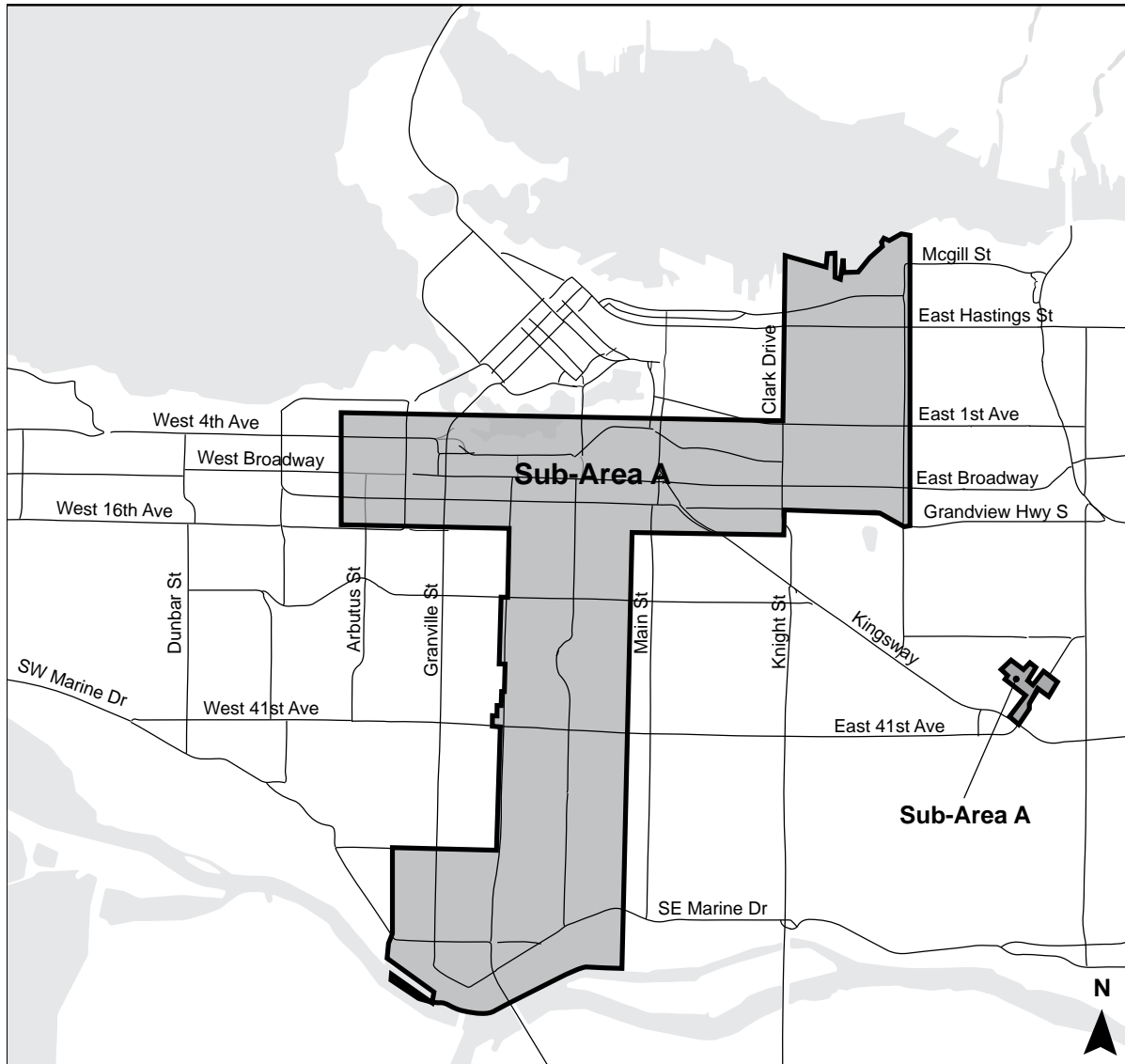
5 RELAXATIONS

- 5.1 The Director of Planning may relax the maximum unit frontage regulations in sections 3.1.2.1 and 3.2.2.1 of this schedule if:
- (a) a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained; and

- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

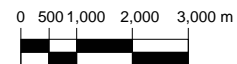
Map 1: Sub-Area A

Sub-area A, as shown in Map 1 below, is further illustrated by Maps 1A, 1B, 1C, 1D and 1E.

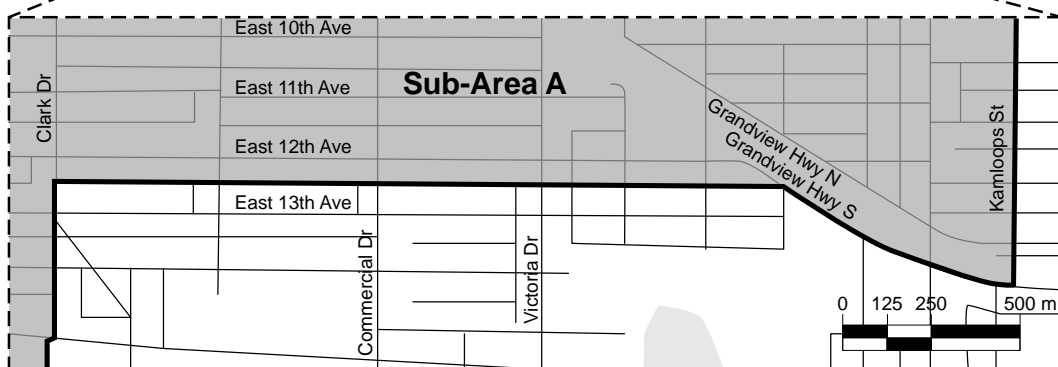
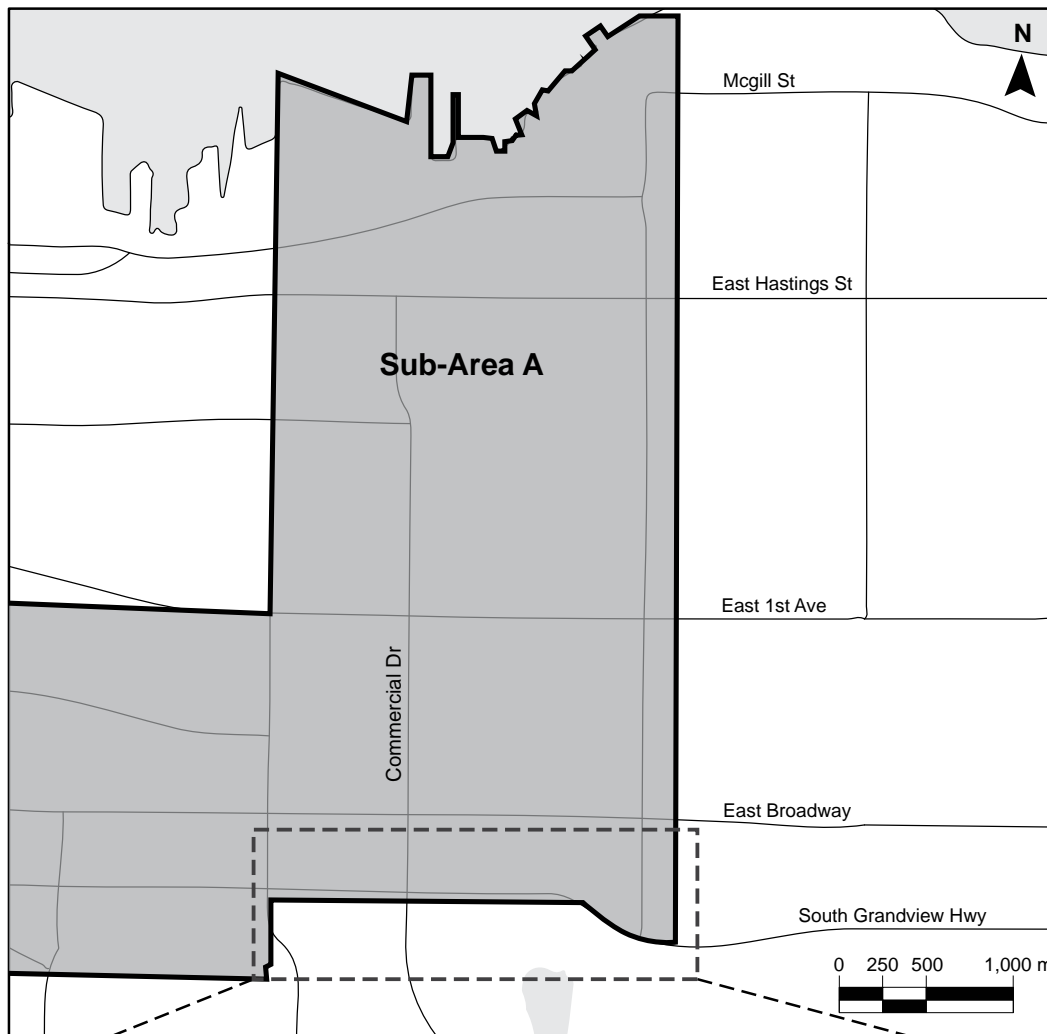


LEGEND

Sub-Area A



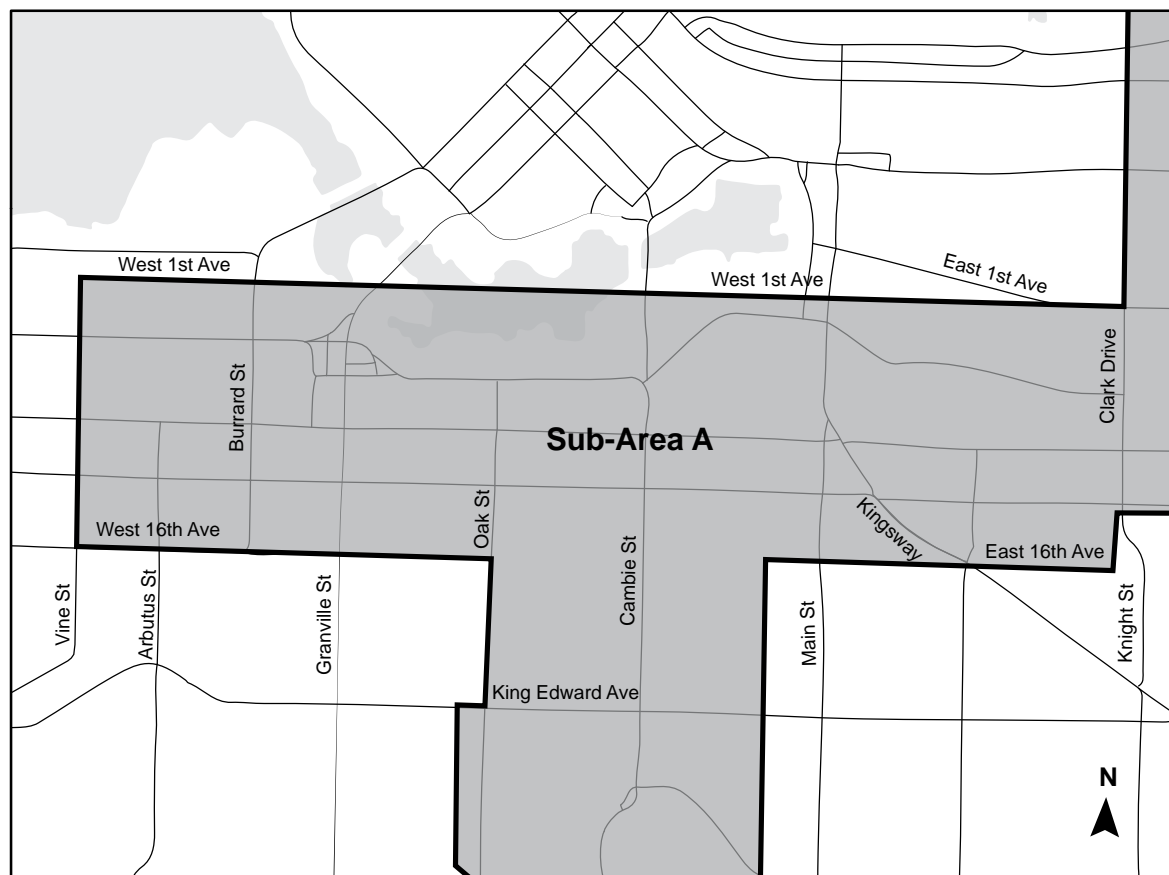
Map 1A: Sub-Area A



LEGEND

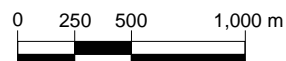
Sub-Area A

Map1B: Sub-Area A

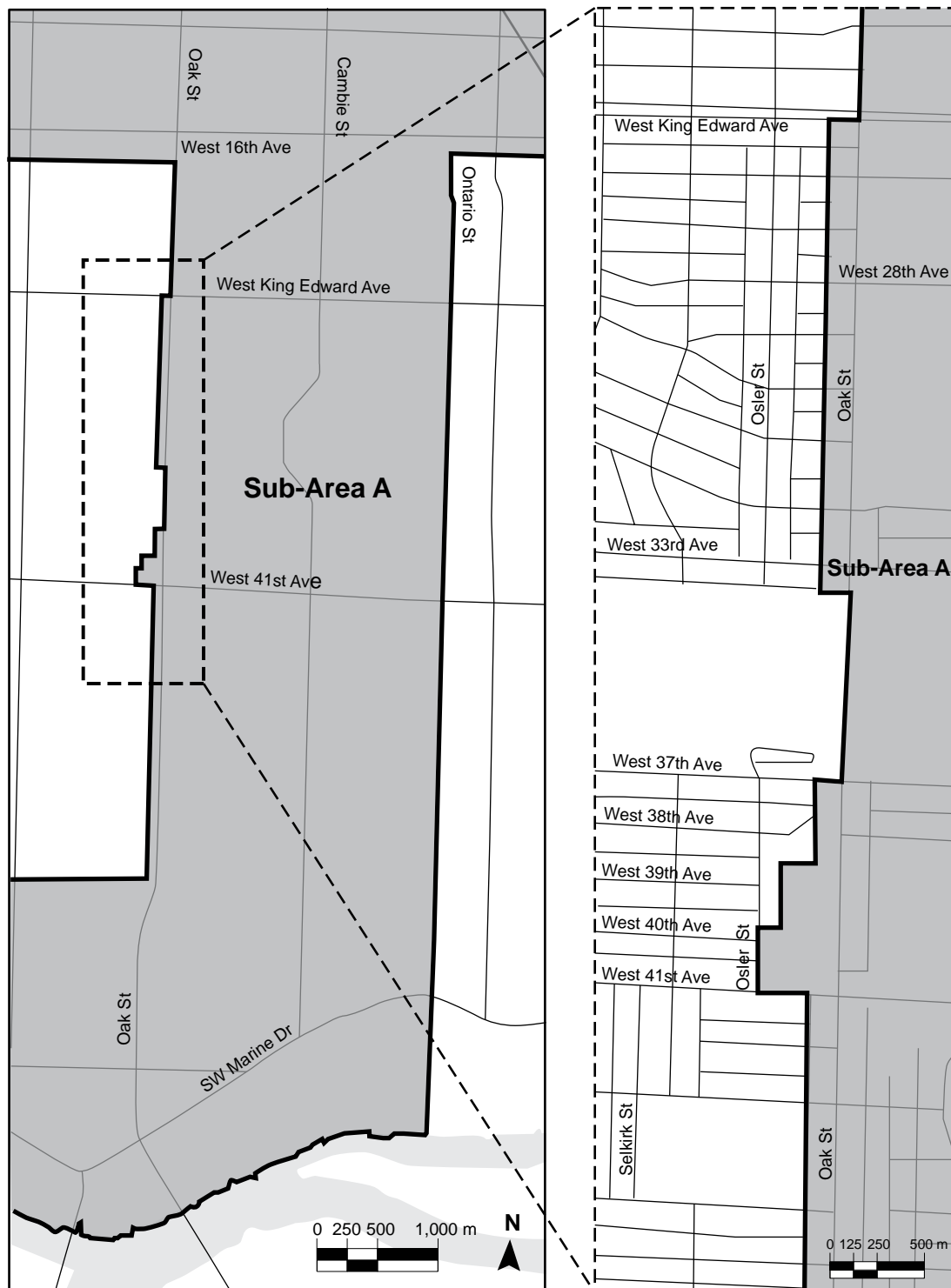


LEGEND

Sub-Area A



Map 1C: Sub-Area A



LEGEND

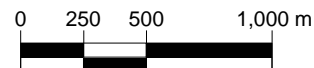
Sub-Area A

Map 1D: Sub-Area A

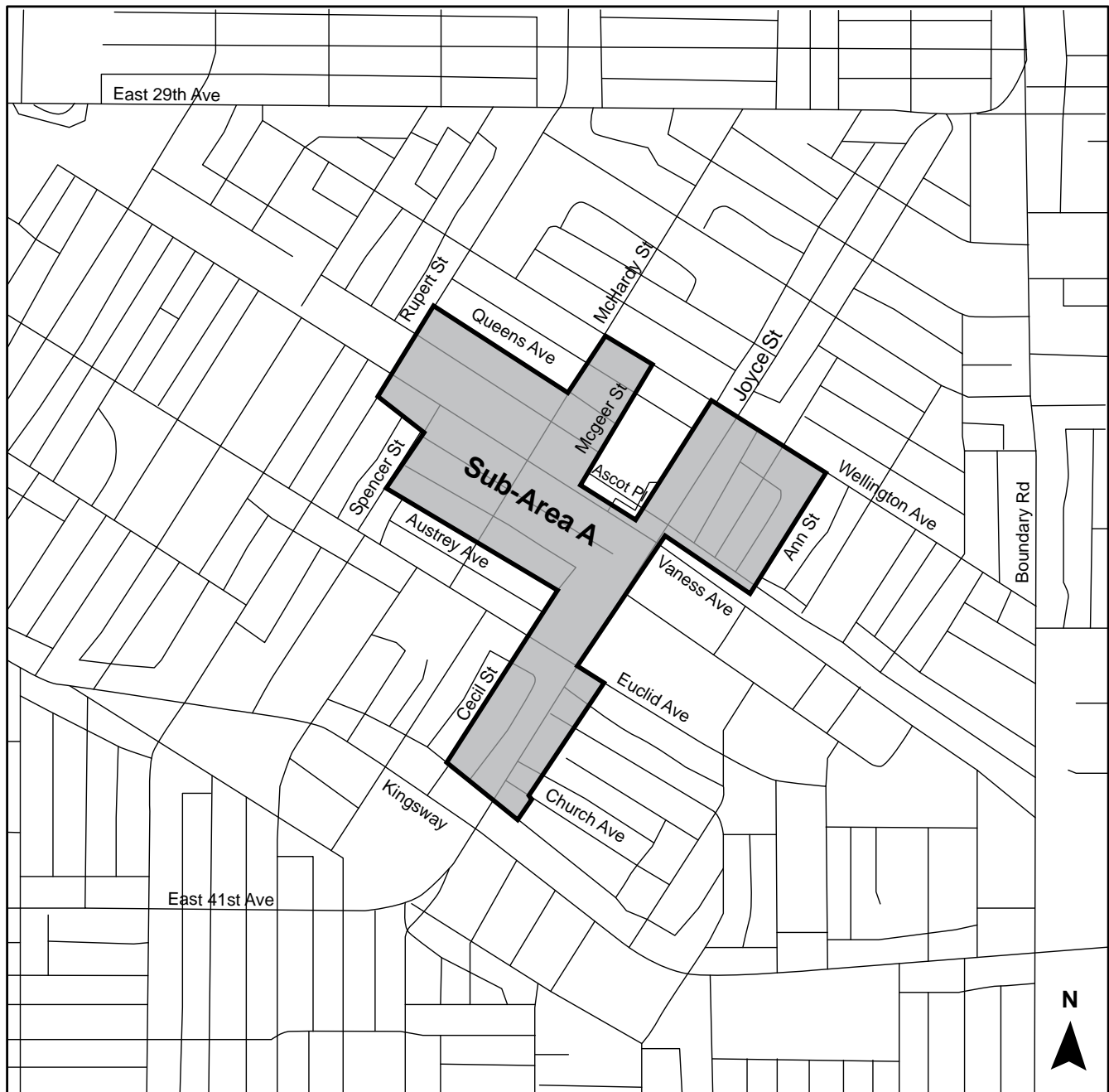


LEGEND


Sub-Area A

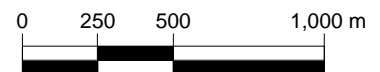


Map 1E: Sub-Area A



LEGEND

 Sub-Area A



SCHEDULE N

C-3A

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing uses while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses compatible with commercial uses. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units.

Without limitation, applicable Council policies and guidelines for consideration include [605 - 645 West Eighth Avenue C-3A Guidelines](#), [Broadway-Arbutus C-3A and 2000 Block West 10th Avenue \(North Side\) Guidelines](#), [Broadway/Commercial C-3A Guidelines](#), [Burrard Slopes C-3A Guidelines](#), [Cambie Street \(East Side\) C-3A Guidelines](#), [Central Broadway C-3A Urban Design Guidelines](#), [Main Street C-3A Guidelines](#) and [North Burrard C-3A Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-3A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	
Cultural and Recreational Uses		
Arcade	Conditional	2.2.1
Artist Studio	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bingo Hall	Conditional	2.2.1
Bowling Alley	Outright	2.2.1
Casino – Class 1	Conditional	2.2.1
Club	Outright	2.2.1
Community Centre or Neighbourhood House	Outright	2.2.1
Fitness Centre	Outright	2.2.1
Hall	Outright	2.2.1
Library	Outright	2.2.1
Museum or Archives	Outright	2.2.1
Park or Playground	Conditional	
Rink	Outright	2.2.1
Swimming Pool	Outright	2.2.1
Theatre	Outright	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2 , 2.2.3 , 2.2.4

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.5
Multiple Dwelling	Conditional	2.2.6
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.7
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class B	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Outright	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Clothing Manufacturing	Conditional	2.2.1
Dairy Products Manufacturing	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Conditional	2.2.1
Ice Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Conditional	2.2.1
Printing or Publishing	Conditional	2.2.1
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Office Uses		
Financial Institution	Outright	2.2.1
General Office	Outright	2.2.1
Health Care Office	Outright	2.2.1
Health Enhancement Centre	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Parking Uses		
Parking Uses	Conditional	
Retail Uses		
Adult Retail Store	Conditional	2.2.1
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.8
Furniture or Appliance Store	Outright	2.2.1
Gasoline Station – Full Serve	Conditional	
Gasoline Station – Split Island	Conditional	
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	
Service Uses		
Animal Clinic	Conditional	2.2.1
Auction Hall	Outright	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Cabaret	Conditional	2.2.1
Catering Establishment	Outright	2.2.1
Drive-Through Service	Conditional	
Funeral Home	Conditional	2.2.1
Hotel	Conditional	2.2.1
Laboratory	Outright	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Neighbourhood Public House	Conditional	

Use	Approval	Use-Specific Regulations
Photofinishing or Photography Laboratory	Conditional	2.2.1
Photofinishing or Photography Studio	Outright	2.2.1
Production or Rehearsal Studio	Conditional	2.2.1
Print Shop	Outright	2.2.1
Repair Shop – Class A	Conditional	2.2.1
Repair Shop – Class B	Outright	2.2.1
Restaurant – Class 1	Outright	
Restaurant – Class 2	Conditional	2.2.1
Restaurant – Drive-In	Conditional	
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Outright	2.2.1
School – Vocational or Trade	Outright	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Sign Painting Shop	Outright	2.2.1
Wedding Chapel	Conditional	2.2.1
Transportation and Storage Uses		
Mini-Storage Warehouse	Conditional	2.2.1
Storage Warehouse	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.9
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1 , 2.2.10
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1 , 2.2.11

Use	Approval	Use-Specific Regulations
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.12
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All commercial uses listed in section [2.1](#) of this schedule, and all outright approval accessory uses listed in section [2.1](#) of this schedule, must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) drive-through service;
- (c) farmers' market;
- (d) gasoline station – full serve;
- (e) gasoline station – split island;
- (f) lumber and buildings material establishment;
- (g) neighbourhood public house;
- (h) parking and loading facilities;
- (i) public bike share;
- (j) restaurant – class 1;
- (k) restaurant – drive-in;
- (l) taxicab or limousine station;
- (m) urban farm – class B; and
- (n) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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.

2.2.2 Any non-dwelling uses listed in section [2.1](#) of this schedule are permitted in a mixed-use residential building.

-
- 2.2.3 Mixed-use residential building may be permitted if the Director of Planning considers the design and liveability of the dwelling units.
- 2.2.4 No portion of the first storey of a mixed-use residential 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 dwelling uses except for entrances to the residential portion.
- 2.2.5 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:
- (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size, and
 - (iii) the impact of the conversion on adjacent properties and the character of the area; and
 - (b) there are no additions to the building.
- 2.2.6 Multiple dwelling may be permitted if the Director of Planning considers the site suitable for dwelling uses.
- 2.2.7 Principal dwelling unit with lock-off unit is permitted only in a mixed-use residential building or multiple dwelling.
- 2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.9 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,

except that the Director of Planning may vary the maximum height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

- 2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule, except that the Director of Planning may vary the floor area regulations to a total floor area not exceeding 33.3% of the gross floor area of the principal use.
- 2.2.11 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.10 above.
- 2.2.12 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.00, except that:

- (a) the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 3.00, if the Director of Planning or Development Permit Board considers:
 - (i) the relationship of the development with nearby residential areas,
 - (ii) the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets, and existing views,
 - (iii) the amount of open space, including plazas, and the impact of the overall design on the general amenity of the area,
 - (iv) the impact of the development on traffic in the area,
 - (v) the provision for pedestrian needs,
 - (vi) the design and liveability of any dwelling uses, and
 - (vii) the intent of this schedule and all applicable Council policies and guidelines;
- (b) despite section [3.1.1.1\(a\)](#) above, if there is no heritage density available for transfer, the Director of Planning or Development Permit Board may permit an additional increase in the permitted floor area of 1 m² per amenity share provided to the City at no cost to the City, to a maximum of 10% of the permitted floor space ratio, if the Director of Planning or Development Permit Board considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; and
- (c) the Development Permit Board may increase the permitted floor space ratio by a maximum of 10% where the increase results from a transfer of heritage density, except that this section [3.1.1.1\(c\)](#) does not apply to a development where there has been an increase in floor space ratio pursuant to section [3.1.1.1\(b\)](#) above.

3.1.1.2 Despite section [3.1.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law.

3.1.1.3 For the purposes of this section [3.1.1](#), “heritage density” means density provided as compensation for a heritage designation, which is transferred from the site of the designated heritage property to another site in accordance with [Heritage Incentive Program Policies and Procedures](#).

3.1.2 Building Form and Placement

Regulations	C-3A
3.1.2.1 Maximum building height	9.2 m
3.1.2.2 Front yard	not required
3.1.2.3 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RA, RS or RT district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.4 Minimum rear yard depth	3.1 m
3.1.2.5 Minimum rear setback for portions of a building containing dwelling uses	7.6 m

Building Height

- 3.1.2.6 The Director of Planning or Development Permit Board may increase the maximum building height if the Director of Planning or Development Permit Board considers:
- (a) the relationship of the development with nearby residential areas;
 - (b) the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets, and existing views;
 - (c) the amount of open space, including plazas, and the impact of the overall design on the general amenity of the area;
 - (d) the provision for pedestrian needs;
 - (e) the preservation of the character and general amenity desired for the area; and
 - (f) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Front Yard

- 3.1.2.7 For any parking area, a setback of 1.2 m from the front property line is required.

Side Yard and Side Setback

- 3.1.2.8 Despite the minimum side yard width in section [3.1.2.3\(c\)](#) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

- 3.1.2.9 For any parking area on a corner site, a side setback of 1.2 m from the side property line abutting the flanking street is required.

Rear Yard and Rear Setback

- 3.1.2.10 Despite the minimum rear yard depth and rear setback in sections [3.1.2.4](#) and [3.1.2.5](#) above, where the rear of a site abuts a lane, the required minimum rear yard depth and rear setback will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Amenity Shares

4.1.1 For the purposes of this schedule, amenity means conservation of protected heritage property.

4.1.2 For the purposes of this schedule, the cost of an amenity share is the amount specified per m² in [Schedule G: Heritage Amenity Share Cost Schedule](#) of this by-law for the C-3A zoning district.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

- (a) all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building; and
- (b) in dwelling units and artist studios, where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof rafters or deck, exceeds 3.7 m, an additional amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude additional height in combination with:
 - (i) an undeveloped floor area beneath roof elements which are, in the opinion of the Director of Planning, solely for decorative purposes and to which the only means of access is a hatch, residential lobby or mechanical penthouse, or
 - (ii) venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) 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 does not exceed 7.3 m in length;

- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, if:
 - (i) the total excluded floor area does not exceed the lesser of 20% of the permitted floor area or 1,000 m², and
 - (ii) in the case of child day care facilities the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.2.3 The Director of Planning may permit the following to be excluded from the computation of floor area:

- (a) enclosed residential balconies, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area, and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed; and
- (b) interior public space, including atria and other similar spaces, if:
 - (i) the excluded area does not exceed the lesser of 10% of the permitted floor area or 600 m²,
 - (ii) the excluded area is secured by covenant and right-of-way in favour of the City of Vancouver which set out public access and use, and
 - (iii) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.3 Horizontal Angle of Daylight

- 4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.3.2 For the purposes of section 4.3.1 above, habitable room means any room except a bathroom or kitchen.
- 4.3.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.3.4 The plane or planes referred to in section 4.3.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.3.5 An obstruction referred to in section 4.3.3 above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

4.3.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the minimum distance of unobstructed view is at least 3.7 m.

5 RELAXATIONS

5.1 Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax the maximum floor space ratio for any 1 building that includes 1 or more of such facilities, and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

5.2 In determining the increase in floor area that may be permitted under section 5.1 above, the Development Permit Board must consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions; and
- (e) the opinion of City Council.

SCHEDULE O

C-5, C-5A and C-6

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for retail and services uses and forms of development compatible with the primarily residential character of the West End, and to provide for dwelling units in C-5A and C-6 designed to be compatible with commercial uses. This schedule encourages the scale and function of the external design of buildings oriented towards pedestrians. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units.

The C-5 district provides opportunities for commercial uses throughout the district and opportunities for nightlife in the Davie Village. The C-5A district differs from the C-5 district by providing density bonuses for social housing and secured market rental housing. The C-6 district provides a transition between the Downtown and the West End and differs from the C-5 and C-5A districts by permitting a greater density and scale.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-5, C-5A and C-6 districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in [section 3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including [section 2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.1
Billiard Hall	Outright	2.2.1
Bowling Alley	Outright	2.2.1
Club	Outright	2.2.1, 2.2.2
Community Centre or Neighbourhood House	Outright	2.2.1
Fitness Centre	Outright	2.2.1
Library	Outright	2.2.1
Museum or Archives	Outright	2.2.1
Rink	Outright	2.2.1
Swimming Pool	Outright	2.2.1
Theatre	Outright	2.2.1
Dwelling Uses		
Dwelling uses existing on or before February 4, 2014 and only in the C-5 district	Conditional	2.2.3
Mixed-Use Residential Building, only in the C-5A and C-6 districts	Conditional	2.2.2, 2.2.4, 2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio, only in the C-5A and C-6 districts	Conditional	
Seniors Supportive or Assisted Housing, only in the C-5A and C-6 districts	Conditional	

Use	Approval	Use-Specific Regulations
Seniors Supportive or Assisted Housing existing on or before February 4, 2014 and only in the C-5 district	Conditional	2.2.3
Institutional Uses		
Ambulance Station	Conditional	2.2.1 , 2.2.6
Child Day Care Facility	Outright	2.2.2
Community Care Facility – Class B, only in the C-5A and C-6 districts	Conditional	2.2.1
Community Care Facility – Class B, existing on or before February 4, 2014 and only in the C-5 district	Conditional	2.2.1 , 2.2.3
Detoxification Centre	Conditional	2.2.1 , 2.2.7
Group Residence, only in the C-5A and C-6 districts	Conditional	2.2.1
Group Residence, existing on or before February 4, 2014 and only in the C-5 district	Conditional	2.2.1 , 2.2.3
Public Authority Use	Conditional	2.2.1 , 2.2.6
School – Elementary or Secondary	Outright	2.2.1
School – University or College	Outright	2.2.1
Social Service Centre	Outright	2.2.1 , 2.2.2
Office Uses		
Financial Institution	Outright	2.2.1
General Office	Outright	2.2.1
Health Care Office	Outright	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Area	Conditional	2.2.8
Retail Uses		
Adult Retail Store	Conditional	2.2.1
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.9
Furniture or Appliance Store	Outright	2.2.1
Gasoline Station – Full Serve	Conditional	2.2.10
Gasoline Station – Split Island	Conditional	2.2.10
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1 , 2.2.11
Liquor Store	Conditional	2.2.1 , 2.2.11
Pawnshop	Conditional	2.2.1 , 2.2.12

Use	Approval	Use-Specific Regulations
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1 , 2.2.12
Small-Scale Pharmacy	Conditional	2.2.1
Service Uses		
Animal Clinic	Outright	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Cabaret	Conditional	2.2.1 , 2.2.13
Catering Establishment	Outright	2.2.1
Hotel	Conditional	2.2.1 , 2.2.14
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Neighbourhood Public House	Conditional	2.2.15
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Conditional	2.2.1
Repair Shop – Class B	Outright	2.2.1
Restaurant – Class 1	Outright	
Restaurant – Class 2	Conditional	2.2.13
School – Arts or Self-Improvement	Outright	2.2.1
School – Business	Outright	2.2.1
School – Vocational or Trade	Outright	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1 , 2.2.16
Recycling Depot	Conditional	2.2.1
uncategorized		
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1 , 2.2.17
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.18
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.19
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 All commercial uses listed in section 2.1 of this schedule, and all outright approval accessory uses accessory to the outright commercial uses listed in section 2.1 of this schedule, must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables;
 - (b) child day care facility;
 - (c) farmers' market;
 - (d) gasoline station – full serve;
 - (e) gasoline station – split island;
 - (f) neighbourhood public house;
 - (g) parking and loading facilities;
 - (h) public bike share;
 - (i) restaurant; and
 - (j) urban farm – class B.
- 2.2.2 In the C-5A and C-6 districts, no portion of any floor of a club, social service centre or child day care facility is permitted within 2.0 m of street grade along a fronting street or flanking street if the adjoining site on the flanking street is in a C district, except for entrances.
- 2.2.3 In the C-5 district, no portion of any floor of a dwelling unit, community care facility – class B or group residence is permitted within 2.0 m of street grade along the fronting street or a flanking street if the adjoining site on the flanking street is in a C district, except for entrances.
- 2.2.4 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.
- 2.2.5 Mixed-use residential building may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with use.
- 2.2.6 Ambulance station and public authority may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, and vehicular ingress and egress.
- 2.2.7 Detoxification centre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses and size.
- 2.2.8 Parking area may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses and pedestrian amenity.

-
- 2.2.9 Farmers' market may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

 - 2.2.10 Gasoline station – full serve and gasoline station – split island may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, number existing, and vehicular ingress and egress.

 - 2.2.11 Grocery store with liquor store and liquor store may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, and vehicular ingress and egress.

 - 2.2.12 Pawnshop and secondhand store may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation, and vehicular ingress and egress.

 - 2.2.13 Cabaret or restaurant – class 2 may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking, vehicular circulation, compatibility with surrounding uses and noise control.

 - 2.2.14 Hotel may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to design compatibility with any proximate residential area, size of liquor facilities, noise control, parking, loading, and taxi and bus ingress and egress.

 - 2.2.15 Neighbourhood public house may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to vehicular circulation and compatibility with surrounding uses.

 - 2.2.16 Public utility may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, and category of facility.

 - 2.2.17 Accessory uses customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section [2.1](#) of this schedule.

 - 2.2.18 Accessory uses customarily ancillary to any conditional approval use listed in section [2.1](#) of this schedule must comply with the provisions in section [2.2.17](#) above.

 - 2.2.19 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 2.20 in the C-5 and C-5A districts and 2.60 in the C-6 district, except that:

- (a) for a hotel existing on or before February 4, 2014, the floor space ratio must not exceed the greater of the floor space ratio existing on September 30, 1986 or the maximum floor space ratio permitted in this section [3.1.1.1](#); and
- (b) if there is no heritage density available for transfer, the Director of Planning or Development Permit Board may increase the permitted floor area by 1 m² for each amenity share provided to the City at no cost to the City, to a maximum of 10% above the maximum permitted floor space ratio, if the Director of Planning or Development Permit Board considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.1.2 The Director of Planning may increase the permitted floor area for hotel existing on September 30, 1986, by a maximum of 5% if, in the opinion of the Director of Planning, the increase in floor area will result in enhanced pedestrian amenities.

3.1.1.3 The Development Permit Board may increase the permitted floor space ratio by a maximum of 10% where the increase results from a transfer of heritage density, except that this increase must not apply to a hotel where the floor area has already been increased pursuant to section [3.1.1.2](#) above or a development where there has been an increase in floor space ratio pursuant to section [3.1.1.1\(b\)](#) above.

3.1.1.4 The Director of Planning or Development Permit Board may increase the maximum floor space ratio in the C-5A and C-6 districts for mixed-use residential building, if:

- (a) the floor space ratio does not exceed:
 - (i) 7.00 in the C-5A district, and
 - (ii) 8.75 in the C-6 district, except that the floor space ratio must be at least 1.20 for non-dwelling uses;
- (b) either a minimum of 20% of the floor area included in the calculation of floor space ratio is developed as social housing, or all dwelling units are secured market rental housing, except that this requirement does not apply to any portion of floor area that is increased pursuant to sections [3.1.1.1\(b\)](#) or [3.1.1.3](#) above; and
- (c) the Director of Planning or the Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.5 For the purposes of section 3.1.1.3 above, "heritage density" means density provided as compensation for a heritage designation, which is transferred from the site of the designated heritage property to another site in accordance with [Heritage Incentive Program Policies and Procedures](#).

3.1.1.6 Despite section 3.1.1.1(b) above, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

Regulations	C-5 and C-5A	C-6
3.1.2.1 Maximum unit frontage located on a floor having an elevation within 2.0 m of street grade, except for community centre, gasoline station – full serve, gasoline station – split island, parking area, and school – elementary or secondary	7.7 m	no maximum
3.1.2.2 Maximum building height	18.3 m	
3.1.2.3 Front yard	not permitted	
3.1.2.4 Side yard	not permitted	
3.1.2.5 Minimum rear yard and rear setback for portions of a building:		
(a) not containing dwelling uses	7.6 m	
(b) containing non-dwelling uses	not required	

Frontage

3.1.2.6 The Director of Planning or Development Permit Board may increase the maximum unit frontage in the case of a grocery or drug store existing as of May 18, 1993, and for other retail or service uses on the same site if:

- (a) the Director of Planning or Development Permit Board considers the intent of this schedule and is satisfied that the scale of development at the street property line will relate to pedestrians;
- (b) the site has a frontage exceeding 45.8 m as of May 18, 1993;
- (c) no more than a total of 50% of the frontage of the site is occupied by grocery or drug store, or grocery store with liquor store and their departments, except that this total amount must be interspersed with other retail or service uses; and
- (d) windows at the street property line are clear-glazed and unobstructed so that the interior of the premises are at all times visible from the sidewalk.

- 3.1.2.7 For the purposes of section 3.1.2.6 above, any department of a grocery or drug store, or grocery store with liquor store that has its own check-out facility and entrance/exit door to the street is deemed to be an individual occupancy.

Building Height

- 3.1.2.8 Despite the maximum building height in section 3.1.2.2 above, no portion of the building may extend above the envelope formed by a vertical line measuring 7.4 m in height at the north, northeast or northwest property line at a street or lane and a vertical line measuring 11.0 m at the south, southeast or southwest property line at a street or lane and a plane formed by an angle of 120 degrees measured from each of the vertical lines.
- 3.1.2.9 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 64.0 m in the C-5A and C-6 districts if the Director of Planning or Development Permit Board considers:
- (a) the impact on neighbourhood liveability and environmental quality;
 - (b) the impact on views, shadowing, privacy, lower level treatment of buildings, and open space; and
 - (c) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.
- 3.1.2.10 The Director of Planning or Development Permit Board may permit a portion of a building to extend above the building envelope prescribed in section 3.1.2.8 above, except that the building height must not exceed 18.3 m in the C-5 district, if the Director of Planning or Development Permit Board considers:
- (a) the impact on neighbourhood liveability and environmental quality;
 - (b) the impact on views, shadowing, privacy, lower level treatment of buildings, and open space; and
 - (c) the intent of this schedule, all applicable Council policies, and guidelines and the submission of any advisory group, property owner or tenant.
- 3.1.2.11 The Director of Planning or Development Permit Board may vary the maximum building height regulations for a mixed-use residential building in the C-6 district if the Director of Planning or Development Permit Board considers the intent of the schedule and all applicable Council policies and guidelines, and:
- (a) the maximum building height does not exceed 91.4 m; and
 - (b) either a minimum of 20% of the floor area included in the calculation of floor space ratio is developed as social housing, or all dwelling units are secured market rental housing.

Front Yard

- 3.1.2.12 Despite section 3.1.2.3 above, the Director of Planning may permit a front yard if the Director of Planning is satisfied that shopping continuity and pedestrian amenity along any abutting sidewalk will be achieved.

Side Yard and Side Setback

3.1.2.13 Despite section 3.1.2.4 above, the Director of Planning may permit a side yard if:

- (a) a portion of a building contains dwelling uses, in which case that portion may be set back from the side property lines to comply with the horizontal angle of daylight regulations in section 4.4 of this schedule; or
- (b) the Director of Planning is satisfied that shopping continuity and pedestrian amenity along any abutting sidewalk will be achieved.

Rear Yard and Rear Setback

3.1.2.14 Despite the minimum rear yard depth and rear setback in section 3.1.2.5(b) above, where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

3.1.2.15 The Director of Planning may decrease the rear yard depth and rear setback for dwelling uses, if the Director of Planning is satisfied that residential liveability is achieved for the development site and neighbouring existing or potential dwelling uses.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Amenity Shares

4.1.1 For the purposes of this schedule, amenity means conservation of protected heritage property.

4.1.2 For the purposes of this schedule, the cost of an amenity share is the amount specified per m² in [Schedule G: Heritage Amenity Share Cost Schedule](#) of this by-law for the C-5, C-5A and C-6 zoning districts.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.2.3 The Director of Planning may exclude:

- (a) interior public space, including atria and other similar spaces, if:
 - (i) the excluded area does not exceed the lesser of 10% of the permitted floor area or 600 m²,
 - (ii) the excluded area is secured by covenant and right-of-way in favour of the City that sets out public access and use, and
 - (iii) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
- (b) amenity areas, including child day care facilities and non-profit recreation facilities, to a maximum area not exceeding the lesser of 10% of the total permitted floor area or 1,000 m² if, in the case of

child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood.

4.3 Horizontal Angle of Daylight

- 4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.3.2 For the purposes of section 4.3.1 above, habitable room means any room except a bathroom or kitchen.
- 4.3.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.3.4 The plane or planes referred to in section 4.3.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.3.5 An obstruction referred to in section 4.3.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.3.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

4.4 External Design

- 4.4.1 All developments must provide along all abutting streets any 1 or a combination of:
- (a) display windows;
 - (b) individualized tenancy unit design;
 - (c) building articulation;
 - (d) pedestrian entrance definition via a recess or projecting canopy; or
 - (e) any other architectural features that facilitate pedestrian interest to the satisfaction of the Director of Planning.
- 4.4.2 The first storey must be built to the front and side property lines except as otherwise permitted in section 3.1.2 of this schedule, while the remaining storeys may terrace back from the property lines.
- 4.4.3 Direct pedestrian access to each individual commercial occupancy which abuts the fronting street of the site must be provided at the fronting street at or near grade level.

-
- 4.4.4 Continuous weather protection must be provided along the fronting street and flanking street where the adjoining site on the flanking street is in a C district and must:
- (a) have a minimum depth of 1.5 m; and
 - (b) be in the form of:
 - (i) a retractable fabric awning,
 - (ii) a canopy attached to the building face by bolts to facilitate easy removal, or
 - (iii) such other form as may be satisfactory to the Director of Planning and City Engineer.
- 4.4.5 That portion of a building located at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district must be:
- (a) rounded with a minimum radius of 1.8 m;
 - (b) indented or truncated with minimum dimensions of 1.8 m by 1.8 m; or
 - (c) architecturally treated by other means to facilitate pedestrian amenity to the satisfaction of the Director of Planning.
- 4.4.6 Building corners at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district must be accentuated by:
- (a) variances of height;
 - (b) cupolas;
 - (c) domes;
 - (d) other architectural appurtenances; or
 - (e) any proposals varying from the above, to the satisfaction of the Director of Planning.
- 4.4.7 A minimum of 1 pedestrian entrance to commercial uses must be provided from the flanking street where the adjoining site on the flanking street is in a C district.
- 4.4.8 All garbage and recycling container storage areas must be screened from view from nearby sidewalks and dwelling units.
- 4.4.9 Mechanical equipment must be enclosed and set back so as not to be visible from street level or architecturally treated by other means satisfactory to the Director of Planning, and exposed duct work is not permitted.
- 4.4.10 Dwelling uses must provide:
- (a) pedestrian access separate from access to other uses; and
 - (b) a minimum of 1 bicycle rack per 4 dwelling units in an enclosed storage room.

5 RELAXATIONS

- 5.1 Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax the maximum floor space ratio for any 1 building that includes 1 or more of such facilities, and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.
- 5.2 In determining the increase in floor area that may be permitted under section [5.1](#) above, the Development Permit Board must consider:
- (a) the construction cost of the facility;
 - (b) any costs to the developer of continuing maintenance required for the facility;
 - (c) the rental value of the increased floor area;
 - (d) the value of any authorized relaxation of other restrictions; and
 - (e) the opinion of City Council.

SCHEDULE P

C-7 and C-8

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the transition of a predominantly industrial and commercial area into a mixed-use community with a strong residential component, while respecting the needs of existing development. Emphasis is placed on well-designed all-residential or mixed-use residential buildings. The C-8 district differs from the C-7 district in that it encourages pedestrian-oriented retail uses at grade. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units.

Without limitation, applicable Council policies and guidelines for consideration include the [Arbutus C-7 and C-8 Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-7 and C-8 districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Outright	2.2.1
Museum or Archives	Outright	2.2.1
Park or Playground	Conditional	
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Infill	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.3
Multiple Dwelling, only in the C-7 District	Conditional	
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	

Use	Approval	Use-Specific Regulations
Seniors Supportive or Assisted Housing	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class A	Conditional	2.2.1
Community Care Facility – Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Outright	2.2.1
School – University or College	Outright	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Conditional	2.2.1
Clothing Manufacturing	Conditional	2.2.1
Dairy Products Manufacturing	Conditional	2.2.1
Electrical Products or Appliances Manufacturing	Conditional	2.2.1
Food or Beverages Products Manufacturing – Class B	Conditional	2.2.1
Furniture and Fixtures Manufacturing	Conditional	2.2.1
Ice Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Conditional	2.2.1
Printing or Publishing	Conditional	2.2.1
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Office Uses		
Financial Institution	Outright	2.2.1
General Office	Outright	2.2.1
Health Care Office	Outright	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Area	Conditional	
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.4

Use	Approval	Use-Specific Regulations
Gasoline Station – Full Serve, only in the C-8 district	Conditional	
Gasoline Station – Split Island, only in the C-8 district	Conditional	
Grocery or Drug Store, only in the C-8 district	Outright	2.2.1
Grocery Store with Liquor Store, only in the C-8 district	Conditional	2.2.1
Liquor Store, only in the C-8 district	Conditional	2.2.1
Pawnshop, only in the C-8 district	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store, only in the C-8 district	Outright	2.2.1
Secondhand Store, only in the C-8 district	Conditional	2.2.1
Small-Scale Pharmacy, only in the C-8 district	Conditional	2.2.1
Vehicle Dealer, only in the C-8 district	Conditional	
Service Uses		
Animal Clinic	Conditional	2.2.1
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1
Laboratory	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Motor Vehicle Repair Shop, only in the C-8 district	Conditional	2.2.1
Motor Vehicle Wash, only in the C-8 district	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Laboratory	Outright	2.2.1
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Outright	2.2.1
Production or Rehearsal Studio	Conditional	2.2.1
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Conditional	
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Outright	2.2.1
School – Vocational or Trade	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Wedding Chapel, only in the C-8 district	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Work Shop	Conditional	2.2.1
Transportation and Storage Uses		
Mini-Storage Warehouse	Conditional	2.2.1
Storage Warehouse	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.5
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1 , 2.2.6
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.7
Any other use that is not specifically listed as an outright approval use in this section 2.1 but that was existing as of December 12, 1995	Outright	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.8
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All outright approval uses listed in section [2.1](#) of this schedule, and all conditional approval uses listed in section [2.1](#) of this schedule that are commercial uses, must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) farmers' market;

- (c) gasoline station – full serve;
- (d) gasoline station – split island;
- (e) neighbourhood public house;
- (f) outside storage for any outright approval use that is not specifically listed as an outright approval use in section 2.1 of this schedule but that was existing as of December 12, 1995;
- (g) parking and loading facilities;
- (h) public bike share;
- (i) restaurant;
- (j) taxicab or limousine station;
- (k) urban farm – class B; and
- (l) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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.

- 2.2.2 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.
- 2.2.3 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:
 - (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size, and
 - (iii) the impact of the conversion on adjacent properties and the character of the area; and
 - (b) no housekeeping or sleeping units are created.
- 2.2.4 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.5 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
 - (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,

- (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
- provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,

except that the Director of Planning may vary the maximum height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

- 2.2.6 Accessory uses customarily ancillary to any outright approval use in section 2.1 of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule, except that the Director of Planning may vary the floor area regulations to a total floor area not exceeding 33.3% of the gross floor area of the principal use.
- 2.2.7 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.6 above.
- 2.2.8 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio:

- (a) for uses not specifically listed as outright approval uses in section 2.1 of this schedule and that were existing as of December 12, 1995, must not exceed the floor space ratio of the building on site as of December 12, 1995, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 2.25, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; and;
- (b) is 0.75 for all other uses, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 2.25, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.2 Building Form and Placement

Regulations		C-7	C-8
3.1.2.1	Maximum building height	12.2 m	
3.1.2.2	Minimum average front yard depth	3.1 m	not permitted
3.1.2.3	Side yard width	not required	
3.1.2.4	Minimum rear yard depth	3.1 m	
3.1.2.5	Minimum rear setback for any portion of a building:		
	(a) containing dwelling uses	7.6 m	
	(b) not containing dwelling uses but located above the first storey, except roof decks at the second storey level	7.6 m	

Building Height

- 3.1.2.6 Despite the maximum building height in section 3.1.2.1 above, on sites with front yards or exterior side yards adjacent to an R district, with or without the intervention of a street, the maximum building height is 9.5 m for a distance of 4.6 m from the front or side property line adjacent to the R district.
- 3.1.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding:
- (a) 13.8 m with respect to any development;
 - (b) 18.3 m to improve residential liveability; and
 - (c) 24.4 m to facilitate the retention of heritage structures,
- if the Director of Planning or Development Permit Board considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Front Yard and Front Setback

- 3.1.2.8 For any parking area, a setback of 1.2 m from the front property line is required.
- 3.1.2.9 The Director of Planning may decrease the minimum average front yard depth in the C-7 district where the development does not contain dwelling uses, community care facilities, or group residences within 2.0 m of street grade if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.
- 3.1.2.10 In the C-8 district, the Director of Planning may permit:
- (a) a front yard or front setback where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided; or
 - (b) a front setback to improve the liveability of dwelling uses, community care facilities, or group residences above grade,
- if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Side Yard and Side Setback

- 3.1.2.11 Despite the side yard requirement in section 3.1.2.3 above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.
- 3.1.2.12 Despite the minimum side yard width in section 3.1.2.3, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in section 3.1.2.2 above.
- 3.1.2.13 For any parking area on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required.

Rear Yard and Rear Setback

- 3.1.2.14 Despite the minimum rear yard depth or rear setback in sections [3.1.2.4](#) and [3.1.2.5](#) above, where the rear of a site abuts a lane, the required minimum rear yard depth or rear setback will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.15 The Director of Planning may decrease the minimum rear yard depth or rear setback to improve the liveability of dwelling uses, community care facilities, or group residences if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) 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 parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area if, in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.1.3 The Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor area, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Horizontal Angle of Daylight

- 4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or kitchen.
- 4.2.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section 4.2.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

4.3 Acoustics

- 4.3.1 In the C-7 district, an acoustical report in accordance with section 10 of this by-law is not required for developments having only dwelling uses and not abutting West 12th Avenue or the CPR rail right-of-way.

SCHEDULE Q

FC-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit and encourage the development of a high-density mixed commercial use neighbourhood, including some dwelling and compatible industrial uses. For commercial development, a variety of small-scale retail and service uses are encouraged. Larger, more regional-oriented office and retail commercial uses are limited in size for individual sites.

The retention and upgrading of existing multi-unit residential buildings and the development of new residential units on upper floors of commercial buildings are encouraged. Similarly, the development of new hotels is encouraged, provided that these do not result in the conversion of existing residential units. New residential and hotel development will occur mostly to the west of Main Street, oriented to False Creek and the waterfront park system. Special design measures, however, will be necessary to mitigate the air and noise pollution problems, particularly adjacent to some existing industries and major traffic streets.

Higher building forms will be concentrated adjacent to the Main Street and Terminal Avenue area, with a transition to medium-scaled buildings around Thornton Park and adjacent to existing development on the northerly part of Main Street.

Without limitation, applicable Council policies and guidelines for consideration include the [East False Creek FC-1 Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the FC-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Cultural and Recreational Uses		
Arcade	Conditional	2.2.1
Artist Studio	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bingo Hall	Conditional	2.2.1
Bowling Alley	Outright	2.2.1
Casino – Class 1	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Outright	2.2.1
Fitness Centre	Outright	2.2.1
Hall	Outright	2.2.1
Library	Outright	2.2.1
Museum or Archives	Conditional	2.2.1
Park or Playground	Conditional	
Rink	Outright	2.2.1
Swimming Pool	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Theatre	Outright	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4
Micro Dwelling	Conditional	2.2.2
Multiple Dwelling	Conditional	2.2.2, 2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.2
Rooming House	Conditional	2.2.2, 2.2.5
Seniors Supportive or Assisted Housing	Conditional	2.2.2
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class B	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Outright	2.2.1
Manufacturing Uses		
Clothing Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Conditional	2.2.1
Printing and Publishing	Conditional	2.2.1
Office Uses		
Financial Institution	Outright	2.2.1
General Office	Outright	2.2.1
Health Care Office	Conditional	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	

Use	Approval	Use-Specific Regulations
Retail Uses		
Cannabis Store	Outright	2.2.1
Farmers' Market	Conditional	2.2.5
Furniture or Appliance Store	Outright	2.2.1
Gasoline Station – Full Serve	Conditional	
Gasoline Station – Split Island	Conditional	
Grocery or Drug Store	Outright	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	
Service Uses		
Animal Clinic	Conditional	2.2.1
Auction Hall	Outright	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Cabaret	Conditional	2.2.1
Catering Establishment	Outright	2.2.1
Drive-Through Service	Conditional	
Funeral Home	Conditional	2.2.1
Hotel	Conditional	2.2.1, 2.2.2
Laboratory	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Laboratory	Conditional	2.2.1
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Production or Rehearsal Studio	Conditional	2.2.1
Repair Shop – Class A	Conditional	2.2.1
Repair Shop – Class B	Outright	2.2.1
Restaurant – Class 1	Outright	
Restaurant – Class 2	Conditional	2.2.1
Restaurant – Drive-In	Conditional	
School – Arts or Self-Improvement	Outright	2.2.1
School – Business	Outright	2.2.1
School – Vocational or Trade	Outright	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Sign Painting Shop	Outright	2.2.1
Wedding Chapel	Conditional	2.2.1
Transportation and Storage Uses		
Mini-Storage Warehouse	Conditional	2.2.1
Railway Station or Rail Yard	Conditional	2.2.1
Storage Warehouse	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.6
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright use	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.7
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All outright approval uses listed in section 2.1 of this schedule, and all conditional approval uses listed in section 2.1 of this schedule that are commercial uses, must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers and vegetables;
- (b) drive-through service;
- (c) farmers' market;
- (d) gasoline station – full serve;
- (e) gasoline station – split island;
- (f) lumber and building material establishment;
- (g) neighbourhood public house;
- (h) parking and loading facilities;
- (i) public bike share;
- (j) restaurant – class 1;
- (k) restaurant – drive-in;
- (l) taxicab or limousine station; and
- (m) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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.

2.2.2 The conversion or upgrading of existing dwelling uses to hotels or other uses is subject to all applicable Council policies and guidelines regarding the protection of existing tenants.

2.2.3 Mixed-use residential building, multiple dwelling and rooming house may be permitted if the Director of Planning considers the site suitable for dwelling use.

2.2.4 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.

2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

- 2.2.6 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height; and
 - (b) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.7 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 5.00, except that if a development includes a dwelling use where all dwelling units are social housing, the floor space ration is 6.0, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for dwelling uses, or 4.50 for dwelling uses where all dwelling units are social housing;
- (b) the maximum floor space ratio is 4.00 for hotel;
- (c) the maximum floor space ratio is 1.50 for office uses or detoxification centre;
- (d) the maximum floor space ratio is 1.00 for retail or service uses, other than hotel; and
- (e) the maximum floor space ratio is 3.00 for all other non-dwelling uses combined, or 4.00 where a development includes hotel with a floor space ratio of at least 1.00.

3.1.1.2 Despite the provisions of section [3.1.1.1](#) above, the Director of Planning or Development Permit Board may increase the permitted floor space ratio by a maximum of 10% for the conservation of heritage property if:

- (a) Council first approves a heritage designation by-law;
- (b) the development includes substantial retention of the existing structure and historically appropriate conservation treatments; and
- (c) the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2 Building Form and Placement

Regulations	FC-1
3.1.2.1 Maximum unit frontage for uses on the ground level	15.3 m
3.1.2.2 Maximum building height	22.9 m

Regulations	FC-1
3.1.2.3 Minimum front setback for sites:	
(a) on the west side of Main Street, from National Avenue south	3.0 m
(b) on the east side of Main Street, from Terminal Avenue to Industrial Avenue	3.0 m
(c) on the north side of Terminal Avenue, from Main Street to Quebec Street	3.0 m
(d) on the south side of Terminal Avenue, from Station Street to Quebec Street	6.0 m

Building Height

- 3.1.2.4 The Director of Planning or Development Permit Board may increase in the maximum building height to a height not exceeding 83.9 m if the Director of Planning or Development Permit Board considers:
- (a) overshadowing;
 - (b) view obstruction; and
 - (c) other environmental criteria set out in all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building, including accessory buildings.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above the base surface and where developed as off-street parking are located in an accessory building in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) elevator shafts, laundry rooms and entrance lobbies provided that the areas are ancillary to dwelling use;
- (e) social and recreational amenities and facilities as listed below, provided that the total area of such excluded facilities does not exceed the lesser of 20% of the permitted floor area or 1,000 m², and that such facilities are open to and primarily for the use of residents, tenants and employees:
 - (i) saunas,
 - (ii) tennis courts,
 - (iii) swimming pools,
 - (iv) squash courts,
 - (v) gymnasiums and work out rooms,
 - (vi) games room and hobby rooms, and
 - (vii) other similar related indoor uses of a recreational nature which in the opinion of the Director of Planning contribute to social amenity; and

- (f) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.1.3 The Director of Planning may permit the following to be excluded from the computation of floor area:

- (a) enclosed residential balconies, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or deck exclusions does not exceed 8% of the permitted residential floor area, and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed; and
- (b) interior public space, including atria and other similar spaces, if:
 - (i) the total excluded area does not exceed the lesser of 10% of the permitted floor area or 600 m²,
 - (ii) the excluded area is secured by covenant and right of way in favour of the City that set out public access and use, and
 - (iii) the Director of Planning considers the intent of this schedule all applicable Council policies and guidelines.

5 RELAXATIONS

5.1 The Director of Planning may relax the maximum unit frontage regulation in section [3.1.2.1](#) of this schedule if:

- (a) a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained, and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

5.2 Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax the maximum floor space ratio or density for any 1 building that includes 1 or more of such facilities, and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates and in determining the amount of the increase in floor area or density that may be permitted, the Development Permit Board must consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;

- (d) the value of any authorized relaxation of other restrictions; and
- (e) the opinion of City Council.

SCHEDULE R

FC-2

District Schedule

1 INTENT AND OVERVIEW

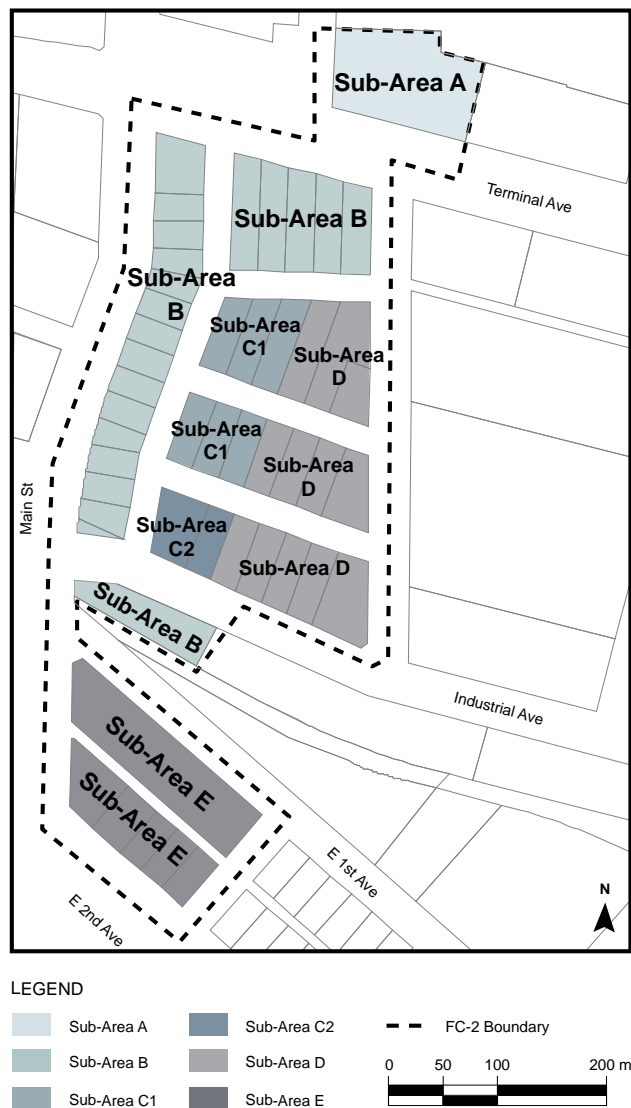
1.1 Intent

The intent of this schedule is to permit and encourage the development of a high-density mixed-use neighbourhood, including some dwelling and compatible industrial uses, and job space to support a wide spectrum of economic uses representing the broader False Creek Flats economy. This includes the creative, cultural and food economy, industrial production, research and development, and employment intensification. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

The FC-2 district consists of 6 sub-areas identified as “sub-area A”, “sub-area B”, “sub-area C1”, sub-area C2”, “sub-area D” and “sub-area E” in [Map 1: Sub-Areas A, B, C1, C2, D and E in the FC-2 District](#) for the purpose of establishing permitted uses, floor area and building height.

Without limitation, applicable Council policies and guidelines for consideration include the [False Creek Flats Urban Design and Development Policies and Guidelines for FC-2 – The Innovation Hub](#).

Map 1: Sub-Areas A, B, C1, C2, D and E in the FC-2 District



1.2 Overview

The table below provides an overview of outright and conditional approval uses in the FC-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in sub-areas A and B	3.1
	All uses in sub-area C1	3.2
	All uses in sub-areas C2 and D	3.3
	All uses in sub-area E	3.4

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio	Outright	2.2.2
Arts and Culture Indoor Event	Outright	2.2.2
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Theatre	Outright	2.2.2
Dwelling Uses		
Micro Dwelling, only in sub-areas B, C1, C2 and E	Conditional	2.2.1 , 2.2.4
Mixed-Use Residential Building, only in sub-areas B, C1, C2 and E	Conditional	2.2.1 , 2.2.3 , 2.2.4
Residential Unit associated with and forming an integral part of an Artist Studio, only in sub-areas B, C1, C2 and E	Conditional	2.2.1 , 2.2.4
Temporary Modular Housing, only in sub-areas B, C1, C2 and E	Conditional	2.2.1 , 2.2.4

Use	Approval	Use-Specific Regulations
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Conditional	2.2.1
Brewing or Distilling	Conditional	2.2.1
Clothing Manufacturing	Outright	2.2.2
Creative Products Manufacturing	Outright	2.2.2
Dairy Products Manufacturing	Conditional	2.2.1
Electrical Products or Appliances Manufacturing	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Conditional	2.2.1
Paper Products Manufacturing	Conditional	2.2.1
Plastic Products Manufacturing	Conditional	2.2.1
Printing or Publishing	Outright	2.2.2
Rubber Products Manufacturing	Conditional	2.2.1
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Outright	2.2.2
Office Uses		

Use	Approval	Use-Specific Regulations
Financial Institution	Conditional	2.2.1 , 2.2.4
General Office	Conditional	2.2.1 , 2.2.4 , 2.2.5
Health Care Office, only in sub-areas A and E	Conditional	2.2.1 , 2.2.4
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1 , 2.2.6
Neighbourhood Grocery Store	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Conditional	2.2.1 , 2.2.7
Service Uses		
Animal Clinic	Conditional	2.2.1
Auction Hall	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Hotel	Conditional	2.2.1
Laboratory	Outright	2.2.2
Laundry or Cleaning Plant	Conditional	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Neighbourhood Public House	Conditional	2.2.1
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Outright	2.2.2
Print Shop	Outright	2.2.2
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop – Class A	Outright	2.2.2
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Outright	2.2.2
Restaurant – Class 2	Conditional	2.2.1
School – Vocational or Trade	Outright	2.2.2
Short Term Rental Accommodation	Conditional	2.2.1
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Bulk Data Storage	Conditional	2.2.1 , 2.2.4

Use	Approval	Use-Specific Regulations
Cold Storage Plant	Conditional	2.2.1
Packaging Plant	Conditional	2.2.1
Railway Station or Rail Yard	Conditional	2.2.1
Storage Warehouse	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.8
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.2 , 2.2.9
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.10
Any outright approval use listed in this section 2.1 that does not comply with the applicable use-specific regulations in section 2.2.2 of this schedule	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section [2.1](#) of this schedule:

- (a) that are commercial uses, must be carried on wholly within a completely enclosed building, other than the following:
 - (i) display of flowers, plants, fruits and vegetables,
 - (ii) farmers' market,
 - (iii) neighbourhood grocery store,

- (iv) neighbourhood public house,
- (v) park or playground,
- (vi) parking and loading facilities,
- (vii) parking uses,
- (viii) public bike share,
- (ix) restaurant – class 2,
- (x) retail store,
- (xi) transportation and storage uses, and
- (xii) urban farm – class B,

except that the Director of Planning may vary this regulation if appropriate measures are taken, to the satisfaction of the Director of Planning, to minimize any dangerous, injurious, noxious or otherwise objectionable impacts that could adversely affect the surrounding area and adjoining non-industrial districts;

- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: ammunition, explosives, fireworks, flares or matches; compressed gas, petroleum, coal tar products or derivatives; or radioactive materials;
- (c) must not involve the keeping of live animals, except for animal clinic;
- (d) may involve the storage of the following only if they are wholly within a completely enclosed building: animal oil or fat, fish, fish oil or meal, or vegetable oil; fertilizer; flammable liquids or solids; fungicides, herbicides or pesticides; grain, hops or sugar; lime; paints, oil shellac, turpentine or varnishes; rags or cotton waste; or toxic or corrosive chemicals or acids; and
- (e) may involve the storage of goods or materials only if they are wholly within a completely enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

2.2.2 Outright approval uses listed in section 2.1 of this schedule:

- (a) other than cultural and recreational uses, production or rehearsal studio, and restaurant – class 1, must be carried on wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment that the Director of Planning considers similar to the foregoing;
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives; explosives, fireworks, ammunition, matches or flares; or radioactive material;
- (c) must not involve the keeping of live animals, except for laboratory; and

- (d) may involve the storage of the following only if they are wholly within a completely enclosed building: animal oil or fat, fish, fish oil or meal, or vegetable oil; fertilizer; flammable liquids or solids; fungicides, herbicides or pesticides; grain, hops or sugar; lime; paint, varnish, oil shellac or turpentine; rags or cotton waste; scrap or junk; or toxic or corrosive chemicals or acids.

2.2.3 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.

2.2.4 Dwelling uses, office uses and bulk data storage are not permitted at grade, except for entrances.

2.2.5 In sub-areas B, C1, C2 and D, general office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.

2.2.6 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.7 Retail store is limited to:

- (a) the sale of art and hand-crafted products; and
- (b) limited service food establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where:
 - (i) the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises,
 - (ii) customers may also purchase food for take-out, and
 - (iii) live entertainment is not available.

2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and

- (c) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.

2.2.9 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule are permitted if:

(a) accessory retail use:

- (i) is not combined with any wholesale use,
- (ii) has a floor area limited to the lesser of 33.3% of the gross floor area of the principal and accessory uses combined or 500 m², and
- (iii) is separated from the floor area of other uses by a wall, unless the accessory retail use is associated with an artist studio; and

(b) all uses, other than accessory retail use, are not accessible to the public.

2.2.10 Any use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses in Sub-Areas A and B

All uses in sub-areas A and B of this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 In sub-area A, the maximum floor space ratio is 7.00, subject to the following allocations:

- (a) the maximum floor space ratio is 6.75 for office uses;
- (b) the maximum floor space ratio is 4.00 for hotel;
- (c) the maximum floor space ratio is 1.00 for retail uses or service uses, other than hotel, except that the floor area for:
 - (i) restaurant – class 1 must not exceed 300 m², and
 - (ii) restaurant – class 2 must not exceed 300 m²; and
- (d) the maximum floor space ratio is 3.00 for all other uses combined,

provided that the Director of Planning or Development Permit Board considers: the relationship of the development with nearby residential areas; the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets, and existing views; the amount of open space, including plazas, and the impact of overall design on the general amenity of the area; the impact of the development on traffic in the area; the provision for pedestrian needs; and the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 In sub-area B, the maximum floor space ratio is:

- (a) 5.00 for non-dwelling uses, except that the floor area for:
 - (i) restaurant – class 1 must not exceed 300 m², and
 - (ii) restaurant – class 2 must not exceed 300 m²; and
- (b) 3.00 for dwelling uses.

3.1.1.3 Despite section 3.1.1.2 above, the Director of Planning or Development Permit Board may increase the permitted floor space ratio in sub-area B to a maximum of 6.50, provided that:

- (a) the floor space ratio for dwelling uses does not exceed 5.00; and
- (b) the Director of Planning or Development Permit Board considers: the relationship of the development with nearby residential areas; the height, bulk, location and overall design of the building and its

impact on the site, surrounding buildings and streets, and existing views; the amount of open space, including plazas, and the impact of overall design on the general amenity of the area; the impact of the development on traffic in the area; the provision for pedestrian needs; the design and liveability of any dwelling uses; and the intent of this schedule and all applicable Council policies and guidelines.

3.1.2 Building Form and Placement

Regulations	Sub-Areas A and B
3.1.2.1 Maximum building height	22.9 m
3.1.2.2 Minimum front yard depth	0.6 m
3.1.2.3 Side yard	not permitted
3.1.2.4 Minimum rear yard depth	0.6 m

Building Height and Floor-to-Floor Height

- 3.1.2.5 The minimum floor-to-floor height of the first floor of a building is 6.0 m, except for buildings existing as of October 31, 2017.
- 3.1.2.6 The Director of Planning may decrease the minimum floor-to-floor height in section [3.1.2.5](#) above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 3.1.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 51.8 m if the Director of Planning or Development Permit Board considers:
- (a) the relationship of the development with nearby residential areas;
 - (b) the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets and existing views;
 - (c) the amount of open space, including plazas, and the impact of overall design on the general amenity of the area;
 - (d) the provision for pedestrian needs;
 - (e) the preservation of the character and general amenity desired for the area; and
 - (f) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, neighbouring property owner or tenant.

Front yard and front setback

- 3.1.2.8 A minimum front setback of 1.2 m is required for any parking area.

- 3.1.2.9 The Director of Planning may decrease the minimum front yard depth or front setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side yard and side setback

- 3.1.2.10 Despite section 3.1.2.3 above, in the case of a corner site, the exterior side yard width and side setback requirements are the same as the front yard depth and front setback requirements in sections 3.1.2.2 and 3.1.2.8 above.
- 3.1.2.11 The Director of Planning may decrease the minimum side yard width or side setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear yard

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

3.2 All Uses in Sub-Area C1

All uses in sub-area C1 of this district are subject to the following regulations.

3.2.1 Density and Floor Area in Sub-Area C1

3.2.1.1 The maximum floor space ratio is 1.00 for non-dwelling uses, except that the floor area for:

- (a) restaurant – class 1 must not exceed 300 m²; and
- (b) restaurant – class 2 must not exceed 300 m².

3.2.1.2 Despite section 3.2.1.1 above, the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 2.50, provided that:

- (a) the floor space ratio for non-dwelling uses does not exceed 1.50; and
- (b) the floor space ratio for dwelling uses does not exceed 1.00 and all dwelling uses are developed as social housing,

if the Director of Planning or Development Permit Board considers: the relationship of the development with nearby residential areas; the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets, and existing views; the amount of open space, including plazas, and the impact of overall design on the general amenity of the area; the impact of the development on traffic in the area; the provision for pedestrian needs; the design and liveability of any dwelling uses; and the intent of this schedule and all applicable Council policies and guidelines.

3.2.2 Building Form and Placement

Regulations	Sub-Area C1
3.2.2.1 Maximum building height	10.7 m
3.2.2.2 Minimum front yard depth	0.6 m
3.2.2.3 Side yard	not permitted
3.2.2.4 Minimum rear yard depth	0.6 m

Building Height and Floor-to-Floor Height

3.2.2.5 The minimum floor-to-floor height of the first floor of a building is 6.0 m, except for buildings existing as of October 31, 2017.

3.2.2.6 The Director of Planning may decrease the minimum floor-to-floor height in section 3.2.2.5 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

- 3.2.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 18.3 m if the Director of Planning or Development Permit Board considers:
- (a) the relationship of the development with nearby residential areas;
 - (b) the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets and existing views;
 - (c) the amount of open space, including plazas, and the impact of overall design on the general amenity of the area;
 - (d) the provision for pedestrian needs;
 - (e) the preservation of the character and general amenity desired for the area; and
 - (f) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, neighbouring property owner or tenant.

Front yard and front setback

- 3.2.2.8 A minimum front setback of 1.2 m is required for any parking area.
- 3.2.2.9 The Director of Planning may decrease the minimum front yard depth or front setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side yard and side setback

- 3.2.2.10 Despite section [3.2.2.3](#) above, in the case of a corner site, the exterior side yard width and side setback requirements are the same as the front yard depth and front setback requirements in sections [3.2.2.2](#) and [3.2.2.8](#) above.
- 3.2.2.11 The Director of Planning may decrease the minimum side yard width or side setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear yard

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

3.3 All Uses in Sub-Areas C2 and D

All uses in sub-areas C2 and D of this district are subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 In sub-area C2, the maximum floor space ratio is 4.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for dwelling uses and all dwelling uses must be developed as social housing; and
- (b) the maximum floor space ratio is 1.00 for non-dwelling uses, except that the floor area for:
 - (i) restaurant – class 1 must not exceed 300 m²; and
 - (ii) restaurant – class 2 must not exceed 300 m².

3.3.1.2 Despite section 3.3.1.1 above, the Director of Planning or Development Permit Board may increase the permitted floor space ratio in sub-area C2 to a maximum of 6.50, provided that:

- (a) the floor space ratio for dwelling uses does not exceed 5.00 and all dwelling uses are developed as social housing; and
- (b) the floor space ratio for non-dwelling uses does not exceed 1.50,

if the Director of Planning or Development Permit Board considers: the relationship of the development with nearby residential areas; the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets, and existing views; the amount of open space, including plazas, and the impact of overall design on the general amenity of the area; the impact of the development on traffic in the area; the provision for pedestrian needs; the design and liveability of any dwelling uses; and the intent of this schedule and all applicable Council policies and guidelines.

3.3.1.3 In sub-area D, the maximum floor space ratio is 3.00, except that the maximum permitted floor area for:

- (a) restaurant – class 1 must not exceed 300 m²; and
- (b) restaurant – class 2 must not exceed 300 m².

3.3.1.4 Despite section 3.3.1.3 above, the Director of Planning or Development Permit Board may increase the permitted floor space ratio in sub-area D to a maximum of 7.50, provided that:

- (a) a minimum floor space ratio of 1.00 is included for any of the following uses combined:
 - (i) cultural and recreational uses, limited to artist studio – class B,
 - (ii) manufacturing uses, limited to:
 - (A) bakery products manufacturing,
 - (B) brewing or distilling,

- (C) clothing manufacturing,
 - (D) dairy products manufacturing,
 - (E) food or beverage products manufacturing – class B,
 - (F) furniture or fixtures manufacturing,
 - (G) jewellery manufacturing,
 - (H) leather products manufacturing,
 - (I) metal products manufacturing – class B,
 - (J) miscellaneous products manufacturing – class A,
 - (K) miscellaneous products manufacturing – class B,
 - (L) non-metallic mineral products manufacturing – class B,
 - (M) paper products manufacturing,
 - (N) plastic products manufacturing,
 - (O) printing or publishing,
 - (P) rubber products manufacturing,
 - (Q) shoes or boots manufacturing,
 - (R) textiles or knit goods manufacturing, and
 - (S) wood products manufacturing – class B,
- (iii) service uses, limited to catering establishment, motor vehicle repair shop, print shop, repair shop – class A, repair shop – class B, and sign painting shop, or
- (iv) accessory uses customarily ancillary to any use listed in this section [3.3.1.4\(a\)](#); and
- (b) the Director of Planning or Development Permit Board considers the relationship of the development with nearby residential areas; the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets, and existing views; the amount of open space, including plazas, and the impact of overall design on the general amenity of the area; the impact of the development on traffic in the area; the provision for pedestrian needs; the design and liveability of any dwelling uses; and the intent of this schedule and all applicable Council policies and guidelines.

3.3.2 Building Form and Placement

Regulations	Sub-Areas C2 and D
3.3.2.1 Maximum building height	10.7 m

Regulations	Sub-Areas C2 and D
3.3.2.2 Minimum front yard depth	0.6 m
3.3.2.3 Side yard	not permitted
3.3.2.4 Minimum rear yard depth	0.6 m

Building Height and Floor-to-Floor Height

- 3.3.2.5 The minimum floor-to-floor height of the first floor of a building is 6.0 m, except for buildings existing as of October 31, 2017.
- 3.3.2.6 The Director of Planning may decrease the minimum floor-to-floor height in section [3.3.2.5](#) above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 3.3.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 51.8 m if the Director of Planning or Development Permit Board considers:
- (a) the relationship of the development with nearby residential areas;
 - (b) the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets and existing views;
 - (c) the amount of open space, including plazas, and the impact of overall design on the general amenity of the area;
 - (d) the provision for pedestrian needs;
 - (e) the preservation of the character and general amenity desired for the area; and
 - (f) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, neighbouring property owner or tenant.

Front yard and front setback

- 3.3.2.8 A minimum front setback of 1.2 m is required for any parking area.
- 3.3.2.9 The Director of Planning may decrease the minimum front yard depth or front setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side yard and side setback

- 3.3.2.10 Despite section [3.3.2.3](#) above, in the case of a corner site, the exterior side yard width and side setback requirements are the same as the front yard depth and front setback requirements in sections [3.3.2.2](#) and [3.3.2.8](#) above.

- 3.3.2.11 The Director of Planning may decrease the minimum side yard width or side setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear yard

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

3.4 All Uses in Sub-Area E

All uses in sub-area E of this district are subject to the following regulations.

3.4.1 Density and Floor Area in Sub-Area E

3.4.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for artist studio, manufacturing uses, outright approval service uses, parking uses, transportation and storage uses, utility and communication uses, and wholesale uses;
- (b) the maximum floor space ratio is 1.00 for creative products manufacturing; and
- (c) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) general office or health care office combined must not exceed 33% of the total gross floor area of all principal and accessory uses combined, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 2.00 for general office or health care office if a minimum floor space ratio of 0.50 is provided for any of the following uses combined:
 - (A) cultural and recreational uses, limited to artist studio – class B,
 - (B) manufacturing uses, limited to bakery products manufacturing, brewing or distilling, clothing manufacturing, dairy products manufacturing, food or beverage products manufacturing – class B, jewellery manufacturing, leather products manufacturing, metal products manufacturing – class B, miscellaneous products manufacturing – class A, miscellaneous products manufacturing – class B, non-metallic mineral products manufacturing – class B, paper products manufacturing, printing or publishing, shoes or boots manufacturing, textiles or knit goods manufacturing, and wood products manufacturing – class B,
 - (C) service uses, limited to catering establishment, motor vehicle repair shop, print shop, and repair shop – class B, or
 - (D) accessory uses customarily ancillary to any use listed in this section [3.4.1.1\(c\)\(i\)](#),
 - (ii) retail uses must not exceed 1,000 m²,
 - (iii) restaurant – class 1 must not exceed 300 m²,
 - (iv) restaurant – class 2 must not exceed 300 m², and
 - (v) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

- 3.4.1.2 Despite section 3.4.1.1 above, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant, the Director of Planning may increase:
- (a) the permitted floor area for dwelling uses, provided that at least 50% of the residential floor area is developed as social housing;
 - (b) the permitted floor area for dwelling uses developed as secured market rental housing by 1 m² per amenity share provided to the City at no cost to the City; and
 - (c) the permitted floor area for dwelling uses developed as secured market rental housing, provided that a minimum of 35% of the dwelling units covering 35% of the floor space provided as secured market rental housing meet the rent requirements for each unit type set out in **Schedule H: Stipulated Rents at Initial Occupancy for Secured Market Rental Housing** of this by-law at the time of initial occupancy, and subject to the rental increases agreed upon in any Housing Agreement. Agreed upon rental increases will generally be in accordance with the increases permitted under section 22 of the Residential Tenancy Regulation, B.C. Reg. 477/2003,
- to a maximum additional floor space ratio of 3.50, in addition to the maximum permitted floor space ratio of 3.00 for non-dwelling uses, including the provision of a minimum floor space ratio of 0.50 combined for any uses listed in sections 3.4.1.1(c)(i)(A), 3.4.1.1(c)(i)(B), 3.4.1.1(c)(i)(C) and 3.4.1.1(c)(i)(D) above.

- 3.4.1.3 Despite section 3.4.1.2 above, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law.

3.4.2 Building Form and Placement

Regulations		Sub-Area E
3.4.2.1	Maximum building height	18.3 m
3.4.2.2	Minimum front yard depth	0.6 m
3.4.2.3	Side yard	not permitted
3.4.2.4	Minimum rear yard depth	0.6 m

Building Height and Floor-to-Floor Height

- 3.4.2.5 The minimum floor-to-floor height of the first floor of a building is 6.0 m, except for buildings existing as of October 31, 2017.
- 3.4.2.6 The Director of Planning may decrease the minimum floor-to-floor height in section 3.4.2.5 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 3.4.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 42.7 m if the Director of Planning or Development Permit Board considers:

- (a) the relationship of the development with nearby residential areas;
- (b) the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets and existing views;
- (c) the amount of open space, including plazas, and the impact of overall design on the general amenity of the area;
- (d) the provision for pedestrian needs;
- (e) the preservation of the character and general amenity desired for the area; and
- (f) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, neighbouring property owner or tenant.

Front yard and front setback

- 3.4.2.8 A minimum front setback of 1.2 m is required for any parking area.
- 3.4.2.9 The Director of Planning may decrease the minimum front yard depth or front setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side yard and side setback

- 3.4.2.10 Despite section 3.4.2.3 above, in the case of a corner site the exterior side yard width and side setback requirements are the same as the front yard depth and front setback requirements in sections 3.4.2.2 and 3.4.2.8 above.
- 3.4.2.11 The Director of Planning may decrease the minimum side yard width or side setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear yard

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

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Amenity Shares

4.1.1 For the purposes of this schedule, amenity means community centre or neighbourhood house.

4.1.2 For the purposes of this schedule, the cost of an amenity share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the FC-2 zoning district.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building, including accessory buildings.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (e) storage area associated with an artist studio – class B where the storage area is provided below base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

4.2.3 The Director of Planning may permit the following to be excluded from the computation of floor area:

- (a) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area must not exceed the lesser of 10% of the permitted floor area or 600 m²,
 - (ii) the excluded area must be secured by covenant and right-of-way in favour of the City that sets out public access and use, and
 - (iii) the Director of Planning considers all applicable Council policies and guidelines; and
- (b) amenity areas, including child day care facilities and non-profit recreation facilities, provided that:

- (i) the excluded area must not exceed the lesser of 20% of the permitted floor area or 1,000 m², and
- (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood.

4.3 Horizontal Angle of Daylight

- 4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.3.2 For the purposes of section 4.3.1 above, habitable room means any room except a bathroom or kitchen.
- 4.3.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.3.4 The plane or planes referred to in section 4.3.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.3.5 An obstruction referred to in section 4.3.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.3.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

SCHEDULE S

HA-1 and HA-1A

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The Chinatown Historic Area is one of the city's original communities. It is a distinct community, which was established in response to the cultural and social needs of its Chinese population, primarily from Guangdong Province. The resulting "Chinatown Architecture" combined 19th century building patterns from Guangdong Province – which were influenced by early contact with European, primarily Portuguese and Italian, cultures – with the local adaptations of Victorian forms. The significant buildings of this period were built between the Great Fire of 1886 and the beginning of the Great Depression in 1929 and many are protected heritage properties. Chinatown has traditionally accommodated a variety of uses from retail to residential to light industrial with a degree of tolerance not found in all parts of the city.

The intent of this schedule is to encourage the preservation and rehabilitation of the significant early buildings of Chinatown, while recognizing that the evolving activities that make this district an asset to the city need to be accommodated contextually. The schedule may permit a range of uses provided that reasonable, but not rigorous, concerns for compatibility are met.

To achieve this intent, this schedule provides the basic development controls that regulate land uses and building form. The HA-1 district corresponds to the boundaries of the protected heritage properties and the National Historic Site on Pender Street and the HA-1A district is the remainder of Chinatown.

Without limitation, applicable Council policies and guidelines for consideration include the [Chinatown HA-1 Design Policies](#) and the [Chinatown HA-1A Design Policies](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the HA-1 and HA-1A districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Greenhouse	Conditional	2.2.1 , 2.2.2 , 2.2.3
Urban Farm – Class B	Conditional	2.2.1 , 2.2.2
Cultural and Recreational Uses		
Arcade	Conditional	2.2.1 , 2.2.2 , 2.2.4
Artist Studio – Class A	Outright	2.2.1
Artist Studio – Class B	Conditional	2.2.1 , 2.2.2
Arts and Culture Indoor Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1 , 2.2.2 , 2.2.3
Bingo Hall	Conditional	2.2.1 , 2.2.2
Bowling Alley	Conditional	2.2.1 , 2.2.2 , 2.2.5
Casino – Class 1	Conditional	2.2.1 , 2.2.2
Club	Outright	2.2.1
Community Centre or Neighbourhood House	Outright	2.2.1
Fitness Centre	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Hall	Conditional	2.2.1 , 2.2.2 , 2.2.6
Library	Outright	2.2.1
Museum or Archives	Outright	2.2.1
Park or Playground	Conditional	2.2.2 , 2.2.7
Rink	Conditional	2.2.1 , 2.2.2 , 2.2.3
Swimming Pool	Conditional	2.2.1 , 2.2.2 , 2.2.8
Theatre	Conditional	2.2.1 , 2.2.2 , 2.2.6
Dwelling Uses		
Dwelling Uses, other than Micro Dwelling and Seniors Supportive or Assisted Housing	Outright	2.2.9
Micro Dwelling	Conditional	2.2.2 , 2.2.10
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.2 , 2.2.10
Seniors Supportive or Assisted Housing	Conditional	2.2.2 , 2.2.10
Institutional Uses		
Ambulance Station	Conditional	2.2.1 , 2.2.2 , 2.2.11
Child Day Care Facility	Outright	2.2.1
Church	Outright	2.2.1
Community Care Facility – Class A	Outright	2.2.1
Hospital	Conditional	2.2.1 , 2.2.2 , 2.2.11
Public Authority Use	Conditional	2.2.1 , 2.2.2 , 2.2.11
School – Elementary or Secondary	Outright	2.2.1
School – University or College	Outright	2.2.1
Social Service Centre	Conditional	2.2.1 , 2.2.2 , 2.2.12
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.1
Clothing Manufacturing	Outright	2.2.1
Dairy Products Manufacturing	Conditional	2.2.1 , 2.2.2 , 2.2.13

Use	Approval	Use-Specific Regulations
Electrical Products or Appliances Manufacturing	Conditional	2.2.1 , 2.2.2 , 2.2.13
Food or Beverage Products Manufacturing – Class B	Conditional	2.2.1 , 2.2.2 , 2.2.13
Furniture or Fixtures Manufacturing	Conditional	2.2.1 , 2.2.2 , 2.2.13
Jewellery Manufacturing	Outright	2.2.1
Leather Products Manufacturing	Conditional	2.2.1 , 2.2.2 , 2.2.13
Miscellaneous Products Manufacturing – Class B	Conditional	2.2.1 , 2.2.2 , 2.2.13
Non-Metallic Mineral Products Manufacturing – Class B	Conditional	2.2.1 , 2.2.2 , 2.2.13
Plastic Products Manufacturing	Conditional	2.2.1 , 2.2.2 , 2.2.13
Printing or Publishing	Outright	2.2.1
Shoes or Boots Manufacturing	Outright	2.2.1
Textiles or Knit Goods Manufacturing	Outright	2.2.1
Tobacco Products Manufacturing	Conditional	2.2.1 , 2.2.2 , 2.2.13
Wood Products Manufacturing – Class B	Conditional	2.2.1 , 2.2.2 , 2.2.13
Office Uses		
Financial Institution	Outright	2.2.1 , 2.2.14
General Office	Outright	2.2.1
Health Care Office	Outright	2.2.1
Health Enhancement Centre	Outright	2.2.1
Parking Uses		
Parking Uses	Conditional	2.2.2 , 2.2.15
Retail Uses		
Cannabis Store	Conditional	2.2.1 , 2.2.2
Farmers' Market	Conditional	2.2.2 , 2.2.16
Furniture or Appliance Store	Outright	2.2.1
Gasoline Station – Split Island, existing as of December 6, 1994	Conditional	2.2.2 , 2.2.17
Grocery or Drug Store	Outright	2.2.1
Pawnshop	Conditional	2.2.1 , 2.2.2 , 2.2.18

Use	Approval	Use-Specific Regulations
Public Bike Share	Conditional	2.2.2
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1 , 2.2.2 , 2.2.18
Small-Scale Pharmacy	Conditional	2.2.1 , 2.2.2
Vehicle Dealer	Conditional	2.2.1 , 2.2.2 , 2.2.19
Service Uses		
Auction Hall	Outright	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Outright	2.2.1
Cabaret	Conditional	2.2.1 , 2.2.2 , 2.2.20
Catering Establishment	Outright	2.2.1
Hotel	Conditional	2.2.1 , 2.2.2 , 2.2.21
Laboratory	Outright	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Laundry or Cleaning Plant	Conditional	2.2.1 , 2.2.2 , 2.2.22
Neighbourhood Public House	Conditional	2.2.2 , 2.2.20
Photofinishing or Photography Laboratory	Outright	2.2.1
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Outright	2.2.1
Production or Rehearsal Studio	Outright	2.2.1
Repair Shop – Class B	Outright	2.2.1
Restaurant – Class 1	Outright	
Restaurant – Class 2	Conditional	2.2.2 , 2.2.20
School – Arts or Self-Improvement	Outright	2.2.1
School – Business	Outright	2.2.1
School – Vocational or Trade	Outright	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1 , 2.2.2
Sign Painting Shop	Conditional	2.2.1 , 2.2.2 , 2.2.23
Wedding Chapel	Conditional	2.2.1 , 2.2.2

Use	Approval	Use-Specific Regulations
Transportation and Storage Uses		
Cold Storage Plant	Conditional	2.2.1 , 2.2.2 , 2.2.15
Mini-Storage Warehouse	Conditional	2.2.1 , 2.2.2 , 2.2.15
Packaging Plant	Conditional	2.2.1 , 2.2.2 , 2.2.15
Storage Warehouse	Conditional	2.2.1 , 2.2.2 , 2.2.15
Taxicab or Limousine Station	Conditional	2.2.1 , 2.2.2 , 2.2.15
Truck Terminal or Courier Depot	Conditional	2.2.1 , 2.2.2 , 2.2.15
Utility and Communication Uses		
Public Utility, existing as of December 6, 1994	Conditional	2.2.1 , 2.2.2 , 2.2.24
Radiocommunication Station	Outright	2.2.1
Recycling Depot	Conditional	2.2.1 , 2.2.2 , 2.2.25
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	2.2.1 , 2.2.2 , 2.2.26
Wholesaling – Class A	Conditional	2.2.1 , 2.2.2 , 2.2.11
Wholesaling – Class B	Conditional	2.2.1 , 2.2.2 , 2.2.11
uncategorized		
Accessory Uses, customarily ancillary to any use listed in this section 2.1 , other than the sale of liquor accessory to a hotel	Outright	2.2.1 , 2.2.27
Accessory Uses comprising the sale of liquor accessory to a hotel	Conditional	2.2.1 , 2.2.2
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.2 , 2.2.10 , 2.2.28
Live-Work Use	Conditional	2.2.1 , 2.2.2 , 2.2.29

2.2 Use-Specific Regulations

- 2.2.1 All non-dwelling uses listed in section [2.1](#) of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) gas station – split island;
- (c) farmers' market;
- (d) neighbourhood public house;
- (e) park or playground;
- (f) parking and loading facilities;
- (g) public bike share; and
- (h) restaurant and refreshment facilities,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation, the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

- 2.2.2 Conditional approval uses listed in section 2.1 of this schedule must not involve the bulk storage of: chemicals, paints or varnishes; cotton waste; fish, fish oil or meal; junk; petroleum, bitumen or tar products or derivatives, or similar flammable products or materials; rags; scrap; or vegetable oil or fat.
- 2.2.3 Greenhouse, billiard hall and rink may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses and size.
- 2.2.4 Arcade may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, size, noise control and hours of operation.
- 2.2.5 Bowling alley may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, size, and noise and vibration control.
- 2.2.6 Hall and theatre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, noise control, size of liquor facilities, parking, and taxi and bus ingress and egress.
- 2.2.7 Park or playground may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to the continuity of pedestrian interest, social and policing impacts, and the durability of materials.

-
- 2.2.8 Swimming pool may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, noise control, parking, and taxi and bus ingress and egress.
- 2.2.9 Dwelling uses, other than micro dwelling and seniors supportive or assisted housing, are permitted as outright approval uses if:
- (a) residential unit associated with and forming an integral part of an artist studio is limited to artist studio – class A; and
 - (b) except for residential unit associated with and forming an integral part of an artist studio, a minimum of 25% of the total number of dwelling units contain 2 or more bedrooms, except that the Development Permit Board may vary this condition where dwelling uses are developed as 100% social housing.
- 2.2.10 All floors of a conditional approval dwelling use or live-work use must be at least 2.0 m above street grade along a fronting or flanking street, except for entrances.
- 2.2.11 Ambulance station, hospital, public authority use, wholesaling – class A and wholesaling – class B may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity and vehicular ingress and egress.
- 2.2.12 Social service centre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, and provision of services primarily for the occupants of dwelling uses within or immediately adjacent to the HA-1 and HA-1A districts.
- 2.2.13 Any manufacturing use that is a conditional approval use in section [2.1](#) of this schedule may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, location, safety, noise, vibrations, size and odours.
- 2.2.14 Financial institution is permitted as an outright approval use if it occupies a floor that is at least 3.0 m above grade or, in the case of a floor at or near grade, was in existence as of December 6, 1994.
- 2.2.15 Parking uses, cold storage plant, mini-storage warehouse, packaging plant, storage warehouse, taxicab or limousine station, and truck terminal or courier depot may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress and size.
- 2.2.16 Farmers' market may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

-
- 2.2.17 Gasoline station – split island, existing as of December 6, 1994, may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to pedestrian amenity and vehicular ingress and egress.
- 2.2.18 Pawnshop and secondhand store may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation and vehicular ingress and egress.
- 2.2.19 Vehicle dealer may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size and impact on character of area.
- 2.2.20 Cabaret, neighbourhood public house and restaurant – class 2 may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, number existing, hours of operation, social and policing impacts and noise control.
- 2.2.21 Hotel may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to size of liquor facilities, noise control, parking, loading, and taxi and bus ingress and egress.
- 2.2.22 Laundry or cleaning plant may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, noise control and vehicular impacts.
- 2.2.23 Sign painting shop may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses.
- 2.2.24 Public utility, existing as of December 6, 1994, may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to pedestrian amenity and vehicular ingress and egress.
- 2.2.25 Recycling depot may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size and hours of operation.
- 2.2.26 Lumber and building materials establishment may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, safety, size and impact on character of area.
- 2.2.27 Accessory uses customarily ancillary to any use listed in section 2.1 of this schedule, other than the sale of liquor accessory to a hotel, are permitted as an outright approval use if:
- (a) the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) all accessory uses are located within the principal building.

- 2.2.28 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in section [2.1](#) of this schedule, having regard to the intent of this schedule.
- 2.2.29 Any development permit issued for live-work use must stipulate as permitted uses:
- (a) dwelling unit;
 - (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio – class A; and
 - (c) dwelling unit in combination with any use listed in [2.2.29\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is:

(a) in the HA-1 district:

- (i) 4.80 for all uses combined,
- (ii) 2.95 for dwelling uses, provided that the floor space ratio for non-dwelling uses is at least 1.50; and

(b) in the HA-1A district:

- (i) 5.35 for all uses combined,
- (ii) 3.50 for dwelling uses, provided that the floor space ratio for non-dwelling uses is at least 1.50,

if the Director of Planning or Development Permit Board considers: the bulk, location, and overall design of the building and its impact on the site, surrounding buildings and streets; the relationship of the development to any designated heritage building; the design and liveability of any dwelling units; the impact of an addition on the heritage value of any designated heritage building or building listed on the Vancouver Heritage Register; the intent of this schedule and all applicable Council policies and guidelines; and the submission of any advisory group, property owner or tenant.

3.1.1.2 The Development Permit Board may vary the maximum floor space ratio for dwelling uses in section [3.1.1.1](#) above, where the dwelling uses in the proposed development are developed as 100% social housing.

3.1.2 Building Form and Placement

Regulations		HA-1	HA-1A
3.1.2.1	Maximum unit frontage for any ground floor shopfront	7.6 m	15.3 m
3.1.2.2	Maximum site width	15.3 m or the existing width of the lot as of October 15, 2018	22.9 m or the existing width of the lot as of October 15, 2018
3.1.2.3	Maximum building height	15.2 and 5 storeys	21.3 m and 6 storeys

Regulations	HA-1	HA-1A
3.1.2.4 Required front yard depth	0.45 m	
3.1.2.5 Side yard	not permitted	
3.1.2.6 Minimum rear yard depth and rear setback for portions of a building:		
(a) containing non-dwelling uses only	1.0 m	
(b) containing dwelling uses	7.0 m	

Frontage

- 3.1.2.7 The Director of Planning may increase the maximum unit frontage if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.

Building Height

- 3.1.2.8 Subject to the considerations in section 3.1.2.9 below, the Director of Planning or Development Permit Board may increase the maximum building height:

- (a) in the HA-1 district, to a maximum of 22.8 m and 7 storeys; and
- (b) in the HA-1A district, to a maximum of 27.4 m and 8 storeys,

provided that no portion below the third storey of a building is used for dwelling uses, except for entrances and amenity spaces that serve the residential portion.

- 3.1.2.9 The Director of Planning or Development Permit Board may increase the maximum building height in accordance with section 3.1.2.8 above if the Director of Planning or Development Permit Board considers:

- (a) the bulk, location, and overall design of the building and its impact on the site, surrounding buildings and streets;

Diagram: Unit frontage

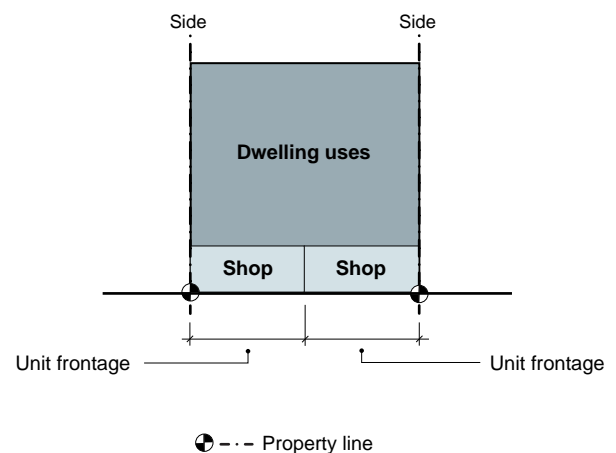
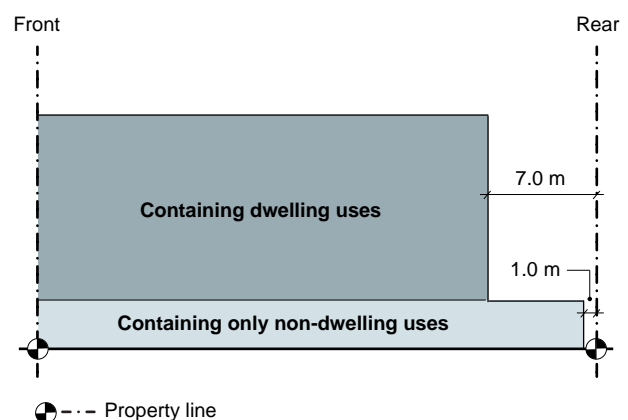


Diagram: Rear yard and rear setback for a building containing only non-dwelling uses on the first floor



- (b) the relationship of the development to any designated heritage building;
- (c) the design and liveability of any dwelling units;
- (d) the impact of an addition on the heritage value of any designated building that is listed on the Vancouver Heritage Register;
- (e) the intent of this schedule and all applicable Council policies and guidelines; and
- (f) the submission of any advisory group, property owner or tenant.

3.1.2.10 The Development Permit Board may vary the conditions for dwelling uses in section 3.1.2.8 above, where the dwelling uses in the proposed development are developed as 100% social housing.

3.1.2.11 The Director of Planning or Development Permit Board may exclude from the maximum building height:

- (a) building cornices and parapets to a maximum height of 2.2 m; and
- (b) vertical decorative elements such as flagpoles and finials,

if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2.12 A mezzanine floor located above ground, but below the second storey, will not be counted as a storey if:

- (a) the floor area of the mezzanine does not exceed 60% of the site area; and
- (b) the habitable floor area does not contain a dwelling use, or any accessory uses that are ancillary to a dwelling use.

Front Yard

3.1.2.13 Despite the required front yard depth in section 3.1.2.4 above, the following may project into the front yard:

- (a) architectural articulation on a building; or
- (b) decoration of the front facade of a building.

3.1.2.14 The Director of Planning or Development Permit Board may allow a portion of the building to be recessed above the second storey for the purposes of:

- (a) providing passageways to interior courtyards;
- (b) providing recessed balconies above the ground floor;
- (c) reducing the visual impact on the public realm of the uppermost storeys of the building, provided that the recess is at least 3.0 m behind the principal facade;
- (d) rooftop mechanical equipment;
- (e) increasing residential units' exposure to natural light; and

- (f) providing a covered area in front of a building entrance,

if the Director of Planning or Development Permit Board considers: the massing and overall design of the building and its impact on the site, surrounding buildings, block face and character of the area; the intent of this schedule and all applicable Council policies and guidelines; and the submission of any advisory group, property owner or tenant.

Side Yard and Side Setbacks

- 3.1.2.15 Where a side property line abuts a street, lane or dedicated public park, the Director of Planning or Development Permit Board may allow portions of the building to be recessed from the side property line, at grade or above, for the purposes of:

- (a) providing passageways to interior courtyards;
- (b) providing recessed balconies above the ground floor;
- (c) reducing the visual impact on the public realm of the uppermost storeys of the building, provided that the recess is at least 3.0 m behind the principal facade;
- (d) rooftop mechanical equipment;
- (e) increasing dwelling units' exposure to natural light; and
- (f) providing a covered area in front of a building entrance,

if the Director of Planning or Development Permit Board considers: the massing and overall design of the building and its impact on the site, surrounding buildings, block face and character of the area; the intent of this schedule and all applicable Council policies and guidelines; and the submission of any advisory group, property owner or tenant.

- 3.1.2.16 The Director of Planning or Development Permit Board may allow setbacks for the purpose of creating a light well or providing open space at grade, provided that:

- (a) no portion is closer than 4.0 m to a street facade;
- (b) any window looking directly into the light well is set back a minimum of 3.0 m from an existing building or the maximum size building permitted on any adjacent site; and
- (c) the Director of Planning or Development Permit Board considers:
 - (i) the massing and overall design of the building and its impact on the site, surrounding buildings, block face and character of the area,
 - (ii) the intent of this schedule and all applicable Council policies and guidelines, and
 - (iii) the submission of any advisory group, property owner or tenant.

Rear Yard and Rear Setback

- 3.1.2.17 The Director of Planning may decrease the minimum rear yard depth and rear setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building;
- (b) floor area, located at or above grade, that is used to access off-street parking and loading spaces in the form of an access ramp, elevator or uses which the Director of Planning or Development Permit Board considers similar to the foregoing; and
- (c) all interior residential floor area where the distance from a floor to the floor above, or where there is no floor above, the top of the roof structure, exceeds 3.7 m, to an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the excluded area does not exceed 1% of the permitted floor area.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning or Development Permit Board considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.1.3 The Director of Planning may permit the following to be excluded from the computation of floor area:

- (a) interior public space, including breezeways, courtyards and other similar spaces, if:
 - (i) the excluded area does not exceed 10% of the permitted floor area,
 - (ii) the excluded area is secured by covenant and right-of-way in favour of the City which sets out public access and use, and

- (iii) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (b) indoor amenity areas, including child day care facilities and non-profit recreation facilities, to a maximum floor area of the lesser of 10% of the total permitted floor area or 1,000 m², if, in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (c) floors used for off-street loading spaces located at base surface, to a maximum floor area of 26 m², if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
- (d) floors used for off-street parking of shared vehicles located at base surface, to a maximum floor space ratio of 0.07, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.2 Side Width: Measurement

- 4.2.1 Site width must be measured along the front property line.

4.3 Rear Yard and Rear Setback: Measurement

- 4.3.1 Rear yard and rear setback must be measured from the rear property line across the full width of the building.

4.4 Horizontal Angle of Daylight

- 4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.
- 4.4.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 20.0 m.
- 4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.4.5 An obstruction referred to in section 4.4.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.4.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning considers all applicable Council policies and guidelines;
- (b) the minimum distance of unobstructed view is at least 2.4 m; and
- (c) the building is listed on the Heritage Register or, in the opinion of the Director of Planning, the building has sufficient heritage value or heritage character to justify its conservation.

4.5 External Design

4.5.1 All new buildings and alterations or additions to existing buildings require the approval of the Director of Planning or Development Permit Board for the design of buildings or alterations to elevations facing streets, lanes, and adjacent buildings. The Director of Planning or Development Permit Board may approve the design of such buildings, alterations or additions provided that consideration is given to:

- (a) the impact of new visible exterior surfaces on the architectural and historically significant characteristics of the existing building on site or adjacent buildings;
- (b) the extent to which the alterations to existing buildings are consistent with documented evidence of the original design or an earlier exterior treatment of historical significance to the building;
- (c) whether the alterations to historically significant characteristics of an existing building are necessary to accommodate a change of use permitted in the schedule;
- (d) whether the alterations to historically significant characteristics of an existing building are necessary to advance public health and safety;
- (e) the intent of this schedule and all applicable Council policies and guidelines; and
- (f) the submission of any advisory group, property owner or tenant.

5 RELAXATIONS

5.1 The Development Permit Board may relax the conditions for dwelling uses in section 2.2.9 of this schedule for:

- (a) the conservation of a building listed on the Vancouver Heritage Register or a building that, in the opinion of the Director of Planning, has sufficient heritage value or heritage character to justify its conservation; or
- (b) the renovation of existing low cost housing units for persons receiving assistance with the intent to maintain these units with the same tenure.

5.2 Subject to the requirements in section 5.3 below, the Director of Planning or Development Permit Board may relax the floor space ratio regulations of section 3.1.1.1(b) of this schedule, for the HA-1A district, where, due to conditions peculiar either to the site or the proposed development, literal enforcement would result in unnecessary hardship in the following cases:

- (a) the retention of a designated heritage building or a building listed on the Vancouver Heritage Register;

- (b) development on a site constrained by adjacent buildings listed on the Vancouver Heritage Register; or
- (c) development on a site smaller than 374 m², or on a site with a site depth that is less than 37.2 m.

5.3 The Director of Planning or Development Permit Board may relax the floor area regulations of section **3.1.1.1(b)** of this schedule, for the HA-1A district, in accordance with section **5.2** above, provided that:

- (a) the maximum height does not exceed 21.3 m;
- (b) the maximum floor space ratio for all uses combined does not exceed 4.40;
- (c) the maximum floor space ratio for dwelling uses does not exceed 3.25;
- (d) the minimum floor space ratio for non-dwelling uses is at least 0.80; and
- (e) the Director of Planning or Development Permit Board considers:
 - (i) the bulk, location, and overall design of the building and its impact on the site, surrounding buildings and streets,
 - (ii) the relationship of the development to any designated heritage building,
 - (iii) the design and liveability of any dwelling units,
 - (iv) the impact of an addition on the heritage value of any designated heritage building or building listed on the Vancouver Heritage Register,
 - (v) the intent of this schedule and all applicable Council policies and guidelines, and
 - (vi) the submission of any advisory group, property owner or tenant.

SCHEDULE T

HA-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The Gastown Historic Area is the site of the old Granville Townsite, and it is from this area that the City of Vancouver developed and grew. The intent of this schedule is to recognize the area's special status and to ensure the maintenance of Gastown's "turn of the century" historical and architectural character.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the the HA-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2, 2.2.3, 2.2.4
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Conditional	2.2.1
Museum or Archives	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Dwelling Uses	Conditional	
Institutional Uses		
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Conditional	2.2.1
Clothing Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Office Uses		
Office Uses	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Parking Uses		
Parking Uses	Conditional	
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.5
Furniture or Appliance Store	Conditional	2.2.1
Grocery or Drug Store	Outright	2.2.2 , 2.2.3 , 2.2.4
Grocery or Drug Store, not permitted as an outright approval use	Conditional	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.2 , 2.2.3 , 2.2.4
Retail Store, not permitted as an outright approval use	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Beauty and Wellness Centre	Conditional	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Cabaret	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1
Hotel	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Laboratory	Conditional	2.2.1
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Conditional	2.2.1
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Outright	2.2.3 , 2.2.4

Use	Approval	Use-Specific Regulations
Restaurant – Class 1, not permitted as an outright approval use	Conditional	
Restaurant – Class 2	Conditional	
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Sign Painting Shop	Conditional	2.2.1
Wedding Chapel	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.6
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1
Live-Work Use	Conditional	2.2.1, 2.2.7

2.2 Use-Specific Regulations

2.2.1 All non-dwelling conditional approval uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) parking and loading facilities;
- (e) public bike share; and

- (f) restaurant,

except that the Director of Planning may vary these conditions for restaurant and refreshment facilities and retail uses, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group.

- 2.2.2 All non-dwelling outright approval uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) parking and loading facilities; and
- (c) restaurant and refreshment facilities,

except that the Director of Planning may vary these conditions for restaurant and refreshment facilities and retail uses, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group.

- 2.2.3 For outright approval uses, despite the provisions of Section 4 of this by-law, any and all proposed alterations or changes to the exterior treatment or appearance of any building or structure or change of use requires the approval of the Director of Planning after consultation with any Council approved advisory group for the area.

- 2.2.4 All outright approval uses are limited to:

- (a) the ground floor only, which does not include a basement;
- (b) a maximum gross floor area of 500 m²; and
- (c) a maximum frontage of 10.7 m.

- 2.2.5 Farmers' market may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

- 2.2.6 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

- 2.2.7 For live-work use, any development permit issued must stipulate as permitted uses:

- (a) dwelling unit;

- (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio – class A; and
- (c) dwelling unit in combination with any use listed in [2.2.7\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 There is no maximum floor space ratio in this district.

3.1.2 Building Form and Placement

Regulations		HA-2
3.1.2.1	Minimum building height	12.2 m
3.1.2.2	Maximum building height	22.9 m

Building Height

3.1.2.3 The Director of Planning or Development Permit Board may increase or decrease the maximum or minimum building height if the Director of Planning or Development Permit Board consults with any Council approved advisory group for the area and considers:

- (a) the height, bulk and location of the building and its impact on the site, surrounding buildings and streets, and existing views;
- (b) the impact of overall design on the general amenity of the area; and
- (c) the intent of this schedule.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Horizontal Angle of Daylight

- 4.1.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.1.2 For the purposes of section 4.1.1 above, habitable room means any room except a bathroom or kitchen.
- 4.1.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.1.4 The plane or planes referred to in section 4.1.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.1.5 An obstruction referred to in section 4.1.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.1.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers all applicable Council policies and guidelines;
 - (b) the minimum distance of unobstructed view is at least 2.4 m; and
 - (c) the building is listed on the Heritage Register or, in the opinion of the Director of Planning, the building has sufficient heritage value or heritage character to justify its conservation.

SCHEDULE U

HA-3

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The Yaletown Historic Area is a compact warehouse district developed in the early 1900s. Its special character is created by the collection of buildings, constructed of heavy timber, brick and concrete, and the narrow streets. The massing of buildings, built property line to property line, together with the similarities of style and exterior finishes give Yaletown its unique, homogeneous character.

The intent of this schedule is to encourage the conversion and renovation of existing warehouse buildings and the construction of compatible new buildings, to produce a more contemporary mix of commercial, industrial and dwelling uses, and to introduce more activity-oriented uses into this area. Emphasis is placed on requiring the external design of buildings to follow the proportions, rhythm and details of the predominant circa 1900 architectural features, whether renovating or constructing a new building.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the HA-3 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class B	Conditional	2.2.1 , 2.2.2
Cultural and Recreational Uses		
Arcade	Conditional	2.2.1 , 2.2.2 , 2.2.3
Artist Studio – Class A	Outright	2.2.1 , 2.2.2 , 2.2.4
Artist Studio – Class B	Conditional	2.2.1 , 2.2.2
Arts and Culture Indoor Event	Outright	2.2.1 , 2.2.2 , 2.2.4
Billiard Hall	Outright	2.2.1 , 2.2.2 , 2.2.4
Bowling Alley	Outright	2.2.1 , 2.2.2 , 2.2.4
Club	Outright	2.2.1 , 2.2.2 , 2.2.4
Community Centre or Neighbourhood House	Outright	2.2.1 , 2.2.2 , 2.2.4
Fitness Centre	Outright	2.2.1 , 2.2.2 , 2.2.4
Hall	Outright	2.2.1 , 2.2.2 , 2.2.4
Library	Outright	2.2.1 , 2.2.2 , 2.2.4
Museum or Archives	Outright	2.2.1 , 2.2.2 , 2.2.4
Park or Playground	Conditional	2.2.2 , 2.2.5

Use	Approval	Use-Specific Regulations
Rink	Outright	2.2.1 , 2.2.2 , 2.2.4
Swimming Pool	Outright	2.2.1 , 2.2.2 , 2.2.4
Theatre	Outright	2.2.1 , 2.2.2 , 2.2.4
Zoo or Botanical Garden	Conditional	2.2.1 , 2.2.2 , 2.2.6
Dwelling Uses		
Dwelling Uses, other than Seniors Supportive or Assisted Housing	Outright	2.2.2 , 2.2.4 , 2.2.7
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.2
Seniors Supportive or Assisted Housing	Conditional	2.2.2
Institutional Uses		
Ambulance Station	Conditional	2.2.1 , 2.2.2 , 2.2.8
Child Day Care Facility	Conditional	2.2.1 , 2.2.2 , 2.2.9
Church	Outright	2.2.1 , 2.2.2 , 2.2.4
Community Care Facility – Class B	Conditional	2.2.1 , 2.2.2
Detoxification Centre	Conditional	2.2.1 , 2.2.2 , 2.2.9
Group Residence	Conditional	2.2.1 , 2.2.2
Hospital	Conditional	2.2.1 , 2.2.2 , 2.2.10
Public Authority Use	Conditional	2.2.1 , 2.2.2 , 2.2.11
School – Elementary or Secondary	Conditional	2.2.1 , 2.2.2 , 2.2.12
School – University or College	Outright	2.2.1 , 2.2.2 , 2.2.4
Social Service Centre	Outright	2.2.1 , 2.2.2 , 2.2.4
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.1 , 2.2.2 , 2.2.4
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.1 , 2.2.2 , 2.2.4

Use	Approval	Use-Specific Regulations
Clothing Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Dairy Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Electrical Products or Appliances Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Food or Beverage Products Manufacturing – Class B	Outright	2.2.1, 2.2.2, 2.2.4
Furniture or Fixtures Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Jewellery Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Leather Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Metal Products Manufacturing – Class B	Outright	2.2.1, 2.2.2, 2.2.4
Miscellaneous Products Manufacturing – Class B	Outright	2.2.1, 2.2.2, 2.2.4
Paper Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Plastic Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Printing or Publishing	Outright	2.2.1, 2.2.2, 2.2.4
Shoes or Boots Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Textiles or Knit Goods Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Tobacco Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Wood Products Manufacturing – Class B	Outright	2.2.1, 2.2.2, 2.2.4
Office Uses		
Office Uses	Outright	2.2.1, 2.2.2, 2.2.4
Parking Uses		
Parking Uses	Outright	2.2.2, 2.2.4
Retail Uses		
Cannabis Store	Conditional	2.2.1, 2.2.2
Farmers' Market	Conditional	2.2.2, 2.2.13

Use	Approval	Use-Specific Regulations
Furniture or Appliance Store	Outright	2.2.1, 2.2.2, 2.2.4
Grocery or Drug Store	Outright	2.2.2, 2.2.4
Grocery Store with Liquor Store	Conditional	2.2.1, 2.2.2, 2.2.3
Liquor Store	Conditional	2.2.1, 2.2.2, 2.2.3
Pawnshop	Conditional	2.2.1, 2.2.2, 2.2.14
Public Bike Share	Conditional	2.2.2
Retail Store	Outright	2.2.2, 2.2.4
Secondhand Store	Conditional	2.2.1, 2.2.2, 2.2.14
Small-Scale Pharmacy	Conditional	2.2.1, 2.2.2
Vehicle Dealer	Outright	2.2.1, 2.2.2, 2.2.4
Service Uses		
Auction Hall	Conditional	2.2.1, 2.2.2
Barber Shop or Beauty Salon	Outright	2.2.1, 2.2.2, 2.2.4
Beauty and Wellness Centre	Outright	2.2.1, 2.2.2, 2.2.4
Bed and Breakfast Accommodation	Conditional	2.2.1, 2.2.2
Catering Establishment	Outright	2.2.1, 2.2.2, 2.2.4
Hotel	Outright	2.2.1, 2.2.2, 2.2.4
Laboratory	Outright	2.2.1, 2.2.2, 2.2.4
Laundromat or Dry Cleaning Establishment	Outright	2.2.1, 2.2.2, 2.2.4
Neighbourhood Public House	Conditional	2.2.2, 2.2.15
Photofinishing or Photography Studio	Outright	2.2.1, 2.2.2, 2.2.4
Print Shop	Outright	2.2.1, 2.2.2, 2.2.4
Production or Rehearsal Studio	Outright	2.2.1, 2.2.2, 2.2.4
Repair Shop – Class A	Outright	2.2.1, 2.2.2, 2.2.4

Use	Approval	Use-Specific Regulations
Repair Shop – Class B	Outright	2.2.1 , 2.2.2 , 2.2.4
Restaurant – Class 1	Outright	2.2.2 , 2.2.4
Restaurant – Class 2	Conditional	2.2.1 , 2.2.2 , 2.2.15
School – Arts or Self-Improvement	Outright	2.2.1 , 2.2.2 , 2.2.4
School – Business	Outright	2.2.1 , 2.2.2 , 2.2.4
School – Vocational or Trade	Outright	2.2.1 , 2.2.2 , 2.2.4
Short Term Rental Accommodation	Conditional	2.2.1 , 2.2.2
Sign Painting Shop	Outright	2.2.1 , 2.2.2 , 2.2.4
Wedding Chapel	Conditional	2.2.1 , 2.2.2
Transportation and Storage Uses		
Mini-Storage Warehouse	Conditional	2.2.1 , 2.2.2
Packaging Plant	Outright	2.2.1 , 2.2.2 , 2.2.4
Storage Warehouse	Outright	2.2.1 , 2.2.2 , 2.2.4
Utility and Communication Uses		
Public Utility	Conditional	2.2.1 , 2.2.2 , 2.2.11
Radiocommunication Station	Outright	2.2.1 , 2.2.2 , 2.2.4
Wholesale Uses		
Lumber and Building Materials Establishment	Outright	2.2.1 , 2.2.2 , 2.2.4
Wholesaling – Class A	Outright	2.2.1 , 2.2.2 , 2.2.4
Wholesaling – Class B	Outright	2.2.1 , 2.2.2 , 2.2.4
uncategorized		
Accessory Uses, customarily ancillary to any use listed in this section 2.1 , other than the sale of liquor accessory to a hotel	Outright	2.2.1 , 2.2.2 , 2.2.4 , 2.2.16
Accessory Uses comprising the sale of liquor accessory to a hotel	Conditional	2.2.1 , 2.2.2
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.2 , 2.2.17

2.2 Use-Specific Regulations

- 2.2.1 All non-dwelling uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:
- (a) grocery store or drug store;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) park or playground;
 - (e) parking and loading facilities;
 - (f) public bike share;
 - (g) restaurant – class 1; and
 - (h) retail store.
- 2.2.2 No use listed in section 2.1 of this schedule may involve the bulk storage of: compressed gas; cotton waste; explosives; fertilizer; fish, fish oil or meal; industrial chemicals; paints, varnishes; junk; lime; matches; petroleum, bitumen or tar products or derivatives, or other similar flammable products or materials; rags; scrap; or vegetable oil or fat.
- 2.2.3 Arcade, grocery store with liquor store, and liquor store may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses.
- 2.2.4 For outright approval uses, no portion of a parking garage at the level of a street, sidewalk or loading dock may be used for parking, except for vehicular access points or driveways, for a depth of at least 9.1 m from any building face, and this setback area may only be developed with commercial or industrial uses.
- 2.2.5 Park or playground may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to safety and the impact on the character of the area.
- 2.2.6 Zoo or botanical garden may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to the impact on the character of the area.
- 2.2.7 Dwelling uses, other than seniors supportive or assisted housing, are permitted as outright approval uses if:
- (a) residential unit associated with and forming an integral part of an artist studio is limited to artist studio – class A; and
 - (b) no portion of the first storey of a building is used for residential purposes, except for entrances to the residential portion and accessory uses to the residential portion including storage, locker and laundry areas, and communal recreation facilities.

-
- 2.2.8 Ambulance station may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to vehicular circulation and accessibility.
- 2.2.9 Child day care facility and detoxification centre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to location and safety.
- 2.2.10 Hospital may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking and vehicular circulation and accessibility.
- 2.2.11 Public authority use and public utility may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to the category of the facility.
- 2.2.12 School – elementary or secondary may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to safety for children.
- 2.2.13 Farmers' market may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.14 Pawnshop and secondhand store may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation and vehicular ingress and egress.
- 2.2.15 Neighbourhood public house and restaurant class – 2 may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking, vehicular circulation and compatibility with surrounding uses.
- 2.2.16 Accessory uses customarily ancillary to any of the uses listed in section 2.1 of this schedule, other than the sale of liquor accessory to a hotel, are permitted as an outright approval use if:
- (a) the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) all accessory uses are located within the principal building.
- 2.2.17 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 5.00, except that:

- (a) for a building existing on June 10, 1986, the floor space ratio must not exceed the greater of 5.00 or the floor space ratio existing on June 10, 1986;
- (b) the floor space ratio for dwelling uses must not exceed 3.00, and for the purposes of this section [3.1.1.1\(b\)](#), where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use;
- (c) the floor space ratio for non-dwelling uses must be at least 1.50 in the case of:
 - (i) new construction,
 - (ii) an addition to an existing building that increases the residential floor area; or
 - (iii) a change of use in an existing building that increases the residential floor area.

3.1.1.2 For the purposes of calculating floor space ratio in section [3.1.1.1](#) above, each square metre of parking garage above grade counts as 0.7 m².

3.1.2 Building Form and Placement

Regulations		HA-3
3.1.2.1	Maximum building height	the greater of 21.4 m or the building height existing on June 10, 1986
3.1.2.2	Front yard	not permitted
3.1.2.3	Side yard	not permitted
3.1.2.4	Rear yard	not permitted

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the buildings.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) areas of floors used for accessory off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) elevator shafts, lockers, common laundry rooms and entrance lobbies, ancillary storage located below grade and basements or cellars in existing buildings;
- (e) amenity areas, including child day care facilities, recreation facilities and meeting rooms, provided that the areas are open to and primarily for the use of residents and employees, to a maximum area not exceeding the lesser of 20% of the total permitted floor area or 1,000 m²; and
- (f) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.2 Horizontal Angle of Daylight

4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or kitchen.

4.2.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.

4.2.5 An obstruction referred to in section 4.2.3 above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers all applicable Council policies and guidelines;
 - (b) the minimum distance of unobstructed view is at least 2.4 m; and
 - (c) the building is listed on the Heritage Register or, in the opinion of the Director of Planning, the building has sufficient heritage value or heritage character to justify its conservation.

4.3 External Design

- 4.3.1 Building facades must be characterized by the following:
- (a) exterior finishing materials of masonry, excluding tile and concrete block, except that lintels, window components, and architectural features may be of other materials, as determined by the Director of Planning;
 - (b) 1 natural earth-tone colour or white as the main colour, with lintels, window components and architectural features which may be of 1 other colour compatible with the main colour and existing streetscape character or of other colours, as determined by the Director of Planning; and
 - (c) the lower 4 storeys must be built to the property line while the remaining storeys may terrace back from the property lines.
- 4.3.2 Windows must be characterized by the following:
- (a) wood frames or alternatives of a compatible frame profile, in terms of width and thickness, resulting in a similar visual appearance;
 - (b) consistent window elements repeated on each facade, where each element must comprise several glass panes in character with the existing pattern, except that the main floor may have a differing pattern of repetition;
 - (c) where balconies are provided, the doors must maintain the same spacing pattern as the windows on that facade;
 - (d) for renovations or additions to buildings existing on or before June 10, 1986, new windows must approximately replicate existing windows on that building;
 - (e) for new construction, windows must approximately replicate windows existing as of June 10, 1986 on any 1 of the buildings in this district listed in the Vancouver Heritage Register; and
 - (f) any proposals varying from the above, as may be determined by the Director of Planning.
- 4.3.3 Roofs must be flat except that shallow-pitched roofs may be permitted, as may be determined by the Director of Planning.
- 4.3.4 Mechanical equipment must be enclosed and set back so as not to be visible from street level.

- 4.3.5 Balconies on external walls must be recessed.
- 4.3.6 Main building entrances must be accentuated by any 1 of or combination of the following:
- (a) awnings made of fabric or metal;
 - (b) planters;
 - (c) lighting; or
 - (d) any proposals varying from the above, as may be determined by the Director of Planning.
- 4.3.7 Decorative architectural elements may be required to be retained on renovations or additions and may be required to be provided on new construction including any 1 or more of the following:
- (a) window and door decoration;
 - (b) parapets;
 - (c) cornices; or
 - (d) any proposals varying from the above, as may be determined by the Director of Planning.

SCHEDULE V

I-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The primary intent of this schedule is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations in this schedule.

Without limitation, applicable Council policies and guidelines for consideration include the [Mount Pleasant I-1 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the I-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Outright	2.2.2
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2
Club	Outright	2.2.2
Theatre	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1, 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.1, 2.2.4
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Church	Outright	2.2.2
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.2
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Conditional	2.2.1
Vegetable Oil Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Outright	2.2.2
Office Uses		
General Office	Conditional	2.2.1
Health Care Office	Conditional	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1 , 2.2.5

Use	Approval	Use-Specific Regulations
Gasoline Station – Full Serve	Outright	2.2.2
Public Bike Share	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Animal Clinic	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Laboratory	Outright	2.2.2
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Neighbourhood Public House	Conditional	2.2.1 , 2.2.6
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop – Class A	Outright	2.2.2
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Conditional	2.2.1
Restaurant – Class 2	Conditional	2.2.1 , 2.2.7
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Mini-Storage Warehouse	Conditional	2.2.1
Packaging Plant	Outright	2.2.2
Storage Warehouse	Outright	2.2.2
Storage Yard	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Outright	2.2.2
Wholesaling – Class A	Outright	2.2.2
Wholesaling – Class B	Outright	2.2.2 , 2.2.8
Wholesaling – Class B, not permitted as an outright approval use	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 , other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2 , 2.2.10
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.11
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use	Conditional	2.2.1 , 2.2.12
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.13
Any other use that is not specifically listed in this section 2.1 but that was a legally conforming use existing as of October 25, 1988	Conditional	2.2.1
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2 of this schedule	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section 2.1 of this schedule:

- (a) except for cardlock fuel station, vehicle dealer, and transportation and storage uses, must be carried on wholly within a completely enclosed building, unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts;
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for cardlock fuel station; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste;
- (c) may involve the storage of the following only if they are wholly within a completely enclosed building: fish, fish oil or meal, animal oil or fat, or vegetable oil; fungicides, herbicides or pesticides; grain, hops or sugar; paint, varnish, oil shellac or turpentine; scrap; or toxic or corrosive chemicals or acids; and
- (d) may involve the storage of goods or materials only if they are wholly within a completely enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

2.2.2 Outright approval uses listed in section 2.1 of this schedule:

- (a) except for gasoline station – full serve and lumber and building materials establishment, must be carried on wholly within a completely enclosed building, except for heating and mechanical equipment, off-street parking and loading, or other facilities or equipment that the Director of Planning considers similar to the foregoing; and
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – full serve; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste.

2.2.3 Dwelling unit may be permitted if:

- (a) it is in combination with any use listed in section 2.1 of this schedule and:
 - (i) it is for a caretaker or other person similarly employed, and
 - (ii) such dwelling unit is considered to be essential to the operation of the business or establishment; or
- (b) if it existed as of and was used continuously since October 25, 1988 provided that any additions are limited to the lesser of 10% of the existing floor area or 37 m².

2.2.4 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of February 26, 2013; and

(b) additions are limited to a maximum of 10% of the existing floor area.

2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.6 Neighbourhood public house must not be located within 300.0 m of an existing neighbourhood public house.

2.2.7 Restaurant – class 2 must not be located within 200.0 m of an existing restaurant – class 2.

2.2.8 Wholesaling Class – B is permitted as an outright approval use if the floor area does not exceed 1,000 m².

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

(a) no accessory building exceeds 3.7 m in height, measured to:

- (i) the highest point of a flat roof,
- (ii) the deck line of a mansard roof, or
- (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

(b) all accessory buildings are located:

- (i) in the rear yard, and
- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and

(c) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.

2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:

(a) the total floor area of all accessory uses, except any portion of a lounge use accessory to brewing and distilling located outside the principal building, does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and

(b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public.

- 2.2.11 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.10 above.
- 2.2.12 Accessory uses customarily ancillary to any use listed in section 2.1 of this schedule that do not comply with section 2.2.10 above, may be permitted as a conditional approval use, except that accessory retail use may only be permitted in combination with manufacturing uses.
- 2.2.13 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for manufacturing uses, transportation and storage uses, utility and communication uses, and wholesale uses;
- (b) the maximum floor space ratio for service uses is:
 - (i) 3.00 for catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop – class A, sign painting shop, and work shop, and
 - (ii) 1.00 for animal clinic, auction hall, barber shop or beauty salon, laundromat or dry cleaning establishment, photofinishing or photography studio, print shop, repair shop – class B, school – arts or self-improvement, school – business, and school – vocational or trade;
- (c) the maximum floor space ratio is 1.00 for office uses, except that the Director of Planning may permit additional floor area for office uses to a maximum additional floor space ratio of 1.00, if an equal amount of floor area on the ground floor is used for a use listed in section [3.1.1.1\(a\)](#) or [3.1.1.1\(b\)\(i\)](#) above; and
- (d) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use, must not exceed 1,000 m²,
 - (ii) neighbourhood public house must not exceed 500 m², of which at least 25% must be used for brewing or distilling,
 - (iii) restaurant – class 1 must not exceed 150 m²,
 - (iv) restaurant – class 2 must not exceed 300 m², and
 - (v) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.2 Building Form and Placement

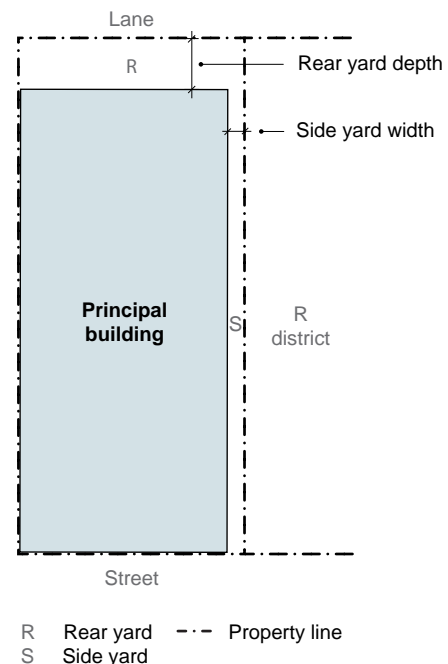
Regulations		I-1
3.1.2.1	Maximum building height	18.3 m
3.1.2.2	Minimum side yard width for a side yard that:	
	(a) adjoins a site located in an R district, without the intervention of a lane	1.5 m
	(b) does not adjoin a site located in an R district	not required
3.1.2.3	Minimum rear yard depth	3.1 m

Side Yard

- 3.1.2.4 Despite the minimum side yard width in section 3.1.2.2(b) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

Rear Yard

- 3.1.2.5 Despite the minimum rear yard depth in section 3.1.2.3 above, where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.6 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required.

Diagram: Building placement for principal building

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a dwelling use to a maximum floor area of 10% of the total permitted floor area; and
- (e) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

SCHEDULE W

I-1A

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The primary intent of this schedule is to permit light industrial uses, including those with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Complementary commercial uses, including office and retail, with a particular focus on digital entertainment and information communication technology use, are also permitted, subject to the limitations in this schedule.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-1A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Outright	2.2.2
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2
Club	Outright	2.2.2
Theatre	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1, 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.1, 2.2.4
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Church	Outright	2.2.2
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.2
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Conditional	2.2.1
Vegetable Oil Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Outright	2.2.2
Office Uses		
General Office	Conditional	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.5
Gasoline Station – Full Serve	Outright	2.2.2
Public Bike Share	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Service Uses		
Animal Clinic	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Laboratory	Outright	2.2.2
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Neighbourhood Public House	Conditional	2.2.1, 2.2.6
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop – Class A	Outright	2.2.2
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Conditional	2.2.1
Restaurant – Class 2	Conditional	2.2.1, 2.2.7
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Packaging Plant	Outright	2.2.2
Storage Warehouse	Outright	2.2.2
Storage Yard	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Outright	2.2.2
Wholesaling – Class A	Outright	2.2.2
Wholesaling – Class B	Outright	2.2.2 , 2.2.8
Wholesaling – Class B, not permitted as an outright approval use	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 , other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2 , 2.2.10
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.11
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use	Conditional	2.2.1 , 2.2.12
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.13
Any other use that is not specifically listed in this section 2.1 but that was a legally conforming use existing as of October 25, 1988	Conditional	2.2.1
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2 of this schedule	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section [2.1](#) of this schedule:

- (a) except for cardlock fuel station, vehicle dealer and transportation and storage uses, must be carried on wholly within a completely enclosed building, unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise

objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts;

- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for a cardlock fuel station; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste;
- (c) may involve the storage of the following only if they are wholly within a completely enclosed building: fish, fish oil or meal, animal oil or fat, or vegetable oil; fungicides, herbicides or pesticides; grain, hops or sugar; paint, varnish, oil shellac or turpentine; scrap; or toxic or corrosive chemicals or acids; and
- (d) may involve the storage of goods or materials only if they are wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

2.2.2 Outright approval uses listed in section 2.1:

- (a) except for gasoline station – full serve and lumber and building materials establishment, must be carried on wholly within a completely enclosed building, except for heating and mechanical equipment, off-street parking and loading, or other facilities or equipment that the Director of Planning considers similar to the foregoing; and
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for a gasoline station – full serve; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste.

2.2.3 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.4 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of May 2, 2017; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.6 Neighbourhood public house must not be located within 300.0 m of an existing neighbourhood public house.

2.2.7 Restaurant – class 2 must not be located within 200.0 m of an existing restaurant – class 2.

- 2.2.8 Wholesaling class – B is permitted as an outright approval use if the floor area does not exceed 1,000 m².
- 2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:
- (a) the total floor area of all accessory uses, except any portion of a lounge use accessory to brewing and distilling located outside the principal building, does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public.
- 2.2.11 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions of section 2.2.10 above.
- 2.2.12 Accessory uses customarily ancillary to any use listed in section 2.1 of this schedule that do not comply with section 2.2.10 above, may be permitted as a conditional approval use, except that accessory retail use may only be permitted in combination with manufacturing uses.
- 2.2.13 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for manufacturing uses, transportation and storage uses, utility and communication uses, and wholesale uses;
- (b) the maximum floor space ratio for service uses is:
 - (i) 3.00 for catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop – class A, sign painting shop, and work shop, and
 - (ii) 1.00 for animal clinic, auction hall, barber shop or beauty salon, laundromat or dry cleaning establishment, photofinishing or photography studio, print shop, repair shop – class B, school – arts or self-improvement, school – business, and school – vocational or trade;
- (c) the maximum floor space ratio is 1.00 for general office, except that the Director of Planning may permit additional floor area for general office to a maximum additional floor space ratio of 1.00, if an equal amount of floor area on the ground floor is used for a use listed in section [3.1.1.1\(a\)](#) or [3.1.1.1\(b\)\(i\)](#) above; and
- (d) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use, must not exceed 1,000 m²,
 - (ii) neighbourhood public house must not exceed 500 m², of which at least 25% must be used for brewing or distilling,
 - (iii) restaurant – class 1 must not exceed 150 m²,
 - (iv) restaurant – class 2 must not exceed 300 m², and
 - (v) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.1.2 Despite section [3.1.1.1](#) above, the Director of Planning may increase the permitted floor area by 1 m² per amenity share provided to the City at no cost to the City, to a maximum additional floor space ratio of 2.00, for:

(a) uses listed in section **3.1.1.1(a)** or **3.1.1.1(b)(i)** above; and

(b) digital entertainment and information communication technology,

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

3.1.1.3 Despite section **3.1.1.2** above, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

Regulations	I-1A
3.1.2.1 Maximum building height	33.5 m
3.1.2.2 Minimum building setbacks:	
(a) from the property line adjacent to Quebec Street	1.50 m
(b) from the property line adjacent to 3rd Avenue	0.65 m
(c) from the property line adjacent to 4th Avenue	0.65 m
(d) from the property line adjacent to 5th Avenue	0.65 m
(e) from the property line adjacent to the north-south lane, running between 2nd Avenue and 5th Avenue	3.00 m
(f) from any property line adjacent to an east-west lane	0.60 m
(g) for properties on the south side of 2nd Avenue	31.70 m measured from the property line adjacent to the north side of the dedicated street

Building Height and Floor-to-Floor Height

3.1.2.3 The floor-to-floor height of the first floor of a building must measure at least 5.35 m, except for buildings existing as of May 2, 2017.

3.1.2.4 Despite the maximum building height in section **3.1.2.1** above, the height of a building must not exceed 18.3 m for:

(a) a depth of 6.1 m, measured from a property line adjacent to Quebec Street;

(b) a depth of 4.5 m, measured from a property line adjacent to 2nd Avenue, 3rd Avenue, 4th Avenue or 5th Avenue; and

- (c) a depth of 9.1 m measured from the property line adjacent to the north-south lane running between 2nd Avenue and 5th Avenue.

3.1.2.5 Despite the maximum building height in section 3.1.2.1 above, the floor area of any storey located above 18.3 m in height must not exceed 65% of the floor area of the largest storey at or below 18.3 m.

3.1.2.6 The Director of Planning may vary the height requirements as follows:

- (a) a building existing as of May 2, 2017, may have a maximum building height of 35.0 m; and
- (b) any floor above 18.3 m may be permitted to extend into the required upper floor setback as follows:
 - (i) on Quebec Street, the width of the building may extend up to 3.0 m into the required 6.1 m upper floor setback for up to 33.3% of the width of a building fronting the street, and
 - (ii) on 2nd Avenue, 3rd Avenue, 4th Avenue and 5th Avenue, the 4.5 m upper floor setback may be reduced for up to 33.3% of the width of a building fronting the street,

except that:

- (iii) the floor area of any storey located above 18.3 m in height must not exceed 80% of the floor area of the largest permitted storey located at or below 18.3 m, and
- (iv) the building must not encroach into the ground floor setbacks required in section 3.1.2.2 above.

Diagram: Building height limit along Quebec street

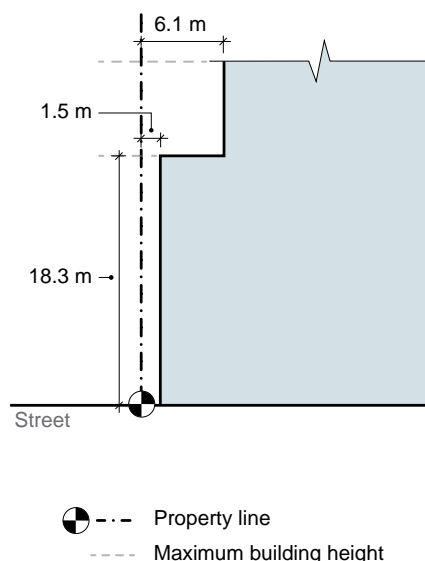
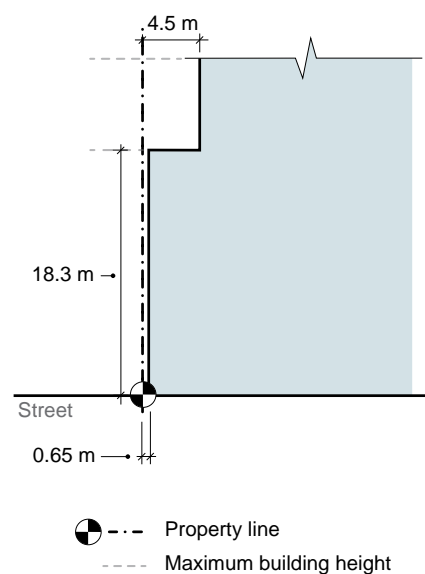


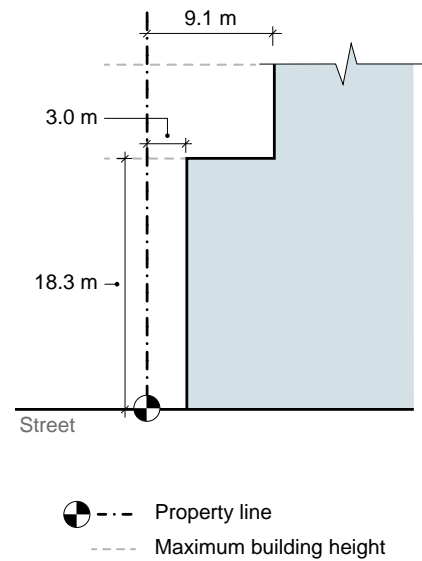
Diagram: Building height limit along 3rd Avenue, 4th Avenue and 5th Avenues



Building Setbacks

- 3.1.2.7 Despite the minimum building setbacks in section 3.1.2.2 above, no setbacks are required for buildings existing as of May 2, 2017.

Diagram: Building height limit at north-south lane between 2nd Avenue and 5th Avenue



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Amenity Shares

4.1.1 For the purposes of this schedule, an amenity means a child day care facility.

4.1.2 For the purposes of this schedule, the cost of an amenity share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the I-1A zoning district.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length; and
- (d) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

4.2.3 The Director of Planning may vary the computation of floor area exclusions in section [4.2.2](#) above for accessory amenity areas, including child day care facilities and recreation facilities, to a maximum of 10% of the total permitted floor area.

SCHEDULE X

I-1B

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The primary intent of this schedule is to permit light industrial uses, including those with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Complementary commercial uses, including office and retail, with a particular focus on digital entertainment and information communication technology use, are also permitted, subject to the limitations in this schedule.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-1B district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Outright	2.2.2
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2
Club	Outright	2.2.2
Theatre	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1, 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.1, 2.2.4
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Church	Outright	2.2.2
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.2
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Conditional	2.2.1
Vegetable Oil Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Outright	2.2.2
Office Uses		
General Office	Conditional	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.5
Gasoline Station – Full Serve	Outright	2.2.2
Public Bike Share	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Service Uses		
Animal Clinic	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Laboratory	Outright	2.2.2
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Neighbourhood Public House	Conditional	2.2.1, 2.2.6
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop – Class A	Outright	2.2.2
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Conditional	2.2.1
Restaurant – Class 2	Conditional	2.2.1, 2.2.7
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Packaging Plant	Outright	2.2.2
Storage Warehouse	Outright	2.2.2
Storage Yard	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Outright	2.2.2
Wholesaling – Class A	Outright	2.2.2
Wholesaling – Class B	Outright	2.2.2 , 2.2.8
Wholesaling – Class B, not permitted as an outright approval use	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 , other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2 , 2.2.10
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.11
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use	Conditional	2.2.1 , 2.2.12
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.13
Any other use that is not specifically listed in this section 2.1 but that was a legally conforming use existing as of October 25, 1988	Conditional	2.2.1
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2 of this schedule	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section [2.1](#) of this schedule:

- (a) except for cardlock fuel station, vehicle dealer and transportation and storage uses, must be carried on wholly within a completely enclosed building, unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise

objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts;

- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for a cardlock fuel station; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste;
- (c) may involve the storage of the following only if they are wholly within a completely enclosed building: fish, fish oil or meal, animal oil or fat, or vegetable oil; fungicides, herbicides or pesticides; grain, hops or sugar; paint, varnish, oil shellac or turpentine; scrap; or toxic or corrosive chemicals or acids; and
- (d) may involve the storage of goods or materials only if they are wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

2.2.2 Outright approval uses listed in section 2.1 of this schedule:

- (a) except for gasoline station – full serve and lumber and building materials establishment, must be carried on wholly within a completely enclosed building, except for heating and mechanical equipment, off-street parking and loading, or other facilities or equipment that the Director of Planning considers similar to the foregoing; and
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – full serve; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste.

2.2.3 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.4 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of May 2, 2017; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.6 Neighbourhood public house must not be located within 300.0 m of an existing neighbourhood public house.

2.2.7 Restaurant – class 2 must not be located within 200.0 m of an existing restaurant – class 2.

- 2.2.8 Wholesaling class – B is permitted as an outright approval use if the floor area does not exceed 1,000 m².
- 2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:
- (a) the total floor area of all accessory uses, except any portion of a lounge use accessory to brewing and distilling located outside the principal building, does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public.
- 2.2.11 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.10 above.
- 2.2.12 Accessory uses customarily ancillary to any use listed in section 2.1 of this schedule that do not comply with section 2.2.10 above, may be permitted as a conditional approval use, except that accessory retail use may only be permitted in combination with manufacturing uses.
- 2.2.13 Any other use that is not specifically listed in and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for manufacturing uses, transportation and storage uses, utility and communication uses, and wholesale uses;
- (b) the maximum floor space ratio for service uses is:
 - (i) 3.00 for catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop – class A, sign painting shop, and work shop, and
 - (ii) 1.00 for animal clinic, auction hall, barber shop or beauty salon, laundromat or dry cleaning establishment, photofinishing or photography studio, print shop, repair shop – class B, school – arts or self-improvement, school – business, and school – vocational or trade;
- (c) the maximum floor space ratio is 1.00 for general office, except that the Director of Planning may permit additional floor area for general office to a maximum additional floor space ratio of 1.00, if an equal amount of floor area on the ground floor is used for a use listed in sections [3.1.1.1\(a\)](#) or [3.1.1.1\(b\)\(i\)](#) above; and
- (d) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use, must not exceed 1,000 m²,
 - (ii) neighbourhood public house must not exceed 500 m², of which at least 25% must be used for brewing or distilling,
 - (iii) restaurant – class 1 must not exceed 150 m²,
 - (iv) restaurant – class 2 must not exceed 300 m², and
 - (v) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.1.2 Despite section [3.1.1.1](#) above, the Director of Planning may increase the permitted floor area by 1 m² per amenity share (level 1) provided to the City at no cost to the City, to a maximum additional floor space ratio of 2.00, for:

(a) uses listed in section 3.1.1.1(a) or 3.1.1.1(b)(i) above; and

(b) digital entertainment and information communication technology,

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

3.1.1.3 Despite sections 3.1.1.1 and 3.1.1.2 above, the Director of Planning may increase the permitted floor area by 1 m² per amenity share (level 2) provided to the City at no cost to the City, to a maximum additional floor space ratio of 1.00, for:

(a) uses listed in section 3.1.1.1(a) or 3.1.1.1(b)(i) above; and

(b) digital entertainment and information communication technology,

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

3.1.1.4 Despite sections 3.1.1.2 and 3.1.1.3 above, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

Regulations		I-1B
3.1.2.1	Minimum building height	38.0 m
3.1.2.2	Minimum building setbacks:	
	(a) from the property line adjacent to Quebec Street	1.50 m
	(b) from the property line adjacent to 5th Avenue	0.65 m
	(c) from the property line adjacent to 6th Avenue	0.65 m
	(d) from the property line adjacent to the north-south lane, running between 5th Avenue and 6th Avenue	3.00 m
	(e) from any property line adjacent to an east-west lane	0.60 m

Building Height and Floor-to-Floor Height

3.1.2.3 The floor-to-floor height of the first floor of a building must measure at least 5.35 m, except for buildings existing as of May 2, 2017.

3.1.2.4 Despite the maximum building height in section 3.1.2.1 above, the height of a building must not exceed 18.3 m for:

- (a) a depth of 6.1 m, measured from a property line adjacent to Quebec Street;
- (b) a depth of 4.5 m, measured from a property line adjacent to 5th Avenue or 6th Avenue; and
- (c) a depth of 9.1 m, measured from the property line adjacent to the north-south lane running between 5th Avenue and 6th Avenue.

3.1.2.5 Despite the maximum building height in section 3.1.2.1 above, the floor area of any storey located above 18.3 m in height must not exceed 65% of the floor area of the largest storey at or below 18.3 m.

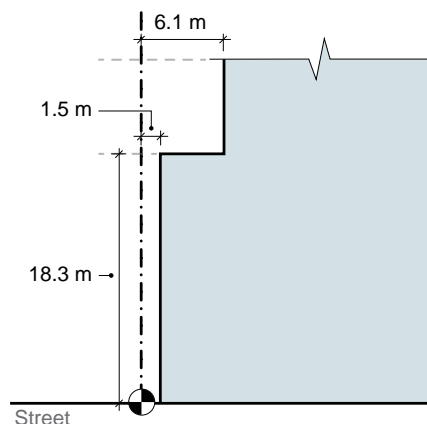
3.1.2.6 The Director of Planning may vary the height requirements to permit any floor above 18.3 m to extend into the required upper floor setback as follows:

- (a) on Quebec Street, the width of the building may extend up to 3.0 m into the required 6.1 m upper floor setback for up to 33.3% of the width of a building fronting the street; and
- (b) on 5th Avenue and 6th Avenue, the 4.5 m upper floor setback may be reduced for up to 33.3% of the width of a building fronting the street,

except that:

- (c) the floor area of any storey located above 18.3 m in height must not exceed 80% of the floor area of the largest permitted storey located at or below 18.3 m; and
- (d) the building must not encroach into the ground floor setbacks required in section 3.1.2.2 above.

Diagram: Building height limit along Quebec Street





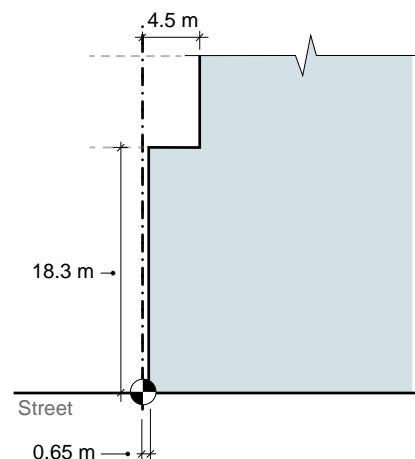


 Property line
 Maximum building height

Diagram: Building height limit along 5th Avenue and 6th Avenue

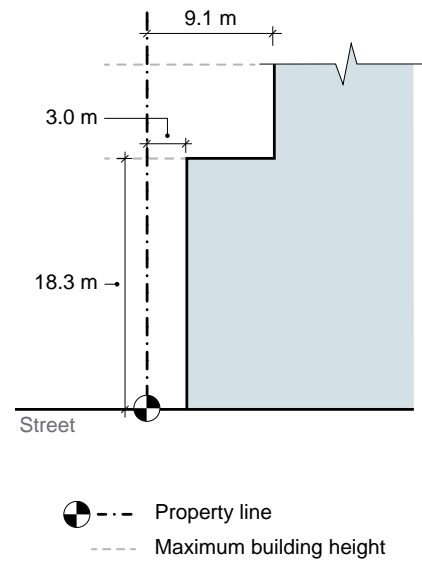


 Property line
 Maximum building height

Building Setbacks

- 3.1.2.7 Despite the minimum building setbacks in section 3.1.2.2 above, no setbacks are required for buildings existing as of May 2, 2017.

Diagram: Building height limit at north-south Lane between 5th Avenue and 6th Avenue



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Amenity Shares

4.1.1 For the purposes of this schedule:

- (a) an amenity (level 1) means a child day care facility;
- (b) an amenity (level 2) means a:
 - (i) child day care facility,
 - (ii) community centre or neighbourhood house,
 - (iii) library,
 - (iv) museum or archives,
 - (v) park or playground,
 - (vi) rink,
 - (vii) social service centre, and
 - (viii) swimming pool; and
- (c) amenity (level 2) shares are subject to the following allocations:
 - (i) 14% must be allocated to a child day care facility, and
 - (ii) 86% must be allocated to any amenity (level 2) use listed in section [4.1.1\(b\)](#) above.

4.1.2 For the purposes of this schedule, the cost of an amenity share (level 1) is the amount specified per m² for an amenity share (level 1) in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the I-1B zoning district.

4.1.3 For the purposes of this schedule, the cost of an amenity share (level 2) is the amount specified per m² for an amenity share (level 2) in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the I-1B zoning district.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length; and
- (d) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

4.2.3 The Director of Planning may vary the computation of floor area exclusions in section [4.2.2](#) above for accessory amenity areas, including child day care facilities and recreation facilities, to a maximum of 10% of the total permitted floor area.

SCHEDULE Y

I-1C

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The primary intent of this schedule is to encourage employment-intensive light industrial uses on lower levels with compatible office and service uses above. Limited retail uses at grade are permitted to activate the street frontage, subject to the limitations in this schedule. The uses, building height, density, and form in this schedule provide a transition between adjoining residential, commercial and light industrial districts. Applications must demonstrate that industrial uses comprise a minimum of 33.3% of the net floor area, including all other uses combined.

Without limitation, applicable Council policies and guidelines for consideration include the [Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines \(I-1C\)](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-1C district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district, by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Outright	2.2.2
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2
Club	Outright	2.2.2
Fitness Centre	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Theatre	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1 , 2.2.3
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Outright	2.2.2
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2
Dairy Products Manufacturing	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.2
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Conditional	2.2.1
Vegetable Oil Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Outright	2.2.2
Office Uses		
Financial Institution	Conditional	2.2.1
General Office	Conditional	2.2.1
Health Care Office	Conditional	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Retail Uses		
Farmers' Market	Conditional	2.2.1 , 2.2.4
Furniture or Appliance Store	Conditional	2.2.1
Grocery or Drug Store	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Conditional	2.2.1
Secondhand Store	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Animal Clinic	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Beauty and Wellness Centre	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Laboratory	Outright	2.2.2
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Neighbourhood Public House	Conditional	2.2.1 , 2.2.5
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop – Class A	Outright	2.2.2
Repair Shop – Class B	Outright	2.2.2
Restaurant – Class 1	Conditional	2.2.1
Restaurant – Class 2	Conditional	2.2.1 , 2.2.6
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Bulk Data Storage	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Packaging Plant	Outright	2.2.2
Storage Warehouse	Outright	2.2.2
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Lumber and Building Materials Establishment	Outright	2.2.2
Wholesaling – Class A	Outright	2.2.2
Wholesaling – Class B	Outright	2.2.2 , 2.2.7
Wholesaling – Class B, not permitted as an outright approval use	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 , other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2 , 2.2.9
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.10
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use	Conditional	2.2.1 , 2.2.11
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.12
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2 of this schedule	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section 2.1 of this schedule:

- (a) except for park or playground and aircraft landing place, must be carried on wholly within a completely enclosed building, unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts;
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives; explosives, fireworks, ammunition, matches or flares; radioactive material; or rags or cotton waste;
- (c) may involve the storage of the following only if they are wholly within a completely enclosed building: fish, fish oil or meal, animal oil or fat, or vegetable oil; fungicides, herbicides or pesticides; grain, hops or sugar; paint, varnish, oil shellac or turpentine; scrap; or toxic or corrosive chemicals or acids; and
- (d) may involve the storage of goods or materials only if they are wholly within a completely enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

2.2.2 Outright approval uses listed in section 2.1 of this schedule:

- (a) must be carried on wholly within a completely enclosed building, except for heating and mechanical equipment, off-street parking and loading, or other facilities or equipment that the Director of Planning considers similar to the foregoing; and
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives; explosives, fireworks, ammunition, matches or flares; radioactive material; or rags or cotton waste.

2.2.3 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.4 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.5 Neighbourhood public house must not be located within 300.0 m of an existing neighbourhood public house.

2.2.6 Restaurant – class 2 must not be located within 200.0 m of an existing restaurant – class 2.

2.2.7 Wholesaling class – B is permitted as an outright approval use if the floor area does not exceed 1,000 m².

- 2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.9 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:
- (a) the total floor area of all accessory uses, except any portion of a lounge use accessory to brewing and distilling located outside the principal building, does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public.
- 2.2.10 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.9 above.
- 2.2.11 Accessory uses customarily ancillary to any use listed in section 2.1 of this schedule that do not comply with section 2.2.9 above, may be permitted as a conditional approval use, except that accessory retail use may only be permitted in combination with manufacturing uses.
- 2.2.12 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 6.00, subject to the following allocations:

- (a) the maximum floor space ratio is 6.00 for:
 - (i) manufacturing uses,
 - (ii) transportation and storage uses,
 - (iii) utility and communication uses,
 - (iv) wholesale uses, and
 - (v) service uses limited to: catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop – class A, repair shop – class B, sign painting shop, and work shop;
- (b) the maximum floor space ratio is 4.00 for office uses;
- (c) the maximum floor space ratio is 1.00 for all services uses not listed in section 3.1.1.1(a)(v) above;
- (d) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use, must not exceed 1,000 m²,
 - (ii) neighbourhood public house must not exceed 500 m², of which at least 25% must be used for brewing or distilling,
 - (iii) restaurant – class 1 must not exceed 150 m²,
 - (iv) restaurant – class 2 must not exceed 300 m², and
 - (v) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building; and
- (e) the total floor area of all uses listed in section 3.1.1.1(a) above must not be less than 33.3% of the net floor area.

3.1.2 Building Form and Placement

Regulations	I-1C
3.1.2.1 Maximum building height	46.5 m
3.1.2.2 Minimum building setbacks:	
(a) from the property line adjacent to a north-south street	1.50 m
(b) from the property line adjacent to 3rd Avenue	0.65 m
(c) from the property line adjacent to 4th Avenue	0.65 m
(d) from any property line adjacent to a lane	0.60 m

Building Height and Floor-to-Floor Height

3.1.2.3 The floor-to-floor height of:

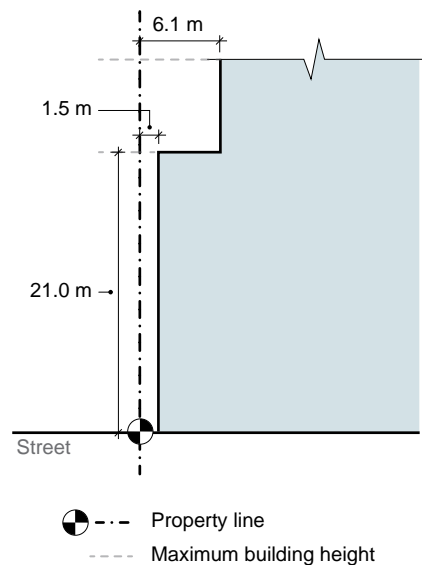
- (a) the first floor of a building must measure at least 6.1 m; and
- (b) the second floor of a building must measure at least 5.35 m.

3.1.2.4 Despite the maximum building height in section 3.1.2.1 above, the height of a building must not exceed 21.0 m for:

- (a) a depth of 6.1 m, measured from a property line adjacent to a north-south street; and
- (b) a depth of 4.5 m, measured from a property line adjacent to 2nd Avenue, 3rd Avenue or 4th Avenue.

3.1.2.5 The Director of Planning may vary the height requirements to permit any floor above 21.0 m to extend into the required upper floor setback as follows:

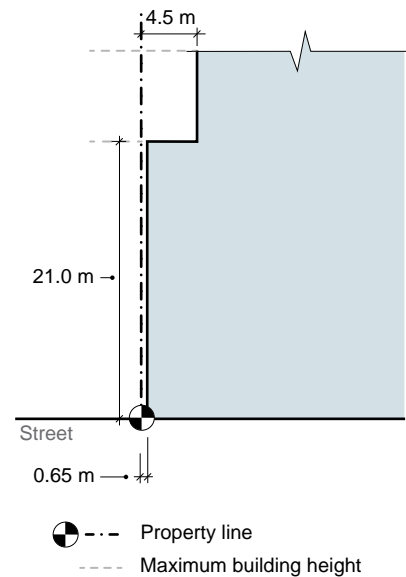
- (a) on north-south streets, the width of the building may extend up to 3.0 m into the required 6.1 m upper floor setback for up to 33.3% of the width of a building fronting on 2nd Avenue; and
- (b) on 2nd Avenue, 3rd Avenue or 4th Avenue, the 4.5 m upper floor setback may be reduced for up to 33.3% of the width of a building fronting the street,

Diagram: Building height for building portions along north-south streets

except that the building must not encroach into the ground floor setbacks as specified in section 3.1.2.2 above.

- 3.1.2.6 For the provision of rooftop access and amenity spaces, the Director of Planning may increase the maximum building height up to 1 additional storey, to a maximum overall building height not exceeding 50.3 m.

Diagram: Building height for building portions along 3rd and 4th avenues



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length; and
- (d) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

4.1.3 The Director of Planning may vary the computation of floor area exclusions in section [4.1.2](#) above for accessory amenity areas, including child day care facilities and recreation facilities, to a maximum of 10% of the total permitted floor area.

SCHEDULE Z

I-2

District Schedule

1 INTENT AND OVERVIEW

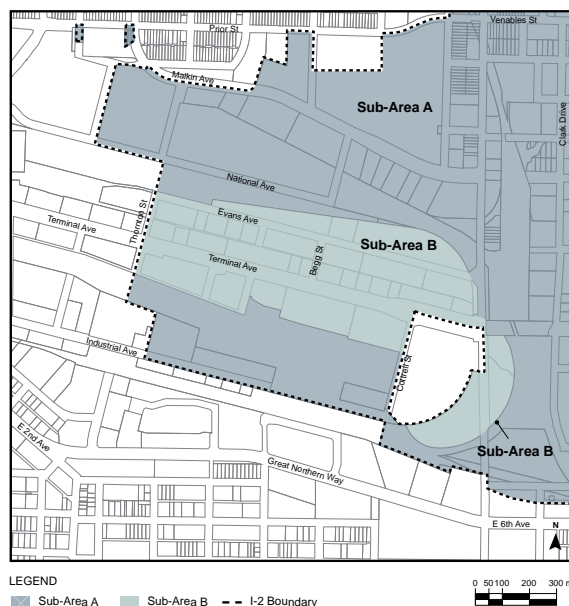
1.1 Intent

The intent of this schedule is to permit industrial and similar uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city. It is not the intent to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

Within the False Creek Flats, the area bounded by Prior Street, Clark Drive, Great Northern Way and Main Street includes 2 sub-areas identified as “sub-area A” and “sub-area B” in [Map 1: Sub-Area A and Sub-Area B in the I-2 District](#), for the purpose of establishing permitted uses, setbacks, building height, floor area, and building width and depth.

Without limitation, applicable Council policies and guidelines for consideration include the [False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3](#) and [Non-Industrial Uses \(I-2 and M-2\) Policies and Guidelines](#).

Map 1: Sub-Area A and Sub-Area B in the I-2 District



1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in areas other than sub-area B	3.1
	All uses in sub-area B	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Outright	2.2.2
Artist Studio – Class B, provided that the use must not be combined with a Residential Unit	Outright	2.2.2
Artist Studio – Class B, not permitted as an outright approval use	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Community Centre or Neighbourhood House	Conditional	2.2.1
Marina	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit, but not in sub-area A or B	Conditional	2.2.1 , 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B and not in sub-area A or B	Conditional	2.2.1 , 2.2.4
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2
Creative Products Manufacturing, only in sub-area B	Conditional	2.2.1
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Outright	2.2.2
Metal Products Manufacturing – Class B	Outright	2.2.2
Miscellaneous Products Manufacturing – Class A	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Outright	2.2.2
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.2
Paper Manufacturing	Conditional	2.2.1
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Outright	2.2.2
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Outright	2.2.2
Vegetable Oil Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Outright	2.2.2
Office Uses		
General Office	Conditional	2.2.1 , 2.2.5
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1 , 2.2.6
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station – Full Serve, but not in sub-area A or B	Outright	2.2.2
Gasoline Station – Split Island	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Conditional	2.2.1 , 2.2.7
Vehicle Dealer, but not in sub-area A	Conditional	2.2.1
Service Uses		
Animal Clinic	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Funeral Home	Conditional	2.2.1
Laboratory	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio, only in sub-area A or B	Outright	2.2.2
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop – Class A	Outright	2.2.2
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Conditional	2.2.1
School – Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Booming Ground	Conditional	2.2.1, 2.2.8
Bulk Data Storage	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Marine Terminal or Berth	Conditional	2.2.1
Mini-Storage Warehouse, but not in sub-area A or B	Conditional	2.2.1
Railway Station or Rail Yard	Conditional	2.2.1
Packaging Plant	Outright	2.2.2
Storage Warehouse	Outright	2.2.2
Storage Yard	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Outright	2.2.2, 2.2.9
Public Utility, not permitted as an outright approval use	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Recycling Depot	Conditional	2.2.1
Waste Disposal Facility	Conditional	2.2.1 , 2.2.10
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Junk Yard or Shop, existing as of November 26, 1996	Conditional	2.2.1
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling – Class A	Outright	2.2.2
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.11
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 , other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2 , 2.2.12
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.13
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2 of this schedule	Conditional	2.2.1
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section [2.1](#) of this schedule:

- (a) except for transportation and storage uses listed in section [2.1](#) of this schedule, must not involve the bulk storage, pending ultimate distribution off-site, of: ammunition, explosives, fireworks, flares or matches; coal tar products or derivatives; compressed gas or petroleum, except for gasoline station – split island; or radioactive material;
- (b) must not involve the keeping of live animals, except for retail store;
- (c) may involve the bulk storage of the following only if they are wholly within a completely enclosed building or suitably contained for distribution off-site: animal oil or fat, fish, fish oil or meal, or vegetable oil; fertilizer; flammable liquids or solids; fungicides, herbicides or pesticides; grain, hops

or sugar; lime; paint, varnish, oil shellac or turpentine; rags or cotton waste; or toxic or corrosive chemicals or acids; and

- (d) may involve the storage of goods or materials only if they are wholly within a completely enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

2.2.2 Outright approval uses listed in section **2.1** of this schedule:

- (a) must not involve the bulk storage, pending ultimate distribution off-site, of: coal tar products or derivatives; compressed gas or petroleum, except for gasoline station – full serve; explosives, fireworks, ammunition, matches, or flares; or radioactive material;
- (b) must not involve the keeping of live animals, live poultry or other fowl, except for animal clinic or laboratory;
- (c) may involve the bulk storage of the following only if they are wholly within a completely enclosed building: fertilizer; fish, fish oil or meal, animal oil or fat, or vegetable oil; flammable liquids or solids; fungicides, herbicides or pesticides; grain, hops or sugar; lime; paint, varnish, oil shellac or turpentine; rags or cotton waste; scrap or junk; or toxic or corrosive chemicals or acids; and
- (d) except for gasoline station – full serve, may involve the storage of goods or materials only if they are wholly within a completely enclosed building.

2.2.3 Dwelling unit may be permitted in combination with any use listed in section **2.1** of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.4 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of February 26, 2013; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

2.2.5 General office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.

2.2.6 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.7 Retail store is limited to:

- (a) convenience store in combination with a gasoline station – full serve or gasoline station – split island;

- (b) retail store for the renting of merchandise in which the exclusive use of at least 50% of the floor area is for the storage of inventory; and
- (c) limited service food establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where:
 - (i) the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises,
 - (ii) customers may also purchase food for take-out, and
 - (iii) live entertainment is not available.

2.2.8 Bulk data storage is not permitted at the ground floor, except for entrances.

2.2.9 Public utility is permitted as an outright approval use if it is located on a site that is at least 61.0 m from any R district.

2.2.10 Waste disposal facility is limited to the transfer, sorting or recycling of refuse or garbage.

2.2.11 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height; and
- (b) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.

2.2.12 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:

- (a) the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
- (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public.

- 2.2.13 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section [2.1](#) of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses in Areas Other than Sub-Area B

All uses in all areas of this district, other than sub-area B, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses and, in sub-area A, artist studio – class B;
- (b) the maximum floor space ratio for service uses is:
 - (i) 3.00 for laboratory, laundry or cleaning plant, production or rehearsal studio, repair shop – class A, and work shop, and
 - (ii) 1.00 for each of the following uses: catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, and sign painting shop; and
- (c) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use but not including vehicle dealer, must not exceed 1,000 m², except that in sub-area A the floor area for accessory retail must not exceed 500 m²,
 - (ii) general office must not exceed the greater of 235 m² or 33.3% of the total gross floor area of all principal and accessory uses combined,
 - (iii) convenience store in combination with a gasoline station – full serve or gasoline station – split island must not exceed 200 m² per site,
 - (iv) restaurant – class 1 must not exceed 300 m², and
 - (v) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.1.2 Despite section 3.1.1.1(c) above, the Director of Planning may increase the permitted floor area for manufacturer's agent or import broker or similar uses subject to the maximum floor space ratio in section 3.1.1.1(c), if the Director of Planning considers:

- (a) the extent to which building design conforms to industrial standards for wholesale uses, including but not limited to consideration for loading bays, large truck access, freight elevators, ceiling heights, corridor and door widths, and load bearing surfaces; and
- (b) the intent of this schedule and all applicable Council policies and guidelines.

3.1.2 Building Form and Placement

Regulations	All Areas Except for Sub-Area B
3.1.2.1 Maximum building height	18.3 m
3.1.2.2 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RS, RT or RA district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.3 Minimum rear yard depth	3.1 m

Building Height and Floor-to-Floor Height

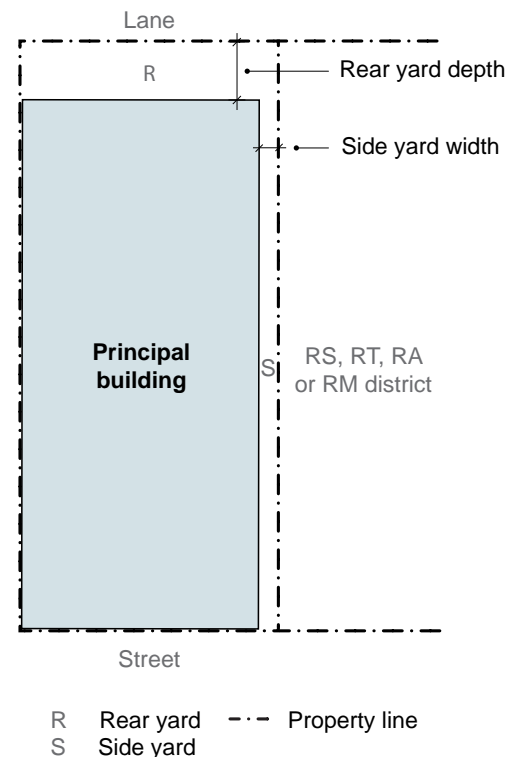
3.1.2.4 In sub-area A, except for buildings existing as of October 31, 2017:

- (a) the floor-to-floor height of the first floor of a building must measure at least 6.0 m; and
- (b) the floor-to-floor height of any floor above the first floor of a building must measure at least 4.0 m.

3.1.2.5 The Director of Planning or Development Permit Board, may increase the maximum building height to a height not exceeding 30.5 m if the Director of Planning or Development Permit Board considers:

- (a) the relationship of the development with nearby residential districts;
- (b) the impact of the height, bulk and siting of the building on daylight access and visual privacy of developments in nearby residential districts; and
- (c) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Diagram: Building placement for principal building



Side Yard

- 3.1.2.6 Despite the minimum side yard width in section **3.1.2.2(c)** above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

Rear Yard

- 3.1.2.7 Despite the minimum rear yard depth in section **3.1.2.3** above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.8 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:
- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
 - (b) the site is sufficiently large to provide adequate open space.

3.2 All Uses in Sub-Area B

All uses in sub-area B of this district are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses and artist studio – class B;
- (b) the maximum floor space ratio for service uses is:
 - (i) 3.00 for laboratory, laundry or cleaning plant, production or rehearsal studio, repair shop – class A and work shop, and
 - (ii) 1.00 for each of the following uses: catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, sign painting shop, and creative products manufacturing;
- (c) the maximum floor space ratio is 1.00 for vehicle dealer, subject to the provision of a minimum floor space ratio of 2.00 of uses listed in sections [3.2.1.1\(a\)](#) and [3.2.1.1\(b\)\(i\)](#) above, which must include a minimum floor space ratio of 1.00 for any of the following uses combined:
 - (i) cultural and recreational uses, limited to artist studio – class B,
 - (ii) manufacturing uses, limited to:
 - (A) bakery products manufacturing,
 - (B) brewing or distilling,
 - (C) chemicals or chemical products manufacturing – class B,
 - (D) clothing manufacturing,
 - (E) dairy products manufacturing,
 - (F) food or beverage products manufacturing – class B,
 - (G) furniture or fixtures manufacturing,
 - (H) jewellery manufacturing,
 - (I) leather products manufacturing,
 - (J) metal products manufacturing – class B,
 - (K) miscellaneous products manufacturing – class A,
 - (L) miscellaneous products manufacturing – class B,
 - (M) non-metallic mineral products manufacturing – class B,

- (N) paper products manufacturing,
- (O) plastic products manufacturing,
- (P) printing or publishing,
- (Q) rubber products manufacturing,
- (R) shoes or boots manufacturing,
- (S) textiles or knit goods manufacturing, and
- (T) wood products manufacturing – class B,
- (iii) service uses, limited to:
 - (A) catering establishment,
 - (B) motor vehicle repair shop,
 - (C) print shop,
 - (D) repair shop – class A,
 - (E) repair shop – class B, and
 - (F) sign painting shop, or
- (iv) accessory uses customarily ancillary to any use permitted in this section 3.2.1.1(c); and
- (d) the maximum floor space ratio is 1.00 for all other uses combined:
 - (i) the floor area for all retail uses, including accessory retail but not including vehicle dealer, must not exceed 1,000 m², except that the floor area for accessory retail must not exceed 500 m²,
 - (ii) the floor area for general office must not exceed the greater of 235 m² or 33.3% of the total gross floor area of all principal and accessory uses combined,
 - (iii) the floor area for convenience store in combination with a gasoline station – full serve or gasoline station – split island must not exceed 200 m² per site,
 - (iv) the floor area for restaurant – class 1 must not exceed 300 m², and
 - (v) the floor area for a lounge use accessory to brewing or distilling must not exceed,
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.2.1.2 Despite section 3.2.1.1(d)(iii) above, the Director of Planning may increase the permitted floor area for manufacturer's agent or import broker or similar uses, subject to the maximum floor space ratio in section 3.2.1.1(d) above, if the Director of Planning considers:

- (i) the extent to which building design conforms to industrial standards for wholesale uses, including but not limited to consideration for loading bays, large truck access, freight elevators, ceiling heights, corridor and door widths, and load bearing surfaces, and
- (ii) the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.3 The Director of Planning or Development Permit Board, may increase the total maximum floor space ratio to 4.00, which may include up to 3.00 floor space ratio of creative products manufacturing, if the Director of Planning or Development Permit Board considers:

- (a) the provision of a minimum floor space ratio of 1.00 combined for any uses listed in section [3.2.1.1\(c\)](#) above;
- (b) the height, bulk, massing, location and overall design of the building and its impact on the site, surrounding buildings and streets;
- (c) the provision of public open space, landscape, and the impacts of overall design on the general amenity of the area;
- (d) the impact of the development on traffic in the area;
- (e) the provision for pedestrian needs; and
- (f) the intent of this schedule and all applicable Council policies and guidelines.

3.2.2 Building Form and Placement

Regulations	Sub-Area B
3.2.2.1 Maximum building height	18.3 m
3.2.2.2 Minimum front yard depth	0.6 m
3.2.2.3 Minimum front setback for portions of buildings with a height:	
(a) exceeding 18.3 m and not exceeding 30.5 m	3.7 m
(b) exceeding 30.5 m	6.1 m
3.2.2.4 Minimum side yard width	7.6 m
3.2.2.5 Minimum side setback for portions of buildings with a height:	
(a) exceeding 18.3 m and not exceeding 30.5 m	10.7 m
(b) exceeding 30.5 m	12.2 m
3.2.2.6 Minimum rear yard depth	3.1 m

3.2.2.7	Maximum building depth	61.0 m
3.2.2.8	Maximum building width	61.0 m

Building Height and Floor-to-Floor Height

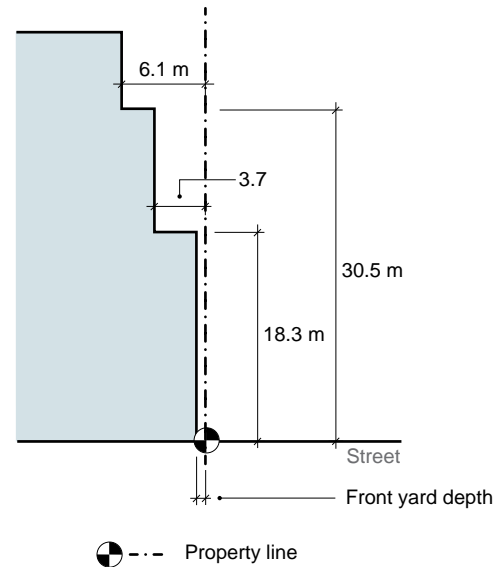
3.2.2.9 Except for buildings existing as of October 31, 2017:

- (a) the floor-to-floor height of the first floor of a building must measure at least 6.0 m; and
- (b) the floor-to-floor height of any floor above the first floor of a building must measure at least 4.0 m.

3.2.2.10 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 36.5 m if the Director of Planning or Development Permit Board considers:

- (a) the provision of a minimum floor space ratio of 1.00 combined for any uses listed in section [3.2.1.1\(c\)](#) above;
- (b) the height, bulk, massing, location and overall design of the building and its impact on the site, surrounding buildings and streets;
- (c) the provision of public open space, landscape, and the impacts of overall design on the general amenity of the area;
- (d) the impact of the development on traffic in the area;
- (e) the provision for pedestrian needs; and
- (f) the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Front Setback in Sub-Area B



Front Yard and Front Setback

3.2.2.11 Despite the minimum front setback in section [3.2.2.3](#) above:

- (a) the minimum front setback, measured from the front property line, of any parking area is 1.2 m; and
- (b) open roof decks may intrude into the setback.

3.2.2.12 The Director of Planning may decrease:

- (a) the minimum front yard depth for portions of the building; or
- (b) the minimum front setback for portions of the building,

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

Side Yard and Side Setback

3.2.2.13 Despite the minimum side yard width in section 3.2.2.4 above and the minimum side setback in section 3.2.2.5 above, on a corner site, the exterior side yard and side setback requirements are the same as the front yard and front setback requirements in this section 3.2.

3.2.2.14 The Director of Planning may decrease:

- (a) the minimum side yard width; or
- (b) the minimum side setback,

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

Rear Yard

3.2.2.15 Despite the minimum rear yard depth in section 3.2.2.6 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

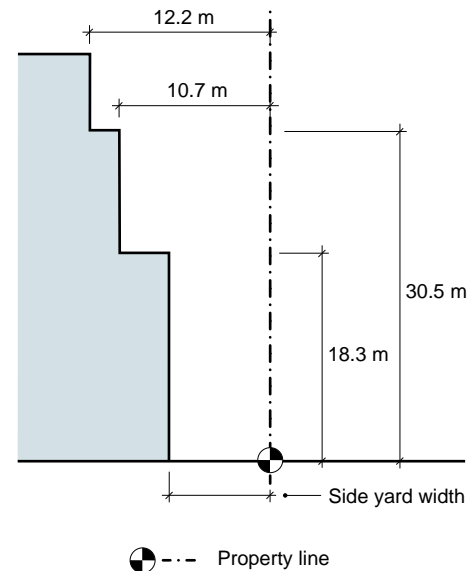
3.2.2.16 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:

- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
- (b) the site is sufficiently large to provide adequate open space.

Building Depth and Building Width

3.2.2.17 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may increase:

Diagram: Side Yard Width and Side Setback in Sub-Area B



- (a) the maximum building depth where a functional need is demonstrated; or
- (b) the maximum building width where a functional need is demonstrated.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor space or 100 m², and
 - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

4.2 Yards and Setbacks: Measurement

4.2.1 For the purposes of calculating the minimum front setback, the height of portions of buildings will be measured from a plane formed by the lines extending horizontally back from the property line at grade.

4.2.2 Despite [Section 10](#) of this by-law, eaves and gutters or other projections, which the Director of Planning considers similar to the foregoing, may project into the minimum side yards to a maximum of 1.0 m measured horizontally.

4.3 Building Depth and Building Width: Measurement

4.3.1 Building depth is measured in a straight line parallel to the side property line, from the front exterior wall to the rear exterior wall at street grade.

4.3.2 Building width is measured in a straight line parallel to the front property line, from the 2 side exterior walls at grade.

4.4 Daylight Access and Visual Privacy

4.4.1 For the purposes of section [3.1.2.5\(b\)](#) of this schedule:

(a) daylight access can be adequately maintained if there is no shadow impact at 10 a.m., noon and 2 p.m. on September 21 and March 21; and

(b) visual privacy can be achieved by separating building facades by 24.4 m.

SCHEDULE AA

I-3

District Schedule

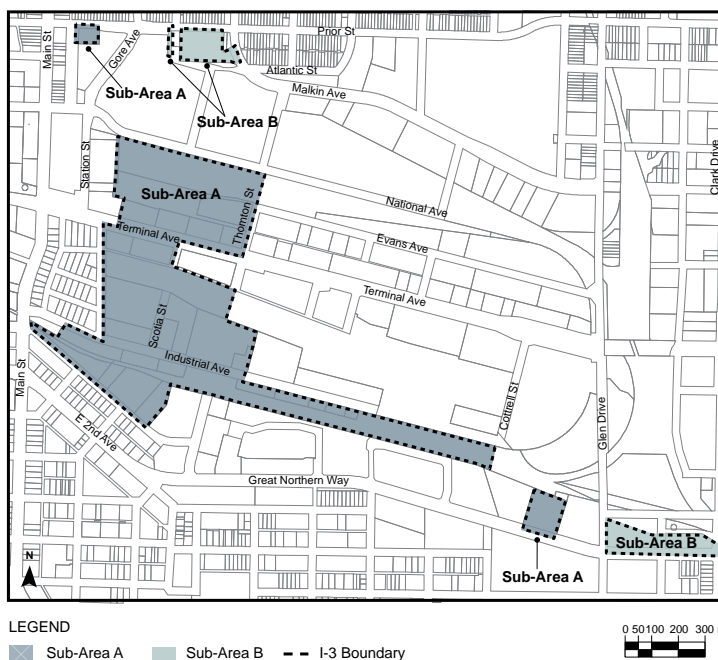
1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit high technology industry, creative products manufacturing, digital entertainment, information and communication technology, and related industry with a significant amount of research and development activity. It is also the intent to permit light industrial uses that are generally compatible with high technology and other industrial uses, and with adjoining residential or commercial districts. Health care offices are encouraged in the area around the St. Paul's Hospital site.

The I-3 district consists of 2 sub-areas, identified as “sub-area A” and “sub-area B” in [Map 1: I-3 District Sub-Areas](#), for the purpose of establishing permitted uses, floor area, building height, yards and setbacks, and building depth and width.

Map 1: I-3 District Sub-Areas



1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-3 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in sub-area A	3.1
	All uses in sub-area B	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Outright	2.2.2
Artist Studio – Class B, only in sub-area A	Outright	2.2.2
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Marina	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit, only in sub-area B	Conditional	2.2.1 , 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B and only in sub-area B	Conditional	2.2.1 , 2.2.4
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Conditional	2.2.1
Batteries Manufacturing	Conditional	2.2.1
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Conditional	2.2.1
Clothing Manufacturing	Conditional	2.2.1
Creative Products Manufacturing, only in sub-area A	Conditional	2.2.1
Dairy Products Manufacturing	Conditional	2.2.1
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing – Class A, existing as of July 20, 1999	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Conditional	2.2.1
Furniture or Fixtures Manufacturing	Conditional	2.2.1
Ice Manufacturing	Conditional	2.2.1
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Conditional	2.2.1
Leather Products Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Miscellaneous Products Manufacturing – Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Conditional	2.2.1
Paper Products Manufacturing	Conditional	2.2.1
Plastic Products Manufacturing	Conditional	2.2.1
Printing or Publishing	Outright	2.2.2
Rubber Products Manufacturing	Conditional	2.2.1
Shoes or Boots Manufacturing	Conditional	2.2.1
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Conditional	2.2.1
Transportation Equipment Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Conditional	2.2.1
Office Uses		
General Office, limited to digital entertainment and information communication	Outright	2.2.2
General Office, not permitted as an outright approval use	Conditional	2.2.1 , 2.2.5 , 2.2.6
Health Care Office, only in sub-area A	Conditional	2.2.1 , 2.2.6
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Drug Store, only in sub-area A on sites adjacent to Great Northern Way	Conditional	2.2.1
Farmers' Market	Conditional	2.2.1 , 2.2.7
Gasoline Station – Full Serve, only in sub-area B	Conditional	2.2.1
Gasoline Station – Split Island, only in sub-area B	Conditional	2.2.1
Neighbourhood Grocery Store, only in sub-area A on sites adjacent to Great Northern Way	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store, only in sub-area A	Conditional	2.2.1 , 2.2.8
Vehicle Dealer, only in sub-area B	Conditional	2.2.1 , 2.2.9
Service Uses		
Animal Clinic	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Laboratory	Outright	2.2.2
Laundry or Cleaning Plant	Conditional	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop – Class A	Conditional	2.2.1
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Conditional	2.2.1, 2.2.10
Restaurant – Class 2, only in sub-area A	Conditional	2.2.1, 2.2.10
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Conditional	2.2.1
Sign Painting Shop	Conditional	2.2.1
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Bulk Data Storage, only in sub-area A	Conditional	2.2.1, 2.2.11
Cold Storage Plant	Conditional	2.2.1
Marine Terminal or Berth	Conditional	2.2.1
Mini-Storage Warehouse, only in sub-area B	Conditional	2.2.1
Packaging Plant	Conditional	2.2.1
Railway Station or Rail Yard	Conditional	2.2.1
Storage Warehouse	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Wholesaling – Class A	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.12
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.2 , 2.2.13
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.14
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2 of this schedule	Conditional	2.2.1
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section [2.1](#) of this schedule:

- (a) except for gasoline station, parking uses, transportation and storage uses, and vehicle dealer, must be carried on wholly within a completely enclosed building, unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts;
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: coal tar products or derivatives; compressed gas or petroleum, except for gasoline station – full serve and gasoline station – split island; explosives, fireworks, ammunition, matches or flares; or radioactive material;
- (c) must not involve the keeping of live animals, except for animal clinic;
- (d) may involve the storage of the following only if they are wholly within a completely enclosed building: fish, fish oil or meal, animal oil or fat, or vegetable oil; fertilizer; flammable liquids or solids; fungicides, herbicides or pesticides; grain, hops or sugar; lime; paint, varnish, oil shellac or turpentine; rags or cotton waste; or toxic or corrosive chemicals or acids; and
- (e) may involve the storage of goods or materials only if they are wholly within a completely enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

-
- 2.2.2 Outright approval uses listed in section 2.1 of this schedule:
- (a) except for production or rehearsal studio, must be carried on wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which the Director of Planning considers similar to the foregoing;
 - (b) must not involve the bulk storage, pending ultimate distribution off-site, of: coal tar products or derivatives; compressed gas or petroleum; explosives, fireworks, ammunition, matches, or flares; or radioactive material;
 - (c) must not involve the keeping of live animals, except for laboratory; and
 - (d) may involve the storage of the following only if they are wholly within a completely enclosed building: fertilizer; fish, fish oil or meal, animal oil or fat, or vegetable oil; flammable liquids or solids; fungicides, herbicides or pesticides; grain, hops or sugar; lime; paint, varnish, oil shellac or turpentine; rags or cotton waste; scrap or junk; or toxic or corrosive chemicals or acids.
- 2.2.3 In sub-area B, dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:
- (a) it is for a caretaker or other person similarly employed; and
 - (b) such dwelling unit is considered to be essential to the operation of the business or establishment.
- 2.2.4 In sub-area B, residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:
- (a) the change of use applies to floor area existing as of February 26, 2013; and
 - (b) additions are limited to a maximum of 10% of the existing floor area.
- 2.2.5 General office that is not permitted as an outright approval use may not include the offices of accountants, lawyers and notary publics, or real estate, advertising, insurance, travel and ticket agencies.
- 2.2.6 General office that is not permitted as an outright approval use and health care office are not permitted at the ground floor, except for entrances.
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.8 Retail store is limited to limited service food establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where:
- (a) the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises;
 - (b) customers may also purchase food for take-out; and

- (c) live entertainment is not available.

2.2.9 Vehicle dealer is limited to the rental of motor vehicles.

2.2.10 Restaurant class – 1 or restaurant class – 2 may be permitted if the total floor area does not exceed 300 m².

2.2.11 Bulk data storage is not permitted at the ground floor, except for entrances.

2.2.12 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:

- (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
- provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:

- (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and

- (c) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.

2.2.13 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule are permitted if:

- (a) the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
- (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area in all other uses by a wall, and the other uses are not accessible to the public.

2.2.14 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses in Sub-Area A

All uses in sub-area A of this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for artist studio, manufacturing uses, office uses permitted as outright approval uses, parking uses, service uses permitted as outright approval uses, transportation and storage uses, utility and communication uses, and wholesale uses; and
- (b) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use, must not exceed 1,000 m²,
 - (ii) office uses permitted as conditional approval uses must not exceed 33% of the total gross floor area of all principal and accessory uses combined, and
 - (iii) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.1.2 Despite section 3.1.1.1 above, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may increase the permitted floor area by 1 m² per amenity share provided to the City at no cost to the City to a maximum additional floor space ratio of 2.00, for the following uses:

- (a) artist studio, manufacturing uses, service uses permitted as outright approval uses, utility and communication uses, and wholesale uses; and
- (b) office uses, except that the total floor area may include up to a maximum floor space ratio of 4.00 for office uses, and must include a minimum floor space ratio of 1.00 for any of the following uses combined:
 - (i) cultural and recreational uses, limited to artist studio – class B,
 - (ii) manufacturing uses, limited to:
 - (A) bakery products manufacturing,
 - (B) brewing or distilling,
 - (C) chemicals or chemical products manufacturing – class B,

- (D) clothing manufacturing,
- (E) dairy products manufacturing,
- (F) food or beverage products manufacturing – class B,
- (G) furniture or fixtures manufacturing,
- (H) jewellery manufacturing,
- (I) leather products manufacturing,
- (J) metal products manufacturing – class A
- (K) metal products manufacturing – class B,
- (L) miscellaneous products manufacturing – class A,
- (M) miscellaneous products manufacturing – class B,
- (N) non-metallic mineral products manufacturing – class B,
- (O) paper products manufacturing,
- (P) printing or publishing,
- (Q) plastic products manufacturing,
- (R) rubber products manufacturing,
- (S) shoes or boots manufacturing,
- (T) textiles or knit goods manufacturing, and
- (U) wood products manufacturing – class B,
- (iii) retail uses, limited to farmers' market,
- (iv) service uses, limited to catering establishment, motor vehicle repair shop, print shop, repair shop – class A, repair shop – class B, and sign painting shop, or
- (v) accessory uses customarily ancillary to any use listed in this section [3.1.1.2](#).

3.1.1.3 Despite section [3.1.1.2](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law, and consideration will be given to:

- (a) the height, bulk, massing, location and overall design of the building and its impact on the site, surrounding buildings and streets;
- (b) the provision of public open space, landscape, and the impact of the overall design on the general amenity of the area;
- (c) the provision of roads and bike and pedestrian connections as outlined in Council plans and policies;

- (d) the impact of the development on traffic in the area; and
- (e) the provision for pedestrian needs.

3.1.2 Building Form and Placement

Regulations	Sub-Area A
3.1.2.1 Maximum building height	18.3 m
3.1.2.2 Minimum front yard depth	0.6 m
3.1.2.3 Minimum front setback for portions of buildings with a height:	
(a) exceeding 18.3 m but not exceeding 30.5 m	3.7 m
(b) exceeding 30.5 m	6.1 m
3.1.2.4 Minimum side yard width	7.6 m
3.1.2.5 Minimum side setback for portions of buildings with a height:	
(a) exceeding 18.3 m but not exceeding 30.5 m	10.7 m
(b) exceeding 30.5 m	12.2 m
3.1.2.6 Minimum rear yard depth	3.1 m
3.1.2.7 Maximum building depth	61.0 m
3.1.2.8 Maximum building width	61.0 m

Building Height and Floor-to-Floor Height

- 3.1.2.9 Except for buildings existing as of October 31, 2017:
 - (a) the floor-to-floor height of the first floor of a building must measure at least 6.0 m; and
 - (b) the floor-to-floor height of any floor above the first floor of a building must measure at least 4.0 m.
- 3.1.2.10 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 30.5 m if the Director of Planning or Development Permit Board considers:
 - (a) the relationship of the development with nearby residential districts;
 - (b) the impact of the height, bulk and siting of the building on daylight access and visual privacy of developments in nearby residential districts; and

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

3.1.2.11 Despite section 3.1.2.10 above, the Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 45.7 m if the Director of Planning or Development Permit Board considers:

- (a) the height, bulk, massing, location and overall design of the building and its impact on the site, surrounding buildings and streets;
- (b) the provision of public open space, landscape, and the impact of the overall design on the general amenity of the area;
- (c) the impact of the development on traffic in the area; and
- (d) the provision for pedestrian needs.

Front Yard and Front Setback

3.1.2.12 Despite the minimum front setback in section 3.1.2.3 above, the minimum front setback of any parking area is 1.2 m, measured from the front property line.

3.1.2.13 Despite the minimum front setback in section 3.1.2.3 above, open roof decks may intrude into the setback.

3.1.2.14 The Director of Planning may reduce the front yard or front setback requirement for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and the Director of Planning is satisfied that it provides:

- (a) massing that is stepped and varied in response to the context; and
- (b) a more visually interesting form of architectural expression.

Diagram: Front Setback in Sub-Area A

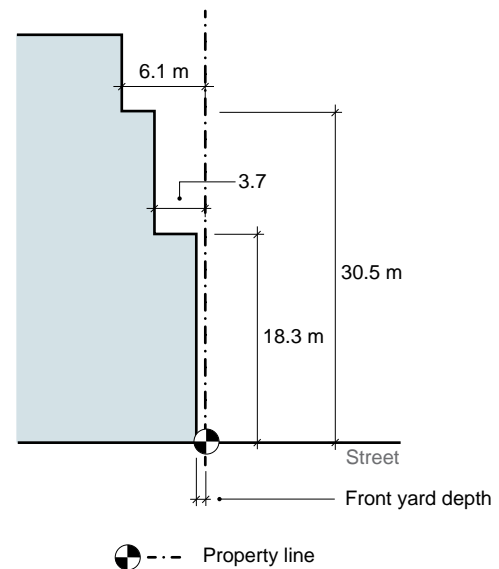
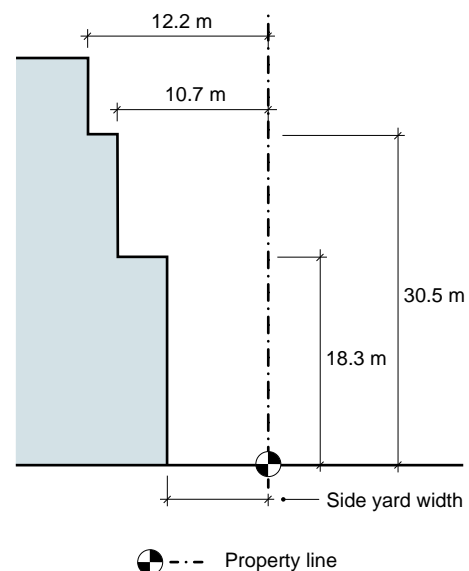


Diagram: Side Yard and Side Setback in Sub-Area A



Side Yard and Side Setback

- 3.1.2.15 Despite the minimum side yard width in section 3.1.2.4 above and the minimum side setback in section 3.1.2.5 above, in the case of a corner site, the exterior side yard and side setback requirements are the same as the front yard and front setback requirements in this section 3.1.
- 3.1.2.16 The Director of Planning may decrease the side yard or side setback requirement if the Director of Planning considers:
- (a) the existing street network;
 - (b) loading and vehicular access; and
 - (c) the provision of open space.

Rear Yard

- 3.1.2.17 Despite the minimum rear yard depth in section 3.1.2.6 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.18 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:
- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
 - (b) the site is sufficiently large to provide adequate open space.

Building Depth and Building Width

- 3.1.2.19 The Director of Planning may increase the maximum building depth or building width where a functional need is demonstrated, if the Director of Planning considers:
- (a) the existing street network, loading and vehicular access;
 - (b) the provision of a visually interesting building massing; and
 - (c) the intent of this schedule and all applicable Council policies and guidelines.

3.2 All Uses in Sub-Area B

All uses in sub-area B of this district are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for manufacturing uses, parking uses, service uses permitted as outright approval uses, transportation and storage uses, utility and communication uses, and wholesale uses; and
- (b) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use, must not exceed 1,000 m²,
 - (ii) office uses permitted as conditional approval uses must not exceed 33% of the total gross floor area of all principal and accessory uses combined, and
 - (iii) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.2.1.2 Despite section 3.2.1.1 above, the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 3.00 for office uses permitted as outright approval uses, if the Director of Planning or Development Permit Board considers:

- (a) the relationship of the development to any nearby dwelling uses;
- (b) the height bulk, location, and overall design of the building and its impact on the site, surrounding buildings, and streets;
- (c) the provision of roads and bike and pedestrian connections as outlined in Council plans and policies; and
- (d) the intent of this schedule and all applicable Council policies and guidelines.

3.2.2 Building Form and Placement

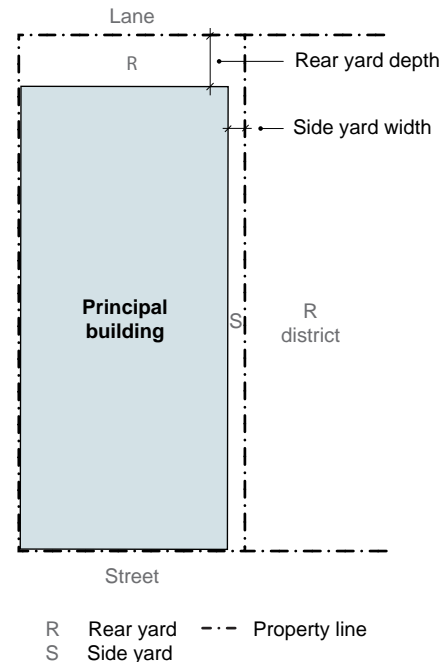
Regulations	Sub-Area B
3.2.2.1 Maximum building height	18.3 m
3.2.2.2 Minimum side yard width for a side yard that:	
(a) adjoins a site located in an R district, without the intervention of a lane	1.5 m

(b) does not adjoin a site located in an R district	not required
3.2.2.3 Minimum rear yard depth	3.1 m

Building Height

- 3.2.2.4 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 30.5 m if the Director of Planning or Development Permit Board considers:
- (a) the relationship of the development with nearby residential districts;
 - (b) the impact of the height, bulk and siting of the building on daylight access and visual privacy of developments in nearby residential districts; and
 - (c) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Diagram: Building placement for principal building



Side Yard

- 3.2.2.5 Despite the minimum side yard width in section 3.2.2.2(b) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

Rear Yard

- 3.2.2.6 Despite the minimum rear yard depth in section 3.2.2.3 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.2.2.7 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:
- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
 - (b) the site is sufficiently large to provide adequate open space.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Amenity Shares

4.1.1 For the purposes of this schedule, amenity means community centre or neighbourhood house.

4.1.2 For the purposes of this schedule, the cost of an amenity share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the I-3 zoning district.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor area or 100 m², and
 - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

4.3 Yards and Setbacks: Measurement

- 4.3.1 For the purposes of calculating the minimum front setback, the height of portions of buildings will be measured from a plane formed by the lines extending horizontally back from the property line at grade.

4.4 Building Depth and Building Width: Measurement

- 4.4.1 Building depth is measured in a straight line parallel to the side property line, from the front exterior wall to the rear exterior wall at street grade.
- 4.4.2 Building width is measured in a straight line parallel to the front property line, from the 2 side exterior walls at grade.

4.5 Daylight Access and Visual Privacy

- 4.5.1 For the purposes of sections [3.1.2.10\(b\)](#) and [3.2.2.4\(b\)](#) of this schedule:
- (a) daylight access can be adequately maintained if there is no shadow impact at 10 a.m., noon and 2 p.m. on September 21 and March 21; and
 - (b) visual privacy can be achieved by separating building facades by 24.4 m.

4.6 External Design

- 4.6.1 Any fence, wall, or landscaping located along the street property line abutting a street but not a lane must facilitate pedestrian interest to the satisfaction of the Director of Planning.
- 4.6.2 All garbage and recycling containers must be enclosed, located, or screened so as not to be visible from the centre line of an abutting street.

SCHEDULE BB

I-4

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The Railtown Historic Industrial District is one of the city's original industrial districts. The precinct has a distinct industrial character defined by its collection of historic building forms, building material, proximity to the Port of Vancouver and unique street pattern.

The intent of this schedule is to permit industrial and other uses that are generally incompatible when situated in or near residential districts but are beneficial because they provide industrial employment opportunities and serve a useful or necessary function in the city. Creative products manufacturing is a permitted industrial use. A limited number of office uses that are compatible with or complement light industrial uses are also permitted. The retention or conservation of historic buildings and features is encouraged.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-4 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Cultural and Recreational Uses		
Artist Studio – Class A,	Outright	2.2.1
Artist Studio – Class B, provided that the use must not be combined with a Residential Unit	Outright	2.2.1
Artist Studio – Class B, not permitted as an outright approval use	Conditional	
Arts and Culture Indoor Event	Outright	2.2.1
Park or Playground	Conditional	
Dwelling Uses		
Dwelling Unit	Conditional	2.2.2
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.3
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Public Authority Use	Conditional	
Social Service Centre	Conditional	
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.1
Batteries Manufacturing	Outright	2.2.1
Brewing or Distilling	Conditional	
Chemicals or Chemical Products Manufacturing – Class A	Conditional	
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.1
Clothing Manufacturing	Outright	2.2.1
Creative Products Manufacturing	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Dairy Products Manufacturing	Outright	2.2.1
Electrical Products or Appliances Manufacturing	Outright	2.2.1
Food or Beverage Products Manufacturing – Class A	Conditional	
Food or Beverage Products Manufacturing – Class B	Outright	2.2.1
Furniture or Fixtures Manufacturing	Outright	2.2.1
Ice Manufacturing	Outright	2.2.1
Information Communication Technology Manufacturing	Outright	2.2.1
Jewellery Manufacturing	Outright	2.2.1
Leather Products Manufacturing	Outright	2.2.1
Linoleum or Coated Fabrics Manufacturing	Conditional	
Machinery or Equipment Manufacturing	Outright	2.2.1
Metal Products Manufacturing – Class A	Conditional	
Metal Products Manufacturing – Class B	Outright	2.2.1
Miscellaneous Products Manufacturing – Class A	Conditional	
Miscellaneous Products Manufacturing – Class B	Outright	2.2.1
Motor Vehicle Parts Manufacturing	Outright	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.1
Paper Products Manufacturing	Outright	2.2.1
Plastic Products Manufacturing	Outright	2.2.1
Printing or Publishing	Outright	2.2.1
Rubber Manufacturing	Conditional	
Rubber Products Manufacturing	Outright	2.2.1
Shoes or Boots Manufacturing	Outright	2.2.1
Textiles or Knit Goods Manufacturing	Outright	2.2.1
Tobacco Products Manufacturing	Outright	2.2.1
Transportation Equipment Manufacturing	Outright	2.2.1
Vegetable Oil Manufacturing	Conditional	
Wood Products Manufacturing – Class A	Conditional	
Wood Products Manufacturing – Class B	Outright	2.2.1
Office Uses		
General Office	Conditional	2.2.4
Parking Uses		
Parking Uses	Conditional	

Use	Approval	Use-Specific Regulations
Retail Uses		
Farmers' Market	Conditional	2.2.5
Public Bike Share	Conditional	
Retail Store	Conditional	2.2.6
Service Uses		
Animal Clinic	Outright	2.2.1
Catering Establishment	Outright	2.2.1
Laboratory	Conditional	
Laundry or Cleaning Plant	Outright	2.2.1
Motor Vehicle Repair Shop	Outright	2.2.1
Motor Vehicle Wash	Conditional	
Photofinishing or Photography Laboratory	Conditional	
Photofinishing or Photography Studio	Conditional	
Print Shop	Conditional	
Production or Rehearsal Studio	Outright	2.2.1
Repair Shop – Class A	Outright	2.2.1
Repair Shop – Class B	Conditional	
Restaurant – Class 1	Conditional	
School – Vocational or Trade	Outright	2.2.1
Sign Painting Shop	Conditional	
Work Shop	Outright	2.2.1
Transportation and Storage Uses		
Cold Storage Plant	Outright	2.2.1
Packaging Plant	Outright	2.2.1
Storage Warehouse	Outright	2.2.1
Storage Yard	Conditional	2.2.7
Taxicab or Limousine Station	Conditional	
Truck Terminal or Courier Depot	Conditional	
Weighing or Inspection Station	Conditional	
Works Yard	Conditional	
Utility and Communication Uses		
Public Utility	Outright	2.2.1
Public Utility, not permitted as an outright approval use	Conditional	
Radiocommunication Station	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Recycling Depot	Conditional	
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	
Wholesaling – Class A	Outright	2.2.1
Wholesaling – Class B	Outright	2.2.1 , 2.2.8
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1 , 2.2.10
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.11
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.12
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.1 of this schedule	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Outright approval uses listed in section [2.1](#) of this schedule must not involve:

- (a) the bulk storage of: compressed gas, petroleum, coal tar products or derivatives; explosives; fertilizer; fish oil or meal; industrial chemicals; junk; lime; matches; paints; scrap; varnishes; or vegetable oil or fat; or
- (b) the keeping of live animals, live poultry or other fowl, except for animal clinic.

2.2.2 Dwelling unit may be permitted in combination with any use listed in section [2.1](#) of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.3 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of May 2, 2017; and

-
- (b) additions are limited to a maximum of 10% of the existing floor area.
- 2.2.4 General office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.
 - 2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
 - 2.2.6 Retail store is limited to:
 - (a) retail store for the renting of merchandise in which the exclusive use of at least 50% of the gross floor area is for the storage of inventory; and
 - (b) limited service food establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where:
 - (i) the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises,
 - (ii) customers may also purchase food for take-out, and
 - (iii) live entertainment is not available.
 - 2.2.7 Storage yard must be enclosed by a suitable fence that is painted and neatly maintained at all times.
 - 2.2.8 Wholesaling – class B is permitted as an outright approval use if the gross floor area does not exceed 500 m².
 - 2.2.9 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule are permitted as an outright approval use if:
 - (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height; and
 - (b) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
 - 2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule are permitted, except that:
 - (a) accessory retail use:

- (i) must not be combined with wholesale use,
- (ii) is limited to the lesser of 33.3% of the gross floor area of the principal and accessory uses combined or 500 m², and
- (iii) must be separated from the floor area of all other uses by a wall, other than accessory retail use associated with an artist studio; and

(b) all uses other than accessory retail use must not be accessible to the public.

2.2.11 Accessory uses customarily ancillary to any conditional approval use listed in section [2.1](#) of this schedule must comply with the provisions in section [2.2.10](#) above.

2.2.12 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section [2.1](#) of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 5.00, subject to the following allocations:

- (a) the maximum floor space ratio is 5.00 for manufacturing uses, transportation and storage uses, wholesaling – class A, wholesaling – class B, and artist studio – class B; and
- (b) the maximum floor space ratio for production or rehearsal studio, office uses and all other uses combined is 2.50, or 3.00 in a building existing as of May 2, 2017, except that:
 - (i) the maximum floor space ratio for office uses and all other uses combined is 1.00, or 1.50 in a building existing as of May 2, 2017,
 - (ii) the floor area for office uses must not exceed 25% of the gross floor area of all principal and accessory uses combined, or 33.3% in a building existing as of May 2, 2017,
 - (iii) the floor area for retail uses, including accessory retail use, must not exceed 500 m²,
 - (iv) the floor area for restaurant – class 1 must not exceed 150 m², and
 - (v) the floor area for a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.2 Building Form and Placement

Regulations	I-4
3.1.2.1 Maximum building height	30.5 m
3.1.2.2 Minimum rear yard depth	3.1 m

Rear Yard

3.1.2.3 Despite the minimum rear yard depth in section [3.1.2.2](#) above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

- 3.1.2.4 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:
- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
 - (b) the site is sufficiently large to provide adequate open space.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the opinion of the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor area or 100 m², and
 - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

SCHEDULE CC

IC-1 and IC-2

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit light industrial uses, including those with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses compatible with and complementing light industrial uses are also permitted.

The intent of external design regulations for the IC-2 district is to achieve a form of development compatible with the function and character of abutting major streets, and specifically to achieve building continuity along major streets in the district.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the IC-1 and IC-2 districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A, provided that the use must not be combined with a Residential Unit	Outright	2.2.2
Artist Studio – Class A, not permitted as an outright approval use	Conditional	2.2.1
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2
Club	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1, 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.1, 2.2.4
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.2
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Conditional	2.2.1
Vegetable Oil Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Outright	2.2.2
Office Uses		
General Office	Outright	2.2.2
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.5

Use	Approval	Use-Specific Regulations
Furniture or Appliance Store	Outright	2.2.2
Gasoline Station – Full Serve	Outright	2.2.2
Gasoline Station – Split Island	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Outright	2.2.2
Vehicle Dealer	Outright	2.2.2
Service Uses		
Animal Clinic	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Laboratory	Outright	2.2.2
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Outright	2.2.2
Print Shop	Outright	2.2.2
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop – Class A	Outright	2.2.2
Repair Shop – Class B	Outright	2.2.2
Restaurant – Class 1	Outright	2.2.2 , 2.2.6
School – Arts or Self-Improvement	Outright	2.2.2
School – Business	Outright	2.2.2
School – Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Booming Ground	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Marine Terminal or Berth	Conditional	2.2.1
Mini-Storage Warehouse	Conditional	2.2.1
Packaging Plant	Outright	2.2.2
Storage Warehouse	Outright	2.2.2
Storage Yard	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Outright	2.2.2
Wholesaling – Class A	Outright	2.2.2
Wholesaling – Class B	Outright	2.2.2
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.7
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 , other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2 , 2.2.8
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.9
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.10
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2(a) of this schedule	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section [2.1](#) of this schedule:

- (a) except for cardlock fuel station and gasoline station – split island, must be carried on wholly within a completely enclosed building, unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts;

- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for cardlock fuel station and gasoline station – split island; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste;
- (c) may involve the storage of the following only if they are wholly within a completely enclosed building: fish, fish oil or meal, animal oil or fat, or vegetable oil; fungicides, herbicides or pesticides; grain, hops or sugar; paint, varnish, oil shellac or turpentine; scrap; or toxic or corrosive chemicals or acids;
- (d) may involve the storage of goods or materials only if they are wholly within a completely enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access; and
- (e) may involve the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles only if they are wholly within a completely enclosed building, unless they are adequately screened from view from any adjacent R district, or any R district across an adjacent street or lane, by evergreen planting, wall, or fence and related landscaping that is acceptable to the Director of Planning.

2.2.2 Outright approval uses listed in section 2.1 of this schedule:

- (a) except for gasoline station – full serve and lumber and building materials establishment, must be carried on wholly within a completely enclosed building, except for off-street parking and loading, heating or mechanical equipment, or other facilities or equipment that the Director of Planning considers similar to the foregoing; and
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – full serve; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste.

2.2.3 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.4 Residential unit associated with and forming an integral part of an artist studio may be permitted if:

- (a) the change of use applies to floor area existing as of February 26, 2013; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.6 Restaurant – class 1 is permitted as an outright approval use if the floor area does not exceed 65 m².

- 2.2.7 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) an accessory building is located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.8 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:
- (a) the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area in all other uses by a wall, and the other uses are not accessible to the public.
- 2.2.9 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions of section 2.2.8 above.
- 2.2.10 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for manufacturing uses, transportation and storage uses, and wholesaling – class A; and
- (b) the maximum floor space ratio is 1.00 for all other uses combined, except that:
 - (i) the maximum floor space ratio may be increased to 1.50 for any office use ancillary to a manufacturing use, if:
 - (A) the principal use or uses only includes manufacturing, and
 - (B) the total floor area of all accessory uses does not exceed 50% of the gross floor area of all principal and accessory uses combined,
 - (ii) the floor area for retail uses, including accessory retail use, must not exceed 1000 m², and
 - (iii) the floor area for a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.2 Building Form and Placement

Regulations	IC-1 and IC-2
3.1.2.1 Maximum building height	18.3 m
3.1.2.2 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any R district, without the intervention of a lane	1.5 m
(b) does not adjoin a site located in an R district	not required
3.1.2.3 Minimum rear yard depth	3.1 m

Building Height

3.1.2.4 Despite the maximum building height in section 3.1.2.1 above, in the case of a building or part of a building located in the IC-2 district, the maximum building height at the street property line is 12.2 m and:

- (a) no portion of the building may protrude above an envelope formed by a vertical line at the street property line and a plane formed by an angle of 135 degrees measured from the vertical and having its vertex at the maximum building height permitted at the street property line; and
- (b) in the case of a corner site, the provisions of section 3.1.2.4(a) above apply at both street property lines.

Side Yard

3.1.2.5 Despite the minimum side yard width in section 3.1.2.2(b) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

Rear Yard

3.1.2.6 Despite the minimum rear yard depth in section 3.1.2.3 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

3.1.2.7 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required.

Diagram: Building placement for principal building

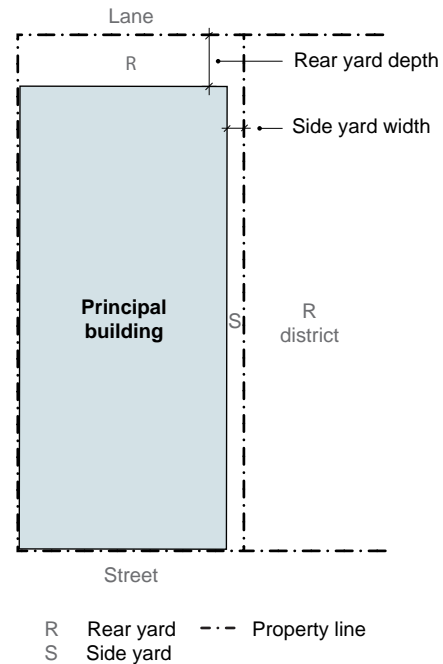
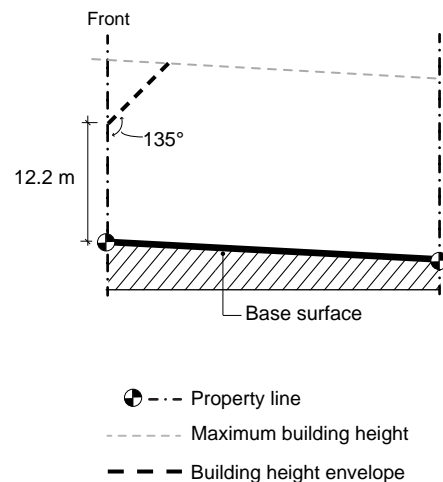


Diagram: Maximum building height envelope



4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a dwelling use, to a maximum area of 10% of the total permitted floor area; and
- (e) storage area associated with an artist studio where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio.

4.2 External Design

4.2.1 This section 4.2 applies to the IC-2 district only.

4.2.2 For the purposes of this section 4.2, the street property line is the property line along an abutting street but not a lane.

4.2.3 Building continuity must be achieved at the street property line as follows:

- (a) no yard is permitted along a street property line, except for a required setback, side or rear yard, and yard established by building line;
- (b) the first storey must include the main pedestrian entrance and facilities serving the public, such as reception area or lobby and showroom or display area, which must be oriented with maximum visibility to the abutting street or, in the case of a corner site, the widest abutting street;
- (c) where a building occupies a corner site, architectural features, lighting, signage, and related facade characteristics must be located so as to orient the building to the widest abutting street;

- (d) transparent window area must comprise at least 80% of the exterior wall surface of the first storey along an abutting street and 40% of the exterior wall surface on every upper storey along an abutting street; and
- (e) no portion of the floor of the first storey along an abutting street may be more than 1.0 m above or below grade at the street property line.

4.2.4 Garbage and recycling container storage areas, heating and mechanical equipment, and off-street parking and loading facilities must be enclosed, located or screened so as not to be visible from the centre line of an abutting street.

4.2.5 Except for gasoline station – full-serve, gasoline station – split island, and cardlock fuel station, any use that is not carried on wholly within a completely enclosed building, including parking use, must be set back 1.2 m from the street property line at an abutting street and screened by evergreen planting, a wall or fence with related landscaping, so as not to be visible from the centre line of any abutting street.

SCHEDULE DD

IC-3

District Schedule

1 INTENT AND OVERVIEW

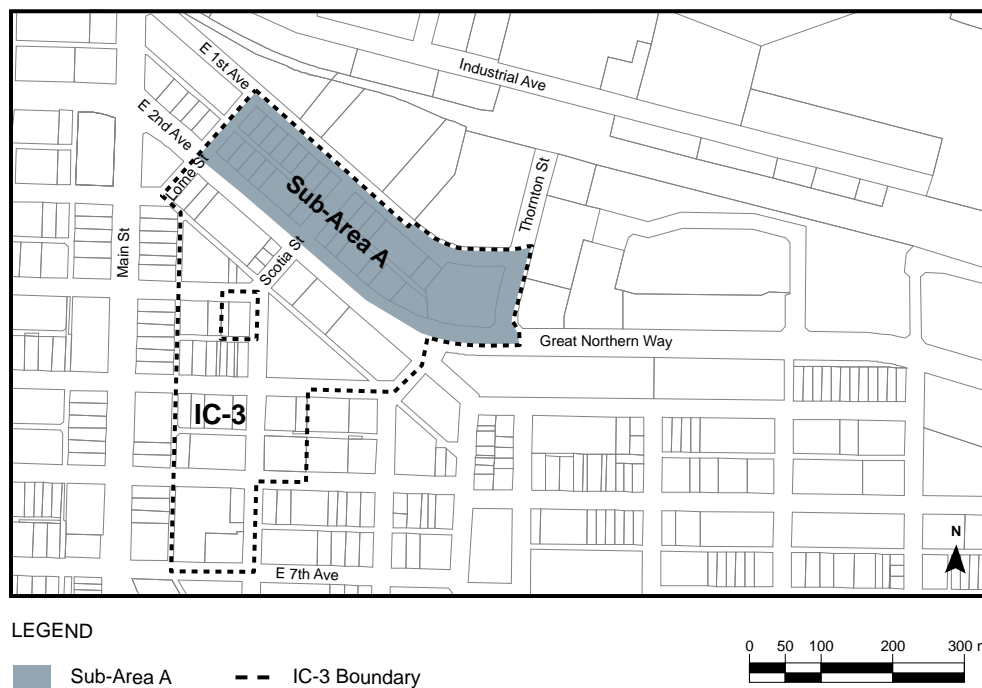
1.1 Intent

The primary intent of this schedule is to permit a mix of light industrial, cultural, dwelling and related uses that are generally compatible with adjoining residential and commercial districts. Service uses compatible with and complementing light industrial uses and a limited number of office uses are also permitted, but not general retail stores. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Within the False Creek Flats, an area north of Great Northern Way and 2nd Avenue is identified as “sub-area A” in [Map 1: IC-3 District Sub-Area A](#), for the purpose of establishing permitted uses, floor area, building height, and setbacks. In sub-area A, additional discretionary building height and density may also be considered where 20% of the residential floor area is used for social housing or where all of the dwelling units are secured market rental housing.

Without limitation, applicable Council policies and guidelines for consideration include the [Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines](#), [False Creek Flats Urban Design Policies and Guidelines for IC-3](#) and [Downtown District and IC-3 District Policies and Procedures for Low Cost Rental Artist Studios](#).

Map 1: IC-3 District Sub-Area A



1.2 Overview

The table below provides an overview of outright and conditional approval uses in the IC-3 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A, provided that the use must not be combined with a Residential Unit	Outright	2.2.2
Artist Studio – Class A, not permitted as an outright approval use	Conditional	2.2.1
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2
Bingo Hall	Conditional	2.2.1
Casino – Class 1	Conditional	2.2.1
Club	Outright	2.2.2
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Outright	2.2.2
Hall	Outright	2.2.2
Theatre	Outright	2.2.2
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1, 2.2.3
Micro Dwelling, only in sub-area A	Conditional	2.2.1
Mixed-Use Residential Building	Conditional	2.2.1, 2.2.4, 2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.1
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.2
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Conditional	2.2.1
Vegetable Oil Manufacturing	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Wood Products Manufacturing – Class B	Outright	2.2.2
Office Uses		
General Office	Conditional	2.2.1, 2.2.6
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.7
Retail Store	Outright	2.2.2, 2.2.8
Public Bike Share	Conditional	2.2.1
Service Uses		
Auction Hall	Conditional	2.2.1
Cabaret	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Laboratory	Outright	2.2.2
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Outright	2.2.2
Print Shop	Outright	2.2.2
Production or Rehearsal Studio	Outright	2.2.2
Restaurant	Conditional	2.2.1
School – Arts or Self-Improvement	Conditional	2.2.1
School – Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Packaging Plant	Outright	2.2.2
Railway Station or Rail Yard	Conditional	2.2.1
Storage Warehouse	Outright	2.2.2
Storage Yard	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Outright	2.2.2
Wholesaling – Class A	Outright	2.2.2
Wholesaling – Class B	Outright	2.2.2 , 2.2.9
Wholesaling – Class B, not permitted as an outright approval use	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.10
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 , other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2 , 2.2.11
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.12
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.13
Any other use that is not specifically listed in this section 2.1 but that was a legally conforming use existing as of October 25, 1988	Conditional	2.2.1
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2(a) of this schedule	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section [2.1](#) of this schedule:

- (a) except for cardlock fuel station and transportation and storage uses, must be carried on wholly within a completely enclosed building unless appropriate measures are taken, to the satisfaction of the

Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts;

- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for cardlock fuel station; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste;
- (c) may involve the storage of the following only if they are wholly within a completely enclosed building: fish, fish oil or meal, animal oil or fat, or vegetable oil; fungicides, herbicides or pesticides; grain, hops or sugar; paint, varnish, oil shellac or turpentine; scrap; or toxic or corrosive chemicals or acids;
- (d) may involve the storage of goods or materials only if they are wholly within a completely enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access; and
- (e) may involve the storage of goods or materials, or the placement of machinery or of refuse or garbage receptacles only if they are wholly within a completely enclosed building, unless they are adequately screened from view from any adjacent R district, or any R district across an adjacent street or lane, by evergreen planting, wall, or fence and related landscaping that is acceptable to the Director of Planning.

2.2.2 Outright approval uses listed in section 2.1 of this schedule:

- (a) except for retail store and lumber and building materials establishment, must be carried on wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment that the Director of Planning considers similar to the foregoing; and
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste.

2.2.3 Dwelling unit may be permitted if:

- (a) it is in combination with any use listed in section 2.1 of this schedule and:
 - (i) it is for a caretaker or other person similarly employed, and
 - (ii) such dwelling unit is considered to be essential to the operation of the business or establishment; or
- (b) it existed as of and was used continuously since October 25, 1988, provided that any additions to the dwelling unit are limited to the lesser of 10% of the existing floor area or 37 m².

2.2.4 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.

-
- 2.2.5 No portion of the first storey of a mixed-use residential 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 dwelling purposes, other than entrances to the portion containing dwelling uses.
- 2.2.6 General office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.8 Retail store is limited to the sale of art and hand-crafted products.
- 2.2.9 Wholesaling – class B is permitted as an outright approval use if the floor area does not exceed 1,000 m².
- 2.2.10 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.11 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:
- (a) the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public.

- 2.2.12 Accessory uses customarily ancillary to any conditional approval use listed in section [2.1](#) of this schedule must comply with the provisions in section [2.2.11](#) above.
- 2.2.13 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section [2.1](#) of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for artist studio (provided that the use is not combined with a residential unit), manufacturing uses, retail store, school, theatre, transportation and storage uses, and wholesaling – class A;
- (b) the maximum floor space ratio is 2.50 for artist studio in combination with a residential unit associated with and forming an integral part of an artist studio; and
- (c) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use, must not exceed 1,000 m², and
 - (ii) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.1.2 For any development where a residential unit associated with and forming an integral part of an artist studio is being provided and is occupied by persons receiving income equal to or less than the income as set out in the current “Housing Income Limits” published by the British Columbia Housing Management Commission, the Director of Planning or Development Permit Board may increase the permitted floor space ratio, subject to prior approval by City Council and the securing of a housing agreement.

In determining the amount of the increase in floor space ratio that may be permitted by this section [3.1.1.2](#), the Director of Planning or Development Permit Board, with advice from the General Manager of Real Estate and Facilities Management, must consider:

- (a) the cost to the developer of adhering to the conditions of the housing agreement;
- (b) the value of the increased floor area;
- (c) the value of any relaxation of other regulations;
- (d) the impact on liveability and environmental quality of the neighbourhood; and
- (e) the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.3 In sub-area A, the Director of Planning may increase the permitted floor space ratio for a mixed-use residential building to a maximum of 4.00, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and:

- (a) the floor space ratio for dwelling uses does not exceed 3.50, and for the purposes of this section [3.1.1.3\(a\)](#), where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use; and
- (b) a minimum of 20% of the residential floor area included in the calculation of floor space ratio is used for social housing, or all dwelling units are secured market rental housing.

3.1.2 Building Form and Placement

Regulations	IC-3
3.1.2.1 Maximum building height	18.3 m
3.1.2.2 Minimum side yard width for a side yard that:	
(a) adjoins a site located in an R district, without the intervention of a lane	1.5 m
(b) does not adjoin a site located in an R district	not required
3.1.2.3 Minimum rear yard depth	3.1 m

Building Height

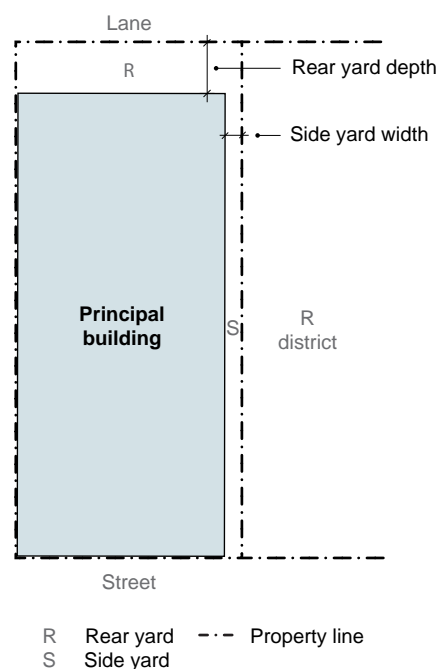
3.1.2.4 In sub-area A, the Director of Planning may increase the maximum building height for a mixed-use residential building to a height not exceeding 30.5 m, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and:

- (a) a minimum of 20% of the residential floor area included in the calculation of floor space ratio is used for social housing; or
- (b) all dwelling units are secured market rental housing.

Side Yard

3.1.2.5 Despite the minimum side yard width in section [3.1.2.2\(b\)](#) above, where a side yard is

Diagram: Building placement for principal building



provided, although not required, the minimum side yard width is 0.9 m.

Rear Yard

- 3.1.2.6 Despite the minimum rear yard depth in section [3.1.2.3](#) above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.7 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building; and
- (b) in dwelling units and artist studios where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof rafters or deck, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude additional height in combination with:
 - (i) an undeveloped floor area beneath roof elements that are, in the opinion of the Director of Planning, solely for decorative purposes and to which the only means of access is a hatch, residential lobby or mechanical penthouse, and
 - (ii) venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area; and
- (e) storage area associated with an artist studio where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio.

4.2 External Design

4.2.1 For the purposes of this section [4.2](#), the street property line is the property line along an abutting street but not a lane.

4.2.2 Building continuity must be achieved at the street property line as follows:

- (a) no yard is permitted along a street property line, except for a required setback, side yard or rear yard, and yard established by building line;
- (b) the first storey must include the main pedestrian entrance and facilities serving the public, such as reception area or lobby and showroom or display area, which must be oriented with maximum visibility to the abutting street or, in the case of a corner site, the widest abutting street;
- (c) where a building occupies a corner site, architectural features, lighting, signage, and related facade characteristics must be located so as to orient the building to the widest abutting street;
- (d) transparent window area must comprise:
 - (i) at least 80% of the exterior wall surface of the first storey along an abutting street, and
 - (ii) at least 40% of the exterior wall surface on every upper storey along an abutting street; and
- (e) no portion of the floor of the first storey along an abutting street may be more than 1.0 m above or below grade at the street property line.

4.2.3 Garbage and recycling container storage areas, heating and mechanical equipment, and off-street parking and loading facilities must be enclosed, located or screened so as not to be visible from the centre line of an abutting street.

4.2.4 Any use that is not carried on wholly within a completely enclosed building, including parking use, must be set back 1.2 m from the street property line at an abutting street and screened by evergreen planting, wall, or fence with related landscaping, so as not to be visible from the centre line of any abutting street.

5 RELAXATIONS

5.1 Where a need for a cultural facility has been demonstrated to the satisfaction of the Development Permit Board, the Development Permit Board may relax the maximum floor space ratio for any 1 building, which includes 1 or more of such facilities. The Development Permit Board will require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the amount of the increase in floor area that may be permitted, the Development Permit Board must consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) the intent of this schedule and all applicable Council policies and guidelines.

- 5.2 If the Director of Planning is satisfied that enforcement of section 4.2.2 will result in unnecessary hardship, and that the form of development will otherwise achieve building continuity, the Director of Planning may relax all or some of the requirements of section 4.2.2.

SCHEDULE EE

M-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city. It is not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the M-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Outright	2.2.2
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1 , 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.1 , 2.2.4
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Conditional	2.2.1
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Outright	2.2.2
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Conditional	2.2.1
Paper Manufacturing	Conditional	2.2.1
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Conditional	2.2.1
Printing or Publishing	Outright	2.2.2
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Outright	2.2.2
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Outright	2.2.2
Wood Products Manufacturing – Class B	Conditional	2.2.1
Office Uses		
General Office	Conditional	2.2.1, 2.2.5

Use	Approval	Use-Specific Regulations
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1 , 2.2.6
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station – Full Serve	Outright	2.2.2
Gasoline Station – Split Island	Conditional	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Animal Clinic	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Beauty and Wellness Centre	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Drive-Through Service	Conditional	2.2.1
Funeral Home	Conditional	2.2.1
Laboratory	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Neighbourhood Public House	Conditional	2.2.1
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop – Class A	Outright	2.2.2
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Restaurant – Drive-In	Conditional	2.2.1
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Outright	2.2.2
School – Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Conditional	2.2.1
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Mini-Storage Warehouse	Conditional	2.2.1
Packaging Plant	Outright	2.2.2
Railway Station or Rail Yard	Conditional	2.2.1
Storage Warehouse	Outright	2.2.2
Storage Yard	Conditional	2.2.1 , 2.2.7
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Outright	2.2.2 , 2.2.8
Public Utility, not permitted as an outright approval use	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling – Class A	Outright	2.2.2
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1, other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2, 2.2.10
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.11
Any outright approval use listed in this section 2.1 that does not comply with the applicable use-specific regulations in section 2.2.2 of this schedule	Conditional	2.2.1
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section 2.1 of this schedule must not involve:

- (a) the bulk storage of: compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – split island and cardlock fuel station; explosives; fertilizer; fish oil or meal; lime; matches; or vegetable oil or fat; or
- (b) the keeping of live animals, except for laboratory or retail store.

2.2.2 Outright approval uses listed in section 2.1 of this schedule must not involve:

- (a) the bulk storage of: compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – full serve; cotton waste; explosives; fertilizer; fish, fish oil or meal; furniture; industrial chemicals; junk; lime; matches; paints; rags; scrap; varnishes; or vegetable oil or fat; or
- (b) the keeping of live animals, live poultry or other fowl, except for animal clinic.

2.2.3 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.4 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of February 26, 2013; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

-
- 2.2.5 General office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.
- 2.2.6 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.7 Storage yard must be enclosed by a suitable fence that is painted and neatly maintained at all times.
- 2.2.8 Public utility is permitted as an outright approval use if it is located on a site that is at least 61.0 m from any R district.
- 2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height; and
 - (b) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 10% of the total site area,
- except that the Director of Planning may vary the height, floor area and site area regulations.
- 2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:
- (a) the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public,
- except that the Director of Planning may vary the floor area regulations.
- 2.2.11 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 5.00, subject to the following allocations:

- (a) the maximum floor space ratio is 5.00 for manufacturing uses, transportation and storage uses, and wholesaling – class A; and
- (b) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use, must not exceed 1,000 m²,
 - (ii) general office must not exceed the greater of 235 m² or 25% of the total gross floor area of all principal and accessory uses combined, except that floor area for general office exceeding 25% of total gross floor area will be permitted on lots on record in the Land Title Office prior to November 21, 1989, and
 - (iii) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.2 Building Form and Placement

Regulations	M-1
3.1.2.1 Maximum building height	30.5 m
3.1.2.2 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RS, RT or RA district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.3 Minimum rear yard depth	3.1 m

Building Height and Vertical Angle of Daylight

3.1.2.4 The Director of Planning or the Development Permit Board may permit an increase in the maximum building height.

3.1.2.5 In the case of office buildings over 12.2 m in building height, no portion of the building may project above lines extending over the site at right angles from:

- (a) all points along the ultimate centre line of any street in front of the site and inclined at an average angle of 60 degrees to the horizontal;
- (b) all points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an average angle of 60 degrees to the horizontal;
- (c) all points along any interior side boundary of the site at ground level and inclined at an average angle of 70 degrees to the horizontal; and
- (d) in the case of a corner site, all points along the ultimate centre line of the flanking street or lane and inclined at an average angle of 60 degrees to the horizontal.

3.1.2.6 For the purpose of section 3.1.2.5 above:

- (a) height will be measured from the finished grade at all points around and adjacent to the building; and
- (b) only the principal building will be considered as an obstruction.

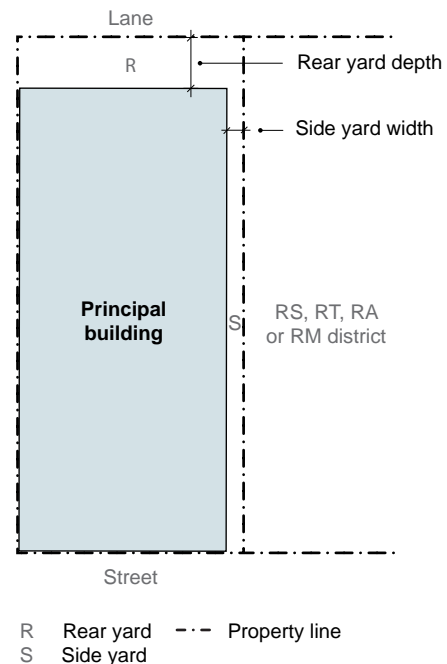
3.1.2.7 Any part of a building will be exempt from the vertical angle of daylight regulations in section 3.1.2.5 above if that part of the building:

- (a) has a width of 18.0 m or less, measured horizontally and parallel to the street, lane or boundary from which the angle is to be calculated; and
- (b) is located at least 24.0 m from any part of the same building that would be similarly exempt, measured in the same direction as specified in section 3.1.2.7(a) above.

Side Yard

3.1.2.8 Despite the minimum side yard width in section 3.1.2.2(b) above, in the case of a corner site, an exterior side yard is not required.

Diagram: Building placement for principal building



- 3.1.2.9 Despite section 3.1.2.2(c) above, where a side yard is provided, although not required, the minimum side yard depth is 0.9 m.

Rear Yard

- 3.1.2.10 Despite the minimum rear yard depth in section 3.1.2.3 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.11 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:
- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
 - (b) the site is sufficiently large to provide adequate open space.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor area or 100 m², and
 - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

SCHEDULE FF

M-1A

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit industrial and other uses that are generally incompatible with dwelling uses but are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city.

It is the intent, however, to permit these uses in a manner that achieves an acceptable level of compatibility with adjacent residential districts and not to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the M-1A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines;
- (b) the submission of any advisory group, property owner or tenant;
- (c) the provision of appropriate landscaping; and
- (d) the design character and choice of building material in relation to adjoining residential districts.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Conditional	2.2.1
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Conditional	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1 , 2.2.2
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.1 , 2.2.3
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Church	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Conditional	2.2.1
Batteries Manufacturing	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Conditional	2.2.1
Clothing Manufacturing	Conditional	2.2.1
Dairy Products Manufacturing	Conditional	2.2.1
Electrical Products or Appliances Manufacturing	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Conditional	2.2.1
Furniture or Fixtures Manufacturing	Conditional	2.2.1
Ice Manufacturing	Conditional	2.2.1
Information Communication Technology Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Leather Products Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Conditional	2.2.1
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Conditional	2.2.1
Paper Products Manufacturing	Conditional	2.2.1
Plastic Products Manufacturing	Conditional	2.2.1
Printing or Publishing	Conditional	2.2.1
Rubber Products Manufacturing	Conditional	2.2.1
Shoes or Boots Manufacturing	Conditional	2.2.1
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Conditional	2.2.1
Transportation Equipment Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Office Uses		
Office Uses	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.4
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station – Full Serve	Conditional	2.2.1
Gasoline Station – Split Island	Conditional	2.2.1
Grocery or Drug Store	Conditional	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Animal Clinic	Conditional	2.2.1
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Beauty and Wellness Centre	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1
Drive-Through Service	Conditional	2.2.1
Funeral Home	Conditional	2.2.1
Laboratory	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Conditional	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Neighbourhood Public House	Conditional	2.2.1
Photofinishing or Photography Laboratory	Conditional	2.2.1
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Repair Shop – Class A	Conditional	2.2.1
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Conditional	2.2.1
Restaurant – Drive-In	Conditional	2.2.1
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Conditional	2.2.1
Sign Painting Shop	Conditional	2.2.1
Work Shop	Conditional	2.2.1
Transportation and Storage Uses		
Cold Storage Plant	Conditional	2.2.1
Mini-Storage Warehouse	Conditional	2.2.1
Packaging Plant	Conditional	2.2.1
Storage Warehouse	Conditional	2.2.1
Storage Yard	Conditional	2.2.1 , 2.2.5
Truck Terminal or Courier Depot	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.6
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section 2.1 of this schedule must not involve:

- (a) the bulk storage of: compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – full serve, gasoline station – split island, and cardlock fuel station; explosives; fertilizer; fish oil or meal; lime; matches; or vegetable oil or fat; or
- (b) the keeping of live animals, except for animal clinic, laboratory or retail store.

2.2.2 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.3 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of February 26, 2013; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

2.2.4 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.

2.2.5 Storage yard must be enclosed by a suitable fence which is painted and neatly maintained at all times.

2.2.6 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

- 3.1.1.1 The maximum floor space ratio is 5.00, except that the floor area for retail uses, including accessory retail use, must not exceed 1,000 m².

3.1.2 Building Form and Placement

Regulations	M-1A
3.1.2.1 Maximum building height	18.3 m
3.1.2.2 Minimum front yard depth for sites that:	
(a) adjoin a site located in any R district	3.0 m
(b) do not adjoin a site located in an R district	not required
3.1.2.3 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RA, RS or RT district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.4 Minimum rear yard depth	3.1 m

Front Yard

- 3.1.2.5 Where a front yard is required, the front yard must be landscaped to the satisfaction of the Director of Planning.

Side Yard

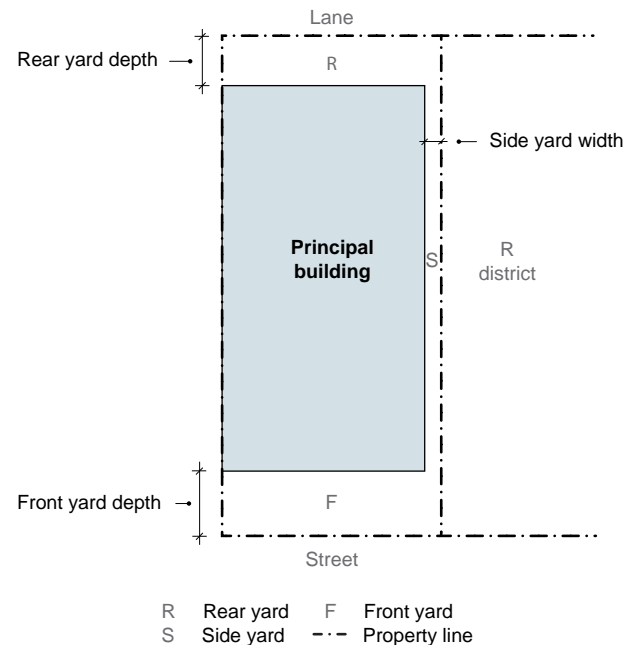
- 3.1.2.6 Despite the minimum side yard width in section [3.1.2.3\(b\)](#) above, in the case of a corner site, an exterior side yard is not required.

- 3.1.2.7 Despite the minimum side yard width in section 3.1.2.3(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

Rear Yard

- 3.1.2.8 A rear yard must be landscaped to the satisfaction of the Director of Planning.
- 3.1.2.9 Despite the minimum rear yard depth in section 3.1.2.4 above, where the rear of the site abuts a lane, the minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.10 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:
- the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
 - the site is sufficiently large to provide adequate open space.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor area or 100 m², and
 - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

SCHEDULE GG

M-1B

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit industrial and other related uses under conditions designed to minimize conflicts with adjacent or nearby dwelling uses, and to discourage uses that are not related to the industrial sector. While certain commercial and office uses are permitted, the type and scale of non-industrial uses is restricted.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the M-1B district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Outright	2.2.1
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1 , 2.2.2
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.1 , 2.2.3
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.1
Batteries Manufacturing	Outright	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.1
Clothing Manufacturing	Outright	2.2.1
Dairy Products Manufacturing	Outright	2.2.1
Electrical Products or Appliances Manufacturing	Outright	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.1
Furniture or Fixtures Manufacturing	Outright	2.2.1
Ice Manufacturing	Outright	2.2.1
Information Communication Technology Manufacturing	Outright	2.2.1
Jewellery Manufacturing	Outright	2.2.1
Leather Products Manufacturing	Outright	2.2.1
Machinery or Equipment Manufacturing	Outright	2.2.1 , 2.2.4

Use	Approval	Use-Specific Regulations
Machinery or Equipment Manufacturing, not permitted as an outright approval use	Conditional	2.2.1
Metal Products Manufacturing – Class B	Outright	2.2.1 , 2.2.4
Metal Products Manufacturing – Class B, not permitted as an outright approval use	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.1
Motor Vehicle Parts Manufacturing	Outright	2.2.1 , 2.2.4
Paper Products Manufacturing	Outright	2.2.1
Plastic Products Manufacturing	Conditional	2.2.1
Printing or Publishing	Outright	2.2.1
Rubber Products Manufacturing, limited to tire retreading	Outright	2.2.1
Rubber Products Manufacturing, not permitted as an outright approval use	Conditional	2.2.1
Shoes or Boots Manufacturing	Outright	2.2.1
Textiles or Knit Goods Manufacturing	Outright	2.2.1 , 2.2.4
Textiles or Knit Goods Manufacturing, not permitted as an outright approval use	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.1
Transportation Equipment Manufacturing	Outright	2.2.1 , 2.2.4
Transportation Equipment Manufacturing, not permitted as an outright approval use	Conditional	2.2.1
Wood Products Manufacturing – Class B	Outright	2.2.1
Office Uses		
General Office	Conditional	2.2.1 , 2.2.5
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1 , 2.2.6
Gasoline Station – Full Serve	Outright	2.2.1
Gasoline Station – Split Island	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Service Uses		
Catering Establishment	Outright	2.2.1
Laboratory	Conditional	2.2.1
Laundry or Cleaning Plant	Outright	2.2.1
Motor Vehicle Repair Shop	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Motor Vehicle Wash	Conditional	2.2.1
Photofinishing or Photography Laboratory	Outright	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.1
Repair Shop – Class A	Outright	2.2.1
Restaurant – Class 1	Conditional	2.2.1, 2.2.7
School – Business	Conditional	2.2.1
School – Vocational or Trade	Conditional	2.2.1
Sign Painting Shop	Outright	2.2.1
Work Shop	Outright	2.2.1
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.1
Mini-Storage Warehouse	Conditional	2.2.1
Packaging Plant	Outright	2.2.1
Storage Warehouse	Conditional	2.2.1
Storage Yard	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling – Class A	Outright	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1, 2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1, 2.2.9

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.10
Any other use that is not specifically listed in this section 2.1 but that was a legally conforming use existing as of August 12, 1980	Conditional	2.2.1
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Uses listed in section 2.1 of this schedule:

- (a) must not involve the bulk storage of: acids; ammunition; animal oil or fat; compressed gas, petroleum, coal tar products or derivatives, except for cardlock fuel station, gasoline station – full serve, or gasoline station – split island; explosives; fertilizer; fireworks; fish; fish oil or meal; flares; fungicides; grain; hops; industrial chemicals; lime; paint; pesticides; radioactive material; scrap or waste materials; sugar; varnish; vegetable oil or fat; or wax;
- (b) may involve the storage of goods or materials or the placement of machinery, refuse or garbage receptacles, only if they are within a wholly enclosed building, unless they are adequately screened from view from any adjacent arterial street or R district, or any R district across an adjacent street or lane, by a wall, fence or by landscaping that is acceptable to the Director of Planning;
- (c) may involve the storage of goods or materials, only if they are within a wholly enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access and such fencing is neatly maintained at all times; and
- (d) must not use required parking or loading spaces, manoeuvring aisles and the like for the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles.

2.2.2 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.3 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of February 26, 2013; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

-
- 2.2.4 The following uses are permitted as outright approval uses if they are on a site that is at least 61.0 m from any R district:
- (a) machinery or equipment manufacturing;
 - (b) metal products manufacturing – class B;
 - (c) motor vehicle parts manufacturing;
 - (d) textiles or knit goods manufacturing; and
 - (e) transportation equipment manufacturing.
- 2.2.5 General office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.
- 2.2.6 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.7 Restaurant – class 1 may be permitted if it caters primarily to the needs of employees in the area and does not exceed a maximum gross floor area of 100 m².
- 2.2.8 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height; and
 - (b) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.9 Accessory uses customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule are permitted if:
- (a) the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal and accessory uses combined; and
 - (b) the floor area in accessory uses that are accessible to the public, other than accessory uses associated with an artist studio, is separated from the floor area of all other uses by a wall.

- 2.2.10 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in section [2.1](#) of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.50, except that the floor area for:

- (a) retail uses, including accessory retail use, must not exceed 1,000 m²; and
- (b) general office must not exceed the greater of 235 m² or 25% of the total gross floor area of all principal and accessory uses combined, except that floor area for general office exceeding 25% of total gross floor area will be permitted on lots on record in the Land Title Office prior to November 21, 1989.

3.1.1.2 The Director of Planning may increase the permitted floor space ratio to a maximum of 2.00 if the Director of Planning considers:

- (a) the relationship of the development with nearby residential areas;
- (b) the height, bulk, location and overall design of the building and its impacts on the site, surrounding buildings, streets and views; and
- (c) the intent of this schedule and all applicable Council policies and guidelines.

3.1.2 Building Form and Placement

Regulations		M-1B
3.1.2.1	Minimum site area	6,000 m ²
3.1.2.2	Building height	12.2 m
3.1.2.3	Minimum side yard width for:	
	(a) sites which front onto a major street requiring a landscaped setback	10% of the site frontage
	(b) sites that adjoin a site located in an R district, without the intervention of a lane	10% of the site frontage
	(c) other sites	not required
3.1.2.4	Rear yard depth	3.1 m

Site Area

- 3.1.2.5 The Director of Planning may decrease the minimum site area requirements with respect to any of the uses permitted in this schedule, if:
- (a) the minimum site area is not less than 3,100 m², unless comprised of 1 or more smaller parcels on record in the Land Title Office as of August 12, 1980; and
 - (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Height

- 3.1.2.6 The Director of Planning may increase the maximum building height if the Director of Planning considers:
- (a) the relationship of the development with nearby residential areas;
 - (b) the bulk, location and overall design of the building and its impact on the site, surrounding buildings, streets and views; and
 - (c) the intent of this schedule and all applicable Council policies and guidelines.

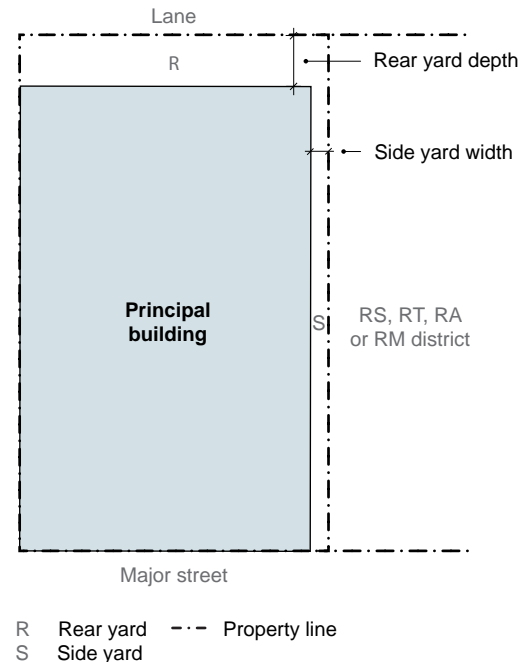
Side Yard

- 3.1.2.7 Despite the minimum side yard width in sections [3.1.2.3\(a\)](#) and [3.1.2.3\(b\)](#) above, a side yard need not be less than 1.5 m and need not be greater than 6.1 m.
- 3.1.2.8 Despite the minimum side yard width in section [3.1.2.3\(c\)](#) above, where a side yard is provided, although not required, the minimum side yard width is 10% of the site frontage, except that a side yard need not be less than 1.5 m and need not be greater than 6.1 m.

Rear Yard

- 3.1.2.9 Despite the minimum rear yard depth in section [3.1.2.4](#) above, where the rear of the site abuts a lane, the minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.10 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:

Diagram: Building Placement for Principal Building



- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
- (b) the site is sufficiently large to provide adequate open space.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor area or 100 m², and
 - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio – class B where the area is provided below the base surface to a maximum exclusion of 20 m² for each artist studio – class B.

SCHEDULE HH

M-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit industrial and other uses that are generally incompatible, potentially dangerous, or environmentally incompatible when situated in or near residential districts, but that are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city.

Without limitation, applicable Council policies and guidelines for consideration include the [Non-Industrial Uses \(I-2 and M-2\) Policies and Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the M-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	
Cultural and Recreational Uses		
Artist Studio – Class A	Outright	2.2.1
Artist Studio – Class B, provided that the use must not be combined with a Residential Unit	Outright	2.2.1
Artist Studio – Class B, not permitted as an outright approval use	Conditional	
Arts and Culture Indoor Event	Outright	2.2.1
Marina	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Dwelling Unit	Conditional	2.2.2
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.3
Institutional Uses		
Ambulance Station	Conditional	
Public Authority Use	Conditional	
Social Service Centre	Conditional	
Manufacturing Uses		
Animal Products Processing	Conditional	
Bakery Products Manufacturing	Outright	2.2.1
Batteries Manufacturing	Outright	2.2.1
Brewing or Distilling	Outright	2.2.1
Chemicals or Chemical Products Manufacturing – Class A	Conditional	
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.1
Clothing Manufacturing	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Dairy Products Manufacturing	Outright	2.2.1
Electrical Products or Appliances Manufacturing	Outright	2.2.1
Food or Beverage Products Manufacturing – Class A	Conditional	
Food or Beverage Products Manufacturing – Class B	Outright	2.2.1
Furniture or Fixtures Manufacturing	Outright	2.2.1
Ice Manufacturing	Outright	2.2.1
Information Communication Technology Manufacturing	Outright	2.2.1
Jewellery Manufacturing	Outright	2.2.1
Leather Products Manufacturing	Outright	2.2.1
Linoleum or Coated Fabrics Manufacturing	Conditional	
Machinery or Equipment Manufacturing	Outright	2.2.1
Metal Products Manufacturing – Class A	Conditional	
Metal Products Manufacturing – Class B	Outright	2.2.1
Miscellaneous Products Manufacturing – Class A	Conditional	
Miscellaneous Products Manufacturing – Class B	Outright	2.2.1
Motor Vehicle Parts Manufacturing	Outright	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.1
Paper Manufacturing	Conditional	
Paper Products Manufacturing	Outright	2.2.1
Petroleum Products or Coal Products Manufacturing	Conditional	
Plastic Products Manufacturing	Outright	2.2.1
Printing or Publishing	Outright	2.2.1
Pulp Manufacturing	Conditional	
Rubber Manufacturing	Conditional	
Rubber Products Manufacturing	Outright	2.2.1
Shoes or Boots Manufacturing	Outright	2.2.1
Textiles or Knit Goods Manufacturing	Outright	2.2.1
Tobacco Products Manufacturing	Outright	2.2.1
Transportation Equipment Manufacturing	Outright	2.2.1
Vegetable Oil Manufacturing	Conditional	
Wood Products Manufacturing – Class A	Conditional	
Wood Products Manufacturing – Class B	Outright	2.2.1
Office Uses		

Use	Approval	Use-Specific Regulations
General Office	Conditional	2.2.4
Parking Uses		
Parking Uses	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.5
Gasoline Station – Full Serve	Outright	2.2.1
Gasoline Station – Split Island	Conditional	
Public Bike Share	Conditional	
Retail Store	Conditional	2.2.6
Vehicle Dealer, in combination with Motor Vehicle Repair Shop	Conditional	
Service Uses		
Animal Clinic	Outright	2.2.1
Catering Establishment	Outright	2.2.1
Laboratory	Conditional	
Laundry or Cleaning Plant	Outright	2.2.1
Motor Vehicle Repair Shop	Outright	2.2.1
Motor Vehicle Wash	Conditional	
Photofinishing or Photography Laboratory	Conditional	
Photofinishing or Photography Studio	Conditional	
Print Shop	Conditional	
Production or Rehearsal Studio	Outright	2.2.1
Repair Shop – Class A	Outright	2.2.1
Repair Shop – Class B	Conditional	
Restaurant – Class 1	Conditional	
School – Vocational or Trade	Outright	2.2.1
Sign Painting Shop	Conditional	
Work Shop	Outright	2.2.1
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	
Booming Ground	Conditional	
Cold Storage Plant	Outright	2.2.1
Grain Elevator	Conditional	
Marine Terminal or Berth	Conditional	
Mini-Storage Warehouse	Conditional	

Use	Approval	Use-Specific Regulations
Packaging Plant	Outright	2.2.1
Railway Station or Rail Yard	Conditional	
Stockyard	Conditional	
Storage Warehouse	Outright	2.2.1
Storage Yard	Conditional	2.2.7
Taxicab or Limousine Station	Conditional	
Truck Terminal or Courier Depot	Conditional	
Weighing or Inspection Station	Conditional	
Works Yard	Conditional	
Utility and Communication Uses		
Public Utility	Outright	2.2.1 , 2.2.8
Public Utility, not permitted as an outright approval use	Conditional	
Radiocommunication Station	Outright	2.2.1
Recycling Depot	Conditional	
Waste Disposal Facility	Conditional	
Wholesale Uses		
Bulk Fuel Depot	Conditional	
Cardlock Fuel Station	Conditional	
Junk Yard or Shop	Conditional	
Lumber and Building Materials Establishment	Conditional	
Wholesaling – Class A	Outright	2.2.1
Wholesaling – Class B	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 , other than lounges accessory to brewing or distilling, and accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.1 , 2.2.10
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.11

Use	Approval	Use-Specific Regulations
Any outright approval use listed in this section 2.1 that does not comply with the applicable use-specific regulations in section 2.2.1 of this schedule	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Outright approval uses listed in section 2.1 of this schedule must not involve:

- (a) the bulk storage of: compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – full serve; explosives; fertilizer; fish oil or meal; industrial chemicals; junk; lime; matches; paints; scrap; varnishes; or vegetable oil or fat; or
- (b) the keeping of live animals, live poultry or other fowl, except for animal clinic.

2.2.2 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.3 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of February 26, 2013; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

2.2.4 General office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.

2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.6 Retail store is limited to:

- (a) convenience store in combination with a gasoline station – full serve or gasoline station – split island;
- (b) retail store for the renting of merchandise in which the exclusive use of at least 50% of the floor area is for the storage of inventory; and

- (c) limited service food establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where:
 - (i) the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises,
 - (ii) customers may also purchase food for take-out, and
 - (iii) live entertainment is not available.

2.2.7 Storage yard must be enclosed by a suitable fence that is painted and neatly maintained at all times.

2.2.8 Public utility is permitted as an outright approval use if it is located on a site at least 61.0 m from any R district.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height; and
- (b) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 10% of the total site area,

except that the Director of Planning may vary the height, floor area and site area regulations.

2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than lounges accessory to brewing or distilling, and accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:

- (a) the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
- (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public,

except that Director of Planning may vary the floor area regulations.

2.2.11 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 5.00, subject to the following allocations:

- (a) the maximum floor space ratio is 5.00 for manufacturing uses, transportation and storage uses, and wholesaling – class A; and
- (b) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
 - (i) retail uses, including accessory retail use, must not exceed 1,000 m², except that for convenience store in combination with a gasoline station – full serve or gasoline station – split island, the floor area must not exceed 200 m² per site,
 - (ii) general office must not exceed the greater of 235 m² or 25% of the total gross floor area of all principal and accessory uses combined,
 - (iii) restaurant – class 1 must not exceed 300 m², and
 - (iv) a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

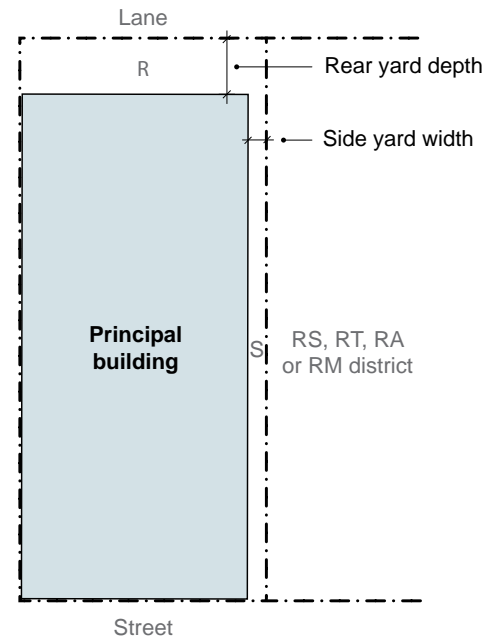
3.1.2 Building Form and Placement

Regulations	M-2
3.1.2.1 Maximum building height	30.5 m
3.1.2.2 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RS, RT or RA district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.3 Minimum rear yard depth	3.1 m

Building Height and Vertical Angle of Daylight

- 3.1.2.4 The Director of Planning or the Development Permit Board may increase the maximum building height in section 3.1.2.1 above.
- 3.1.2.5 In the case of office buildings over 12.2 m in building height, no portion of the building may project above lines extending over the site at right angles from:
- all points along the ultimate centre line of any street in front of the site and inclined at an average angle of 60 degrees to the horizontal;
 - all points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an average angle of 60 degrees to the horizontal;
 - all points along any interior side boundary of the site at ground level and inclined at an average angle of 70 degrees to the horizontal; and
 - in the case of a corner site, all points along the ultimate centre line of the flanking street or lane and inclined at an average angle of 60 degrees to the horizontal.
- 3.1.2.6 For the purpose of section 3.1.2.5 above:
- height will be measured from the finished grade at all points around and adjacent to the building; and
 - only the principal building will be considered as an obstruction.
- 3.1.2.7 Any part of a building will be exempt from the vertical angle of daylight regulations in section 3.1.2.5 above if that part of the building:
- has a width of 18.0 m or less, measured horizontally and parallel to the street, lane or boundary from which the angle is to be calculated; and
 - is located at least 24.0 m from any part of the same building that would be similarly exempt, measured in the same direction as specified in section 3.1.2.7(a) above.

Diagram: Building placement for principal building



Side Yard

- 3.1.2.8 Despite the minimum side yard width in section 3.1.2.2(b) above, in the case of a corner site, an exterior side yard is not required.

- 3.1.2.9 Despite the minimum side yard width in section **3.1.2.2(c)** above, where a side yard is provided, although not required, the minimum side yard depth is 0.9 m.

Rear Yard

- 3.1.2.10 Despite the minimum rear yard depth in section **3.1.2.3** above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.11 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:
- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
 - (b) the site is sufficiently large to provide adequate open space.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor area or 100 m², and
 - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.

SCHEDULE II

MC-1 and MC-2

Districts Schedule

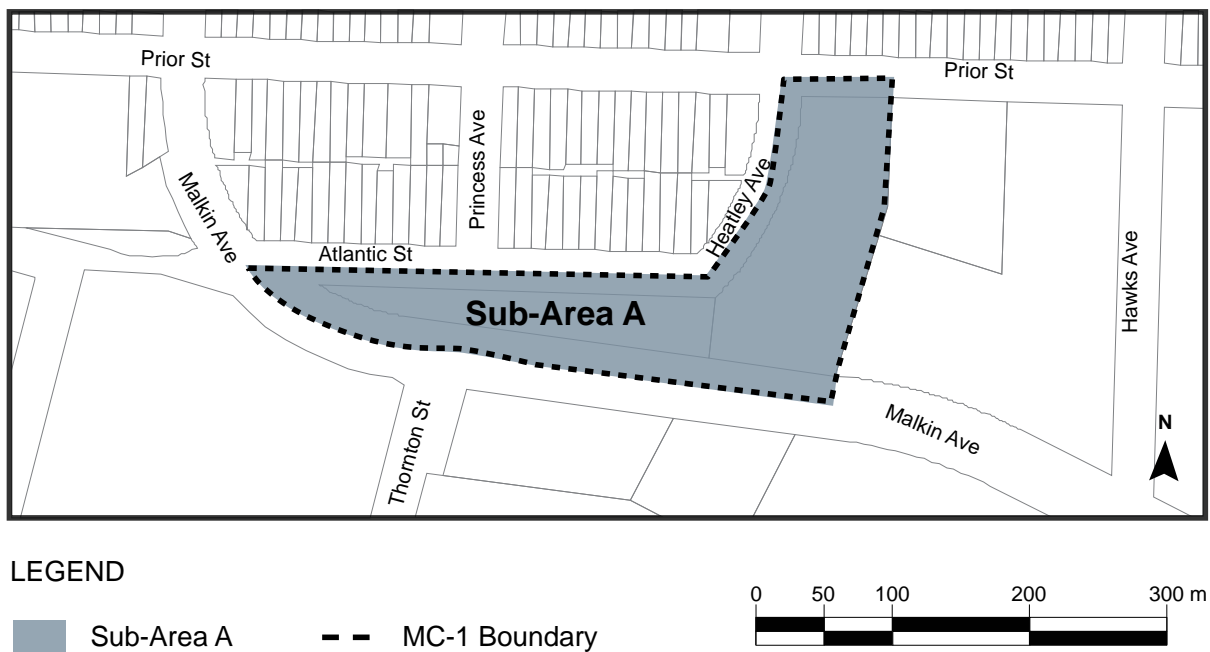
1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to reinforce the mixed-use nature of this area, with dwelling, commercial and light industrial uses permitted. Emphasis is placed on building design that furthers compatibility among uses, and contributes to area character and pedestrian interest. The MC-2 district differs from the MC-1 district in limiting dwelling uses in areas adjacent to a heavy impact industrial district. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Within the False Creek Flats, a portion of the MC-1 district north of Malkin Avenue is identified as “sub-area A” in [Map 1: MC-1 District Sub-Area A](#), for the purpose of establishing permitted uses, building height, setbacks and floor area. In sub-area A, additional discretionary building height and density may also be considered to achieve new secured market rental housing to provide a transition between the residential area north of Atlantic and Prior Streets and the employment-focused area of the False Creek Flats to the south.

Without limitation, applicable Council policies and guidelines for consideration include the [MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, East Hastings \(Clark to Semlin\) and False Creek Flats \(Malkin-Atlantic-Prior\) Areas](#).

Map 1: MC-1 District Sub-Area A

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the MC-1 and MC-2 districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A, provided that the use must not be combined with a Residential Unit	Outright	2.2.2, 2.2.3
Artist Studio – Class A, not permitted as an outright approval use and only in the MC-1 district	Conditional	2.2.1
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2, 2.2.3
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Outright	2.2.2, 2.2.3
Museum or Archives	Outright	2.2.2, 2.2.3
Park or Playground	Conditional	2.2.1
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit, only in the MC-2 district	Conditional	2.2.1, 2.2.4

Use	Approval	Use-Specific Regulations
Mixed-Use Residential Building, only in the MC-1 district	Conditional	2.2.1 , 2.2.5 , 2.2.6
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956, only in the MC-1 district	Conditional	2.2.1 , 2.2.7
Multiple Dwelling, only in the MC-1 district but not in sub-area A	Conditional	2.2.1
Residential Unit associated with and forming an integral part of an Artist Studio, only in the MC-1 district	Conditional	2.2.1
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B and only in the MC-2 district	Conditional	2.2.1 , 2.2.8
Seniors Supportive or Assisted Housing, only in the MC-1 district	Conditional	2.2.1
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class A	Conditional	2.2.1
Community Care Facility – Class B	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2 , 2.2.3
Chemicals or Chemical Products Manufacturing – Class B	Outright	2.2.2 , 2.2.3
Clothing Manufacturing	Outright	2.2.2 , 2.2.3
Dairy Products Manufacturing	Outright	2.2.2 , 2.2.3
Electrical Products or Appliances Manufacturing	Outright	2.2.2 , 2.2.3
Food or Beverage Products Manufacturing – Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Outright	2.2.2 , 2.2.3
Furniture or Fixtures Manufacturing	Outright	2.2.2 , 2.2.3
Ice Manufacturing	Outright	2.2.2 , 2.2.3
Information Communication Technology Manufacturing	Outright	2.2.2 , 2.2.3
Jewellery Manufacturing	Outright	2.2.2 , 2.2.3

Use	Approval	Use-Specific Regulations
Leather Products Manufacturing	Outright	2.2.2 , 2.2.3
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Outright	2.2.2 , 2.2.3
Non-Metallic Mineral Products Manufacturing – Class B	Outright	2.2.2 , 2.2.3
Paper Products Manufacturing	Outright	2.2.2 , 2.2.3
Plastic Products Manufacturing	Outright	2.2.2 , 2.2.3
Printing or Publishing	Outright	2.2.2 , 2.2.3
Shoes or Boots Manufacturing	Outright	2.2.2 , 2.2.3
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.2 , 2.2.3
Wood Products Manufacturing – Class B	Conditional	2.2.1
Office Uses		
Financial Institution	Outright	2.2.2 , 2.2.3
General Office	Outright	2.2.2 , 2.2.3
Health Care Office	Outright	2.2.2 , 2.2.3
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Area	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1 , 2.2.9
Furniture and Appliance Store	Conditional	2.2.1
Gasoline Station – Full Serve	Conditional	2.2.1
Gasoline Station – Split Island	Conditional	2.2.1
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.2 , 2.2.3
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Outright	2.2.2
Secondhand Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Animal Clinic	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.2 , 2.2.3
Beauty and Wellness Centre	Outright	2.2.2 , 2.2.3
Bed and Breakfast Accommodation	Outright	2.2.2 , 2.2.3
Catering Establishment	Outright	2.2.2 , 2.2.3
Funeral Home	Conditional	2.2.1
Laboratory	Outright	2.2.2
Laundromat or Dry Cleaning Establishment	Outright	2.2.2 , 2.2.3
Laundry or Cleaning Plant	Outright	2.2.2 , 2.2.3
Motor Vehicle Repair Shop	Outright	2.2.2 , 2.2.3
Motor Vehicle Wash	Outright	2.2.2 , 2.2.3
Neighbourhood Public House	Conditional	2.2.1
Photofinishing or Photography Laboratory	Outright	2.2.2 , 2.2.3
Photofinishing or Photography Studio	Outright	2.2.2 , 2.2.3
Print Shop	Outright	2.2.2 , 2.2.3
Production or Rehearsal Studio	Outright	2.2.2 , 2.2.3
Repair Shop – Class A	Outright	2.2.2 , 2.2.3
Repair Shop – Class B	Outright	2.2.2 , 2.2.3
Restaurant – Class 1	Outright	2.2.2 , 2.2.3
School – Arts or Self-Improvement	Outright	2.2.2 , 2.2.3
School – Business	Outright	2.2.2 , 2.2.3
School – Vocational or Trade	Outright	2.2.2 , 2.2.3
Sign Painting Shop	Outright	2.2.2 , 2.2.3
Work Shop	Outright	2.2.2 , 2.2.3
Transportation and Storage Uses		
Cold Storage Plant	Conditional	2.2.1
Mini-Storage Warehouse	Conditional	2.2.1
Storage Warehouse	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2 , 2.2.3 , 2.2.10
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.2 , 2.2.3 , 2.2.11
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.12
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.13
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section [2.1](#) of this schedule:

- (a) must not involve the bulk storage of: acids; ammunition, explosives, fireworks, flares or matches; animal oil or fat, fish, fish oil or meal, or vegetable oil or fat; compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – full serve or gasoline station – split island; cotton waste; fertilizer; fungicides, herbicides or pesticides; grain, hops or sugar; industrial chemicals; junk; lime; paints or varnishes; radioactive materials; rags; scrap or waste materials; or wax;
- (b) may involve the storage of the following only if they are wholly within a completely enclosed building: animal oil or fat, fish, fish oil or meal, or vegetable oil or fat; fungicides, herbicides or pesticides; grain, hops or sugar; paints, oil shellac, turpentine or varnishes; scrap or waste materials; or toxic or corrosive chemicals or acids;
- (c) must be carried on wholly within a completely enclosed building, except for the following:
 - (i) display of flowers, plants, fruits and vegetables,
 - (ii) farmers' market,
 - (iii) gasoline station – full serve,
 - (iv) gasoline station – split island,
 - (v) lumber and building materials establishment,

- (vi) neighbourhood public house,
- (vii) parking and loading facilities,
- (viii) public bike share,
- (ix) transportation and storage uses,
- (x) urban farm – class B, and
- (xi) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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 and all applicable Council policies and guidelines; and

- (d) must not involve the storage or placement of goods, materials, machinery, or garbage or recycling containers outside a building, unless they are:
 - (i) enclosed by a suitable fence or wall restricting public access, and
 - (ii) adequately screened from view from any adjacent R district, or any R district across an adjacent street or lane, by evergreen planting, wall, or fence or related landscaping that is acceptable to the Director of Planning; and
- (e) must not be carried on outside a building, despite sections [2.2.1\(c\)](#) and [2.2.1\(d\)](#) above, unless appropriate measures are taken to the satisfaction of the Director of Planning to minimize any noxious or otherwise objectionable impacts that could adversely affect the surrounding area.

2.2.2 Outright approval uses listed in section [2.1](#) of this schedule:

- (a) must not involve the bulk storage of: acids; ammunition, explosives, fireworks, flares or matches; animal oil or fat, fish, fish oil or meal, or vegetable oil or fat; compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – full serve or gasoline station – split island; cotton waste; fertilizer; fungicides, herbicides or pesticides; grain, hops or sugar; industrial chemicals; junk; lime; paints or varnishes; radioactive materials; rags; scrap or waste materials; or wax;
- (b) may involve the storage of the following only if they are wholly within a completely enclosed building: animal oil or fat, fish, fish oil or meal, or vegetable oil or fat; fungicides, herbicides or pesticides; grain, hops or sugar; paints, oil shellac, turpentine or varnishes; scrap or waste material; or toxic or corrosive chemicals or acids;
- (c) must be carried on wholly within a completely enclosed building, except for the following:
 - (i) display of flowers, plants, fruits and vegetables,
 - (ii) gasoline station – full serve,
 - (iii) gasoline station – split island,

- (iv) lumber and building materials establishment,
- (v) neighbourhood public house,
- (vi) parking and loading facilities,
- (vii) restaurant,
- (viii) transportation and storage uses, and
- (ix) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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 and all applicable Council policies and guidelines; and

- (d) must not involve the storage or placement of goods, materials, machinery, or garbage or recycling containers outside a building, unless they are enclosed by a minimum 1.8 m high fence, wall or evergreen planting, to restrict public access and screen from public view.

2.2.3 Outright approval uses listed in section 2.1 of this schedule, other than dwelling uses, must not involve the keeping of live animals, except for animal clinic, laboratory or retail store.

2.2.4 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.5 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.

2.2.6 Mixed-use residential building may be permitted if:

- (a) dwelling uses are not permitted on the first storey of a building, within a depth of 10.7 m from the front wall of the building and extending across its full width, other than entrances to the portion containing dwelling uses; and
- (b) the Director of Planning considers the design and liveability of the dwelling units.

2.2.7 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:

- (a) the Director of Planning considers the quality and liveability of the resulting dwelling units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties; and
- (b) it contains no housekeeping or sleeping units.

- 2.2.8 In the MC-2 district, residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:
- (a) the change of use applies to floor area existing as of February 26, 2013; and
 - (b) additions are limited to a maximum of 10% of the existing floor area.
- 2.2.9 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.10 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,
- except that the Director of Planning may vary the maximum height, floor area and location regulations, provided that the varied height does not exceed 12.2 m and the varied floor area does not exceed 33.3% of the gross floor area of the principal and accessory uses combined.
- 2.2.11 Accessory uses customarily ancillary to any outright approval listed in section 2.1 of this schedule are permitted if the total floor area of all accessory uses is not greater than 25% of the gross floor area of the principal and accessory uses combined, except that the Director of Planning may vary the floor area regulations provided that the varied floor area does not exceed 33.3% of the gross floor area of the principal and accessory uses combined.
- 2.2.12 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.11 above.
- 2.2.13 Any other use that is not listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard for the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in these districts are subject subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75.

3.1.1.2 Despite section [3.1.1.1](#) above, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submissions of any advisory group, neighbourhood property owner or tenant, the Director of Planning may increase the permitted floor space ratio in sub-area A to a maximum of 2.50, provided that the maximum floor space ratio is 1.50 for:

- (a) cultural and recreational uses,
- (b) institutional uses,
- (c) manufacturing uses, transportation and storage uses, utility and communication uses, and wholesale uses, combined,
- (d) office uses,
- (e) parking uses,
- (f) service uses, and
- (g) any other use approved in accordance with section [2.2.13](#) of this schedule.

3.1.1.3 Despite section [3.1.1.1](#) above, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submissions of any advisory group, neighbourhood property owner or tenant, the Director of Planning may increase the permitted floor space ratio in sub-area A for dwelling uses, provided that either:

- (a) all of the residential floor area is developed as social housing, or
- (b) all of the dwelling units are developed as secured market rental housing,

to a maximum additional floor space ratio of 1.80, provided that a minimum 0.70 floor space ratio of any cultural and recreational uses, manufacturing uses, transportation and storage uses, utility and communication uses, or wholesale uses is provided.

3.1.1.4 Despite section [3.1.1.1](#) above, if the Director Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, neighbourhood property owner or tenant, the Director of Planning may increase the permitted floor space ratio in the

MC-1 district, excluding sub-area A, and in the MC-2 district to a maximum of 2.50, subject to the following allocations:

- (a) the maximum floor space ratio is 1.50 for:
 - (i) cultural and recreational uses,
 - (ii) institutional uses,
 - (iii) manufacturing uses, transportation and storage uses, utility and communication uses, and wholesale uses, combined,
 - (iv) office uses,
 - (v) parking uses,
 - (vi) service uses, and
 - (vii) any other use approved in accordance with section [2.2.13](#) of this schedule;
- (b) in the MC-1 district, excluding sub-area A, the maximum floor space ratio is 1.50 for dwelling uses, except that the Director of Planning may increase the maximum floor space ratio for dwelling uses to a maximum of 1.80 and, for the purposes of this section [3.1.1.4\(b\)](#), where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use;
- (c) in the MC-2 district, the maximum floor space ratio is 1.00 for dwelling uses; and
- (d) the maximum floor area for retail uses is 1,300 m².

3.1.2 Building Form and Placement

Regulations	MC-1 and MC-2
3.1.2.1 Maximum building height	12.2 m
3.1.2.2 Front yard and front setback	not permitted
3.1.2.3 Side yard	not required
3.1.2.4 Minimum rear yard depth	3.1 m
3.1.2.5 Minimum rear setback for portions of buildings:	
(a) containing dwelling uses	7.6 m from the rear property line across the full width of the building
(b) at the second storey, other than open roof gardens at the second storey floor level	7.6 m from the rear property line across the full width of the building
(c) at the third storey	

Regulations	MC-1 and MC-2
(d) at the fourth storey and above	9.1 m from the rear property line across the full width of the site

Building Height

- 3.1.2.6 The Director of Planning or the Development Permit Board may increase the maximum building height to a height not exceeding 13.8 m, if the Director of Planning or the Development Permit Board 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.

Front Yard and Front Setback

- 3.1.2.7 Despite section 3.1.2.2 above, a setback of 1.2 m from the front property line is required for any parking area.
- 3.1.2.8 Despite section 3.1.2.2 above, the Director of Planning may:
- (a) permit a front yard or front setback where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided;

(b) permit a front setback to improve the liveability of dwelling uses or community care facilities or group residences located above grade; and

(c) require a front setback from Heatley Avenue or Atlantic Street for sites in the MC-1 district, to provide a transition to dwelling units fronting on either of those streets,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Diagram: Mixed-use residential building with dwelling on the first storey

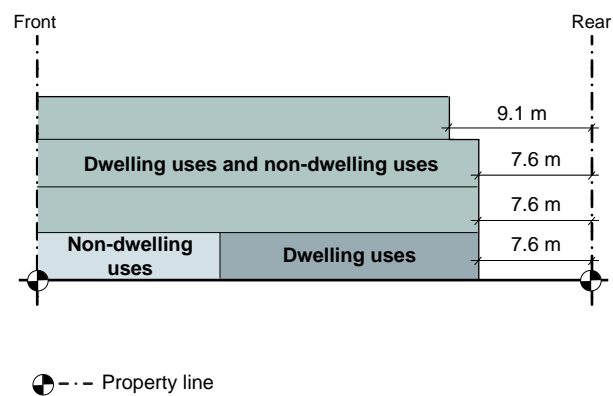
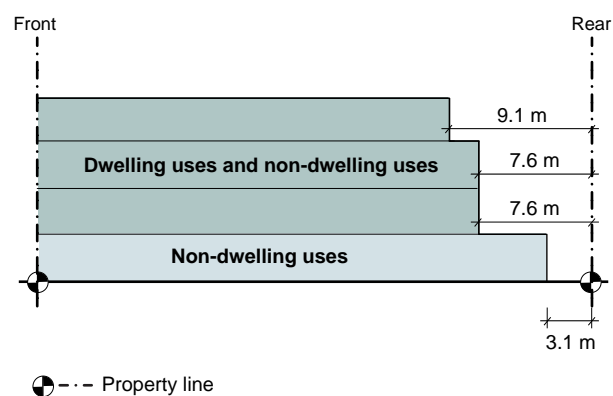


Diagram: Mixed-use residential building with no dwelling on the first storey



Side Yard and Side Setback

- 3.1.2.9 Despite section 3.1.2.3 above, on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required for any parking area.
- 3.1.2.10 Despite the minimum side yard width in section 3.1.2.3 above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

Rear Yard and Rear Setback

- 3.1.2.11 Despite the minimum rear yard depth in section 3.1.2.4 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.12 Despite the minimum rear setback in section 3.1.2.5 above, where the rear of a site abuts a lane, the required minimum rear setback will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms, accessory to a dwelling use, to a maximum area of 10% of the total permitted floor area, provided that for child day care facilities the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any residential storage area above base surface for that unit.

4.1.3 The Director of Planning may permit enclosed residential balconies to be excluded from the computation of floor space ratio, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or deck exclusions must not exceed 8% of the permitted residential floor area; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Horizontal Angle of Daylight

4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.

- 4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or a kitchen.
- 4.2.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section 4.2.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

SCHEDULE JJ

RR-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit triplexes and townhouses where all dwelling units are secured as residential rental tenure. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [Residential Rental Districts Schedules Design Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the RR-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
920 m ²	4-storey Townhouse, containing more than 8 dwelling units	3.1
613 m ²	3-storey Townhouse, containing more than 8 dwelling units	3.1
465 m ²	Townhouse, containing not less than 5 and not more than 8 dwelling units	3.1
303 m ²	Townhouse, containing 4 dwelling units	3.1
	Triplex	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Dwelling Uses		
Townhouse	Conditional	2.2.1, 2.2.2, 2.2.3
Triplex	Conditional	2.2.1, 2.2.2
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.4

2.2 Use-Specific Regulations

- 2.2.1 All dwelling units must be secured as residential rental tenure, except that 1 dwelling unit in a townhouse or triplex containing up to 8 units may be occupied by a registered owner of the site.
- 2.2.2 At least 35% of the dwelling units must have 2 or more bedrooms.
- 2.2.3 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.4 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule may be permitted 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 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is:

- (a) 1.45 for 4-storey townhouse containing more than 8 dwelling units;
- (b) 1.20 for 3-storey townhouse containing more than 8 dwelling units;
- (c) 1.00 for townhouse containing not less than 5 and not more than 8 dwelling units; and
- (d) 1.00 for townhouse containing 4 dwelling units or triplex.

3.1.2 Building Form and Placement

Regulations	RR-1
3.1.2.1 Minimum site area for:	
(a) 4-storey townhouse containing more than 8 dwelling units	920 m ²
(b) 3-storey townhouse containing more than 8 dwelling units	613 m ²
(c) townhouse containing not less than 5 and not more than 8 dwelling units	465 m ²
(d) townhouse containing 4 dwelling units or triplex	303 m ²
3.1.2.2 Maximum site area for:	
(a) 4-storey townhouse containing more than 8 dwelling units	1,500 m ²
(b) 3-storey townhouse containing more than 8 dwelling units	1,500 m ²
3.1.2.3 Minimum site frontage for:	
(a) 4-storey townhouse containing more than 8 dwelling units	30.1 m
(b) 3-storey townhouse containing more than 8 dwelling units	20.1 m

Regulations	RR-1
(c) townhouse containing not less than 5 and not more than 8 dwelling units	15.2 m
(d) townhouse containing 4 dwelling units or triplex	10.0 m
3.1.2.4 Maximum site frontage for:	
(a) 4-storey townhouse containing more than 8 dwelling units	40.2 m
(b) 3-storey townhouse containing more than 8 dwelling units	40.2 m
3.1.2.5 Maximum building height for:	
(a) 4-storey townhouse containing more than 8 dwelling units other than a rear building	13.7 m and 4 storeys
(b) all other dwelling uses other than a rear building	11.5 m and 3 storeys
(c) a rear building other than townhouse containing 4 dwelling units or triplex	10.7 m and 3 storeys
3.1.2.6 Minimum front yard depth	3.7 m
3.1.2.7 Minimum side yard width	1.2 m
3.1.2.8 Minimum rear yard depth	3.1 m
3.1.2.9 Maximum building depth for townhouse containing not more than 8 dwelling units	19.8 m
3.1.2.10 Minimum separation between:	
(a) buildings located on a site frontage	3.1 m
(b) rear buildings	3.1 m
(c) buildings located on a site frontage and rear buildings	7.3 m
(d) a building facing a flanking street and any other townhouse building	4.6 m

Building Height and Floor-to-Floor Height

- 3.1.2.11 Despite the maximum building height in section [3.1.2.5\(a\)](#) above, the fourth storey must be a partial storey not exceeding 60% of the storey immediately below.
- 3.1.2.12 Despite the maximum building height in section [3.1.2.5\(c\)](#) above, the third storey must be a partial storey not exceeding 60% of the storey immediately below.

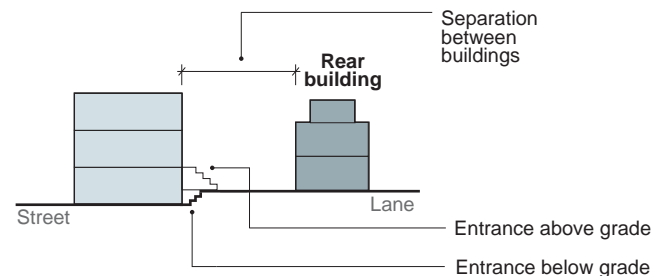
- ## Side Yard

- ## Building Separation

- 3.1.2.19 The Director of Planning may decrease the minimum separation between buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

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

- Diagram: Building placement for a corner site – courtyard configuration**



- (c) the minimum front yard depth;
- (d) the minimum rear yard depth; and
- (e) the maximum building depth.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, 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.

4.1.2 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, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) off-street parking and loading located at or below base surface, provided that 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 that 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 side 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, when combined with the balcony and deck exclusions under section [4.1.2\(a\)](#) 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 base surface for that unit; and
- (j) amenity areas, including recreation facilities and meeting rooms, accessory to a dwelling use, to a maximum area of 10% of the total permitted floor area.

4.2 Yards: Projections

- 4.2.1 No portion of underground parking is permitted to project into any required yard except for an access ramp, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.2.2 Entries, porches and verandahs complying with section 4.1.2(h) of this schedule may project up to 1.8 m into the required rear yard.

4.3 Building Depth: Measurement

- 4.3.1 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 10.8 of this by-law and section 4.2.2 of this schedule may be excluded from the measurement of building depth.

4.4 Horizontal Angle of Daylight

- 4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.
- 4.4.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.4.5 An obstruction referred to in section 4.4.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.4.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and

- (b) the minimum distance of unobstructed view is at least 2.4 m.

4.5 External Design

- 4.5.1 The following features are permitted in the courtyard:

- (a) the features permitted in section 10.8 of this by-law, except balconies; and
- (b) entries, porches and verandahs complying with section 4.1.2(h) of this schedule.

- 4.5.2 The minimum width of a dwelling unit in a townhouse must be at least 4.2 m, measured between finished wall surfaces.
- 4.5.3 The Director of Planning may vary the requirements of this section 4.5 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE KK

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

Districts Schedule

1 INTENT AND OVERVIEW

1.1 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. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [Residential Rental Districts Schedules Design Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the RR-2A, RR-2B and RR-2C districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in [section 3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
920 m ²	Apartment, up to 6 storeys in the RR-2C district	3.1
	Apartment in combination with Townhouse in the RR-2C district	3.1

Minimum Site Area	Use	Density, Form and Placement Regulations
613 m ²	Apartment, up to 5 storeys in the RR-2B district	3.1
	Apartment, up to 4 storeys in the RR-2A district	3.1
	Apartment in combination with Townhouse in the RR-2A and RR-2B districts	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Dwelling Uses		
Apartment	Conditional	2.2.1 , 2.2.2 , 2.2.3 , 2.2.4
Townhouse	Conditional	2.2.1 , 2.2.2 , 2.2.3 , 2.2.4 , 2.2.5
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.6

2.2 Use-Specific Regulations

- 2.2.1 All dwelling units must be secured as residential rental tenure.
- 2.2.2 At least 35% of the dwelling units must have 2 or more bedrooms.
- 2.2.3 In the RR-2C district, a minimum of 20% of the floor area must be secured as below-market rental dwelling units which, for the purposes of this schedule, 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.
- 2.2.4 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.5 Townhouse is only permitted in combination with apartment and must be located at the rear of the site.
- 2.2.6 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule may be permitted 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 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is:

- (a) 1.75 in the RR-2A district;
- (b) 2.20 in the RR-2B district; and
- (c) 2.40 in the RR-2C district.

3.1.1.2 Despite section 3.1.1.1 above, the Director of Planning may increase the permitted floor space ratio to a maximum of 2.00 in the RR-2A district, 2.40 in the RR-2B district, and 2.70 in the RR-2C district, if:

- (a) the site depth does not exceed 33.5 m; or
- (b) the site is a corner site that:
 - (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 considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.3 Despite sections 3.1.1.1 and 3.1.1.2 above, the Director of Planning may increase the permitted floor space ratio in the RR-2C district for social housing to:

- (a) a maximum of 2.70; or
- (b) a maximum of 3.00 for a corner site that:
 - (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,

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

3.1.2 Building Form and Placement

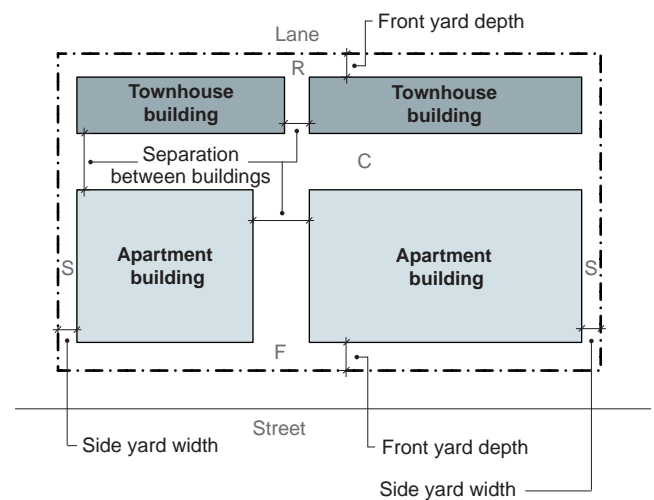
Regulations		RR-2A	RR-2B	RR-2C
3.1.2.1	Minimum site area	613 m ²	613 m ²	920 m ²
3.1.2.2	Minimum site frontage	20.1 m	20.1 m	30.1 m
3.1.2.3	Maximum site frontage for:			
	(a) a corner site	45.7 m	no maximum	no maximum
	(b) all sites other than a corner site	30.5 m	no maximum	no maximum
3.1.2.4	Minimum site depth for:			
	(a) apartment	30.5 m		
	(b) apartment in combination with townhouse	41.1 m		
3.1.2.5	Maximum building height for:			
	(a) apartment	13.7 m and 4 storeys	16.8 m and 5 storeys	19.8 m and 6 storeys
	(b) townhouse	10.7 m and 3 storeys		
3.1.2.6	Minimum front yard depth	3.7 m		
3.1.2.7	Minimum side yard width	1.8 m	2.4 m	2.4 m
3.1.2.8	Minimum rear yard depth for:			
	(a) apartment	7.6 m		
	(b) apartment in combination with townhouse	3.1 m		
3.1.2.9	Minimum setback of all exterior walls of the sixth storey from the exterior face of the wall of the storey below, for apartment	2.4 m		
3.1.2.10	Maximum building depth for apartment	22.8 m		
3.1.2.11	Maximum building width	45.7 m		

Regulations	RR-2A	RR-2B	RR-2C
3.1.2.12 Minimum separation between:			
(a) apartment buildings located on a site frontage		7.3 m	
(b) apartment and townhouse buildings		7.3 m	
(c) townhouse buildings		3.1 m	

Building Height and Floor-to-Floor Height

- 3.1.2.13 Despite the maximum building height in section [3.1.2.5\(b\)](#) above, the third storey of a townhouse must be a partial storey not exceeding 60% of the storey immediately below.
- 3.1.2.14 The maximum floor-to-floor height is 3.1 m.
- 3.1.2.15 The Director of Planning may increase the maximum building height and floor-to-floor height if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement – courtyard configuration



C Courtyard F Front yard --- Property line
S Side yard R Rear yard

Side Yard

- 3.1.2.16 Despite the minimum side yard width in section [3.1.2.7](#) above, in the case of a corner site, the front yard regulations in section [3.1.2.6](#) above apply to the exterior side yard.
- 3.1.2.17 The Director of Planning may decrease the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.1.2.18 Despite the minimum rear yard depth in section [3.1.2.8\(a\)](#) above, in the case of an apartment on 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.

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

Setback

- 3.1.2.20 The minimum setback of all exterior walls in section 3.1.2.9 above is not required if dwelling units are secured as social housing.
- 3.1.2.21 The Director of Planning may decrease the minimum setback of all exterior walls if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

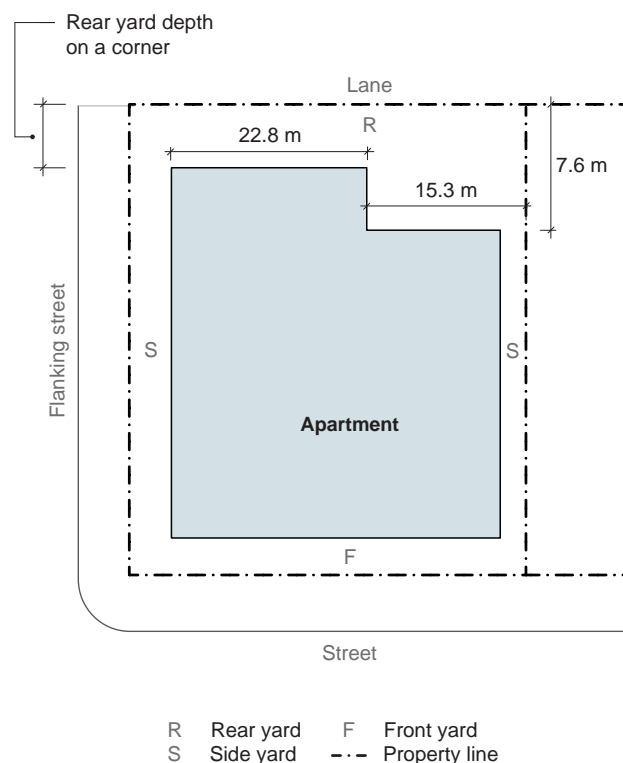
Building Separation

- 3.1.2.22 Minimum separation between buildings in section 3.1.2.12(a) above must be measured from the closest portion of the exterior side wall of any other apartment on the site.
- 3.1.2.23 Minimum separation between buildings in sections 3.1.2.12(b) and 3.1.2.12(c) above must be measured from the closest portion of the exterior walls of the buildings.
- 3.1.2.24 The Director of Planning may decrease the minimum separation between buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.1.2.25 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- the minimum site area;
 - the minimum and maximum site frontage;
 - the minimum site depth;
 - the minimum front yard depth;
 - the maximum building depth; and
 - the maximum building width.

Diagram: Decreased minimum rear yard depth for apartment on a corner site



4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, 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.

4.1.2 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, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) off-street parking and loading located at or below base surface, provided that 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 that 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 side 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, when combined with the balcony and deck exclusions under section [4.1.2\(a\)](#) 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 base surface for that unit; and
- (j) amenity areas, including recreation facilities and meeting rooms, accessory to a dwelling use, to a maximum area of 10% of the total permitted floor area.

4.2 Yards: Projections

- 4.2.1 No portion of underground parking is permitted to project into any required yard except for an access ramp, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.2.2 Entries, porches and verandahs complying with section 4.1.2(h) of this schedule may project up to 1.8 m into the required rear yard.

4.3 Building Depth: Measurement

- 4.3.1 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 10.8 of this by-law and section 4.2.2 of this schedule may be excluded from the measurement of building depth.

4.4 Horizontal Angle of Daylight

- 4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.
- 4.4.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.4.5 An obstruction referred to in section 4.4.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.4.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and

- (b) the minimum distance of unobstructed view is at least 2.4 m.

4.5 External Design

- 4.5.1 The following features are permitted in the courtyard:

- (a) the features permitted in section 10.8 of this by-law, except balconies; and
- (b) entries, porches and verandahs complying with section 4.1.2(h) of this schedule.

- 4.5.2 The minimum width of a dwelling unit in a townhouse is 4.2 m, measured between finished wall surfaces.

- 4.5.3 The Director of Planning may vary the requirements of this section 4.5 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE LL

RR-3A and RR-3B

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit mixed-use residential buildings where all dwelling units are secured as residential rental tenure. In the RR-3A district, developments are permitted up to 4 storeys. In the RR-3B district, 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. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [Residential Rental Districts Schedules Design Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the RR-3A and RR-3B districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
920 m ²	Mixed-Use Residential Building	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6, 2.2.7
uncategorized		
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	

2.2 Use-Specific Regulations

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

2.2.2 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 2.2.2, having regard to the intent of this schedule.

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

2.2.4 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.

- 2.2.5 In the RR-3A district, the second storey and above, measured from the front property line, is limited to dwelling uses only.
- 2.2.6 In the RR-3B district, the third storey and above, measured from the front property line, is limited to dwelling uses only.
- 2.2.7 In the the RR-3B district, a minimum of 20% of the residential floor area must be secured as below-market rental dwelling units which, for the purposes of this schedule, 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 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is:

- (a) 2.40 in the RR-3A district; and
- (b) 3.40 in the RR-3B district,

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

3.1.1.2 Despite section 3.1.1.1 above, the Director of Planning may increase the permitted floor space ratio to a maximum of 2.50 in the RR-3A district and 3.50 in the RR-3B district, if the site is a corner site that:

- (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.

3.1.2 Building Form and Placement

Regulations		RR-3A	RR-3B
3.1.2.1	Minimum site area	920 m ²	
3.1.2.2	Minimum site frontage	30.1 m	
3.1.2.3	Maximum building height	15.3 m and 4 storeys	22.0 m and 6 storeys
3.1.2.4	Minimum front yard depth	2.5 m	
3.1.2.5	Minimum side yard width for a side yard that:		
	(a) adjoins the side yard of a site located in an R district, without the intervention of a lane	3.7 m	
	(b) does not adjoin the side yard of a site located in an R district	not required	

Regulations	RR-3A	RR-3B
3.1.2.6 Minimum rear yard depth for portions of a building not containing dwelling uses, with a building height less than 6.1 m	1.5 m	
3.1.2.7 Minimum rear setback for portions of a building:		
(a) not containing dwelling uses, and with a building height of 6.1 m or more	6.1 m	
(b) containing dwelling uses	6.1 m	
3.1.2.8 Minimum setback of all exterior walls of the 6th storey from the exterior face of the wall of the storey below	not applicable	2.4 m

Building Height and Floor-to-Floor Height

3.1.2.9 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.

3.1.2.10 Despite the maximum building height in sections 3.1.2.3 and 3.1.2.9 above, portions of a building located within 6.1 m of the ultimate rear property line must not exceed 6.1 m in building height measured from base surface, except for portions of a building where the rear yard may be decreased under section 3.1.2.16 below.

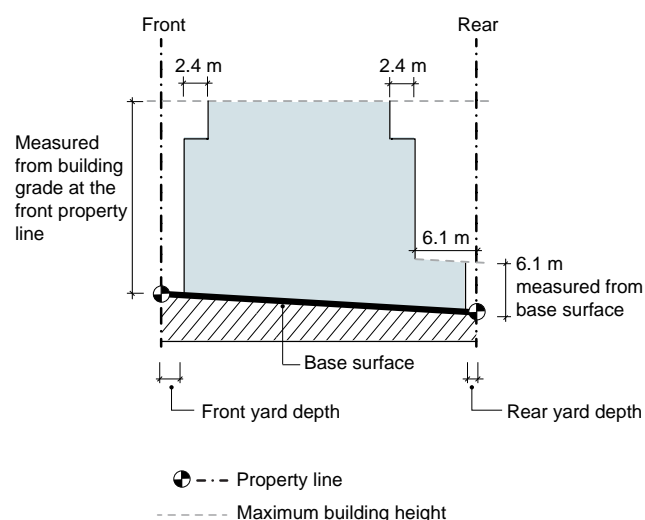
3.1.2.11 The minimum floor-to-floor height is 5.2 m for non-dwelling uses.

3.1.2.12 The Director of Planning may increase the maximum building height and decrease the minimum floor-to-floor height if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

3.1.2.13 Despite the minimum side yard width in section 3.1.2.5 above, in the case of a corner site, the front yard regulations in section 3.1.2.4 above and section 3.1.2.19(c) below, apply to the exterior side yard.

Diagram: Maximum building height for a 6-storey building in RR-3B



- 3.1.2.14 The Director of Planning may decrease the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Rear Setback

- 3.1.2.15 Despite the minimum rear yard depth in section 3.1.2.6 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, the minimum depth of the rear yard must be 3.1 m.

- 3.1.2.16 Despite the minimum rear setback in section 3.1.2.7 above, in the case of a corner site, for portions of a 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 setback 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.

- 3.1.2.17 Despite the minimum rear setback in section 3.1.2.7(b) above, roof decks may project into the setback.

- 3.1.2.18 The Director of Planning may decrease the minimum rear yard depth or rear setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

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

- (a) the minimum site area;
- (b) the minimum site frontage;
- (c) the minimum front yard depth; and
- (d) the minimum setback of exterior walls.

Diagram: Decreased minimum rear yard requirements on a corner site

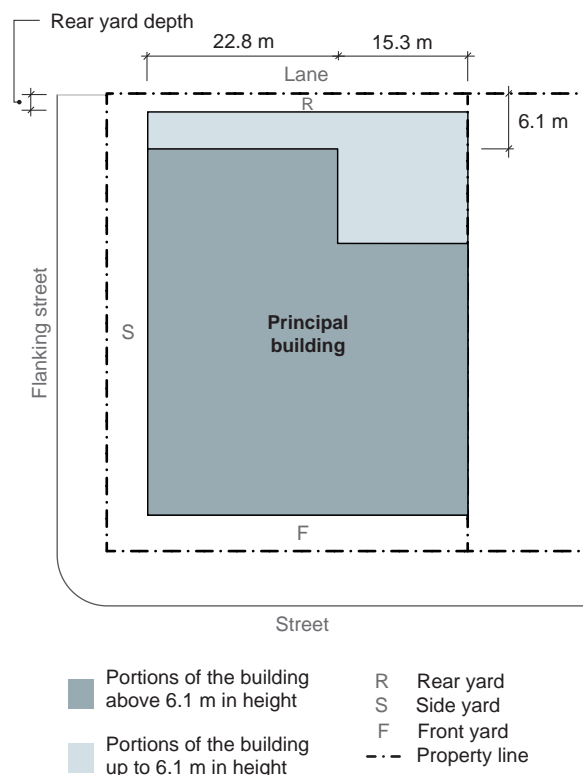
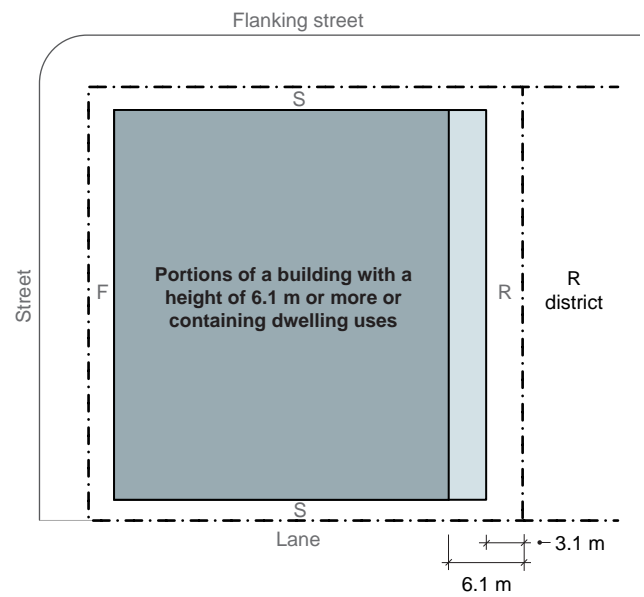


Diagram: Minimum rear yard and rear setback for a corner site adjacent to an R district site without the intervention of a lane



- Portions of a building with a height of 6.1 m or more or containing dwelling uses
- Non-dwelling uses under 6.1 m in height

- S Side yard
- - - Property line

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, 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.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) off-street parking and loading located at or below base surface, provided that 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) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (g) amenity areas, including recreation facilities and meeting rooms, accessory to a dwelling use, to a maximum area of 10% of the total permitted floor area.

4.2 Horizontal Angle of Daylight

4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or kitchen.

4.2.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

- 4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section 4.2.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 2.4 m.

SCHEDULE MM

RS-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is generally to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites and laneway houses. Duplexes on sites larger than 511 m² must include at least 1 secondary suite. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape.

Without limitation, applicable Council policies and guidelines for consideration include the [Boundary and Tanner RS-1 Guidelines](#), [Charles/Adanac RS-1 Guidelines](#), [Deering Island RS-1 Guidelines](#), [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#), [RS Zones Impermeable Materials Site Coverage Guidelines for RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, and RS-7 Zones](#) and [RS-1 Caretaker Dwelling Unit Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m ²	Duplex or Duplex with Secondary Suite	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Golf Course or Driving Range	Conditional	
Library, in combination with Community Centre	Conditional	
Marina	Conditional	
Park or Playground	Conditional	
Stadium or Arena	Conditional	
Zoo or Botanical Garden	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill Single Detached House	Conditional	2.2.2
Laneway House	Conditional	2.2.3
Mixed-Use Residential Building	Conditional	2.2.4

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.10
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

2.2.2 Infill single detached house may be permitted if:

(a) it is for a caretaker;

(b) it complies with the following:

(i) section [2.2.9\(a\)](#) below for any portion of the building located within 7.9 m of the ultimate rear property line, and

(ii) sections [2.2.9\(b\)](#), [2.2.9\(d\)](#), [2.2.9\(e\)](#) and [2.2.9\(f\)](#) below; and

(c) the floor area does not exceed 75 m² and is also counted in the accessory building area.

2.2.3 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.

2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.

2.2.5 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.

2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:

(a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and

(b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.

2.2.7 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:

- (i) within 7.9 m of the ultimate rear property line or within the permitted building depth as prescribed in this schedule,

- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

- (iii) at least 1.5 m from a flanking street;

- (c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 30% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by:

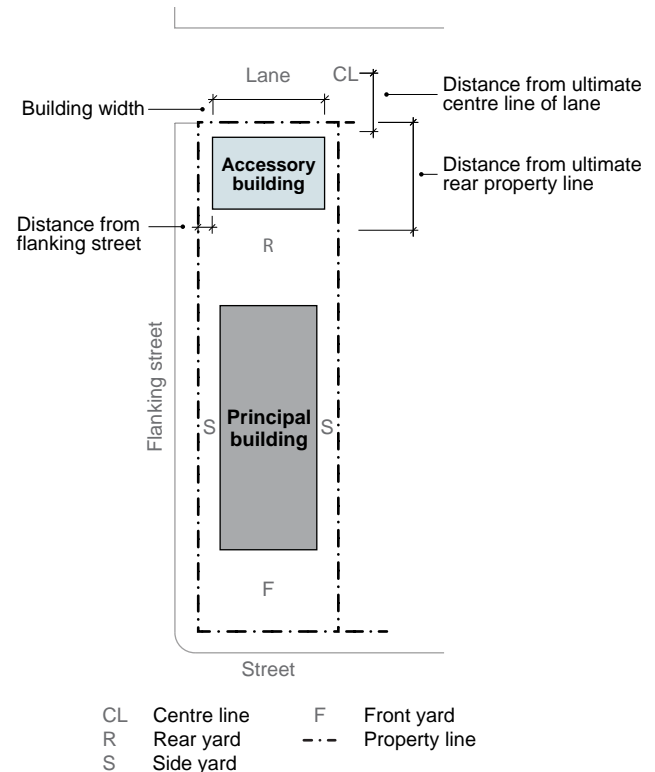
- (i) any floor area previously excluded from existing development pursuant to section 4.1.2(c) of this schedule, and

- (ii) the floor area of a laneway house;

- (d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;

- (e) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and

Diagram: Building placement for accessory building



- (f) roof decks and decks may only be located on an accessory building that is within the permitted building depth as prescribed in this schedule.

2.2.10 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule must comply with the provisions of section [2.2.9\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Duplex and Duplex with Secondary Suite

Duplex and duplex with secondary suite are subject to the following regulations.

3.1.1 Density and Floor Area

- 3.1.1.1 The maximum floor space ratio is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade must not exceed 371 m².

3.1.2 Building Form and Placement

Regulations	RS-1
3.1.2.1 Minimum site area	334 m ²
3.1.2.2 Maximum site area for:	
(a) duplex	511 m ²
(b) duplex with secondary suite	no maximum
3.1.2.3 Minimum site width	7.3 m
3.1.2.4 Maximum building height	10.7 m and 3 storeys
3.1.2.5 Minimum front yard depth	20% of the site depth
3.1.2.6 Minimum side yard width where the site width:	
(a) does not exceed 18.3 m	10% of the site width
(b) exceeds 18.3 m and does not exceed 30.5 m	% of the site width = (site width in metres ÷ 1.219) – 5
(c) exceeds 30.5 m	20% of the site width
3.1.2.7 Minimum rear yard depth	40% of the site depth
3.1.2.8 Maximum site coverage for all buildings	45% of the site area
3.1.2.9 Maximum area of impermeable materials	60% of the site area

Regulations	RS-1
3.1.2.10 Maximum building depth	40% of the site depth

Site Area and Site Width

- 3.1.2.11 The Director of Planning may reduce the minimum site area on an existing lot of lesser site area on record in the Land Title Office.
- 3.1.2.12 The design of any new dwelling will first require the approval of the Director of Planning if:
- the site width is less than 9.8 m; or
 - the Director of Planning has reduced the minimum site area requirements pursuant to section 3.1.2.11 above.

Building Height

- 3.1.2.13 Despite the maximum building height in section 3.1.2.4 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Front Yard

- 3.1.2.14 The Director of Planning may vary the minimum front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

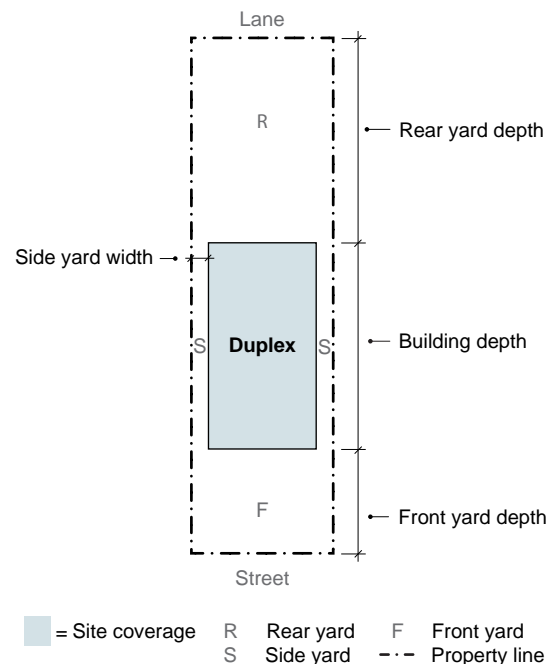
Rear Yard

- 3.1.2.15 Despite the minimum rear yard depth in section 3.1.2.7 above, where the permitted building depth is increased in accordance with section 10.33.1 of this by-law, the minimum rear yard depth does not apply.

Area of Impermeable Materials

- 3.1.2.16 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:
- the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
 - the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for duplex and duplex with secondary suite



3.2 Other Uses

Single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60, except that:

- (a) for buildings existing prior to April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 2.0 m or more above finished grade, all of which floors are located within the building depth prescribed in section 3.2.2.9 of this schedule, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (b) in all cases other than those described in section 3.2.1.1(a) above, the area of all floors at or above finished grade and of the floors of any storey, basement, or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, all of which floors are located within the building depth prescribed in section 3.2.2.9 of this schedule, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (c) the floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.45, and the floor space ratio determined under sections 3.2.1.1(a) or 3.2.1.1(b) above,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (d) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (e) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate an addition to a character house, or
 - (ii) 0.85 for infill in combination with the retention of a character house,

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

3.2.2 Building Form and Placement

Regulations	RS-1
3.2.2.1 Minimum site area for:	
(a) single detached house and single detached house with secondary suite	334 m ²
(b) dwelling unit for a caretaker	3,000 m ²
3.2.2.2 Minimum site width for single detached house and single detached house with secondary suite	7.3 m
3.2.2.3 Maximum building height	9.5 m and 3 storeys
3.2.2.4 Minimum front yard depth	20% of the site depth
3.2.2.5 Minimum side yard width where the site width:	
(a) does not exceed 18.3 m	10% of the site width
(b) exceeds 18.3 m and does not exceed 30.5 m	% of the site width = (site width in metres ÷ 1.219) – 5
(c) exceeds 30.5 m	20% of the site width
3.2.2.6 Minimum rear yard depth	45% of the site depth
3.2.2.7 Maximum site coverage for all buildings	40% of the site area
3.2.2.8 Maximum area of impermeable materials	60% of the site area
3.2.2.9 Maximum building depth	35% of the site depth

Site Area and Site Width

3.2.2.10 The Director of Planning may reduce the minimum site area in section [3.2.2.1\(a\)](#) above on an existing lot of lesser site area on record in the Land Title Office.

3.2.2.11 The design of any new dwelling will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

- 3.2.2.12 Despite the maximum building height in section 3.2.2.3 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.
- 3.2.2.13 Despite the maximum building height in section 3.2.2.3 above, no portion of the building may extend above:
- a primary envelope formed by a vertical line measuring 4.9 m in height at the required minimum side yard and then extending inward and upward at an angle of 120 degrees from the vertical to the point where the planes intersect; and
 - a secondary envelope:
 - located between the required side yards,
 - equal to 60% of the site width, which need not be less than 9.8 m in width except as limited by the required side yard, and
 - formed by a vertical line measuring 7.6 m in height and then extending inward and upward at an angle of 135 degrees from the vertical to the point where the planes intersect.
- 3.2.2.14 For single detached house with secondary suite, the Director of Planning may increase the permitted building height to a height not exceeding 10.7 m if:
- all roofs, other than roofs covering only the first storey:
 - have no flat portions,
 - have a minimum slope of 7:12 ratio over the whole roof area, and
 - are limited to gable, hip or gambrel roofs; and
 - the Director of Planning considers the relationship between the height of the floors above the basement floor and the adjacent finished grade.

Diagram: Building height envelopes on a site that is 12.2 m or less in width

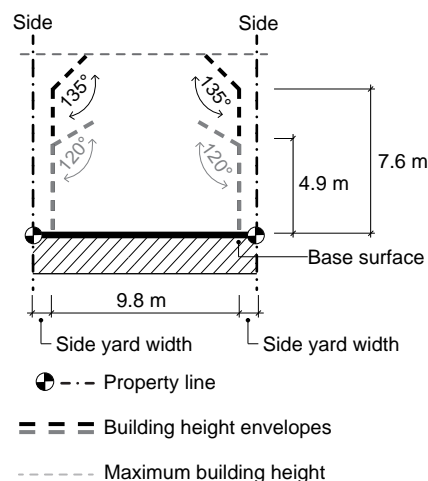
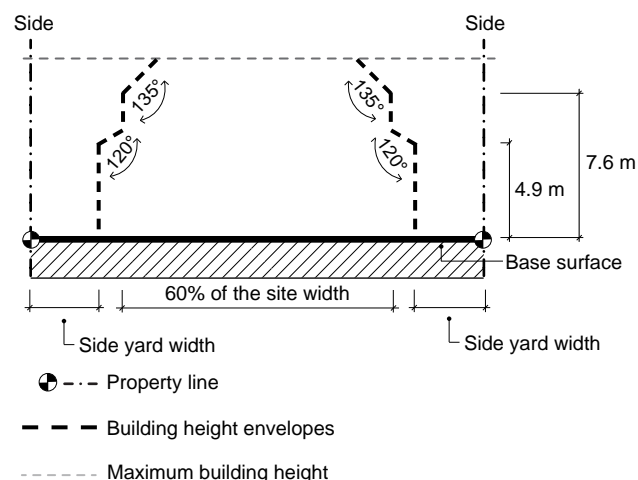


Diagram: Building height envelopes on a site that is more than 12.2m in width



3.2.2.15 For uses other than single detached house with secondary suite, the Director of Planning may increase the permitted building height to a height not exceeding 10.7 m, if the Director of Planning considers:

- the impact of the increased building height on adjacent properties, the character of the area and views from surrounding development; and
- the extent to which the increased building height improves the roof lines of the building.

Front Yard

3.2.2.16 Despite the minimum front yard depth in section 3.2.2.4 above, on a site where the average front yard depth of the 2 adjacent sites on each side of the site is more than the 20% depth by at least 1.5 m or is less than the 20% depth, the minimum front yard depth will be that average, subject to the following:

- where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of its site depth;
- if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

Diagram: Building height envelopes on a site that is more than 12.2m in width

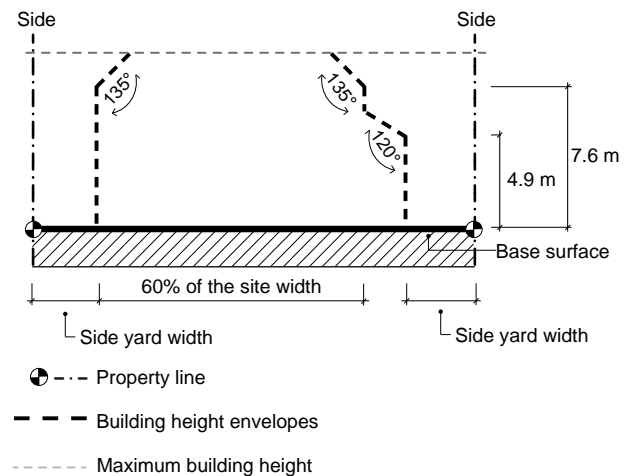
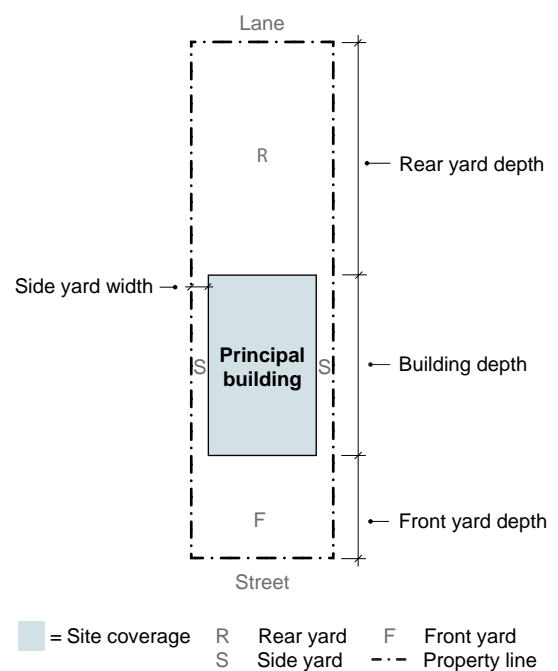


Diagram: Building placement for principal building



3.2.2.17 The Director of Planning may vary the minimum front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

3.2.2.18 If the provisions of sections 3.2.2.6 and 3.2.2.16 above result in a distance between the front yard and the rear yard that is less than 35% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 35% of the site depth.

Rear Yard

3.2.2.19 Despite the minimum rear yard depth in section 3.2.2.6 above, the minimum rear yard depth will be reduced to a depth of not less than the largest of the rear yard depths of the sites on either side of the site, subject to the following:

- (a) where an abutting site is vacant, it is deemed to have a rear yard depth of 45% of its site depth;
- (b) where an adjacent site abuts the site by way of its rear property line or is separated by a street or lane, it will not be used in determining the reduction of the minimum rear yard depth;
- (c) where the site has an exterior side yard, the minimum rear yard depth will be reduced to that of the abutting site; and
- (d) any portion of the principal building to be located within that part of the minimum rear yard depth decreased as provided for in this section 3.2.2.19 must comply with the provisions of section 2.2.9(a) of this schedule,

except this section 3.2.2.19 does not apply where the maximum building depth in section 3.2.2.9 above is increased in accordance with section 10.33.1 of this by-law.

3.2.2.20 For buildings existing prior to April 12, 1988, the minimum rear yard depth will be reduced by an amount not exceeding 3.1 m, provided that the resulting depth of the principal building does not exceed 35% of the site depth. The floor of a roof deck or deck located within that part of the rear yard decreased as provided for in this section 3.2.2.20 must not be any higher than the floor of the first storey of the principal building.

Area of Impermeable Materials

3.2.2.21 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Depth

3.2.2.22 Despite the maximum building depth in section 3.2.2.9 above, if the minimum rear yard depth is reduced pursuant to sections 3.2.2.19 and 3.2.2.20 above, the maximum building depth will be adjusted accordingly.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
 - (ii) where a site has no developed secondary access, are contained in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum of 42 m²;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;

- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m, and
 - (vi) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(j).

4.1.3 In the case of a corner site, where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R district, the Director of Planning may vary the provisions of section 4.1.2 above to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Building Height: Measurement

4.2.1 Despite the definition of “building height” in Section 2 of this by-law, building height in this district must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the

hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that height be measured from base surface.

4.3 Yards: Measurement

- 4.3.1 Where a building line has been established pursuant to section 8.1.2 of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in “Plan A” of Part III of **Schedule E** to this by-law, despite any dimension contained herein.

4.4 Site Coverage and Impermeability: Measurement

- 4.4.1 The maximum site coverage for any portion of the site used as parking area is 30% except where the principal use of the site is a parking area.
- 4.4.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.4.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.5 Building Depth: Measurement

- 4.5.1 Building depth means the distance between the front yard and the rear yard of a site.
- 4.5.2 Projections into front yards permitted under section 4.3.1 in this schedule will not be included in the calculation of building depth.

4.6 External Design

- 4.6.1 For the purpose of this section 4.6:
- (a) “front entrance” means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means; and
 - (b) “side entrance” means a door located on that part of a building facing a side yard and at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.
- 4.6.2 For single detached house, there must be no more than 1 separate and distinct front entrance.

-
- 4.6.3 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.
- 4.6.4 For single detached house and single detached house with secondary suite, a side entrance must face a street or lane, or be located no less than 5.0 m from the side property line, except that there must be no more than 1 side entrance facing each side property line.
- 4.6.5 Despite sections [4.6.2](#), [4.6.3](#) and [4.6.4](#) above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.
- 4.6.6 The surface of the ground adjoining a building may be lowered only for the purpose of providing:
- (a) a window well for a basement or a cellar, if the lowered surface does not extend more than 1.0 m from the surface of a wall;
 - (b) a sunken entrance for a basement, if:
 - (i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,
 - (ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and
 - (iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the building width or 4.6 m, whichever is the lesser; or
 - (c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, if:
 - (i) it complies with section [4.6.6\(b\)](#) above, and
 - (ii) the depth of the lowered surface does not exceed 1.83 m below the average finished grade.
- 4.6.7 For duplex and duplex with secondary suite, there must be:
- (a) 2 main entrances, 1 to each principal dwelling unit;
 - (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
 - (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.
- 4.6.8 For duplex and duplex with secondary suite, the roof design must comply with the following provisions:
- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable, or a combination of both, and

(iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey, or attic above the second storey;

- (b) dormer roofs must be gable, hip or shed, and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.6.8(d) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.6.9 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:

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

4.6.10 For duplex and duplex with secondary suite, the Director of Planning may vary the requirements of sections 4.6.6, 4.6.7, 4.6.8 and 4.6.9 above if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 Where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:

- (a) the maximum building height to a height not exceeding 10.7 m;
- (b) the minimum front yard depth to a depth not less than 60% of the specified requirement;
- (c) the minimum side yard width to a width not less than 60% of the specified requirement;
- (d) the minimum rear yard depth to a depth not less than 60% of the specified requirement;
- (e) the maximum building depth; and
- (f) the floor space ratio exclusions for parking in accessory buildings in section 4.1.2(c)(i) of this schedule,

if the Director of Planning considers the submission of any advisory group, property owner or tenant, the intent of this schedule and all applicable Council policies and guidelines.

- 5.2 Where, due to peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE NN

RS-1A

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites, laneway houses and multiple conversion dwellings. Duplexes on sites larger than 511 m² must include at least 1 secondary suite. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained.

Without limitation, applicable Council policies and guidelines for consideration include the [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#), [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#) and [RS Zones Impermeable Materials Site Coverage Guidelines for RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, and RS-7 Zones](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-1A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m ²	Duplex and Duplex with Secondary Suite	3.1
	Single Detached House and Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Laneway House	Conditional	2.2.2
Mixed-Use Residential Building	Conditional	2.2.3
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.4
Multiple Conversion Dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6

Use	Approval	Use-Specific Regulations
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.2 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.5 Multiple conversion dwelling, other than resulting from the retention of a character house existing on the site as of January 16, 2018, may be permitted if:
- (a) the Director of Planning considers the quality and liveability of the resulting units and the effect of the conversion on adjacent properties and the character of the area;
 - (b) there are no additions to the building;
 - (c) no housekeeping or sleeping units are created; and
 - (d) the number of dwelling units is limited to 2.
- 2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.7 Community care facility – class A is subject to the regulations, variations, and relaxations that apply to single detached house.
- 2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

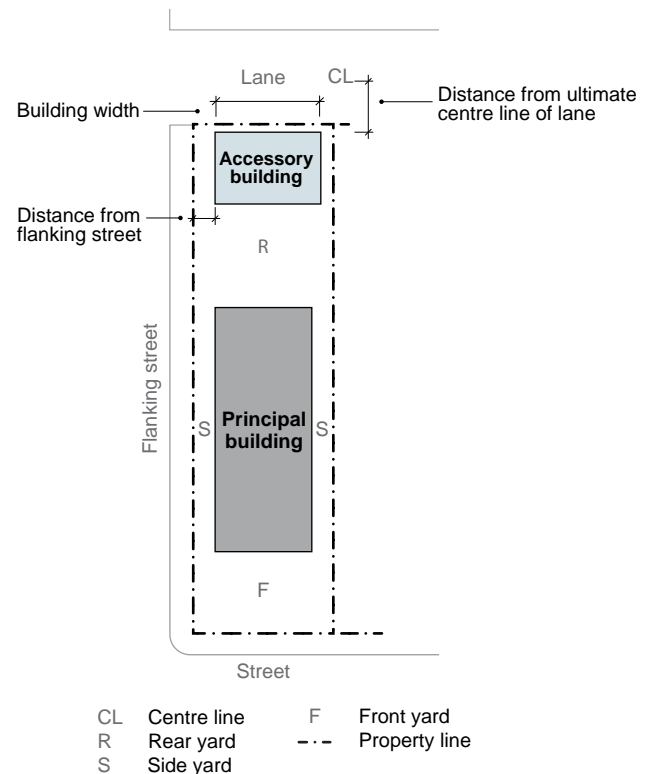
provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:

- (i) in the rear yard,
- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;

- (c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by the floor area of a laneway house;
- (d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²; and
- (e) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) where an existing lot is less than 7.3 m in width, the maximum floor space ratio must not exceed 0.45;
- (b) the floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (c) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (d) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate an addition to a character house, or
 - (ii) 0.85 for infill in combination with the retention of a character house,if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The maximum floor space ratio for duplex and duplex with secondary suite is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey which has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.1.2 Building Form and Placement

Regulations	RS-1A
3.1.2.1 Minimum site area for:	334 m ²
(a) duplex and duplex with secondary suite	
(b) single detached house and single detached house with secondary suite	
3.1.2.2 Maximum site area for duplex	511 m ²
3.1.2.3 Maximum building height	10.7 m and 3 storeys
3.1.2.4 Minimum front yard depth	7.3 m
3.1.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.6 Minimum rear yard depth	10.7 m
3.1.2.7 Maximum site coverage for all buildings on:	
(a) an existing site with a site width less than 7.3 m	35% of the site area
(b) sites other than existing sites with a site width less than 7.3 m	45% of the site area
3.1.2.8 Maximum area of impermeable materials	60% of the site area
3.1.2.9 Maximum building depth for duplex and duplex with secondary suite	40% of the site depth

Site Area and Site Width

3.1.2.10 The Director of Planning may reduce the minimum site area on an existing lot of lesser site area on record in the Land Title Office.

3.1.2.11 The design of any new building will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

- 3.1.2.12 Despite the maximum building height in section 3.1.2.3 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Rear Yard

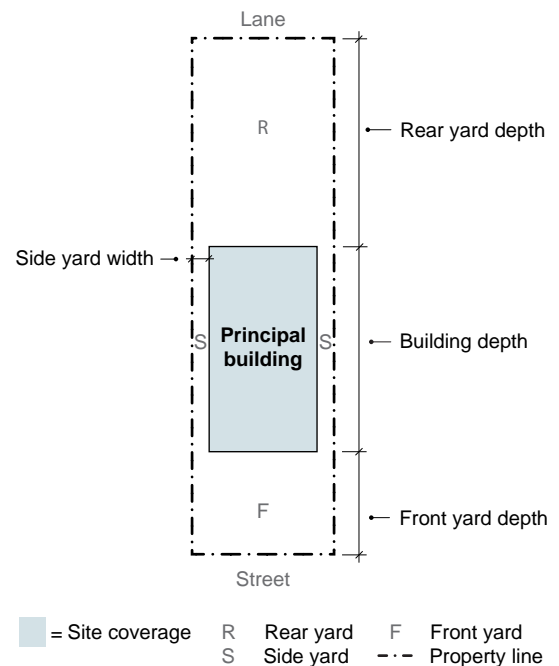
- 3.1.2.13 Despite the minimum rear yard depth in section 3.1.2.6 above, where the rear of the site abuts a lane, this required minimum depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Area of Impermeable Materials

- 3.1.2.14 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:

- the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor space ratio must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features which 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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above the base surface and where developed as off-street parking are located in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection [4.1.2\(a\)](#) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m, and
 - (vi) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section [4.1.2\(g\)](#) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in [Section 2](#) of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section [4.1.2\(j\)](#).

4.2 Site Coverage and Impermeability: Measurement

- 4.2.1 The maximum site coverage for any portion of the site used as parking area is 30%, except where the principal use of the site is a parking area.
- 4.2.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.2.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
- (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.3 Building Depth: Measurement

4.3.1 Building depth means the distance between the front yard and the rear yard of a site.

4.4 External Design

4.4.1 For the purpose of this section 4.4, a "main entrance" means a door facing a street not being a lane, which is:

- (a) visible from the street; and
- (b) located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.4.2 For duplex and duplex with secondary suite, there must be:

- (a) 2 main entrances, 1 to each principal dwelling unit;
- (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
- (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.4.3 For duplex and duplex with secondary suite, the roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable, or a combination of both, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed in form and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a half storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and

- (e) despite section 4.4.3(d), 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.4.4 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:

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

4.4.5 The Director of Planning may vary the requirements of section 4.4 for duplex and duplex with secondary suite if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE OO

RS-1B

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of the schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites, laneway houses, infill or 2 single detached houses on some sites, and infill and multiple conversion dwellings in combination with the retention of character houses. Duplexes on sites larger than 511 m² must include at least 1 secondary suite. Acoustic regulations in [Section 10](#) of this by-law apply for all dwelling units.

Without limitation, applicable Council policies and guidelines for consideration include the [Riverside RS-1B Guidelines](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-1B district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m ²	Duplex or Duplex with Secondary Suite	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
	Single Detached House in combination with another Single Detached House	3.1
	Infill Single Detached House (other than in combination with the retention of a character house)	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill Single Detached House, other than in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	2.2.2
Laneway House	Conditional	2.2.3
Mixed-Use Residential Building	Conditional	2.2.4
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	

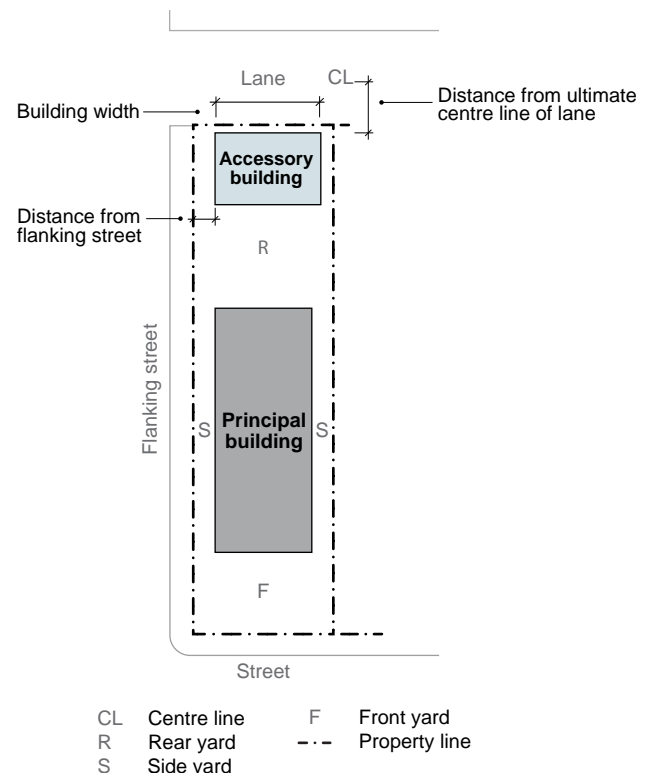
Use	Approval	Use-Specific Regulations
Single Detached House with Secondary Suite	Conditional	
Single Detached House, in combination with another Single Detached House	Conditional	2.2.2
Institutional Uses		
Child Day Care Facility	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

- 2.2.2 Infill single detached house or single detached house in combination with another single detached house may be permitted if:
- (a) the site has a secondary access, by way of either a lane or a flanking street;
 - (b) the infill single detached house or the second principal single detached house is located within the rear yard; and
 - (c) the number of dwelling units on the site does not exceed 2.
- 2.2.3 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.5 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.7 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.9 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or

Diagram: Building placement for accessory building



- (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;
- (c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by the floor area of a laneway house;
- (d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²; and
- (e) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, infill single detached house, uses involving character house retention, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, provided that the floor area of a rear single detached house or infill single detached house must not exceed 40% of the total floor area, except that:

- (a) where an existing lot is less than 7.3 m in width, the maximum floor space ratio must not exceed 0.45;
- (b) the floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (c) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (d) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate an addition to a character house, or
 - (ii) 0.85 for infill in combination with the retention of a character house,if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

- 3.1.1.2 The maximum floor space ratio for duplex and duplex with secondary suite is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.1.2 Building Form and Placement

Regulations	RS-1B
3.1.2.1 Minimum site area for:	334 m ²
(a) duplex or duplex with secondary suite	
(b) single detached house or single detached house with secondary suite	
(c) 2 single detached houses on a site	
(d) infill single detached house	
3.1.2.2 Maximum site area for duplex	511 m ²
3.1.2.3 Maximum building height for:	
(a) duplex or duplex with secondary suite	10.7 m and 3 storeys
(b) single detached house or single detached house with secondary suite	10.7 m and 3 storeys
(c) rear single detached house or infill single detached house	8.0 m and 2 storeys
3.1.2.4 Minimum front yard depth	7.3 m
3.1.2.5 Minimum side yard width for:	
(a) 1 side of any building	1.5 m
(b) the other side of any building where the site width:	
(i) does not exceed 15.0 m	10% of the site width
(ii) exceeds 15.0 m	1.5 m
3.1.2.6 Minimum rear yard depth for:	
(a) rear single detached house or infill	5.2 m from the ultimate centre line of the lane
(b) for all uses other than rear single detached house or infill	10.7 m

Regulations	RS-1B
3.1.2.7 Minimum building separation for dwelling uses	10.7 m
3.1.2.8 Maximum site coverage for all buildings on:	
(a) an existing site with a site width less than 7.3 m	35% of the site area
(b) sites other than existing sites with a site width less than 7.3 m	45% of the site area
3.1.2.9 Maximum area of impermeable materials	60% of the site area
3.1.2.10 Maximum building depth for duplex and duplex with secondary suite	40% of the site depth

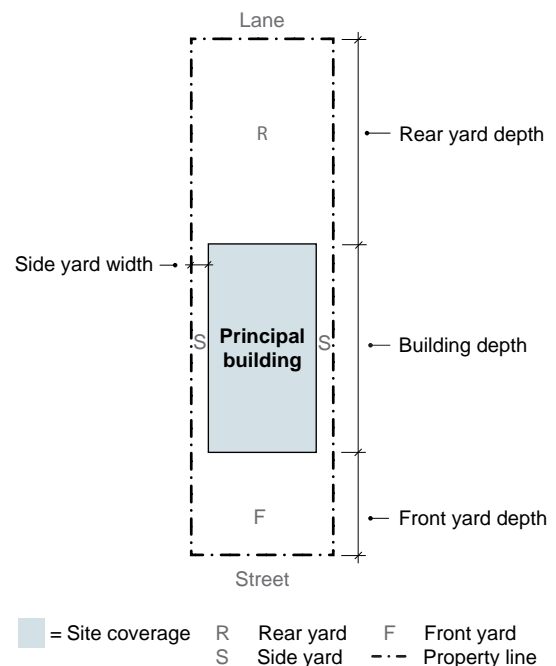
Site Area and Site Width

- 3.1.2.11 The Director of Planning may reduce the minimum site area if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 3.1.2.12 The design of any new dwelling will first require the approval of the Director of Planning if:
- (a) the site width is less than 9.8 m; or
 - (b) the site area is less than 334 m².

Building Height

- 3.1.2.13 Despite the maximum building height in sections [3.1.2.3\(a\)](#) and [3.1.2.3\(b\)](#) above, the third storey of a duplex, duplex with secondary suite, single detached house or single detached house with secondary suite must be a partial storey not exceeding 50% of the storey immediately below.
- 3.1.2.14 Despite the maximum building height in section [3.1.2.3\(c\)](#) above, the second storey of a rear single detached house or single detached house with secondary suite must be a partial storey not exceeding 50% of the storey immediately below.
- 3.1.2.15 Despite the maximum building height in sections [3.1.2.3\(b\)](#) and [3.1.2.3\(c\)](#) above, no portion of a building may extend above lines described by vertical angles of 30 degrees subtended above the base surface at and perpendicular to all exterior walls which face the opposite dwelling.

Diagram: Building placement for principal building



3.1.2.16 Despite the maximum building height in section 3.1.2.3(c) above, where a rear single detached house or infill single detached house is located adjacent to a lane, the maximum height of the rear single detached house or infill must not exceed a line described by a vertical angle of 60 degrees subtended above the horizontal from the closest line drawn parallel to and 3.1 m from the ultimate centre line of the lane.

3.1.2.17 The Director of Planning may vary the building height requirements if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

3.1.2.18 The Director of Planning may vary the minimum side yard if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

3.1.2.19 Despite the minimum rear yard depth in section 3.1.2.6(b) above, where the rear of the site abuts a lane the minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Building Separation

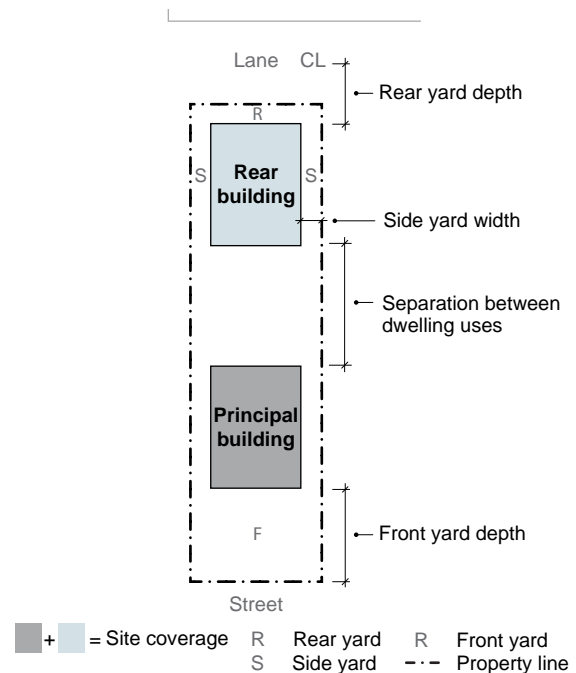
3.1.2.20 The Director of Planning may vary the minimum building separation for dwelling uses if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Area of Impermeable Materials

3.1.2.21 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:

- the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for 2 single detached houses on a site or infill



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above 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 does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section **4.1.2(a)** above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m, and
 - (vi) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section **4.1.2(g)** above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in **Section 2** of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section **4.1.2(j)**.

4.2 Height: Measurement

- 4.2.1 For the purpose of calculating a partial storey, the floor area of the storey immediately below must include any area used for parking within the outermost walls of the building unless the parking area is located in a basement or cellar.

4.3 Yards: Measurement

- 4.3.1 Where a building line has been established pursuant to the provisions of section 8.1.2 of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on a riparian site, despite any dimension contained herein.

4.4 Site Coverage and Impermeability: Measurement

- 4.4.1 The maximum site coverage for any portion of the site used as parking area is 30%.
- 4.4.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.4.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.5 Building Depth: Measurement

- 4.5.1 Maximum building depth means the distance between the front yard and the required minimum rear yard of a site.

4.6 External Design

- 4.6.1 Pedestrian access to the front street and lane must be provided and maintained for all dwellings.
- 4.6.2 For the purpose of this section 4.6 “main entrance” means a door facing a street that is not a lane, which is visible from the street and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.
- 4.6.3 For duplex and duplex with secondary suite, there must be:
- (a) 2 main entrances, 1 to each principal dwelling unit;
 - (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
 - (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.
- 4.6.4 For duplex and duplex with secondary suite, the roof design must comply with the following:
- (a) all roofs except for dormer roofs must:

- (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable, or a combination of both, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey, or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed, and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.6.4(d) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.6.5 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:

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

4.6.6 For duplex and duplex with secondary suite, the Director of Planning may vary the requirements of sections 4.6.3, 4.6.4 and 4.6.5 above if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE PP

RS-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites, laneway houses, infill, multiple conversion dwellings, multiple dwellings on large lots, and infill and multiple conversion dwellings in combination with the retention of character houses. Duplexes on sites larger than 511 m² must include at least 1 secondary suite.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-2 and RS-7 Infill and Multiple Dwelling Guidelines](#), [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
929 m ²	Multiple Dwelling	3.1
	Infill (other than in combination with a character house)	3.1
334 m ²	Duplex or Duplex with Secondary Suite	3.2
	Single Detached House or Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill	Conditional	
Laneway House	Conditional	2.2.2
Mixed-Use Residential Building	Conditional	2.2.3
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.4
Multiple Conversion Dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5

Use	Approval	Use-Specific Regulations
Multiple Dwelling	Conditional	
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.2 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.5 Multiple conversion dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if:
- (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size,
 - (iii) the impact of the conversion on adjacent properties, and
 - (iv) whether the building contributes to the neighbourhood character of the area; and
 - (b) there are no additions to the building.
- 2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and 1 lock-off unit and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.7 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

(a) no accessory building exceeds 3.7 m in height, measured to:

- (i) the highest point of a flat roof,
- (ii) the deck line of a mansard roof, or
- (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

(b) all accessory buildings are located:

- (i) in the rear yard,
- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

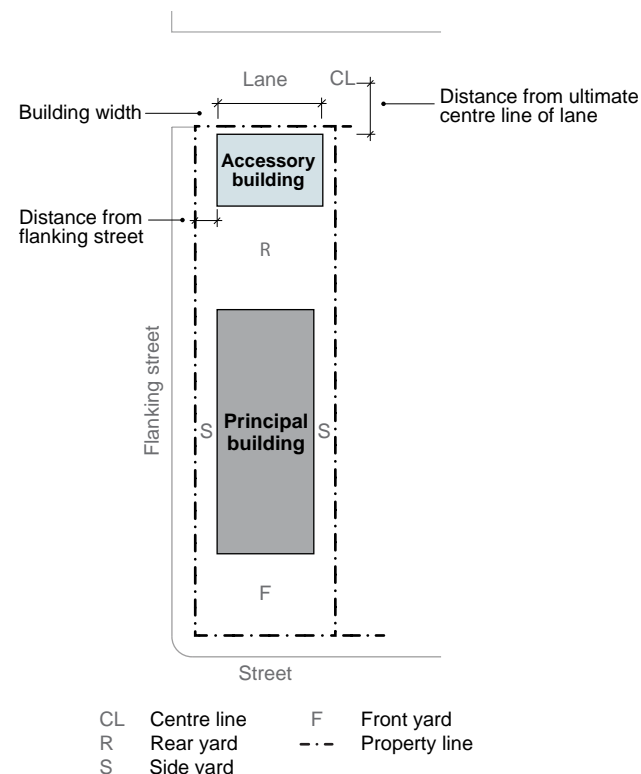
(iii) at least 1.5 m from a flanking street;

(c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by the floor area of a laneway house;

(d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²; and

(e) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 **Multiple Dwelling and Infill (other than in combination with the retention of a character house)**

Multiple dwelling and infill other than in combination with the retention of character house existing on site as of January 16, 2018 are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75 which for infill includes the principal building on the site.

3.1.2 Building Form and Placement

Regulations	RS-2
3.1.2.1 Minimum site area	929 m ²
3.1.2.2 Maximum building height	10.7 m and 3 storeys
3.1.2.3 Minimum front yard depth	7.3 m
3.1.2.4 Minimum side yard width	2.1 m
3.1.2.5 Minimum rear yard depth	10.7 m
3.1.2.6 Maximum site coverage for all buildings	40% of the site area

Building Height

3.1.2.7 Despite the maximum building height in section [3.1.2.2](#) above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Side Yard

3.1.2.8 The Director of Planning may vary the minimum side yard width for infill, if:

- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the variation facilitates an overall better relationship of the infill development with the existing buildings on the development site and abutting sites.

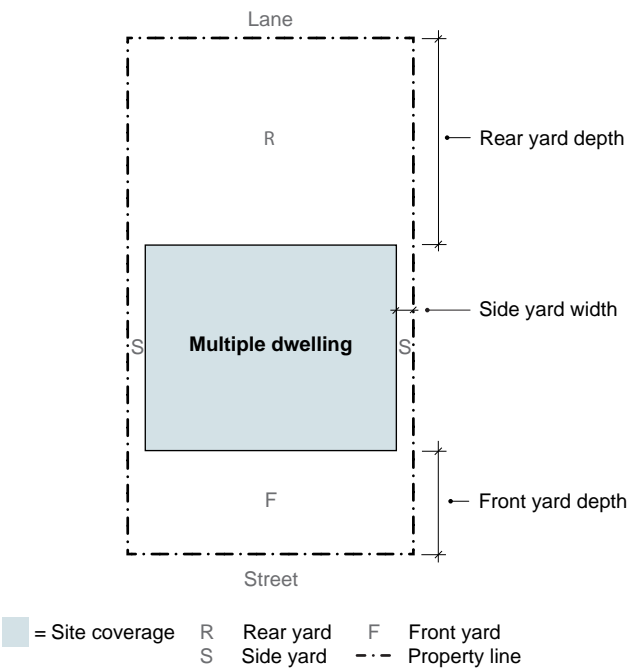
Rear Yard

3.1.2.9 Despite the minimum rear yard depth in section 3.1.2.5 above, where the rear of a site abuts a lane, the minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Site Coverage

- 3.1.2.10 Despite the maximum site coverage in section 3.1.2.6 above, where no principal building exceeds 6.1 m or 1 storey plus a cellar in building height, the maximum site coverage is 55% of the site area.
- 3.1.2.11 The maximum site coverage in section 3.1.2.6 above includes coverage of the site by all buildings, surface parking, manoeuvring aisles, driveways, loading areas and other vehicular facilities.

Diagram: Building placement for multiple dwelling



3.2 Other Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) the maximum floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (b) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (c) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate an addition to a character house, or
 - (ii) 0.85 for infill in combination with the retention of a character house,if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.2 The maximum floor space ratio for duplex and duplex with secondary suite is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.2.2 Building Form and Placement

Regulations	RS-2
3.2.2.1 Minimum site area for:	334 m ²
(a) duplex or duplex with secondary suite	
(b) single detached house or single detached house with secondary suite	
3.2.2.2 Maximum site area for duplex	511 m ²
3.2.2.3 Maximum building height	10.7 m and 3 storeys
3.2.2.4 Minimum front yard depth	7.3 m
3.2.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of site width
(b) exceeds 15.0 m	1.5 m
3.2.2.6 Minimum rear yard depth	10.7 m
3.2.2.7 Maximum site coverage for all buildings	45% of the site area
3.2.2.8 Maximum area of impermeable materials	60% of the site area
3.2.2.9 Maximum building depth for duplex and duplex with secondary suite	40% of the site depth

Site Area and Site Width

3.2.2.10 The Director of Planning may reduce the minimum site area if the existing lot is on record in the Land Title Office.

3.2.2.11 The design of any new dwelling will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

3.2.2.12 Despite the maximum building height in section 3.2.2.3 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Rear Yard

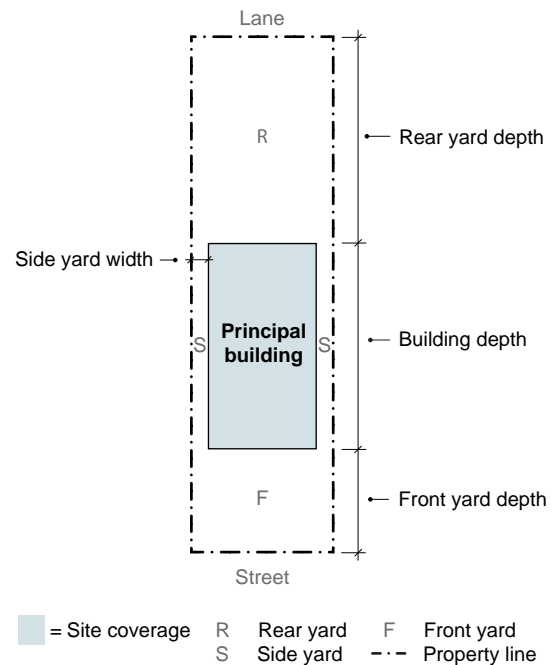
3.2.2.13 Despite the minimum rear yard depth in section 3.2.2.6 above, where the rear of a site abuts a lane, the minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Area of Impermeable Materials

3.2.2.14 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for other uses



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above 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 does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m, and
 - (vi) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(j).

4.2 Yards: Measurement

- 4.2.1 Where a building line has been established pursuant to section 14.2 of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in “Plan A” of Part III of Schedule E to this by-law, despite any dimension contained herein.

4.3 Site Coverage and Impermeability: Measurement

- 4.3.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.

-
- 4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.3.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.
- 4.4 Building Depth: Measurement
- 4.4.1 Maximum building depth means the maximum permitted distance between the front yard and the rear yard of a site.
- 4.5 Horizontal Angle of Daylight
- 4.5.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.5.2 For the purposes of section 4.5.1 above, habitable room means any room except a bathroom or kitchen.
- 4.5.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.5.4 The plane or planes referred to in section 4.5.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.5.5 An obstruction referred to in section 4.5.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.5.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.
- 4.6 External Design
- 4.6.1 For the purpose of this section 4.6, a "main entrance" means a door facing a street that is not a lane, and which is:
- (a) visible from the street; and

- (b) located at or within 1.8 m of grade or connected to grade by stairs or a ramp.

4.6.2 For duplex and duplex with secondary suite, there must be:

- (a) 2 main entrances, 1 to each principal dwelling unit;
- (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
- (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.6.3 For duplex and duplex with secondary suite, the roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable, or a combination of both, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed, and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.6.3(d) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.6.4 Exterior windows in a secondary suite or lock-off unit must have:

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

4.6.5 For duplex and duplex with secondary suite, the Director of Planning may vary the requirements of this section 4.6 if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

- 5.1 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE QQ

RS-3 and RS-3A

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of single detached houses, secondary suites and laneway houses. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views and by ensuring that the bulk and size of new development is similar to existing development. The RS-3 district permits a higher non-discretionary density than the RS-3A district.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-3, RS-3A and RS-5 Design Guidelines](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-3 and RS-3A districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Laneway House	Conditional	2.2.1
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.3
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.4
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	

Use	Approval	Use-Specific Regulations
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.5
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.6
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than accessory buildings providing parking, and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.7
Accessory Uses, customarily ancillary to any use listed in this section 2.1 , and not permitted as an outright approval use	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

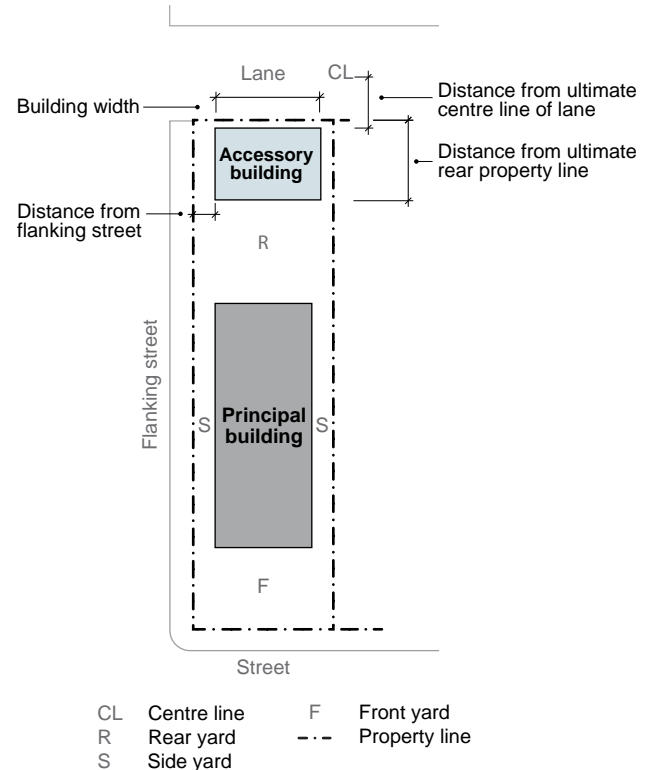
2.2 Use-Specific Regulations

- 2.2.1 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.

- 2.2.4 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.6 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- no accessory building exceeds 3.7 m in height, measured to:
 - the highest point of a flat roof,
 - the deck line of a mansard roof, or
 - the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;
 - all accessory buildings are located:
 - within 7.9 m of the ultimate rear property line or within the permitted building depth and width as prescribed in this schedule,
 - at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - at least 1.5 m from a flanking street;
 - the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 20% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory floor area will be reduced by the floor area of a laneway house;
 - the combined building width for all accessory buildings does not exceed 50% of the width of the site at the rear property line; and
 - roof decks and decks are not located on an accessory building that is not located within the permitted building depth as prescribed in this schedule.

Diagram: Building placement for accessory building



- 2.2.7 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule must be located within 7.9 m of the ultimate rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Single detached house and single detached house with secondary suite, uses involving character retention, and all other uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 For buildings existing prior to April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 2.0 m or more above finished grade, must not exceed a floor space ratio of:

- (a) 0.16 plus 130 m² in the RS-3 district; and
- (b) 0.12 plus 130 m² in the RS-3A district.

3.1.1.2 In all cases other than those described in 3.1.1.1 above, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed a floor space ratio of:

- (a) 0.16 plus 130 m² in the RS-3 district; and
- (b) 0.12 plus 130 m² in the RS-3A district.

3.1.1.3 The Director of Planning may increase the permitted floor space ratio to a maximum of 0.20 plus 130 m² if the Director of Planning first approves a plan showing existing and proposed landscaping and considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines;
- (b) the impact of the increase in floor area on adjacent properties; and
- (c) the preservation of the architectural character of the area.

3.1.1.4 Despite sections 3.1.1.1, 3.1.1.2 and 3.1.1.3 above, the maximum floor area must not exceed 604 m².

3.1.1.5 Despite sections 3.1.1.1, 3.1.1.2, 3.1.1.3 and 3.1.1.4 above, the Director of Planning may increase the permitted floor space ratio to a maximum of:

- (a) 0.25 plus 130 m² to facilitate an addition to a character house; or
- (b) 0.30 plus 130 m² for infill in combination with retention of a character house,

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

3.1.2 Building Form and Placement

Regulations		RS-3	RS-3A
3.1.2.1	Maximum building height	10.7 m and 3 storeys	9.2 m and 3 storeys
3.1.2.2	Required front yard depth	the average depth of the front yards of 2 adjacent sites on each side of the site	
3.1.2.3	Minimum side yard width	10% of the site width	
3.1.2.4	Minimum rear yard depth	10.7 m	
3.1.2.5	Maximum site coverage for all buildings	35% of the site area	
3.1.2.6	Maximum area of impermeable materials	60% of the site area	
3.1.2.7	Maximum building depth	40% of the site depth	
3.1.2.8	Maximum building width	70% of the site width	

Building Height

3.1.2.9 Despite the maximum building height in section 3.1.2.1 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

3.1.2.10 In the RS-3A district, the Director of Planning may increase the permitted building height to a maximum of 10.7 m if:

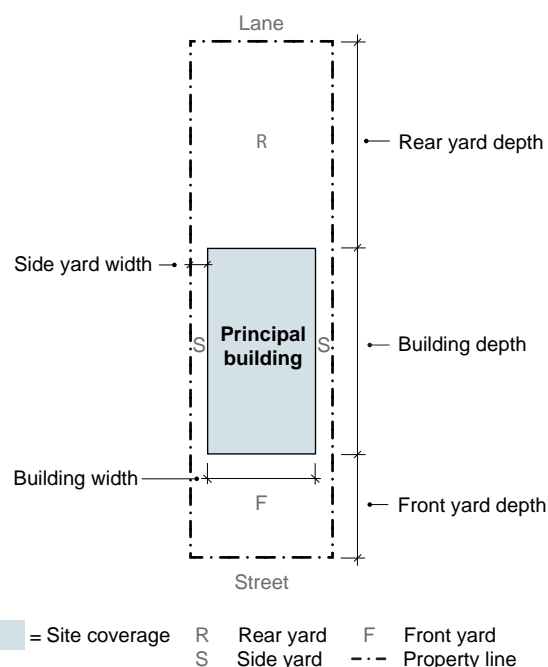
(a) all roofs are either gable, hip or gambrel roofs, and have a minimum slope of 7:12 ratio over the whole roof area, except that:

(i) roofs covering only the first storey do not require a minimum slope, and

(ii) dormer roofs may have a minimum slope of 4:12 ratio over their area, or

(b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for principal building



Front Yard

3.1.2.11 Despite the required front yard depth in section 3.1.2.2 above:

- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

3.1.2.12 The Director of Planning may vary the required front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

Area of Impermeable Materials

3.1.2.13 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
 - (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth and width prescribed in this schedule, up to a maximum of 42 m²;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;

- (f) basements, cellars and other spaces below floor surfaces:
 - (i) located less than 1.8 m above finished grade, or
 - (ii) for buildings existing prior to April 12, 1988, located less than 2.0 m above finished grade, and not extending beyond the outermost walls of the first or second storey at or above finished grade of the principal building, but including entries, porches and verandahs complying with the conditions of section 4.3.1 of this schedule;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area, and
 - (iv) 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;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building; and
- (i) the floor area of a laneway house.

- 4.1.3 In the case of a corner site, where the rear property line of a site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary the provisions of section 4.1.2 above to permit the exclusion of floor area used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Building Height: Measurement

- 4.2.1 Building height in this district must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that building height be measured from base surface.

4.3 Site Coverage and Impermeability: Measurement

- 4.3.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.

-
- 4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.3.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.
- 4.4 Building Depth: Measurement
- 4.4.1 Building depth means the distance from the required front yard, measured in a straight line to a point directly opposite thereto along the exterior wall, including projections, facing the rear yard, except that where an existing building encroaches into the required front yard, the distance will be measured from the front exterior wall rather than the required front yard.
- 4.4.2 Projections into front yards permitted in [Section 10](#) of this by-law will not be included in the calculation of building depth.
- 4.5 External Design
- 4.5.1 For the purpose of this section [4.5](#), “front entrance” means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.
- 4.5.2 For single detached house, there must be no more than 1 separate and distinct front entrance.
- 4.5.3 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.
- 4.5.4 Despite sections [4.5.2](#) and [4.5.3](#) above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional front entrance if it provides access to a building existing prior to March 14, 1989
- 4.5.5 The surface of the ground adjoining a building may be lowered only for the purpose of providing:
- (a) a window well for a basement or a cellar, if the lowered surface does not extend more than 1.0 m from the surface of a wall;
 - (b) a sunken entrance for a basement, if:
 - (i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,
 - (ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and

(iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the building width or 4.6 m, whichever is the lesser; or

(c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, if:

(i) it complies with section **4.5.5(b)** above, and

(ii) the depth of the lowered surface does not exceed 1.83 m below the average finished grade.

4.5.6 Exterior windows in a secondary suite must have:

(a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and

(b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

5 RELAXATIONS

5.1 Where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:

(a) the minimum front yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;

(b) the minimum side yard width, but in no case may the width be reduced to less than 60% of the width required in this schedule;

(c) the minimum rear yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;

(d) the maximum building depth;

(e) the maximum building width; and

(f) the floor space ratio exclusions for parking in accessory buildings in section **4.1.2(c)(i)** of this schedule,

if the Director of Planning considers the submission of any advisory group, property owner or tenant and the intent of this schedule and all applicable Council policies and guidelines.

5.2 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE RR

RS-5

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites, and laneway houses by encouraging new development that is compatible with the form and design of existing development and the established streetscape. Duplexes on sites larger than 511 m² must include at least 1 secondary suite. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-3, RS-3A and RS-5 Design Guidelines](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-5 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m ²	Duplex or Duplex with Secondary Suite	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Golf Course or Driving Range	Conditional	
Library, in combination with Community Centre	Conditional	
Marina	Conditional	
Park or Playground	Conditional	
Stadium or Arena	Conditional	
Zoo or Botanical Garden	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill Single Detached House, other than in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	2.2.2
Laneway House	Conditional	2.2.3

Use	Approval	Use-Specific Regulations
Mixed-Use Residential Building	Conditional	2.2.4
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9

Use	Approval	Use-Specific Regulations
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.10
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.11
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.2 Infill single detached house may be permitted if:
- (a) it is for a caretaker;
 - (b) it complies with the following:
 - (i) section 2.2.9(a) below for any portion of the building located within 7.9 m of the ultimate rear property line, and
 - (ii) sections 2.2.9(b), 2.2.9(d), 2.2.9(e) and 2.2.9(f) below; and
 - (c) the floor area does not exceed 75 m² and is also counted in the accessory building area.
- 2.2.3 Laneway house is regulated by Section 11 of this by-law and sections 3 and 4 of this schedule do not apply.
- 2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.5 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.7 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

(b) all accessory buildings are located:

- (i) within 7.9 m of the ultimate rear property line or within the permitted building depth as prescribed in this schedule,
- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;

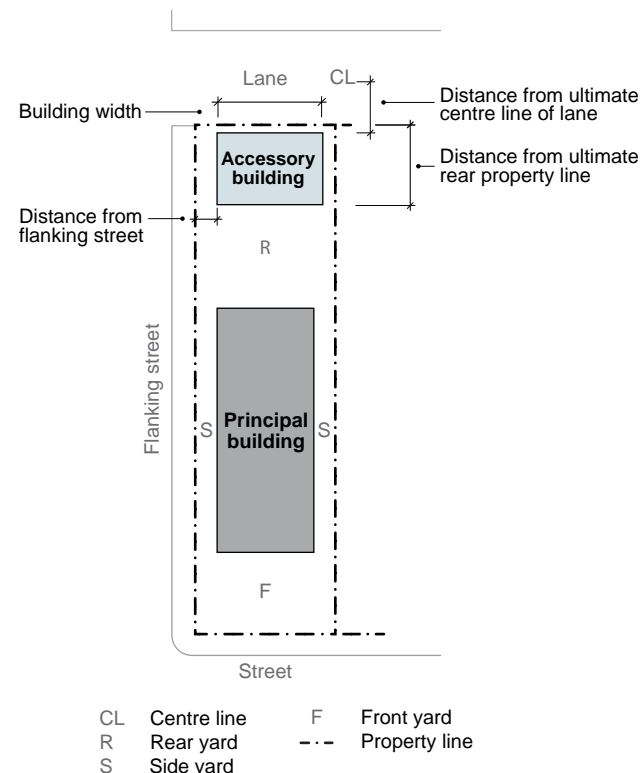
(c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed the area given by the formula (site width in metres x 3.0 m) + 20 m², except:

- (i) this area need not be less than 48 m², and
- (ii) the floor area of a laneway house will be deducted from the total allowable accessory building floor area;

(d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;

(e) the combined building width for all accessory buildings does not exceed 40% of the width of the site plus 4.2 m, where the width of the site is the average width of the portion of the site located within 7.9 m of the ultimate rear property line; and

Diagram: Building placement for accessory building



- (f) roof decks and decks may only be located on an accessory building that is within the permitted building depth as prescribed in this schedule.

2.2.10 Accessory buildings customarily ancillary to any dwelling use listed in section 2.1 and not permitted as an outright approval use must not exceed the total floor area permitted in section 2.2.9 above.

2.2.11 Accessory parking spaces customarily ancillary to any outright approval use listed in section 2.1 of this schedule must be located within 7.9 m of the ultimate rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) for buildings existing prior to April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 2.0 m or more above finished grade, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (b) in all cases other than those specified in section 3.1.1.1(a) above, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed a floor space ratio of 0.16 plus 130 m²;
- (c) the Director of Planning may increase the permitted floor space ratio to a maximum of 0.70, and may permit an increase in the area of all floors described in sections 3.1.1.1(a) and 3.1.1.1(b) above to a floor space ratio not exceeding 0.24 plus 130 m², if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the maximum floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.45, and the floor space ratio determined under sections 3.1.1.1(a) and 3.1.1.1(b) above,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (e) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and

(iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and

(f) the Director of Planning may increase the permitted floor space ratio to a maximum of:

(i) 0.75 to facilitate converting a character house to a multiple conversion dwelling, or

(ii) 0.85 for infill in combination with retention of a character house,

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

3.1.1.2 The maximum floor space ratio for duplex and duplex with secondary suite is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.1.2 Building Form and Placement

Regulations		RS-5
3.1.2.1	Minimum site area for:	
	(a) duplex and duplex with secondary suite	334 m ²
	(b) single detached house and single detached house with secondary suite	334 m ²
	(c) a dwelling unit for a caretaker	3,000 m ²
3.1.2.2	Maximum site area for duplex	511 m ²
3.1.2.3	Minimum site width for:	7.3 m
	(a) single detached house and single detached house with secondary suite	
	(b) duplex and duplex with secondary suite	
3.1.2.4	Maximum building height for:	
	(a) duplex and duplex with secondary suite	10.7 m and 3 storeys
	(b) all other uses	9.2 m and 3 storeys
3.1.2.5	Required front yard depth	the average depth of the front yards of 2 adjacent sites on each side of the site

Regulations	RS-5
3.1.2.6 Minimum side yard width where the site width:	
(a) does not exceed 10.0 m	12% of the site width
(b) exceeds 10.0 m and is less than 13.0 m	percentage of site width = site width in metres + 2
(c) is equal to or exceeds 13.0 m	15% of the site width
3.1.2.7 Minimum rear yard depth	10.7 m
3.1.2.8 Maximum site coverage for all buildings for:	
(a) duplex and duplex with secondary suite	45% of the site area
(b) all other uses	40% of the site area
3.1.2.9 Maximum area of impermeable materials	60% of the site area
3.1.2.10 Maximum building depth	40% of the site depth

Site Area and Site Width

3.1.2.11 The Director of Planning may reduce the minimum site area in sections [3.1.2.1\(a\)](#) and [3.1.2.1\(b\)](#) above if the existing lot is on record in the Land Title Office.

3.1.2.12 The design of any new dwelling will first require the approval of the Director of Planning if:

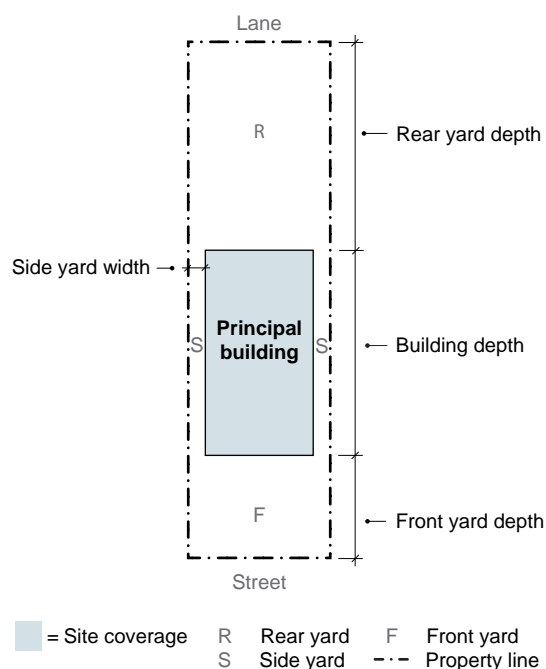
- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

3.1.2.13 Despite the maximum building height in section [3.1.2.4](#) above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

3.1.2.14 The Director of Planning may increase the permitted building height in section [3.1.2.4\(b\)](#) above to a height not exceeding 10.7 m if:

Diagram: Building placement for principal building



- (a) all roofs, other than roofs covering only the first storey:
 - (i) have no flat portions,
 - (ii) have a minimum slope of 7:12 ratio over the whole roof area, except for dormer roofs, which may have a minimum slope of 4:12 ratio, and
 - (iii) are limited to gable, hip or gambrel roofs; or
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Front Yard

3.1.2.15 Despite the required front yard depth in section 3.1.2.5 above:

- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

3.1.2.16 If the provisions of sections 3.1.2.5, 3.1.2.7 and 3.1.2.15 above result in a distance between the front yard and the rear yard that is less than 40% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 40% of the site depth.

3.1.2.17 If the depth of the required front yard is greater than 20% of the site depth, the Director of Planning may permit a reduction in the required front yard depth by an amount not exceeding 60% of the difference between the required front yard depth and 20% of the site depth, provided that the reduction must not exceed 1.5 m.

3.1.2.18 The Director of Planning may decrease the required front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

Side Yard

3.1.2.19 Despite the minimum side yard width in section 3.1.2.6(c) above, a side yard on 1 side of a building may be decreased to 10% of the site width provided that the portion of the building abutting the decreased side yard:

- (a) does not exceed 65% of the permitted building depth;
- (b) is set back a minimum of 1.0 m from the required front yard;
- (c) does not exceed 1 storey in height; and

- (d) does not include a roof deck, except that the Director of Planning may permit a roof deck if the Director of Planning considers the impact on the privacy of the adjacent property.

3.1.2.20 Despite the minimum side yard width in section 3.1.2.6 above and the requirements of section 10.4 of this by-law, in the case of a corner site that has located at its rear, with or without the intervention of a lane, a site that fronts on the street flanking the corner site, the exterior side yard may be reduced to 10% of the site width provided that the portion of building abutting the decreased side yard:

- (a) does not exceed 65% of the permitted building depth;
- (b) is set back a minimum of 1.0 m from the required front yard; and
- (c) does not exceed 1 storey in height.

Area of Impermeable Materials

3.1.2.21 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to October 8, 1996 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
 - (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum of 42 m²;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, provided the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;

- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section [4.1.2\(a\)](#) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m, and
 - (vi) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section [4.1.2\(g\)](#) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted floor area above finished grade,
 and despite the definition of “partial storey” in [Section 2](#) of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section [4.1.2\(j\)](#).

4.1.3 In the case of a corner site, where the rear property line of a site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary the provisions of section [4.1.2](#) above to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Building Height: Measurement

4.2.1 Building height in this district must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the

side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that building height be measured from base surface.

4.3 Site Coverage and Impermeability: Measurement

4.3.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.

4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.

4.3.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
- (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.4 Building Depth: Measurement

4.4.1 Building depth means the distance from the required front yard, measured in a straight line to a point directly opposite thereto along the exterior wall, including projections, facing the rear yard, except that where an existing building encroaches into the required front yard, the distance will be measured from the front exterior wall rather than the required front yard.

4.4.2 Projections into front yards permitted under [Section 10](#) of this by-law will not be included in the calculation of building depth.

4.5 External Design

4.5.1 For the purpose of this section [4.5](#):

- (a) “front entrance” means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means; and
- (b) “side entrance” means a door facing a side yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.

4.5.2 For single detached house, there must be no more than 1 separate and distinct front entrance.

4.5.3 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.

- 4.5.4 For single detached house and single detached house with secondary suite, a side entrance must face a street or lane, or be located no less than 5.0 m from the side property line, except that there must be no more than 1 side entrance facing each side property line.
- 4.5.5 Despite sections 4.5.2, 4.5.3 and 4.5.4 above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.
- 4.5.6 The surface of the ground adjoining a building may be lowered only for the purpose of providing:
- (a) a window well for a basement or a cellar, if the lowered surface does not extend more than 1.0 m from the surface of a wall;
 - (b) a sunken entrance for a basement, if:
 - (i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,
 - (ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and
 - (iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the building width or 4.6 m, whichever is the lesser; or
 - (c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, if:
 - (i) it complies with section 4.5.6(b) above, and
 - (ii) the depth of the lowered surface does not exceed 1.83 m below the average finished grade.
- 4.5.7 For duplex and duplex with secondary suite, there must be:
- (a) 2 main entrances, 1 to each principal dwelling unit;
 - (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
 - (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.
- 4.5.8 For duplex and duplex with secondary suite, the roof design must comply with the following provisions:
- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable, or a combination of both, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey, or attic above the second storey;

- (b) dormer roofs must be gable, hip or shed, and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.5.8(d) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.5.9 Exterior windows in a secondary suite or lock-off unit must have:

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

4.5.10 For duplex and duplex with secondary suite, the Director of Planning may vary the requirements of sections 4.5.6, 4.5.7, 4.5.8, and 4.5.9 above if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 Where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:

- (a) the minimum front yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;
- (b) the minimum side yard width, but in no case may the width be reduced to less than 60% of the width required in this schedule;
- (c) the minimum rear yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;
- (d) the maximum building depth; and
- (e) the floor space ratio exclusions for parking in accessory buildings in section 4.1.2(c)(i) of this schedule,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

- 5.2 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE SS

RS-6

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites and laneway houses. Duplexes on sites larger than 511 m² must include at least 1 secondary suite. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained. This schedule encourages a high standard of building design, materials, and landscape development, while allowing design diversity in new development. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting that reflects the established streetscape.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-6 Design Guidelines](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-6 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m ²	Duplex or Duplex with Secondary Suite	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Golf Course or Driving Range	Conditional	
Library, in combination with Community Centre	Conditional	
Marina	Conditional	
Park or Playground	Conditional	
Stadium or Arena	Conditional	
Zoo or Botanical Garden	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill Single Detached House	Conditional	2.2.2
Laneway House	Conditional	2.2.3
Mixed-Use Residential Building	Conditional	2.2.4

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.10
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.2 Infill single detached house, other than in combination with the retention of a character house existing on the site as of January 16, 2018, may be permitted if:
- (a) it is for a caretaker;
 - (b) it complies with the following:
 - (i) section [2.2.9\(a\)](#) below for any portion of the building located within 7.9 m of the ultimate rear property line, and
 - (ii) sections [2.2.9\(b\)](#), [2.2.9\(d\)](#), [2.2.9\(e\)](#) and [2.2.9\(f\)](#) below; and
 - (c) the floor area does not exceed 75 m² and is also counted in the accessory building area.
- 2.2.3 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.5 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.7 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

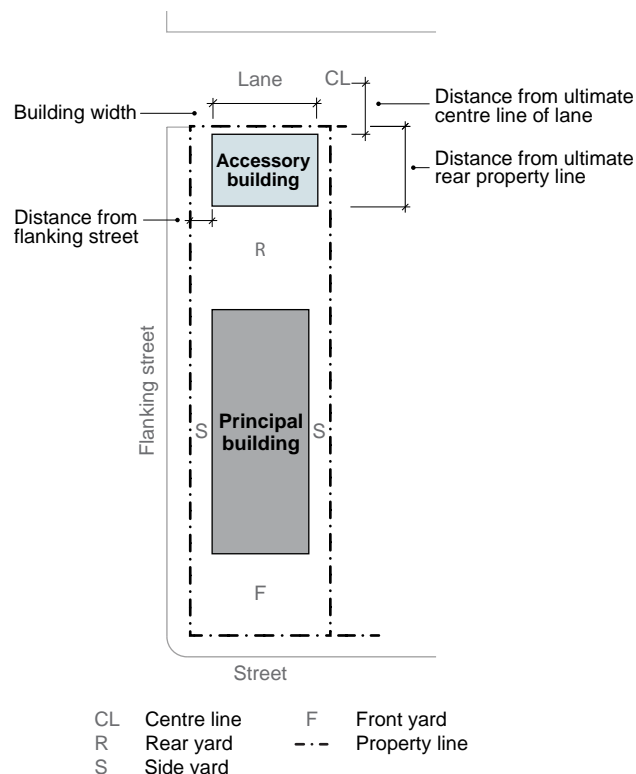
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line or within the permitted building depth as prescribed in this schedule,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

- (c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 30% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by the floor area of a laneway house;
- (d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (e) the combined building width for all accessory buildings does not exceed 67% of the width of the site at the rear property line; and
- (f) roof decks and decks are only located on an accessory building that is within the permitted building depth as prescribed in this schedule.

Diagram: Building placement for accessory building



- 2.2.10 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule must comply with the provisions of section [2.2.9\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character retention, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) for buildings existing prior to April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 2.0 m or more above finished grade, all of which floors are located within the building depth prescribed in sections [3.1.2.10\(b\)](#) and [3.1.2.10\(c\)](#) of this schedule, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (b) for buildings existing prior to March 26, 1996 but not before April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, all of which floors are located within the building depth prescribed in sections [3.1.2.10\(b\)](#) and [3.1.2.10\(c\)](#) of this schedule, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (c) in all cases other than those described in sections [3.1.1.1\(a\)](#) and [3.1.1.1\(b\)](#) above, the area of all floors at or above finished grade and of the floors of any storey, basement, or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, all of which floors are located within the building depth prescribed in sections [3.1.2.10\(b\)](#) and [3.1.2.10\(c\)](#) of this schedule, must not exceed a floor space ratio of 0.16 plus 130 m²;
- (d) the Director of Planning may increase the permitted floor space ratio to 0.64 if:
 - (i) the first and second storeys of the building do not exceed a floor space ratio of 0.20 plus 130 m²,
 - (ii) where a partial storey is provided above the second storey, the area of all floors on the first, second and partial storey above the second storey do not exceed a floor space ratio of 0.24 plus 130 m²,
 - (iii) the total floor space ratio does not exceed 0.60 plus the floor space ratio of the floor area counted above the second storey up to a maximum of 0.64, and
 - (iv) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) the floor space ratio is increased to 0.70 if:

- (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.45 and the floor space ratio determined under sections **3.1.1.1(a)**, **3.1.1.1(b)**, **3.1.1.1(c)** and **3.1.1.1(d)** above,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (f) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
- (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (g) the Director of Planning may increase the permitted floor space ratio to a maximum of:
- (i) 0.75 to facilitate an addition to a character house, or
 - (ii) 0.85 for infill in combination with the retention of a character house,
- if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The Director of Planning may vary section **3.1.1.1(d)(ii)** above for:

- (a) new buildings located in a flood plain to allow a floor space ratio on the first and second storey not exceeding 0.24 plus 130 m² where the development of a partial storey above an existing second storey is not possible due to designated flood construction levels; and
- (b) buildings existing prior to March 26, 1996 to allow a floor space ratio on the first and second storey not exceeding 0.24 plus 130 m² where the development of a partial storey above an existing second storey is not possible due to the structural incapability of the existing building or because of height, access or view blockage concerns.

3.1.1.3 The maximum floor space ratio for duplex and duplex with secondary suite is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.1.2 Building Form and Placement

Regulations	RS-6
3.1.2.1 Minimum site area for:	
(a) duplex or duplex with secondary suite	334 m ²
(b) single detached house or single detached house with secondary suite	334 m ²
(c) a dwelling unit for a caretaker	3000 m ²
3.1.2.2 Maximum site area for duplex	511 m ²
3.1.2.3 Minimum site width for:	
(a) duplex or duplex with secondary suite	7.3 m
(b) single detached house or single detached house with secondary suite	
3.1.2.4 Maximum building height	10.7 m and 3 storeys
3.1.2.5 Minimum front yard depth	20% of the site depth
3.1.2.6 Minimum side yard width where the site width:	
(a) does not exceed 21.3 m	12% of the site width
(b) exceeds 21.3 m	% of the site width = [(site width in metres – 21.3 m) x 0.66] + 12
3.1.2.7 Minimum rear yard depth	40% of the site depth
3.1.2.8 Maximum site coverage for all buildings for:	
(a) duplex or duplex with secondary suite	45% of the site area
(b) all other uses	40% of the site area
3.1.2.9 Maximum area of impermeable materials	60% of the site area
3.1.2.10 Maximum building depth for:	
(a) duplex or duplex with secondary suite	45% of the site depth
(b) all other uses, for the centre 60% of the maximum permitted building width	40% of the site depth

Regulations	RS-6
(c) all other uses, for 20% of the maximum allowable building width as measured from both side yard setback lines	35% of the site depth

Site Area and Site Width

3.1.2.11 The Director of Planning may reduce the minimum site area in section 3.1.2.1(b) above if the existing lot is on record in the Land Title Office.

3.1.2.12 The design of any new dwelling will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

3.1.2.13 Despite the maximum building height in section 3.1.2.4 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

3.1.2.14 Despite the maximum building height in section 3.1.2.4 above, the building height must not exceed an envelope located in compliance with the side yard regulations and formed by planes vertically extended 9.2 m in height above the horizontal datum plane and then extending inward and upward at an angle of 135 degrees from the vertical.

Front Yard

3.1.2.15 Despite the minimum front yard depth in section 3.1.2.5 above, on a site where the average front yard depth of the 2 adjacent sites on each side of the site is more than 20% of the site depth by at least 1.5 m, or is less than 20% of the site depth, the minimum front yard depth will be that average, subject to the following:

Diagram: Building placement and building depth for principal building

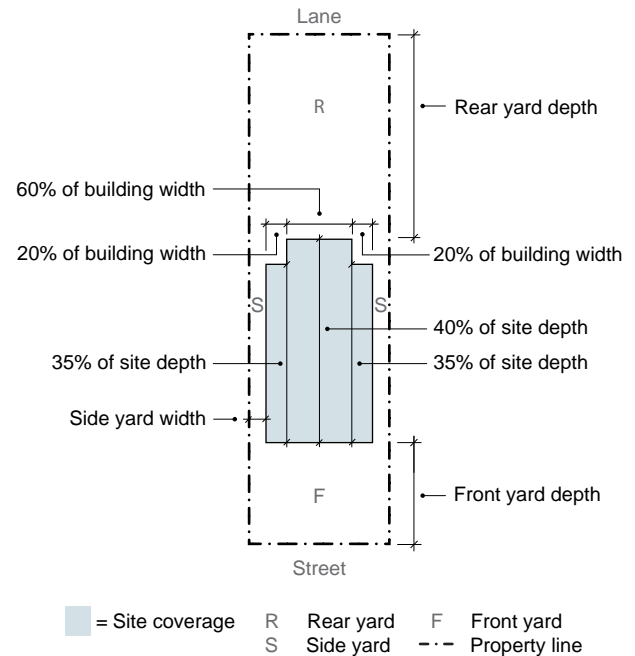
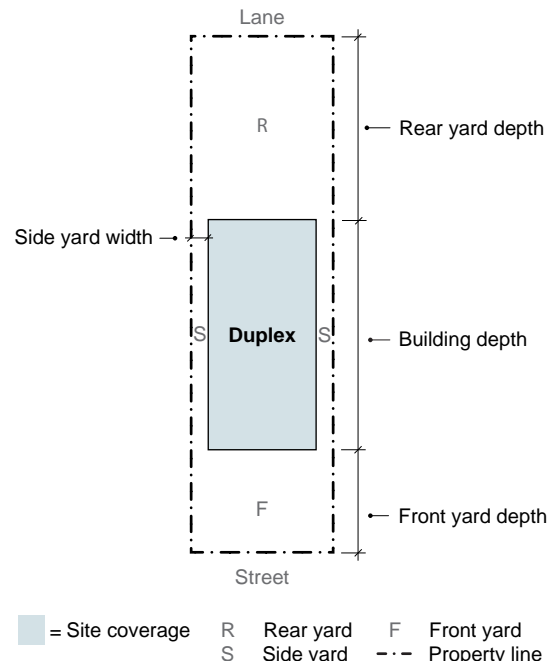
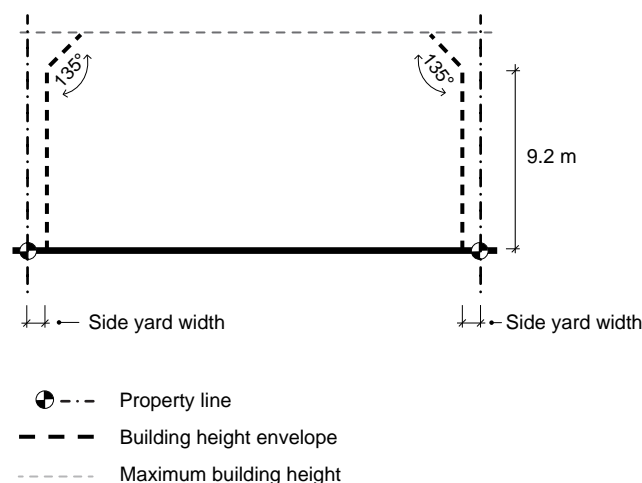


Diagram: Building placement for duplex or duplex with secondary suite



- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

Diagram: Maximum building height envelope



- 3.1.2.16 The Director of Planning may vary the required front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.
- 3.1.2.17 If the provisions of sections 3.1.2.7 and 3.1.2.15 above result in a distance between the front yard and the rear yard that is less than 40% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 40% of the site depth.

Side Yard

- 3.1.2.18 Despite the minimum side yard width in section 3.1.2.6(b) above, a side yard need not exceed a width of 20% of the site width.

Rear Yard

- 3.1.2.19 Despite the minimum rear yard depth in section 3.1.2.7 above, the required rear yard depth will be reduced to a depth of not less than the largest of the rear yard depths of the sites on either side, subject to the following:
- (a) where an abutting site is vacant, it is deemed to have a rear yard depth of 40% of its site depth;
 - (b) where an adjacent site abuts the site by way of its rear property line or is separated by a street or lane, it will not be used in determining the reduction of the required rear yard depth;
 - (c) where the site has an exterior side yard, the required rear yard depth will be reduced to that of the abutting site; and
 - (d) any portion of the principal building to be located within that part of the minimum rear yard depth decreased as provided for in this section 3.1.2.19 must comply with the provisions of section 2.2.9(a) of this schedule.

- 3.1.2.20 For buildings existing prior to April 12, 1988, the required rear yard depth will be reduced by an amount not exceeding 3.1 m, provided that the resulting depth of the principal building does not exceed 40% of the site depth. The floor of a roof deck or deck located within that part of the rear yard decreased as provided for in this section **3.1.2.20** must not be any higher than the floor of the first storey of the principal building.

Area of Impermeable Materials

- 3.1.2.21 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to March 26, 1996 to a maximum of 70% of the total site area if:
- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
 - (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Depth

- 3.1.2.22 Despite the maximum building depth in section **3.1.2.10(c)** above, for corner sites, the maximum building depth for the 20% portion of the maximum building width facing a flanking street or lane is 40%.
- 3.1.2.23 Despite the maximum building depth in section **3.1.2.10(c)** above, where a 20% portion of the maximum building width is adjacent to a site fronting the same street, and the projected rear of the principal building on that site, excluding any decks at or below the first storey floor level, extends further back than the 35% building depth of the subject site, the building depth for this portion of the subject site may be increased to match the projected building depth of the principal building on the adjacent site to a maximum of 40%.
- 3.1.2.24 Despite the maximum building depth in section **3.1.2.10(c)** above, open and covered decks, at or below the first storey floor level, and basements and cellars may project to a maximum 40% of the site depth.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height;
- (d) in the computation of the above-grade floor space ratio, areas of basement or cellar below those decks, skylights or roofs that are greater than 1.8 m above the horizontal datum plane as described in section 4.3.2 and section 4.3.3; and
- (e) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
 - (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum of 42 m²;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch;

- (f) areas of floors existing, proposed or as may be extended over open-to-below space on a storey or a partial storey with a height of less than 1.2 m as measured to the underside of roof rafters or to the underside of the top member of a truss;
- (g) floors located below the first storey as defined in section 4.1.2(a) below with a height of less than 1.2 m measured to the underside of floor joists;
- (h) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m,
 - (vi) for duplex and duplex with secondary suite, the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor, and
 - (vii) for all uses except for duplex and duplex with secondary suite, the maximum height must comply with section 4.6.2.14 of this schedule;
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(h) above, to which there is no access from the interior of the building;
- (j) the floor area of a laneway house; and
- (k) areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 6:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted floor area above the basement or cellar level,

and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(k).

- 4.1.3 For the purposes of this schedule:
- (a) the first storey must be the storey with an average floor elevation at or below:
 - (i) 2.0 m above existing grade for houses existing prior to April 12, 1988, and
 - (ii) 1.8 m above existing grade for all other houses; and
 - (b) the second storey must be the next storey above the first storey, but no portion of the second storey floor level must exceed 3.7 m above the first storey floor level.
- 4.1.4 In the case of a corner site, where the rear property line of a site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary the provisions of section 4.1.2 above to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Building Height: Measurement

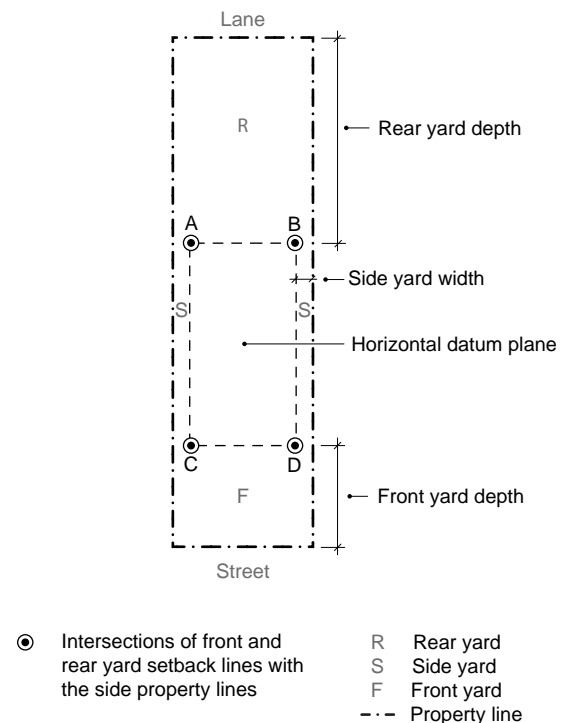
- 4.2.1 The height of any building, including any accessory building, located within the permitted building depth prescribed in this schedule must be measured from the horizontal datum plane.

- 4.2.2 For the purposes of this schedule, the horizontal datum plane is a single horizontal, flat surface, the elevation of which is the average of the existing site elevations taken at the intersections of the required front and rear yard setback lines with the side property lines.

- 4.2.3 Despite section 4.2.2 above, the elevation of the horizontal datum plane must not exceed an elevation of 1.5 m above the lowest of the elevations averaged to determine the elevation of this plane.

- 4.2.4 Despite sections 4.2.1, 4.2.2 and 4.2.3 above, the height of an accessory building not within the permitted building depth prescribed in this schedule must be measured from existing grade around the perimeter of the accessory building.

Diagram: Horizontal datum plane



$$\text{HDP} = \frac{A + B + C + D}{4}$$

4.3 Yards: Projections and Measurement

- 4.3.1 Despite the yard projection regulations in [Section 10](#) of this by-law, no decks are permitted to be directly above those portions of an entry, porch and verandah which project into a required front yard;
- 4.3.2 Entries, porches and verandahs complying with section [4.1.2\(h\)](#) of this schedule, may project up to 2.0 m into the required rear yard if:
- (a) such a projection is limited to 30% of the building width;
 - (b) no decks are directly above those portions of an entry, porch and verandah which project into a required rear yard; and
 - (c) such a projection does not extend more than 2.0 m beyond the permitted building depth.
- 4.3.3 Where a building line has been established pursuant to section [8.1.2](#) of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in “Plan A” of Part III of [Schedule E](#) to this by-law, despite any dimension contained herein.

4.4 Site Coverage and Impermeability: Measurement

- 4.4.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.
- 4.4.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.4.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.5 Building Depth: Measurement

- 4.5.1 Building depth means the distance measured from the required front yard, in a straight line perpendicular to the front yard to a point directly opposite at the furthest extent of the building, including decks, except that where an existing building encroaches into the required front yard, the distance must be measured from the front exterior wall rather than the required front yard.
- 4.5.2 Projections into yards permitted in [Section 10](#) of this by-law and in sections [4.3.1](#) and [4.3.2](#) of this schedule will not be included in the calculation of building depth.

4.6 External Design

4.6.1 External design regulations for all uses

4.6.1.1 All uses are subject to the external design regulations in this section [4.6.1](#).

4.6.1.2 The surface of the ground adjoining a building may be lowered only for the purpose of providing:

- (a) a window well for a basement or a cellar, if the lowered surface does not extend more than 1.0 m from the surface of a wall;
- (b) a sunken entrance for a basement, if:
 - (i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,
 - (ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and
 - (iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the building width or 4.6 m, whichever is the lesser; or
- (c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, if:
 - (i) it complies with section [4.6.1.2\(b\)](#) above, and
 - (ii) the depth of the lowered surface does not exceed 1.83 m below the average finished grade.

4.6.1.3 Exterior windows in a secondary suite or lock-off unit must have:

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

4.6.2 External design regulations for all uses, except duplex and duplex with secondary suite

4.6.2.1 All uses, except duplex and duplex with secondary suite, are subject to the external design regulations in this section [4.6.2](#).

4.6.2.2 For the purposes of this section [4.6.2](#):

- (a) “front entrance” means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means; and

- (b) “side entrance” means a door located on that part of a building facing a side yard and at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.

- 4.6.2.3 For single detached house, there must be no more than 1 separate and distinct front entrance.
- 4.6.2.4 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.
- 4.6.2.5 For single detached house and single detached house with secondary suite, a side entrance must face a street or lane, or be located at least 5.0 m from the side property line, and there must be no more than 1 side entrance facing each side yard, except that 2 side doors may be permitted to face a side yard that abuts a street or lane.
- 4.6.2.6 Despite sections 4.6.2.3, 4.6.2.4 and 4.6.2.5 above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.
- 4.6.2.7 For portions of a building more than 7.3 m above the horizontal datum plane as defined in sections 4.2.1 and 4.2.3 of this schedule:
- (a) dormer roofs must:
- (i) be either gable, hip or shed in form,
 - (ii) have a slope not less than 4:12 and not more than 14:12, and
 - (iii) not exceed 9.1 m above the horizontal datum plane, except for dormers described under section 4.6.2.10(c) below; and
- (b) all roofs other than dormer roofs must:
- (i) be either hip or gable or a combination of both,
 - (ii) have a slope not less than 6:12 and not more than 14:12, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.3 m above the horizontal datum plane or 0.6 m above the floor level of a partial storey or attic above the second storey.
- 4.6.2.8 Portions of a building conforming to sections 10.18.1(a), 10.18.1(c) and 10.18.1(d) of this by law will not be considered for the determination of building height under section 4.6.2.7 above.
- 4.6.2.9 Roof decks are permitted above the second storey if:
- (a) the total area of the roof deck does not exceed 0.03 multiplied by the site area;
 - (b) the base of the roof deck does not exceed 0.6 m above the floor level of a partial storey or attic above the second storey; and

- (c) the roof deck is entirely contained in the rear half of the permitted building depth and is set back a minimum of 0.6 m from the perimeter walls of the second storey.

4.6.2.10 Where a dormer or dormers are provided on a partial storey above the second storey:

- (a) the total width of the dormer or dormers:
 - (i) facing a rear yard must not exceed 40% of the total width of the elevation of the storey below,
 - (ii) facing an interior side yard must not exceed 25% of the total width of the elevation of the storey below, and
 - (iii) facing a street or flanking lane must not exceed:
 - (A) 25% of the width of the storey below where there is 1 dormer, or
 - (B) 30% of the width of the storey below where there are 2 or more dormers, each separated by at least 1.5 m;
- (b) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below;
- (c) despite sections 4.6.2.10(a) and 4.6.2.10(b) above, where a site is less than 13.7 m in width, 1 dormer, which faces an interior side yard and which provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the partial storey above:
 - (i) may have its face wall flush or continuous with the second storey exterior wall face below, and
 - (ii) need not be less than 4.6 m in width,and no other dormers are permitted facing this interior side yard; and
- (d) they must face only 1 side yard on lots less than 13.7 m in width, except where a lot is a corner lot, in which case dormers may face both side yards.

4.6.2.11 Gable end walls must be designed so that:

- (a) a gable roof, any portion of which is greater than 7.3 m above the horizontal datum plane, does not have gable end walls with ridges more than 7.3 m above the horizontal datum plane on more than 2 building elevations; and
- (b) no more than 1 gable end wall on a building elevation exceeds 9.1 m in height above the horizontal datum plane.

4.6.2.12 A bay window projecting into a required yard, as permitted under section 10 of this by law, must not exceed 2.4 m at its widest dimension and the total width of all bay windows projecting into a required yard, measured at their widest dimensions, must not exceed 25% of the width of the storey on that elevation where they are located.

- 4.6.2.13 Where a basement or cellar horizontally projects beyond the first storey, the projecting area must:
- (a) face the rear property line or an interior side yard;
 - (b) face the street towards which the front entry faces and be under an approved deck, planter or patio at or below the first storey floor level;
 - (c) on a corner lot, face a street other than as described in section 4.6.2.13(b) above, and not be closer to the property line fronting this street than the closest portion of the first storey; or
 - (d) be below an entry, porch and verandah as described in sections 4.3.1 or 4.3.2 of this schedule,
- except in no case may a basement or cellar project into a required yard or exceed permitted building depth requirements.
- 4.6.2.14 Metal chimney flues or vents must be visually screened from view by a non-combustible enclosure except that this requirement will not apply to through-wall-direct-vented gas fireplaces.
- 4.6.2.15 The maximum height of entries, porches and verandahs will be governed by the following:
- (a) the height above the entry, porch or verandah floor to the ceiling must not exceed 3.1 m and the height above the entry, porch or verandah floor to the top of a flat roof covering the entry, porch or verandah must not exceed 4.0 m; or
 - (b) the height above the entry, porch or verandah floor to the ridge or highest point of a gable, hip, or vaulted roof springing from no higher than 3.4 m above the entry, porch or verandah floor, must not exceed 4.9 m.
- 4.6.2.16 Where a front entry, porch or verandah area includes columns, piers, pillars or posts or other similar elements, these must not exceed the lesser of the first storey ceiling height or 3.1 m above the entry, porch or verandah floor and where they are used on a deck, balcony, or roof area directly above this first-storey entry, porch or verandah area, no columns, piers, pillars, posts or other similar elements may exceed 1.2 m in height above the second storey floor level.
- 4.6.2.17 Except for front door side lights to a total maximum of 2.3 m², and transom lights over front doors to a maximum of 2.3 m², windows must be of clear glass or leaded clear glass or leaded stained glass, except bevelled glass, frosted glass, sandblasted glass or glass block may be used for basement windows, windows at stairwells or any windows into lavatories, bathrooms or dressing rooms.
- 4.6.2.18 Exterior wall cladding materials must:
- (a) include wood, unglazed brick with a minimum thickness of 50 mm, non-polished stone with a minimum thickness of 76 mm, split-face stone, split-face concrete block, stone-dash stucco, pebble-dash stucco, acrylic stucco, paint, stain or similar coatings;
 - (b) include, in addition to the materials listed in section 4.6.2.18(a) above, concrete or concrete block for foundation walls below the first storey and any material for architectural accents up to a maximum of 1.0 m² per building elevation;

- (c) not be used so that more than 2 wall cladding materials appear on any single building elevation, except a third material is permitted above the second storey on gable ends or dormers;
- (d) be used so that, where a building elevation includes a vertically continuous wall on the first and second storeys and this wall is also continuous to a gable end wall on a partial storey above the second storey, more than 1 wall cladding system will be required above the basement level;
- (e) be used so that, despite sections [4.6.2.18\(c\)](#) and [4.6.2.18\(d\)](#) above, materials on chimneys, basements, cellar or crawl space walls, entries, porches, verandahs, entry, porch or verandah columns, guards, handrails, windows, doors, window and door trims, belt courses, fascia boards, trim boards, gutters and drain pipes, architectural accents totalling less than 1.0 m² per building elevation, and entry, porch or verandah roof gable ends are not included when calculating the number of exterior wall cladding materials; and
- (f) be used so that all wall cladding materials used on a front facade are continued in equal proportions no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane such as at a bay window or chimney projection.

4.6.2.19 Roofing materials must consist of:

- (a) wood shingles or wood shakes in natural finish, or asphalt shingles coloured black, blue, grey, green, brown, burgundy, tan or beige;
- (b) slate or slate composites coloured black, green or grey;
- (c) copper or baked enamel matte or flat finished metal roof systems coloured black, grey, brown, beige or tan; or
- (d) flat profile concrete or clay roof tiles in matte or flat finished colours black, grey, brown, beige or tan.

4.6.2.20 Nothing in section [4.6.2.19](#) above precludes the use of skylights or flashing.

4.6.2.21 Roofs with a slope of less than 4:12 will be exempt from the requirements of section [4.6.2.19](#) above and the roof materials thereon are not regulated by this schedule.

4.6.2.22 Except where a window or door is recessed at least 100 mm behind the adjacent exterior wall faces, all doors and windows must have a minimum 75 mm wide trim all around, except door sill trim may be omitted.

4.6.2.23 The Director of Planning may vary the requirements of sections [4.6.2.7](#) roof form, [4.6.2.9](#) roof decks, [4.6.2.10](#) dormers, [4.6.2.11](#) gables, [4.6.2.12](#) bay windows, [4.6.2.13](#) basements, [4.6.2.14](#) chimneys, [4.6.2.15](#) and [4.6.2.16](#) entries, porches or verandahs, [4.6.2.17](#) windows, [4.6.2.18](#) exterior wall cladding, [4.6.2.19](#) roofing materials, and [4.6.2.22](#) window trim provided that the Director of Planning:

- (a) considers the intent of this schedule and all applicable Council policies and guidelines;
- (b) considers the impact on adjacent properties with regard to shadowing and loss of privacy;
- (c) considers the design of the proposed development in relationship to neighbourhood character;

- (d) may require the submission of photographs or drawings showing the subject property and surrounding properties; and
- (e) may consider the submission of any advisory group, property owner or tenant.

4.6.2.24 For renovations and additions to a building existing prior to March 26, 1996, the Director of Planning may vary the requirements of sections [4.6.2.7](#) roof form, [4.6.2.9](#) roof decks, [4.6.2.10](#) dormers, [4.6.2.11](#) gables, [4.6.2.12](#) bay windows, [4.6.2.13](#) basements, [4.6.2.14](#) chimneys, [4.6.2.15](#) and [4.6.2.16](#) entries, porches or verandahs, [4.6.2.17](#) windows, [4.6.2.18](#) exterior wall cladding, [4.6.2.19](#) roofing materials, and [4.6.2.22](#) window trim where the Director of Planning considers these requirements to be unduly restrictive, and provided that the Director of Planning:

- (a) considers the intent of this schedule and all applicable Council policies and guidelines;
- (b) considers the impact on neighbouring properties with particular regard to shadowing and loss of privacy;
- (c) considers the presence of original materials and detailing and their architectural merit;
- (d) considers the extent and exterior design of the proposed new work as related to the existing buildings character and design;
- (e) may require the submission of photographs and drawings showing the existing property and surrounding properties; and
- (f) may consider the submission of any advisory group, property owner or tenant.

4.6.3 External design regulations for duplex and duplex with secondary suite

4.6.3.1 Duplex and duplex with secondary suite are subject to the external design regulations in this section [4.6.3](#).

4.6.3.2 There must be:

- (a) 2 main entrances, 1 to each principal dwelling unit;
- (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
- (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.6.3.3 The roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) be either hip or gable, or a combination of both,
 - (ii) have a slope not less than 7:12 and not more than 12:12, and

- (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey, or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed, and must have a slope of not less than 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.6.3.3(d) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.6.3.4 The Director of Planning may vary the requirements of sections 4.6.3.2 and 4.6.3.3 above if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 For sites where the average slope within the allowable building envelope as determined by yard setbacks exceeds 15%, or for sites exceeding 30.5 m in width and 1,393 m² in area, and where, due to conditions peculiar to the site, literal enforcement of sections 4.2.1 and 4.2.3 of this schedule would result in an unnecessary hardship, the Director of Planning may relax the height regulations in sections 3 and 4 of this schedule to permit the height to be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that height be measured from base surface.

5.2 Where, due to conditions peculiar to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:

- (a) the minimum front yard depth;
- (b) the minimum side yard width;
- (c) the minimum rear yard depth;
- (d) the maximum building depth;
- (e) the height of roofs in section 4.6.2.6; and
- (f) the floor space ratio exclusions for parking in accessory buildings in section 4.1.2(c)(i) of this schedule,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

- 5.3 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE TT

RS-7

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites, laneway houses, infill, multiple conversion dwellings, multiple dwellings on large lots, and infill and multiple conversion dwellings in combination with retention of a character house. Duplexes on sites larger than 511 m² must include at least 1 secondary suite.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-7 Design Guidelines](#), [RS-2 and RS-7 Infill and Multiple Dwelling Guidelines](#), [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-7 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
929 m ²	Multiple Dwelling	3.1
	Infill (other than in combination with the retention of a character house)	3.1
	2 or more principal residential buildings on a site	3.1
334 m ²	Duplex or Duplex with Secondary Suite	3.2
	Single Detached House or Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	2.2.1
Duplex with Secondary Suite	Conditional	2.2.1 , 2.2.2
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill	Conditional	
Laneway House	Conditional	2.2.3
Mixed-Use Residential Building	Conditional	2.2.1 , 2.2.4
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Multiple Conversion Dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.6

Use	Approval	Use-Specific Regulations
Multiple Dwelling	Conditional	2.2.1
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.7
Seniors Supportive or Assisted Housing	Conditional	2.2.1
Single Detached House	Outright	2.2.1
Single Detached House with Secondary Suite	Conditional	2.2.1
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.8
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.9
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.10
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.11
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 The Director of Planning may permit more than 1 principal residential building on a site, if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the buildings and their impact on the site, surrounding buildings, streets and existing views;
 - (b) the amount of open space and the impact of overall design on the general amenity of the area;
 - (c) the preservation of the architectural character and general amenity desired for the area; and
 - (d) the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.2 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.3 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.5 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.6 Multiple conversion dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if:
- (a) the Director of Planning considers the quality and liveability of the resulting units, and the impact of the conversion on adjacent properties and the character of the area; and
 - (b) no development permit is issued unless the Director of Planning is satisfied that the dwelling will comply with the relevant provisions of other by laws that relate to the design, construction and safety of buildings and until the requisite permits required by such by laws are issuable.
- 2.2.7 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and

- (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit and the lock-off unit is in the dwelling unit without a secondary suite.

2.2.8 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.9 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.10 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:

- (i) the highest point of a flat roof,
- (ii) the deck line of a mansard roof, or
- (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:

- (i) within 7.9 m of the ultimate rear property line or within the permitted building depth as prescribed in this schedule,

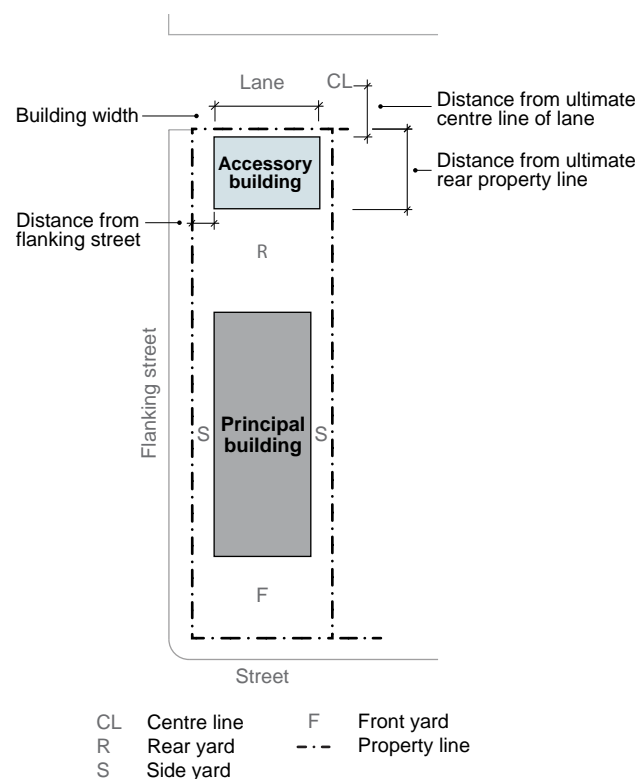
- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

- (iii) at least 1.5 m from a flanking street;

- (c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 45% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by:

- (i) floor area previously excluded from existing development pursuant to section 4.1.2(c) of this schedule, and
- (ii) the floor area of a laneway house;

Diagram: Building placement for accessory building



- (d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (e) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (f) roof decks and decks are only located on an accessory building that is within the permitted building depth as prescribed in this schedule.

2.2.11 Accessory parking spaces customarily ancillary to any outright approval use listed in section **2.1** of this schedule must comply with the provisions of section **2.2.10(b)** above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling, 2 or more Principal Residential Buildings on a Site, **and Infill (other than in combination with a character house)**

Multiple dwelling, 2 or more principal residential buildings on a site, and infill other than in combination with a character house existing on the site as of January 16, 2018, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60, except that:

- (a) the floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (b) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (c) the Director of Planning may increase the permitted floor space ratio to a maximum of 0.75 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner, or tenant.

3.1.1.2 The total number of units on a site must not exceed 62 units per hectare, except it need not be less than 2 units.

3.1.2 Building Form and Placement

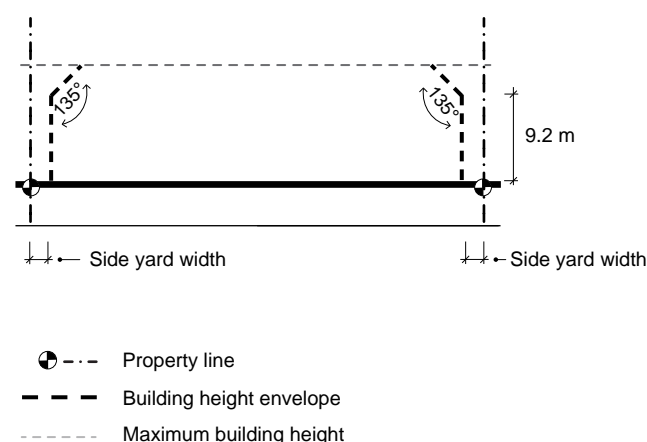
Regulations	RS-7
3.1.2.1 Minimum site area	929 m ²

Regulations	RS-7
3.1.2.2 Maximum building height	10.7 m and 3 storeys
3.1.2.3 Required front yard depth	20% of the site depth
3.1.2.4 Minimum side yard width for:	
(a) multiple dwelling	2.1 m
(b) infill and 2 or more principal residential buildings where the site width does not exceed 15.0 m	10% of the site width
(c) infill and 2 or more principal residential buildings where the site width exceeds 15.0 m	1.5 m
3.1.2.5 Minimum rear yard depth for a site with an average depth:	
(a) not exceeding 36.6 m	10.7 m
(b) exceeding 36.6 m	30% of the site depth
3.1.2.6 Maximum site coverage for all buildings	40% of the site area
3.1.2.7 Maximum area of impermeable materials for infill and 2 or more principal residential buildings on a site	60% of the site area
3.1.2.8 Maximum building depth	40% of the site depth

Building Height

- 3.1.2.9 Despite the maximum building height in section 3.1.2.2 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.
- 3.1.2.10 Despite the maximum building height in section 3.1.2.2 above, the building height must not exceed an envelope located in compliance with the side yard regulations and formed by planes vertically extended 9.2 m in height and then extending inward and upward at an angle of 135 degrees from the vertical.

Diagram: Maximum building height envelope



Front Yard

3.1.2.11 Despite the required front yard depth in section 3.1.2.3 above, on a site where the average front yard depth of the 2 adjacent sites on each side of the site is more than 20% of the site depth by at least 1.5 m, or is less than 20% of the site depth, the minimum front yard depth will be that average, subject to the following:

- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

3.1.2.12 The Director of Planning may vary the required front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

3.1.2.13 If the provisions of sections 3.1.2.5 and 3.1.2.11 above result in a distance between the front yard and the rear yard that is less than 40% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 40% of the site depth.

Side Yard

- 3.1.2.14 The Director of Planning may vary:
- (a) the minimum side yard width in section 3.1.2.4(a) above; and

Diagram: Building placement for multiple dwelling

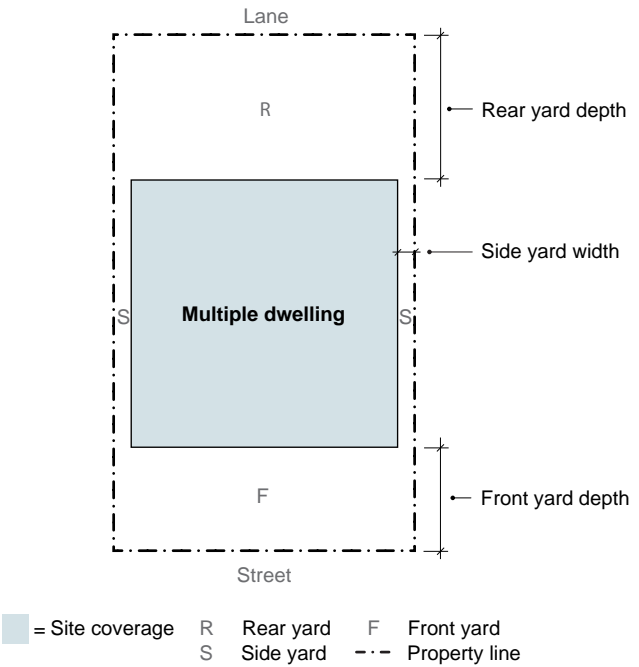
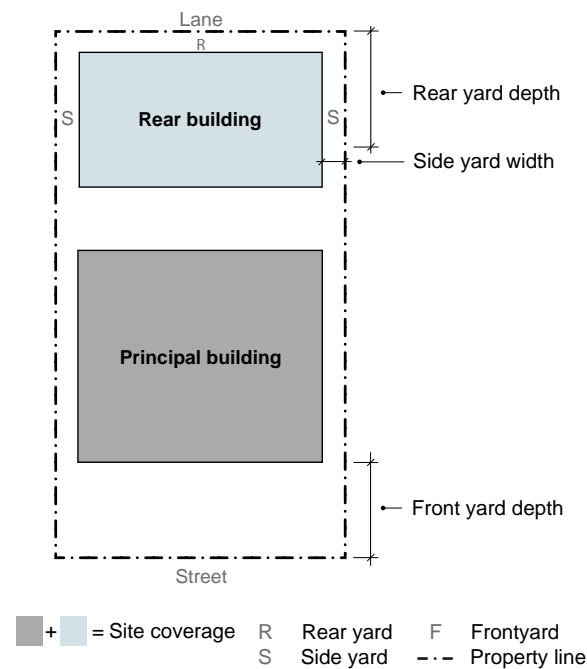


Diagram: Building placement for 2 or more principal buildings or infill



- (b) the minimum side yard width in sections 3.1.2.4(b) and 3.1.2.4(c) above, provided that:
 - (i) any building not within the building depth specified in section 3.1.2.8 above must have a building height not exceeding 7.3 m 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 between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of the building may exceed 8.5 m in building height, and
 - (ii) the Director of Planning considers:
 - (A) the height, bulk, location, and overall design of buildings and their impact on the site, surrounding buildings, adjacent properties, and the streetscape,
 - (B) the amount of open space and the impact of the overall design on the general amenity of the area, and
 - (C) the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.1.2.15 The Director of Planning may vary the minimum rear yard depth for infill or 2 or more principal residential buildings on a site, provided that:
- (a) any building not within the building depth specified in section 3.1.2.8 above must have a building height not exceeding 7.3 m 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 between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of the building may exceed 8.5 m in building height; and
 - (b) the Director of Planning considers:
 - (i) the height, bulk, location, and overall design of buildings and their impact on the site, surrounding buildings, adjacent properties, and the streetscape,
 - (ii) the amount of open space and the impact of the overall design on the general amenity of the area, and
 - (iii) the intent of this schedule and all applicable Council policies and guidelines.

Site Coverage

- 3.1.2.16 The Director of Planning may vary the maximum site coverage.

Area of Impermeable Materials

- 3.1.2.17 The Director of Planning may vary the maximum area of impermeable materials.

3.2 Other Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) for single detached house, single detached house with secondary suite and multiple conversion dwelling, the Director of Planning may increase the permitted floor space ratio to 0.64, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (b) the floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (c) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (d) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate converting a character house to a multiple conversion dwelling; and
 - (ii) 0.85 for infill in combination with the retention of a character house,if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.2 For duplex and duplex with secondary suite, the maximum floor space ratio is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.2.1.3 For multiple conversion dwelling, the total number of units on a site must not exceed 62 units per hectare, except it need not be less than 2 units.

3.2.2 Building Form and Placement

Regulations	RS-7
3.2.2.1 Minimum site area for:	334 m ²
(a) duplex or duplex with secondary suite	
(b) single detached house or single detached house with secondary suite	
(c) multiple conversion dwelling	
3.2.2.2 Maximum site area for duplex	511 m ²
3.2.2.3 Maximum building height	10.7 m and 3 storeys
3.2.2.4 Minimum front yard depth	20% of the site depth
3.2.2.5 Minimum side yard width for:	10% of the site width
(a) single detached house, single detached house with secondary suite, duplex, duplex with secondary suite, multiple conversion dwelling and community care facility – class A, where the site width does not exceed 15.0 m	
(b) single detached house, single detached house with secondary suite, duplex, duplex with secondary suite, multiple conversion dwelling and community care facility – class A, where the site width exceeds 15.0 m	
(c) all other uses	2.1 m
3.2.2.6 Minimum rear yard depth for a site with an average depth:	10.7 m
(a) not exceeding 36.6 m	
(b) exceeding 36.6 m	30% of the site depth
3.2.2.7 Maximum site coverage for all buildings for:	45% of the site area
(a) duplex or duplex with secondary suite	
(b) all other uses	40% of the site area
3.2.2.8 Maximum area of impermeable materials	60% of the site area

Regulations	RS-7
3.2.2.9 Maximum building depth	40% of the site depth

Site Area and Site Width

3.2.2.10 The Director of Planning may reduce the minimum site area in section 3.2.2.1 above if the existing lot is on record in the Land Title Office.

3.2.2.11 The design of any new dwelling will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

3.2.2.12 Despite the maximum building height in section 3.2.2.3 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

3.2.2.13 Despite the maximum building height in section 3.2.2.3 above, the building height must not exceed an envelope located in compliance with the side yard regulations and formed by planes vertically extended 9.2 m in height and then extending inward and upward at an angle of 135 degrees from the vertical.

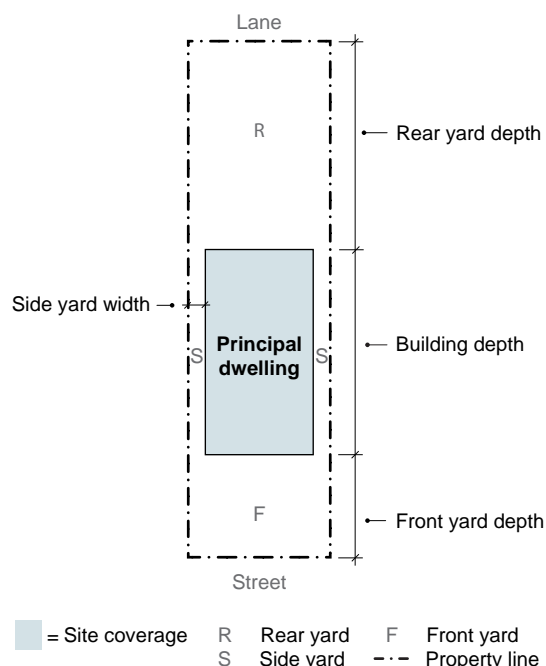
Front Yard

3.2.2.14 Despite the required front yard depth in section 3.2.2.4 above on a site where the average front yard depth of the 2 adjacent sites on each side of the site is more than 20% of the site depth by at least 1.5 m, or is less than 20% of the site depth, the minimum front yard depth will be that average, subject to the following:

- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

3.2.2.15 The Director of Planning may vary the required front yard depth above on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

Diagram: Building placement for principal dwelling



- 3.2.2.16 If the provisions of sections 3.2.2.6 and 3.2.2.14 above result in a distance between the front yard and the rear yard that is less than 40% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 40% of the site depth.

Area of Impermeable Materials

- 3.2.2.17 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to January 9, 2001 to a maximum of 70% of the total site area if:
- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
 - (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking, off-street loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line,
 - (ii) where a site has no developed secondary access, are located in a principal building or an accessory building located within the building depth prescribed in this schedule, up to a maximum of 42 m²,
 - (iii) where the site is less than 307 m² in area, are located in a principal building located within the building depth prescribed in this schedule, up to a maximum of 42 m², or
 - (iv) provide parking for a multiple dwelling and are within a structure that is wholly below finished grade except for the vehicular access ramp and pedestrian stairs;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m,
 - (vi) for duplex and duplex with secondary suite, the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor, and
 - (vii) for all uses except for duplex and duplex with secondary suite, the maximum height must comply with section 4.5.2.15 of this schedule;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(h) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted floor area,

and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(j).

- 4.1.3 In the case of a corner site, where the rear property line of a site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary the provisions of section 4.1.2

above to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.3 Site Coverage and Impermeability: Measurement

- 4.3.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.

- 4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.

- 4.3.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials, an amount not exceeding:

- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
- (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.4 Building Depth: Measurement

- 4.4.1 Building depth means the distance from, and perpendicular to, the required front yard, measured in a straight line to a point directly opposite thereto at the furthest extent of the building, including decks, except that where an existing building encroaches into the required front yard, the distance shall be measured from the front exterior wall rather than the required front yard.

- 4.4.2 Projections into yards permitted in [Section 10](#) of this by-law will not be included in the calculation of building depth.

4.5 External Design

- 4.5.1 External design regulations for all uses

- 4.5.1.1 All uses are subject to the external design regulations in this section [4.5.1](#).

- 4.5.1.2 On sites less than 307 m² in area, a vehicular driveway access ramp to parking in a basement or cellar may be provided and the surface of the ground adjoining the principle building may be lowered without affecting the calculation of the first storey floor elevation, if:

- (a) the lowered surface is no wider than 6.1 m; and

- (b) the portion of the building abutting the lowered surface faces a street or lane.

4.5.1.3 Exterior windows in a secondary suite or lock-off unit must have:

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

4.5.1.4 For multiple dwelling, infill, 2 or more principal residential buildings on a site, and any non-dwelling use, except for Community Care Facility – Class A, the Director of Planning may vary any of the requirements of this section 4.5 provided that:

- (a) the Director of Planning considers the impact on neighbouring properties with particular regard to shadowing and loss of privacy;
- (b) the Director of Planning considers the neighbourhood character and the general compatibility therewith;
- (c) for infill, the Director of Planning considers the design of the infill in relationship to the existing principal building including its retention of original materials and detailing, and its architectural merit;
- (d) the Director of Planning may consider the submission of any advisory group, property owner or tenant; and
- (e) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.5.2 External design regulations for all uses, except duplex and duplex with secondary suite

4.5.2.1 All uses, except duplex and duplex with secondary suite, are subject to the external design regulations in this section 4.5.2.

4.5.2.2 For the purposes of this section 4.5.2:

- (a) “front entrance” means a door facing the front yard and located at or within 2.0 m of grade or connected to grade by stairs, a ramp or other means; and
- (b) “side entrance” means a door located on that part of a building facing a side yard and at or within 2.0 m of grade or connected to grade by stairs, a ramp or other means.

4.5.2.3 For single detached house, there must be no more than 1 separate and distinct front entrance.

4.5.2.4 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.

-
- 4.5.2.5 A side entrance to a dwelling must face a street or lane, or be located at least 5.0 m from the side property line, and there must be no more than 1 side entrance facing each side yard, except where the side yard faces a street or lane.
- 4.5.2.6 Despite sections [4.5.2.3](#), [4.5.2.4](#) and [4.5.2.5](#) above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.
- 4.5.2.7 For portions of a building more than 7.3 m in building height:
- (a) dormer roofs must:
 - (i) be either gable, hip or shed,
 - (ii) have a slope not less than 4:12 and not more than 14:12, and
 - (iii) not exceed 9.1 m above the horizontal datum plane, except for dormers described under section [4.5.2.10\(c\)](#) below; and
 - (b) all roofs other than dormer roofs must:
 - (i) be either hip or gable or a combination of both,
 - (ii) have a slope not less than 6:12 and not more than 14:12, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.3 m above the base surface or 0.6 m above the floor level of a partial storey or attic above the second storey.
- 4.5.2.8 Portions of a building conforming to sections [10.17.1\(a\)](#), [10.17.1\(c\)](#) and [10.17.1\(d\)](#) of this by-law will not be considered for the determination of building height under section [4.5.2.7](#) above.
- 4.5.2.9 Roof decks are permitted above the second storey if:
- (a) the total area of the roof deck does not exceed 0.03 multiplied by the site area;
 - (b) the base of the roof deck does not exceed 0.6 m above the floor level of a partial storey or attic above the second storey; and
 - (c) the roof deck is entirely contained in the rear half of the permitted building depth and is set back a minimum of 0.6 m from the perimeter walls of the second storey.
- 4.5.2.10 Where a dormer or dormers are provided on a partial storey above the second storey:
- (a) the total width of the dormer or dormers:
 - (i) facing a rear yard must not exceed 40% of the total width of the elevation of the storey below,
 - (ii) facing an interior side yard must not exceed 25% of the total width of the elevation of the storey below, and

(iii) facing a street or flanking lane must not exceed:

(A) 25% of the width of the storey below where there is 1 dormer, or

(B) 30% of the width of the storey below where there are 2 or more dormers, each separated by at least 1.5 m;

(b) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below;

(c) despite sections [4.5.2.10\(a\)](#) and [4.5.2.10\(b\)](#) above, where a site is less than 13.7 m in width, 1 dormer, which faces an interior side yard and which provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the partial storey above:

(i) may have its face wall flush or continuous with the second storey exterior wall face below, and

(ii) need not be less than 4.6 m in width,

and no other dormers are permitted facing this interior side yard; and

(d) they must face only 1 side yard on lots less than 13.7 m in width, except where a lot is a corner lot, in which case dormers may face both side yards.

4.5.2.11 Gable end walls must be designed so that:

(a) a gable roof, any portion of which is greater than 7.3 m in height, does not have gable end walls with ridges more than 7.3 m in height on more than 2 building elevations; and

(b) no more than 1 gable end wall on a building elevation exceeds 9.1 m in height.

4.5.2.12 A bay window projecting into a required yard, as permitted under [Section 10](#) of this by-law, must not exceed 2.4 m at its widest dimension and the total width of all bay windows projecting into a required yard, measured at their widest dimensions, must not exceed 25% of the width of the storey on that elevation where they are located.

4.5.2.13 Where a basement or cellar horizontally projects beyond the first storey, the projecting area must:

(a) face the rear property line or an interior side yard;

(b) face the street towards which the front entry faces and be under an approved deck, planter or patio at or below the first storey floor level;

(c) on a corner lot, face a street other than as described in section [4.5.2.13\(b\)](#) above, and not be closer to the property line fronting this street than the closest portion of the first storey; or

(d) be below an entry, porch and verandah as described in section [10.8](#) of this by-law,

except in no case may a basement or cellar project into a required yard or exceed permitted building depth requirements.

- 4.5.2.14 Metal chimney flues or vents must be visually screened from view by a non-combustible enclosure except that this requirement will not apply to through-wall-direct-vented gas fireplaces.
- 4.5.2.15 The maximum height of entries, porches and verandahs will be governed by the following:
- (a) the height above the entry, porch or verandah floor to the ceiling must not exceed 3.1 m and the height above the entry, porch or verandah floor to the top of a flat roof covering the entry, porch or verandah must not exceed 4.0 m; or
 - (b) the height above the entry, porch or verandah floor to the ridge or highest point of a gable, hip, or vaulted roof springing from no higher than 3.4 m above the entry, porch or verandah floor, must not exceed 4.9 m.
- 4.5.2.16 Where a front entry, porch or verandah area includes columns, piers, pillars or posts or other similar elements, these must not exceed the lesser of the first storey ceiling height or 3.1 m above the entry, porch or verandah floor and where they are used on a deck, balcony or roof area directly above this first-storey entry, porch or verandah area, no columns, piers, pillars, posts or other similar elements may exceed 1.2 m in height above the second storey floor level.
- 4.5.2.17 Except for front door side lights to a total maximum of 2.3 m², and transom lights over front doors to a maximum of 2.3 m², windows must be of clear glass or leaded clear glass or leaded stained glass, except bevelled glass, frosted glass, sandblasted glass or glass block may be used for basement windows, windows at stairwells or any windows into lavatories, bathrooms or dressing rooms.
- 4.5.2.18 Exterior wall cladding materials must:
- (a) include wood, unglazed brick with a minimum thickness of 50 mm, non-polished stone with a minimum thickness of 76 mm, split-face stone, split-face concrete block, stone-dash stucco, pebble-dash stucco, acrylic stucco, paint, stain or similar coatings;
 - (b) include, in addition to the materials listed in section [4.5.2.18\(a\)](#) above, concrete or concrete block for foundation walls below the first storey and any material for architectural accents up to a maximum of 1 m² per building elevation;
 - (c) must not be used so that more than 2 wall cladding materials appear on any single building elevation, except a third material is permitted above the second storey on gable ends or dormers;
 - (d) be used so that, where a building elevation includes a vertically continuous wall on the first and second storeys and this wall is also continuous to a gable end wall on a partial storey above the second storey, more than 1 wall cladding system will be required above the basement level;
 - (e) be used so that, despite sections [4.5.2.18\(c\)](#) and [4.5.2.18\(d\)](#) above, materials on chimneys, basements, cellar or crawl space walls, entries, porches, verandahs, entry, porch or verandah columns, guards, handrails, windows, doors, window and door trims, belt courses, fascia boards, trim boards, gutters and drain pipes, architectural accents totalling less than 1 m² per building elevation, and entry, porch or verandah roof gable ends are not included when calculating the number of exterior wall cladding materials; and

- (f) be used so that all wall cladding materials used on a front facade are continued in equal proportions no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane such as at a bay window or chimney projection.

4.5.2.19 Roofing materials must consist of:

- (a) wood shingles or wood shakes in natural finish, or asphalt shingles coloured black, blue, grey, green, brown, burgundy, tan or beige;
- (b) slate or slate composites coloured black, green or grey;
- (c) copper or baked enamel matte or flat finished metal roof systems coloured black, grey, brown, beige or tan; or
- (d) flat profile concrete or clay roof tiles in matte or flat finished colours black, grey, brown, beige or tan.

4.5.2.20 Nothing in section 4.5.2.19 above precludes the use of skylights or flashing.

4.5.2.21 Roofs with a slope of less than 4:12 will be exempt from the requirements of section 4.5.2.19 above and the roof materials thereon are not regulated by this schedule.

4.5.2.22 Except where a window or door is recessed at least 100 mm behind the adjacent exterior wall faces, all doors and windows must have a minimum 75 mm wide trim all around, except door sill trim may be omitted.

4.5.2.23 For renovations and additions to a building existing prior to January 9, 2001, the Director of Planning may vary the requirements of sections 4.5.2.7 roof form, 4.5.2.9 roof decks, 4.5.2.10 dormers, 4.5.2.11 gables, 4.5.2.12 bay windows, 4.5.2.13 basements, 4.5.2.14 chimneys, 4.5.2.15 and 4.5.2.16 entries, porches or verandahs, 4.5.2.17 windows, 4.5.2.18 exterior wall cladding, 4.5.2.19 roofing materials, and 4.5.2.22 window trim where the Director of Planning considers these requirements to be unduly restrictive, and provided that the Director of Planning:

- (a) considers the impact on neighbouring properties with particular regard to shadowing and loss of privacy;
- (b) considers the presence of original materials and detailing and their architectural merit;
- (c) considers the extent and exterior design of the proposed new work as related to the existing buildings character and design; and
- (d) may consider the submission of any advisory group, property owner or tenant.

4.5.3 External design regulations for duplex and duplex with secondary suite

4.5.3.1 Duplex and duplex with secondary suite are subject to the external design regulations in this section 4.5.3.

4.5.3.2 There must be:

- (a) 2 main entrances, 1 to each principal dwelling unit;
- (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
- (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.5.3.3 The roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) be either hip or gable, or a combination of both,
 - (ii) have a slope not less than 7:12 and not more than 12:12, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey, or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed, and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.5.3.3(d) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.5.3.4 The Director of Planning may vary the requirements of sections 4.5.3.2 and 4.5.3.3 above if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 Where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:

- (a) the maximum building height to a maximum of 10.7 m;
- (b) the minimum front yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;
- (c) the minimum side yard width, but in no case may the width be reduced to less than 60% of the width required in this schedule;

- (d) the minimum rear yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;
- (e) the maximum building depth; and
- (f) the floor space ratio exclusions for parking in accessory buildings in section [4.1.2\(c\)\(i\)](#) of this schedule,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

- 5.2 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE UU

RT-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is primarily to permit side-by-side duplexes.

Without limitation, applicable Council policies and guidelines for consideration include the [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
780 m ²	Duplex	3.1
445 m ²	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	2.2.1
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of June 18, 1956	Conditional	2.2.4
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.5
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	

Use	Approval	Use-Specific Regulations
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.6
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.7
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Duplex units must be in a side-by-side configuration.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use, if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of June 18, 1956, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area;
- (b) where the multiple conversion dwelling contains more than 2 dwelling units, no additions are permitted; and
- (c) no housekeeping or sleeping units are created.

2.2.5 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.6 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

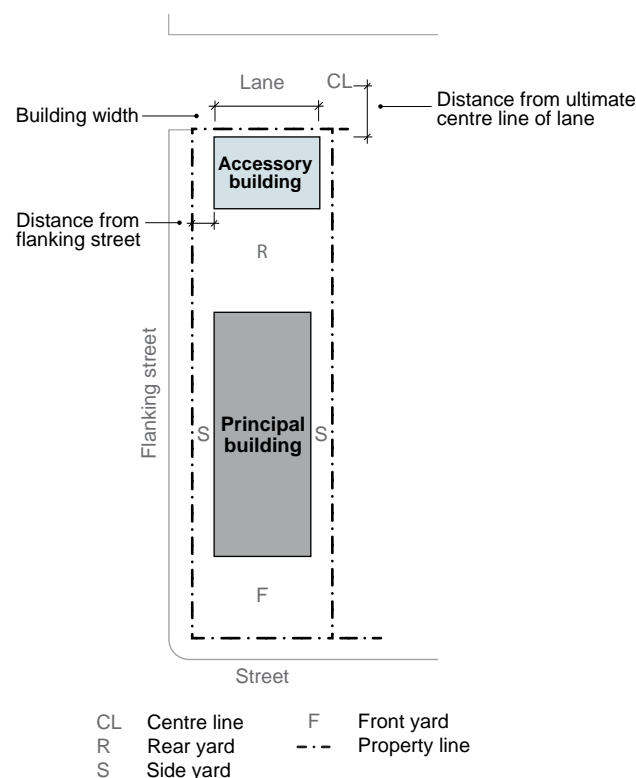
2.2.7 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

Diagram: Building placement for accessory building



- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the required minimum rear yard, or 48 m², whichever is the greater; and
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, single detached house, single detached house with secondary suite, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60.

3.1.2 Building Form and Placement

Regulations	RT-1
3.1.2.1 Minimum site area for:	
(a) duplex	780 m ²
(b) single detached house or single detached house with secondary suite	445 m ²
3.1.2.2 Maximum building height	6.1 m and 1 storey
3.1.2.3 Minimum front yard depth	7.3 m
3.1.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.5 Minimum rear yard depth	10.7 m
3.1.2.6 Maximum site coverage for all buildings	45% of the site area

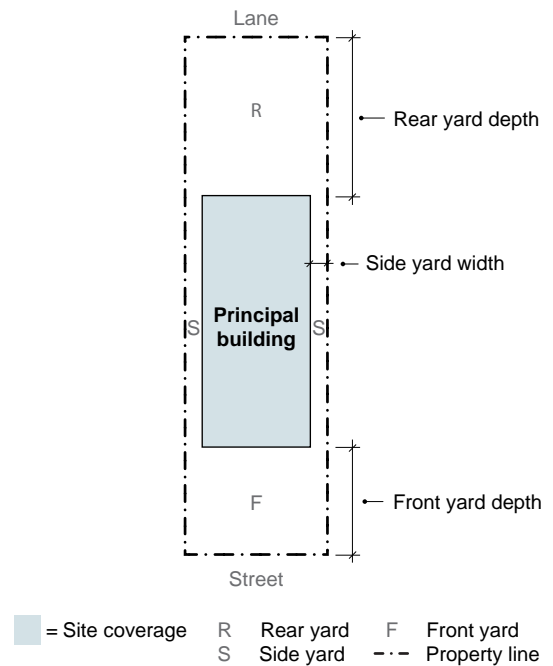
Site Area

3.1.2.7 The Director of Planning may decrease the minimum site area if the existing lot is of lesser site area on record in the Land Title Office.

Rear Yard

- 3.1.2.8 Despite the minimum rear yard depth in section 3.1.2.5 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:

- (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
- (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section **4.1.2(a)** above, does not exceed 13% of the permitted floor area; and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section **4.1.2(g)** above, to which there is no access from the interior of the building.

4.2 Site Coverage

- 4.2.1 The maximum site coverage for any portion of the site used as parking area is 30% except where the principal use of the site is a parking area.

SCHEDULE VV

RT-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is primarily to permit duplexes and to conditionally permit low density multiple dwelling development.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-2 Multiple Dwelling Guidelines](#) and [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
668 m ²	Multiple Dwelling	3.1
445 m ²	Duplex	3.2
--	Seniors Supportive or Assisted Housing	3.1
	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of June 18, 1956	Conditional	2.2.4
Multiple Dwelling	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.5
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	

Use	Approval	Use-Specific Regulations
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.6
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.7
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact adjacent dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:

- (a) there are no additions to the building;
- (b) no housekeeping or sleeping units are created; and
- (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of June 18, 1956, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area; and
- (b) where the multiple conversion dwelling contains more than 2 dwelling units, there are no additions to the building.

2.2.5 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

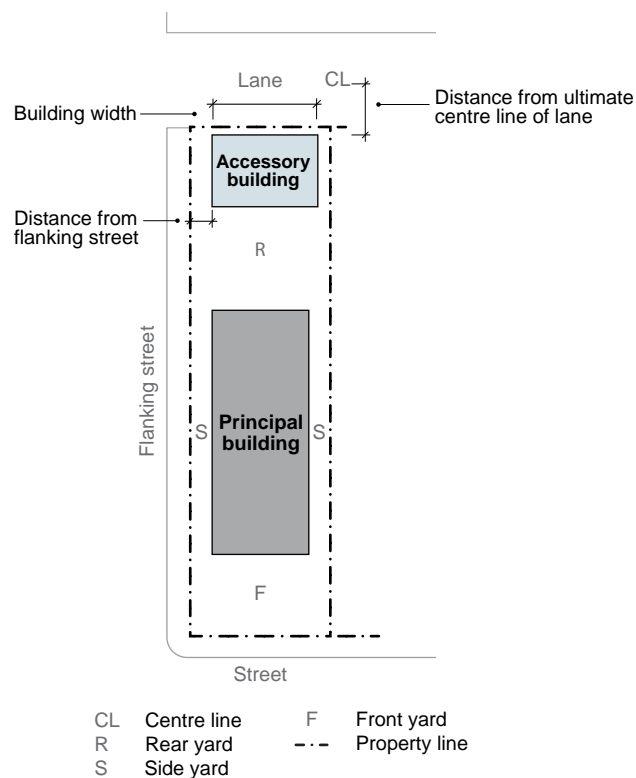
2.2.6 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.7 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

Diagram: Building placement for accessory building



- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the required minimum rear yard, or 48 m², whichever is the greater; and
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling and Seniors Supportive or Assisted Housing

Multiple dwelling and seniors supportive or assisted housing are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75.

3.1.2 Building Form and Placement

Regulations	RT-2
3.1.2.1 Minimum site area for multiple dwelling	668 m ²
3.1.2.2 Maximum building height	9.2 m
3.1.2.3 Minimum front yard depth	7.3 m
3.1.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.5 Minimum rear yard depth	10.7 m
3.1.2.6 Maximum site coverage for all buildings	40% of the site area

Building Height

3.1.2.7 Despite the maximum building height in section [3.1.2.2](#) above, a building must not have more than 2 storeys plus a cellar or 1 storey plus a basement.

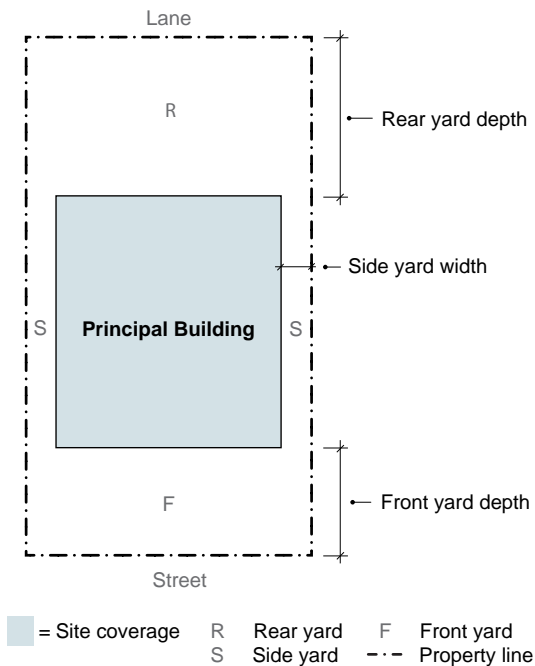
Rear Yard

3.1.2.8 Despite the minimum rear yard depth in section [3.1.2.5](#) above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Site Coverage

- 3.1.2.9 Despite the maximum site coverage in section 3.1.2.6 above, where no principal building exceeds 6.1 m or 1 storey plus a cellar in building height, the maximum site coverage is 55% of the site area.
- 3.1.2.10 Maximum site coverage includes coverage of the site by all buildings, surface parking, manoeuvring aisles, driveways, loading areas and other vehicular facilities.

Diagram: Building placement for multiple dwelling and senior supportive or assisted housing



3.2 Other Uses

Duplex and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60.

3.2.2 Building Form and Placement

Regulations	RT-2
3.2.2.1 Minimum site area for duplex	445 m ²
3.2.2.2 Maximum building height	9.2 m
3.2.2.3 Minimum front yard depth	7.3 m
3.2.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.5 Minimum rear yard depth	10.7 m
3.2.2.6 Maximum site coverage for all buildings	45% of the site area

Site Area

3.2.2.7 The Director of Planning may decrease the minimum site area if the lot was on record in the Land Title Office prior to September 7, 1965, and has an area of not less than 353 m².

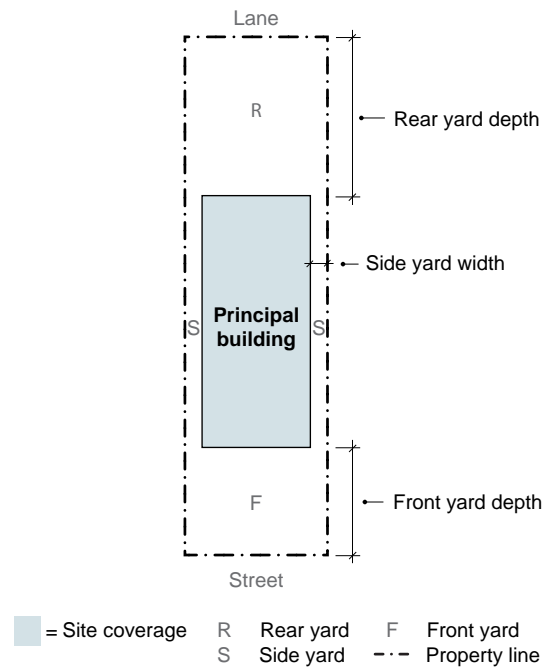
Building Height

3.2.2.8 Despite the maximum building height in section 3.2.2.2 above, a building must not have more than 2 storeys plus a cellar or 1 storey plus a basement.

Rear Yard

3.2.2.9 Despite the minimum rear yard depth in section 3.2.2.5 above, where the rear of a site abuts a lane, the minimum required rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:

- (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
- (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area; and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building.

4.2 Yards: Measurement

- 4.2.1 Where a building line has been established pursuant to section 8.1.2 of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in “Plan A” of Part III of **Schedule E** of this by-law, despite any dimension contained herein.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30% except where the principal use of the site is a parking area.

4.4 Horizontal Angle of Daylight

- 4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.
- 4.4.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.4.5 An obstruction referred to in section 4.4.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.4.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.

SCHEDULE WW

RT-3

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings. Redevelopment is encouraged on sites with existing buildings of style and form that are inconsistent with the area's pre-1920 architecture. Emphasis is placed on the external design of additions to existing buildings and new buildings to encourage the preservation of the historic architectural character of the area. Floor area incentives are included to achieve the creation of affordable housing and the rehabilitation of original buildings that are important to the neighbourhood's character.

Without limitation, applicable Council policies and guidelines for consideration include the [Strathcona/Kiawassa RT-3 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-3 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
1,850 m ²	Hospital, in the case of a specifically designed facility not being a conversion	3.1
510 m ²	Multiple Dwelling	3.1
	Rooming House	3.1
418 m ²	Infill	3.1
260 m ²	Duplex	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Conditional	
Duplex, in combination with another principal building	Conditional	2.2.2
Infill	Conditional	
Micro Dwelling	Conditional	
Mixed-Use Residential Building	Conditional	2.2.3
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.4
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of November 3, 1992	Conditional	2.2.5
Multiple Dwelling	Conditional	

Use	Approval	Use-Specific Regulations
Multiple Dwelling, in combination with another principal building	Conditional	2.2.2
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Rooming House	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Single Detached House, in combination with another principal building	Conditional	2.2.2
Single Detached House with Secondary Suite	Conditional	
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	2.2.2
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Conditional	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.7
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	

Use	Approval	Use-Specific Regulations
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.8 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Any other use that is not specifically listed in this section 2.1 but which was existing as of November 3, 1992, and either has a valid development permit or existed prior to June 18, 1956	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

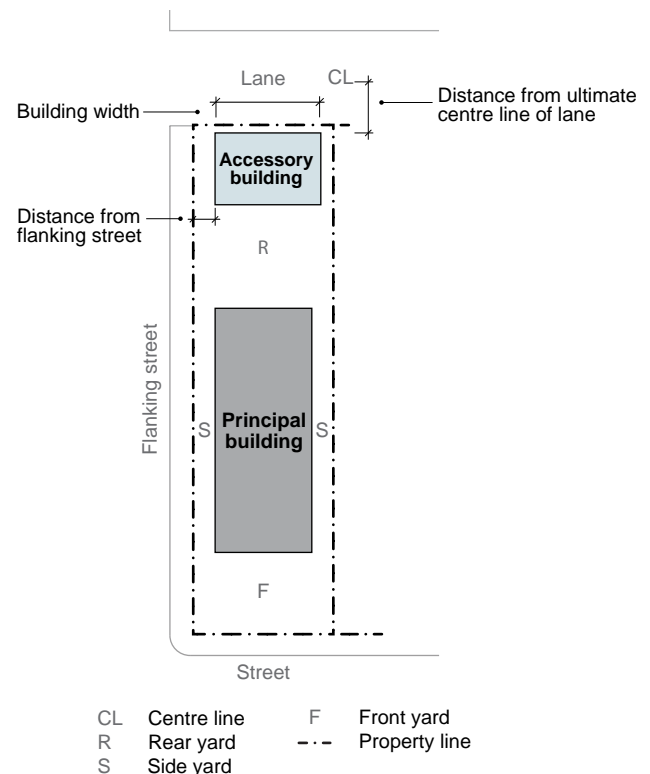
2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact adjacent dwelling uses.
- 2.2.2 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
 - (b) the amount of open space;
 - (c) the preservation of the character and general amenity desired for the area; and
 - (d) the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions or exterior alterations to the building, except as required under section [2.2.4\(b\)](#) below; and
 - (b) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- 2.2.5 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of November 3, 1992, may be permitted as a conditional approval use if the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area.
- 2.2.6 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:
- no accessory building exceeds 3.7 m in height, measured to:
 - the highest point of a flat roof,
 - the deck line of a mansard roof, or
 - the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;
 - all accessory buildings are located:
 - in the rear yard,
 - at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - at least 1.5 m from a flanking street;
 - the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the required minimum rear yard, or 48 m², whichever is the greater; and
 - the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

Diagram: Building placement for accessory building



- 2.2.9 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings provided that in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Multiple dwelling, rooming house, infill, duplex, single detached house, single detached house with secondary suite, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60, except that:

(a) for multiple dwelling, duplex, single detached house, single detached house with secondary suite, multiple conversion dwelling, seniors supportive or assisted housing, rooming house, or a development with more than 1 principal building, the Director of Planning may increase the permitted floor space ratio to 0.75; and

(b) for infill, the Director of Planning may increase the permitted floor space ratio to 0.95,

if the Director of Planning considers: the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views; the amount of open space; the preservation of the character and general amenity desired for the area; and the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The Director of Planning may also increase the permitted floor space ratio in accordance with section [3.1.2.21](#) of this schedule.

3.1.1.3 Despite section [3.1.1.1](#) above and [Section 11](#) of this by-law, the maximum floor space ratio is 0.75 for a hospital that is a specifically designed facility not being a conversion.

3.1.2 Building Form and Placement

Regulations	RT-3
3.1.2.1 Minimum site area for:	
(a) multiple dwelling	510 m ²
(b) duplex	260 m ²
(c) single detached house or single detached house with secondary suite	260 m ²
(d) infill	418 m ²
(e) rooming house	510 m ²

Regulations	RT-3
(f) hospital that is a specifically designed facility not being a conversion, despite Section 11 of this by-law	1,850 m ²
3.1.2.2 Maximum site frontage for:	a single lot or 2 adjoining lots on record in the Land Title Office prior to November 3, 1992
(a) multiple dwelling	
(b) community care facility – class B	
(c) group residence	
3.1.2.3 Maximum building height	10.7 m and 3 storeys
3.1.2.4 Minimum front yard depth	the average depth of the front yards of the 2 adjacent sites on each side of the site
3.1.2.5 Maximum front yard depth	3.7 m
3.1.2.6 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.7 Minimum rear yard depth	20.0 m
3.1.2.8 Maximum site coverage for all buildings	45% of the site area

Site Area

3.1.2.9 The Director of Planning may decrease the minimum site area in sections [3.1.2.1\(b\)](#) and [3.1.2.1\(c\)](#) above if the lot was on record in the Land Title Office prior to November 3, 1992.

Site Frontage

3.1.2.10 Despite the maximum site frontage in section [3.1.2.2](#) above, the combined frontage of adjoining lots must not exceed 15.3 m.

Building Height

3.1.2.11 Despite the maximum building height in section [3.1.2.3](#) above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

- 3.1.2.12 The Director of Planning may increase the maximum building height where:
- (a) the height of the adjacent building on each side of the site exceeds the maximum building height, provided that the maximum building height does not exceed the average of the 2 adjacent buildings; or
 - (b) the natural grade is substantially below the grade of the street or the lane adjoining the site, provided that the maximum building height is the lesser of 11.9 m or 3 storeys where the third storey is a partial storey not exceeding 50% of the storey immediately below.

- 3.1.2.13 Despite the maximum building height in section 3.1.2.3 above, where more than 1 principal building is permitted on a site, any of those buildings or any portion thereof that will be situated closer to the rear property line than the distance of the rear yard required by section 3.1.2.7 above must have a height not exceeding the lesser of:

- (a) 8.5 m and 3 storeys, not including a basement, where the third storey is a partial storey not exceeding 50% of the storey immediately below; or
- (b) 8.5 m and 2 storeys, including a basement, where the second storey is a partial storey not exceeding 50% of the storey immediately below.

Front Yard

- 3.1.2.14 Despite the minimum front yard depth in section 3.1.2.4 above:
- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 3.7 m;
 - (b) if 1 or more of the adjacent sites front on a street other than that of the

Diagram: Building placement for multiple dwelling

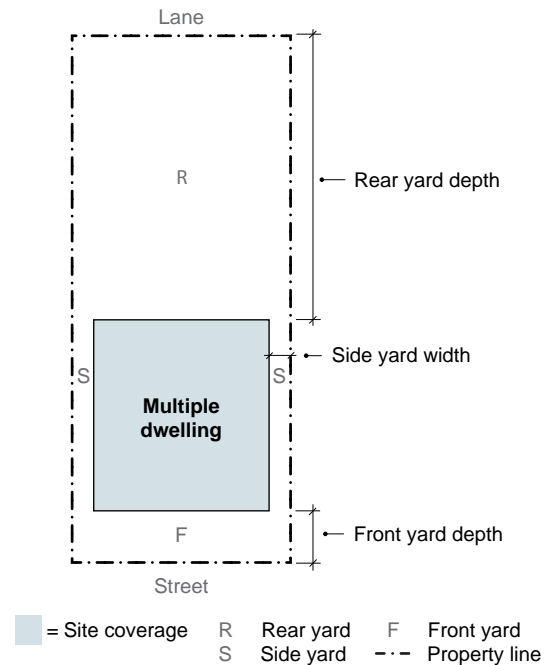
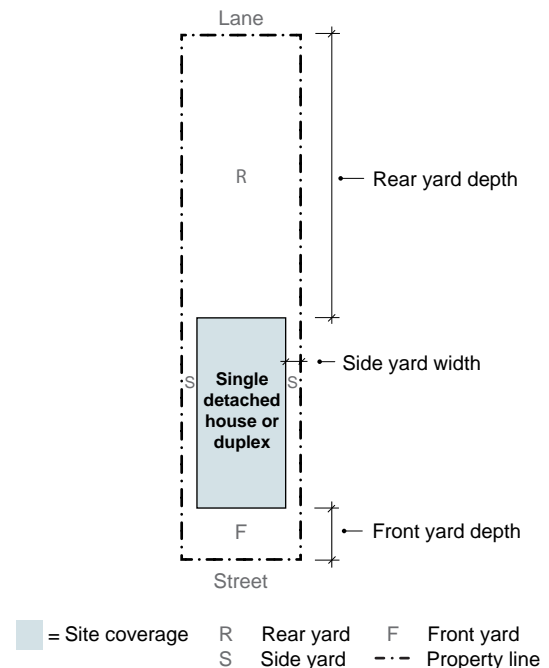


Diagram: Building placement for duplex, single detached house or single detached house with secondary suite



development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and

- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

- 3.1.2.15 The Director of Planning may increase the maximum front yard depth where existing buildings on adjoining sites already exceed the maximum front yard depth in section 3.1.2.5 above and the increase would provide for a consistent front yard.

Side Yard

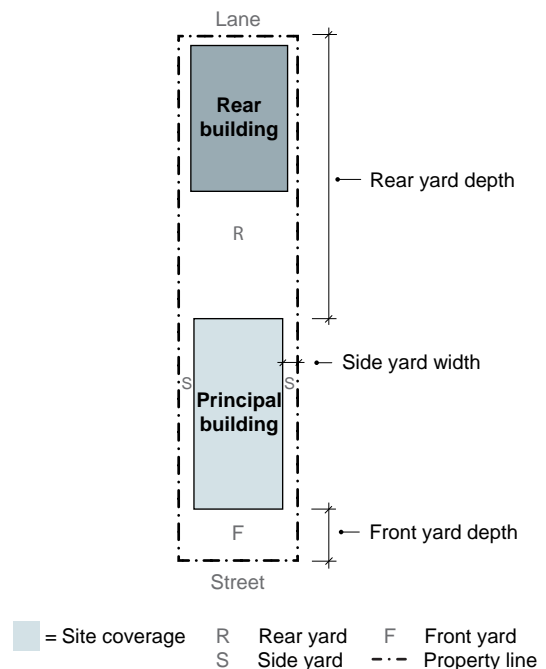
- 3.1.2.16 In the case of multiple conversion dwelling, infill, and a development with more than 1 principal building on a site, the Director of Planning may vary the minimum side yard width, if the Director of Planning considers:

- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
- (b) the amount of open space;
- (c) the preservation of the character and general amenity desired for the area; and
- (d) the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.1.2.17 Despite the minimum rear yard depth in section 3.1.2.7 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.18 The Director of Planning may reduce the required minimum rear yard depth where adjoining existing buildings do not meet the minimum rear yard in section 3.1.2.7 above.
- 3.1.2.19 In the case of multiple conversion dwelling, infill, and a development with more than 1 principal building on a site, the Director of Planning may vary the minimum rear yard depth if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;

Diagram: Building placement for 2 principal buildings on site or infill



- (b) the amount of open space;
- (c) the preservation of the character and general amenity desired for the area; and
- (d) the intent of this schedule and all applicable Council policies and guidelines.

Site Coverage

3.1.2.20 In the case of infill and a development with more than 1 principal building on a site, the Director of Planning may increase the maximum site coverage to a maximum of 50% of the site area.

Additional Discretion to Vary Regulations

3.1.2.21 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary any regulation in this section 3.1 and any regulation in section 4.4 of this schedule:

- (a) for multiple dwelling or seniors supportive or assisted housing, provided that:
 - (i) it is demonstrated that the variation will serve to accomplish the provision of affordable housing,
 - (ii) a minimum of 25% of total dwelling units within any building must be owned or leased by a government or non-profit housing society, for housing persons with disabilities or individuals or families of low income or providing housing for mixed-income groups, and
 - (iii) the maximum floor space ratio must not exceed 1.00;
- (b) for multiple conversion dwelling or infill on a corner site, for the purpose of preserving pre-1920 buildings important to the character of the neighbourhood;
- (c) for an existing single detached house, single detached house with secondary suite, or duplex, provided that the building:
 - (i) is consistent with the pre-1920 character of the neighbourhood, and
 - (ii) replicates a previously existing or existing building on the site, including restoration of a building's original form, features, materials and decoration; and
- (d) for any existing building to allow for minor alterations to provide increased efficiency and liveability of the building in order to maintain the pre-1920 building character of the neighbourhood and to recognize that some existing buildings exceed regulations established under this schedule.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations except section 4.4, which only applies to conditional approval uses in this district.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or in multiple dwellings, artist studios, residential units associated with and forming an integral part of an artist studio, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) entries, porches and verandahs, and covered porches above the first storey, if the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height;
- (h) fire escapes, on a building existing on the site as of November 3, 1992, which are designed to meet City requirements for secondary egress; and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building.

4.2 Building Height: Measurement

- 4.2.1 Building height in this district must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that height be measured from base surface.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%, except where the principal use of the site is a parking area.

4.4 External Design

- 4.4.1 This section 4.4 only applies to conditional approval uses in this district.
- 4.4.2 For the purpose of sections 4.4.3 and 4.4.4 below, the principal facade means the building face that is situated closest to the front property line.
- 4.4.3 The principal facade must have:
 - (a) a maximum width of 6.1 m;
 - (b) a principal access by means of a straight staircase at right angle to the street, leading to a first-storey entry, porch or verandah; and
 - (c) a single principal entrance with single or double doors.
- 4.4.4 Except for the principal facade, all facades facing the front property line must be set back at least 3.0 m from the required front yard.
- 4.4.5 Exterior design, materials and details are subject to the following considerations:

- (a) all building facades must be characterized by the following:
 - (i) the style and form of architecture, external finishes and details to be consistent with those residential buildings in this district listed in the Vancouver Heritage Register, and
 - (ii) the floor of the first storey to be a minimum of 0.9 m and a maximum of 2.0 m above grade;
- (b) the Director of Planning may vary the requirements in this section 4.4.5 where a facade is not visible from a street or a lane; and
- (c) the Director of Planning may vary the requirements in this section 4.4.5 for additions and new construction involving a rear facade, to allow for decks, roof decks, solariums and similar building features, provided the overall design, materials and detail are compatible with the principal building and consistent with the intent of this schedule.

4.4.6 For renovations or additions to existing buildings and for new construction, window openings and proportions and doors must approximate windows and doors on the majority of residential buildings in this district listed in the Vancouver Heritage Register.

4.4.7 Roofs must be characterized by the following:

- (a) gable, multiple gable, hip-on-gable or “classic box” low-pitch hipped style; and
- (b) shingle finish.

4.4.8 The Director of Planning may vary the requirements of sections 4.4.3 to 4.4.7 above provided that:

- (a) the development is consistent with residential buildings in this district listed in the Vancouver Heritage Register;
- (b) a consistent form is achieved for every building on the site; and
- (c) the development reflects the character of the streetscape or lane and is compatible with the design of buildings on adjoining sites.

4.4.9 The Director of Planning may require the retention of any 1 or more of the following architectural or ornamental features involving existing buildings:

- (a) window, door and roof decoration;
- (b) bay windows;
- (c) tower and turret features;
- (d) hand rails and balusters; and
- (e) wood tracery and bargeboard.

4.4.10 The Director of Planning may vary any regulation in this section 4.4 in accordance with section 3.1.2.21 of this schedule.

SCHEDULE XX

RT-4, RT-4A, RT-4N and RT-4AN

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the retention of existing residential structures and to maintain a residential neighbourhood character. In the RT-4 and RT-4N districts, emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area, and on being neighbourly in scale and placement. In the RT-4 and RT-4N districts, this emphasis is limited to certain uses.

In the RT-4N and RT-4AN districts, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-4](#), [RT-4A](#), [RT-4N](#), [RT-4AN](#), [RT-5](#), [RT-5N](#) and [RT-6 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-4, RT-4A, RT-4N and RT-4AN districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in [section 3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
306 m ²	Duplex	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex, only in the RT-4A and RT-4AN districts	Outright	
Duplex, only in the RT-4 and RT-4N districts	Conditional	
Infill	Conditional	
Mixed-Use Residential Building	Conditional	2.2.1
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.2
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of December 6, 1977	Conditional	2.2.3
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House, only in the RT-4A and RT-4AN districts	Outright	
Single Detached House, only in the RT-4 and RT-4N districts	Conditional	
Single Detached House with Secondary Suite	Conditional	

Use	Approval	Use-Specific Regulations
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.4
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.5
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.6 , 2.2.7
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.2 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.3 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of December 6, 1977, may be permitted as a conditional approval use if:
- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area;
 - (b) building additions are in keeping with the character of the building; and
 - (c) no housekeeping or sleeping units are created.
- 2.2.4 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.6 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

(iii) at least 1.5 m from a flanking street;

(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the required minimum rear yard, or 48 m², whichever is the greater;

(d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and

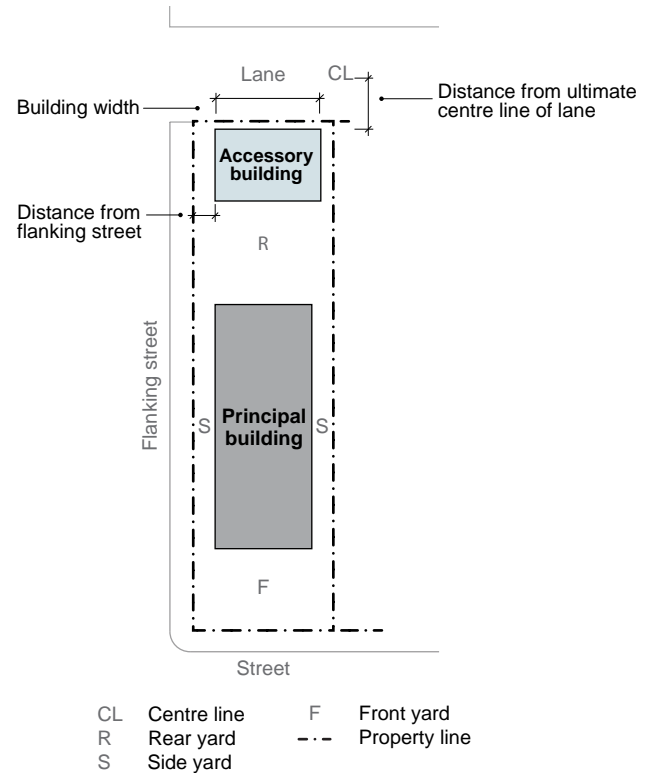
(e) roof decks and decks are not located on an accessory building.

2.2.7 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

(a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and

(b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60.

3.1.2 Building Form and Placement

Regulations	RT-4, RT-4A, RT-4N and RT-4AN
3.1.2.1 Minimum site area for:	306 m ²
(a) duplex	
(b) single detached house or single detached house with secondary suite	
3.1.2.2 Maximum building height	10.7 m and 3 storeys
3.1.2.3 Minimum front yard depth	7.3 m
3.1.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.5 Minimum rear yard depth	10.7 m
3.1.2.6 Maximum site coverage for all buildings	45% of the site area

Site Area

3.1.2.7 The Director of Planning may decrease the minimum site area if:

- (a) the lot was on record in the Land Title Office prior to August 10, 1976; or
- (b) the lot is consistent in width and area with parcels in the established blockface and development would be consistent with established lawful development in the blockface.

Building Height

3.1.2.8 Despite the maximum building height in section 3.1.2.2 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Front Yard

3.1.2.9 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the depths of the adjacent front yards, the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

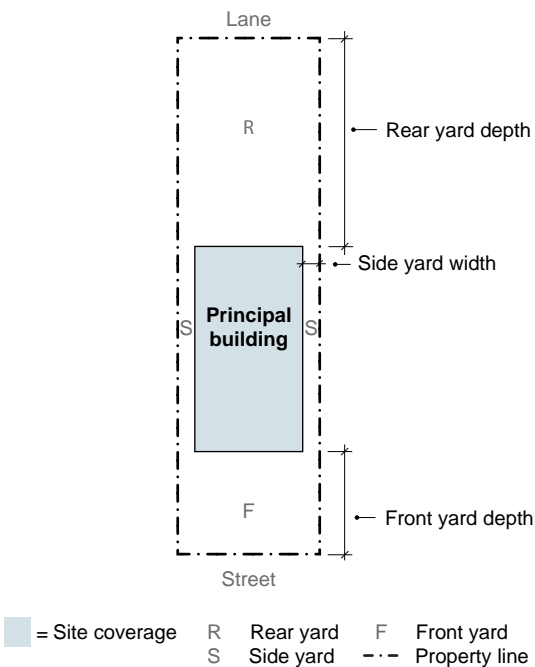
3.1.2.10 For infill, the Director of Planning may decrease the minimum side yard width in order to maintain the character of the neighbourhood, including where possible the retention of existing buildings, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

3.1.2.11 Despite the minimum rear yard depth in section 3.1.2.5 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

3.1.2.12 For infill, the Director of Planning may decrease the minimum rear yard depth in order to maintain the character of the neighbourhood, including where possible the retention of existing buildings, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for all uses



4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:

- (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
- (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section **4.1.2(a)** above, does not exceed 13% of the permitted floor area; and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section **4.1.2(g)** above, to which there is no access from the interior of the building.

4.2 Site Coverage

- 4.2.1 The maximum site coverage for any portion of the site used as parking area is 30%.

SCHEDULE YY

RT-5 and RT-5N

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to strongly encourage the retention and renovation of existing character houses by providing incentives such as increased floor area, additional dwelling units, and additional relaxation provisions. New development has an emphasis on preserving consistency with existing lot patterns, and compatibility with neighbourhood character while also providing variety in housing choices.

In the RT-5N district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-4](#), [RT-4A](#), [RT-4N](#), [RT-4AN](#), [RT-5](#), [RT-5N](#) and [RT-6 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-5 and RT-5N districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
338 m ²	Multiple Dwelling	3.1
	Multiple Dwelling, in combination with another principal building	3.1
306 m ²	Duplex or Duplex with Secondary Suite	3.2
	Single Detached House or a Single Detached House with Secondary Suite	3.2
	Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	2.2.1
Cultural and Recreational Uses		
Club	Conditional	2.2.1 , 2.2.2
Community Centre or Neighbourhood House	Conditional	2.2.1
Library, in combination with Community Centre	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Dwelling Uses		
Duplex	Outright	2.2.1
Duplex with Secondary Suite	Conditional	2.2.1 , 2.2.3
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	2.2.1
Infill, existing on the site as of January 16, 2018	Conditional	2.2.1
Laneway House	Conditional	2.2.1 , 2.2.4
Mixed-Use Residential Building	Conditional	2.2.1 , 2.2.5
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.1 , 2.2.6
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.1 , 2.2.7

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, not permitted as an outright approval use and existing on the site as of January 16, 2018	Conditional	2.2.1 , 2.2.8
Multiple Dwelling	Conditional	2.2.1
Multiple Dwelling, in combination with another principal building	Conditional	2.2.1 , 2.2.9 , 2.2.10
Principal Dwelling Unit with Lock-off Unit	Conditional	2.2.1 , 2.2.11
Seniors Supportive or Assisted Housing	Conditional	2.2.1
Single Detached House	Outright	2.2.1
Single Detached House with Secondary Suite	Conditional	2.2.1
Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite	Conditional	2.2.1 , 2.2.9 , 2.2.10
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class A	Outright	2.2.1 , 2.2.12
Community Care Facility – Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1
Public Authority Use, essential in these districts	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Office Uses		
Temporary Sales Office	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1 , 2.2.13
Neighbourhood Grocery Store	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Service Uses		
Bed and Breakfast Accommodation	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
uncategorized		

Use	Approval	Use-Specific Regulations
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.14 , 2.2.15
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

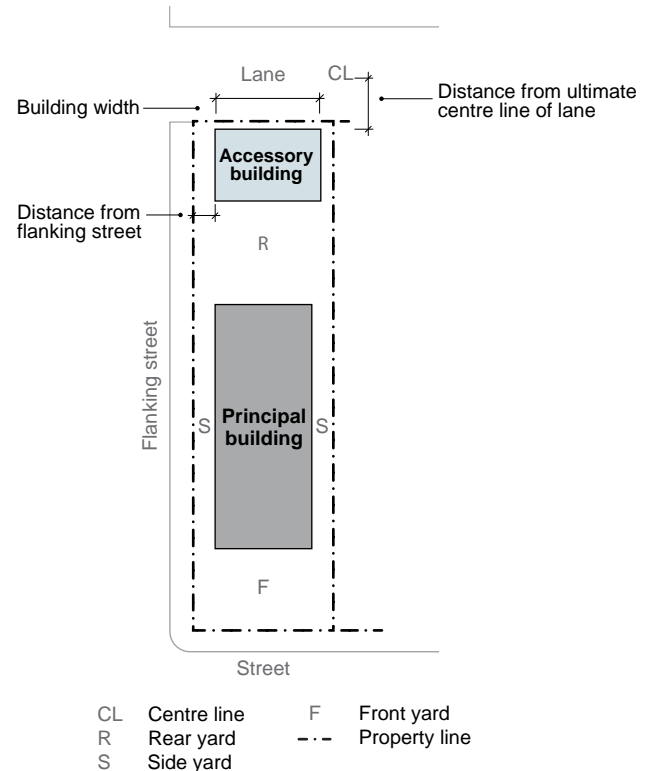
2.2 Use-Specific Regulations

- 2.2.1 Where an existing character house is demolished in order to allow for new development, the use is limited to single detached house or single detached house with secondary suite, and laneway house, unless the character house is demolished in order to allow for new development on an under-utilized lot.
- 2.2.2 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.3 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.4 Laneway house must be in combination with a single detached house or single detached house with secondary suite, which is the only principal building on the site. Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.5 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.6 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.7 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.
- 2.2.8 Multiple conversion dwelling that is not permitted as an outright approval use, and that was existing on the site as of January 16, 2018, may be permitted as a conditional approval use if:

- (a) additions are in keeping with the character of the building; and
 - (b) no housekeeping or sleeping units are created.
- 2.2.9 The Director of Planning may permit more than 1 principal building on a site with a multiple dwelling or single detached house, if the Director of Planning considers:
 - (a) the building height, bulk, location and overall design of the buildings and their impact on the site, surrounding buildings, streets and existing views;
 - (b) the amount of open space and the impact of the overall design on the general amenity of the area;
 - (c) the preservation of the character and general amenity desired for the area; and
 - (d) the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.10 Where there is more than 1 principal building on a site, at least 1 principal building must be located in the rear yard.
- 2.2.11 Principal dwelling unit with lock-off unit may be permitted only in:
 - (a) a duplex or single detached house and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.12 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.13 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.14 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule, are permitted as an outright approval use if:
 - (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard,

- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed:
 - (i) 48 m² for duplex and duplex with secondary suite, and
 - (ii) 35% of the required minimum rear yard, or 48 m², whichever is the greater, for all other uses;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building.

Diagram: Building placement for accessory building



2.2.15 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling, and Multiple Dwelling in Combination with Another Principal Building

Multiple dwelling, and multiple dwelling in combination with another principal building, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 On a site:

- (a) without an existing character house; or
- (b) where an existing character house is demolished in order to allow for new development on an under-utilized lot,

the maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.75 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The total number of dwelling units on a site, including lock-off units and secondary suites, must not exceed 74 units per hectare.

3.1.2 Building Form and Placement

Regulations	RT-5 and RT-5N
3.1.2.1 Minimum site area	338 m ²
3.1.2.2 Maximum site frontage	a single lot or 2 adjoining lots on record in the Land Title Office prior to January 16, 2018
3.1.2.3 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.1.2.4 Minimum front yard depth	7.3 m
3.1.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width

Regulations	RT-5 and RT-5N
(b) exceeds 15.0 m	1.5 m
3.1.2.6 Minimum rear yard depth where the average site depth:	
(a) does not exceed 36.6 m	10.7 m
(b) exceeds 36.6 m	30% of the site depth
3.1.2.7 Maximum site coverage for all buildings	45% of the site area
3.1.2.8 Maximum building depth	45% of the site depth

Site Frontage

- 3.1.2.9 Despite the maximum site frontage in section 3.1.2.2 above, the combined frontage of adjoining lots must not exceed 15.6 m.

Building Height

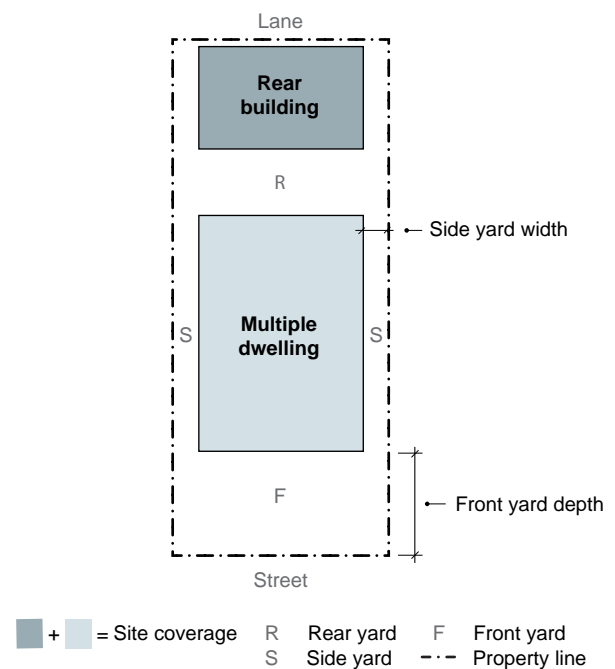
- 3.1.2.10 Despite the maximum building height:
- (a) in section 3.1.2.3(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
 - (b) in section 3.1.2.3(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.1.2.11 Despite the minimum rear yard depth in section 3.1.2.6 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for multiple dwelling in combination with another principal building



3.1.2.12 The Director of Planning may decrease the minimum rear yard depth if:

- (a) at least 50% of the dwelling units within any building contain 2 or more bedrooms; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

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

- (a) the minimum site area;
- (b) the minimum front yard depth, provided that consideration is given to the depths of the adjacent front yards;
- (c) the minimum side yard depth, provided that at least 50% of the dwelling units within any building contain 2 or more bedrooms; and
- (d) the maximum building depth.

3.2 Other Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 On a site with an existing character house that is retained, the Director of Planning may permit a maximum floor space ratio of:

- (a) 0.75 to facilitate an addition to that character house; or
- (b) 0.85 for infill in combination with the retention of that character house,

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

3.2.1.2 On a site where an existing character house is demolished in order to allow for construction of a new single detached house or single detached house with secondary suite, the maximum floor space ratio is 0.50.

3.2.1.3 On a site without an existing character house, or a site where an existing character house is demolished in order to allow for new development on an under-utilized lot, the maximum floor space ratio is:

- (a) 0.75 for duplex and duplex with secondary suite; and
- (b) 0.60 for all other uses, except that if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may increase in the permitted floor space ratio to a maximum of:
 - (i) 0.75 for seniors supportive or assisted housing, or
 - (ii) 0.75 for single detached house in combination with another single detached house or a single detached house with secondary suite, provided that the floor space ratio for the principal building located in the rear yard does not exceed 0.25.

3.2.1.4 The total number of dwelling units on a site must not exceed:

- (a) 74 units per hectare, including lock-off units and secondary suites, on a site with a site area of 338 m² or more, or a site with a character house; or
- (b) 2 units, excluding lock-off units and secondary suites, for all other sites.

3.2.2 Building Form and Placement

Regulations	RT-5 and RT-5N
3.2.2.1 Minimum site area for:	306 m ²
(a) duplex and duplex with secondary suite	
(b) single detached house and single detached house with secondary suite	
(c) single detached house in combination with another single detached house or a single detached house with secondary suite	
3.2.2.2 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.2.2.3 Minimum front yard depth	7.3 m
3.2.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.5 Minimum rear yard depth where the average site depth:	
(a) does not exceed 36.6 m	10.7 m
(b) exceeds 36.6 m	30% of the site depth
3.2.2.6 Maximum site coverage for all buildings	45% of the site area
3.2.2.7 Maximum building depth for:	
(a) single detached house in combination with another single detached house or a single detached house with secondary suite	no maximum
(b) all other uses	45% of the site depth

Site Area

3.2.2.8 The Director of Planning may decrease the minimum site area if:

- (a) the lot was on record in the Land Title Office prior to August 10, 1976; or
- (b) the lot is consistent in width and area with parcels in the established blockface and development would be consistent with established lawful development in the blockface.

Building Height

3.2.2.9 Despite the maximum building height:

- (a) in section 3.2.2.2(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
- (b) in section 3.2.2.2(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.2.2.10 Despite the minimum rear yard depth in section 3.2.2.5 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.2.2.11 For seniors supportive or assisted housing, the Director of Planning may decrease the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all Council policies and guidelines.

Diagram: Building placement for single detached house in combination with another single detached house or single detached house with secondary suite

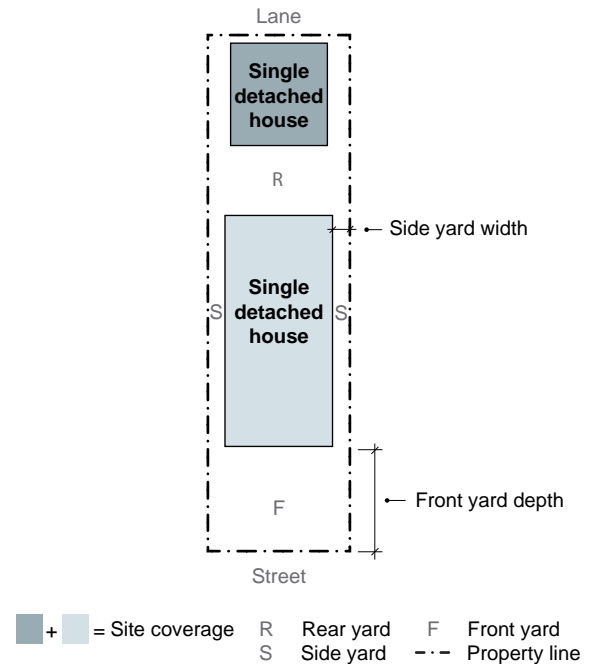
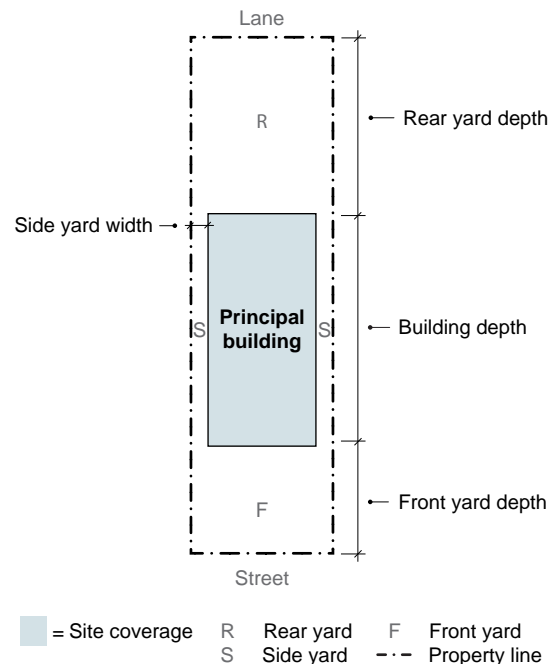


Diagram: Building placement for principal building



Discretion to Vary Other Regulations

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

- (a) the minimum front yard depth provided that consideration is given to the depths of the adjacent front yards;
- (b) the minimum side yard width for seniors supportive or assisted housing; and
- (c) the maximum building depth.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building or second principal building located in the rear of the site, provided that the maximum exclusion does not exceed 42 m² and 7.3 m in length;
- (d) areas of undeveloped floors that 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;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,

- (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (iii) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor, and
 - (iv) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;
- (g) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists if:
- (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,
- and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(g); and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(f) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded to the nearest whole number and one-half must be rounded up.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.4 Building Depth: Measurement

- 4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a principal building.

4.5 External Design

- 4.5.1 For the purpose of this section 4.5, “main entrance” means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

- 4.5.2 In a duplex or duplex with secondary suite:
- (a) there must be 2 main entrances, 1 to each principal dwelling unit;
 - (b) on a corner site, 1 main entrance must face the front street and 1 main entrance must face the flanking street; and
 - (c) there must be an entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.
- 4.5.3 In a single detached house or single detached house with secondary suite, the roof design must comply with the following provisions:
- (a) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
 - (b) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
 - (c) the maximum total width of dormer roofs provided on a partial storey above the second storey must not exceed:
 - (i) 50% of the width of the elevation of the storey below, for dormers oriented to the rear yard, street or flanking lane; and
 - (ii) 25% of the width of the elevation of the storey below, for dormers oriented to the interior side yard.
- 4.5.4 In a duplex or duplex with secondary suite, roof design must comply with the following provisions:
- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable or a combination of both, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;
 - (b) dormer roofs must be gable, hip or shed in form and must have a minimum slope of 4:12;
 - (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
 - (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
 - (e) despite section 4.5.4(d) above, 1 dormer, which faces an interior side yard and which provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above may have its face wall flush or continuous with the second storey exterior wall face below.

- 4.5.5 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:
- (a) 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
 - (b) 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.
- 4.5.6 The Director of Planning may vary the requirements of sections 4.5.2, 4.5.4 and 4.5.5 above for a duplex or duplex with secondary suite:
- (a) if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression; or
 - (b) to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero Energy standard, or an equivalent to the satisfaction of the Director of Planning.
- 4.5.7 The Director of Planning may vary any of the external design regulations in this section 4.5 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

5 RELAXATIONS

- 5.1 In the case of the placement of more than 1 principal building on a site, the Director of Planning may relax the minimum side yard requirements, the minimum rear yard requirements, and the requirements relating to the location of additional principal buildings prescribed in this schedule, where the literal enforcement of those regulations would result in unnecessary hardship, if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
 - (b) the amount of open space and the impact of overall design on the general amenity of the area;
 - (c) the preservation of the character and general amenity desired for the area; and
 - (d) the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE ZZ

RT-6

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the retention, renovation and restoration of existing residential buildings that maintain the historic architectural style and building form consistent with the area. New development has an emphasis on preserving consistency with existing lot patterns and compatibility with neighbourhood character, while also providing variety in housing choices. Emphasis is placed on requiring the external design of buildings and additions to buildings to follow the proportions, rhythm and details of historic architectural features of the area.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-4](#), [RT-4A](#), [RT-4N](#), [RT-4AN](#), [RT-5](#), [RT-5N](#) and [RT-6 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-6 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
338 m ²	Multiple Dwelling	3.1
	Multiple Dwelling, in combination with another principal building	3.1
306 m ²	Duplex or Duplex with Secondary Suite	3.2
	Single Detached House or a Single Detached House with Secondary Suite	3.2
	Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	2.2.1
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	2.2.1
Library, in combination with Community Centre	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Dwelling Uses		
Duplex	Conditional	2.2.1
Duplex with Secondary Suite	Conditional	2.2.1 , 2.2.2
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	2.2.1
Infill, existing on the site as of January 16, 2018	Conditional	2.2.1
Laneway House	Conditional	2.2.1 , 2.2.3
Mixed-Use Residential Building	Conditional	2.2.1 , 2.2.4
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.1 , 2.2.5
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.1 , 2.2.6

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, not permitted as an outright approval use and existing on the site as of January 16, 2018	Conditional	2.2.1 , 2.2.7
Multiple Dwelling	Conditional	2.2.1
Multiple Dwelling, in combination with another principal building	Conditional	2.2.1 , 2.2.8 , 2.2.9
Principal Dwelling Unit with Lock-off Unit	Conditional	2.2.1 , 2.2.10
Seniors Supportive or Assisted Housing	Conditional	2.2.1
Single Detached House	Conditional	2.2.1
Single Detached House with Secondary Suite	Conditional	2.2.1
Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite	Conditional	2.2.1 , 2.2.8 , 2.2.9
Institutional Uses		
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class A	Conditional	2.2.1 , 2.2.11
Community Care Facility – Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Public Authority Use, essential in this district	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Office Uses		
Temporary Sales Office	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1 , 2.2.12
Neighbourhood Grocery Store	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Service Uses		
Bed and Breakfast Accommodation	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.13 , 2.2.14
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Where an existing character house is demolished in order to allow for new development, the use is limited to single detached house or single detached house with secondary suite, and laneway house, unless the character house is demolished in order to allow for new development on an under-utilized lot.
- 2.2.2 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.3 Laneway house must be in combination with a single detached house or single detached house with secondary suite, which is the only principal building on the site. Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.5 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building; and
 - (b) no housekeeping or sleeping units are created.
- 2.2.6 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.
- 2.2.7 Multiple conversion dwelling that is not permitted as an outright approval use, and that was existing on the site as of January 16, 2018, may be permitted as a conditional approval use if:
- (a) additions are in keeping with the character of the building; and
 - (b) no housekeeping or sleeping units are created.
- 2.2.8 The Director of Planning may permit more than 1 principal building on a site with a multiple dwelling or single detached house, if the Director of Planning considers:
- (a) the building height, bulk, location and overall design of the buildings and their impact on the site, surrounding buildings, streets and existing views;

- (b) the amount of open space and the impact of the overall design on the general amenity of the area;
- (c) the preservation of the character and general amenity desired for the area; and
- (d) the intent of this schedule and all applicable Council policies and guidelines.

2.2.9 Where there is more than 1 principal building on a site, at least 1 principal building must be located in the rear yard.

2.2.10 Principal dwelling unit with lock-off unit may be permitted only in:

- (a) a duplex or single detached house and there may be no more than 1 lock-off unit for each dwelling unit; and
- (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.

2.2.11 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

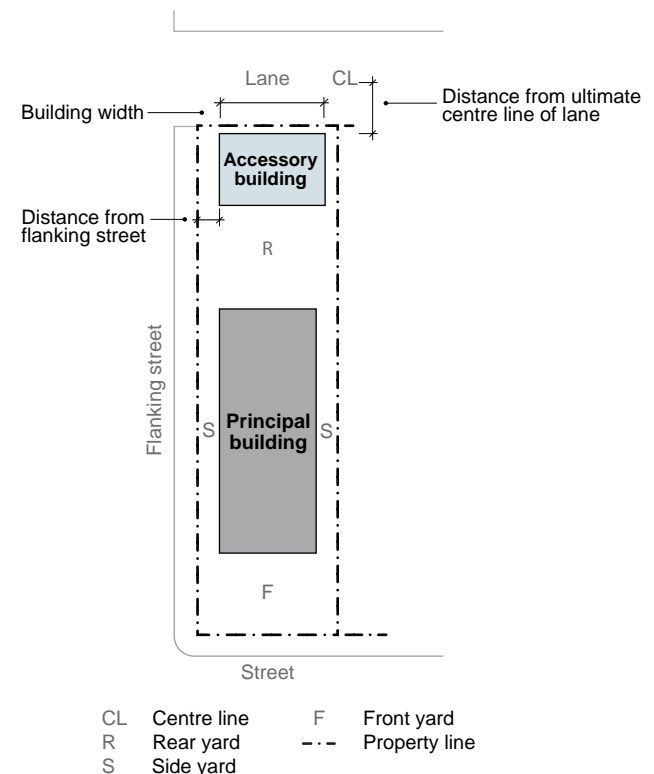
2.2.12 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.13 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

Diagram: Building placement for accessory building



- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the required minimum rear yard, or 48 m², whichever is the greater;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building.

2.2.14 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the **Parking By-law** provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling, and Multiple Dwelling in Combination with Another Principal Building

Multiple dwelling, and multiple dwelling in combination with another principal building, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 On a site:

- (a) without an existing character house; or
- (b) where an existing character house is demolished in order to allow for new development on an under-utilized lot,

the maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.75 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The total number of dwelling units on a site, including lock-off units and secondary suites, must not exceed 74 units per hectare.

3.1.2 Building Form and Placement

Regulations	RT-6
3.1.2.1 Minimum site area	338 m ²
3.1.2.2 Maximum site frontage	a single lot or 2 adjoining lots on record in the Land Title Office prior to January 16, 2018
3.1.2.3 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.1.2.4 Minimum front yard depth	7.3 m
3.1.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width

Regulations	RT-6
(b) exceeds 15.0 m	1.5 m
3.1.2.6 Minimum rear yard depth	10.7 m
3.1.2.7 Maximum site coverage for all buildings	45% of the site area
3.1.2.8 Maximum building depth	45% of the site depth

Site Frontage

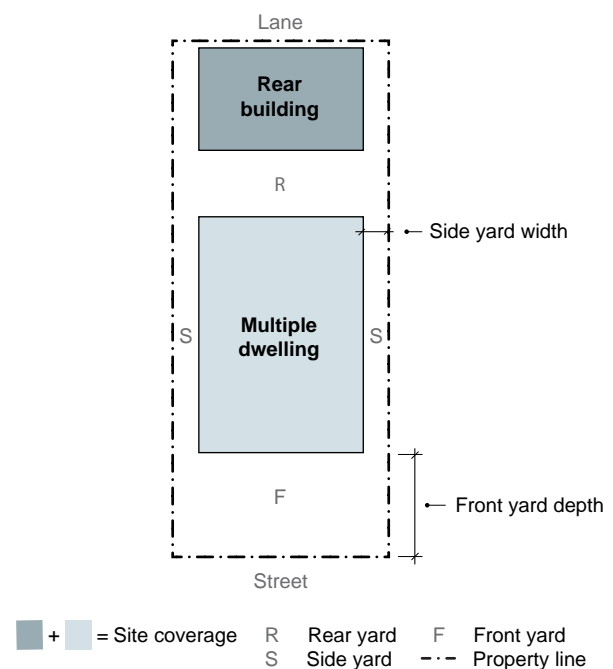
- 3.1.2.9 Despite the maximum site frontage in section 3.1.2.2 above, the combined frontage of adjoining lots must not exceed 15.6 m.

Building Height

- 3.1.2.10 Despite the maximum building height:
- (a) in section 3.1.2.3(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
 - (b) in section 3.1.2.3(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for multiple dwelling in combination with another principal building



Rear Yard

- 3.1.2.11 Despite the minimum rear yard depth in section 3.1.2.6 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.12 The Director of Planning may decrease the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

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

- (a) the minimum site area;
- (b) the minimum front yard depth, provided that consideration is given to the depths of the adjacent front yards;
- (c) the minimum side yard depth; and
- (d) the maximum building depth.

3.2 Other Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 On a site with an existing character house that is retained, the Director of Planning may permit a maximum floor space ratio of:

- (a) 0.75 to facilitate an addition to that character house; or
- (b) 0.85 for infill in combination with the retention of that character house,

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

3.2.1.2 On a site where an existing character house is demolished in order to allow for construction of a new single detached house or single detached house with secondary suite, the maximum floor space ratio is 0.50, subject to section 3.2.1.3 below.

3.2.1.3 On a site without an existing character house, or a site where an existing character house is demolished in order to allow for new development on an under-utilized lot, the maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of:

- (a) 0.75 for duplex or duplex with secondary suite; or
- (b) 0.75 for single detached house in combination with another single detached house or a single detached house with secondary suite, provided that the floor space ratio for the principal building located in the rear yard does not exceed 0.25,

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

3.2.1.4 The total number of dwelling units on a site must not exceed:

- (a) 74 units per hectare, including lock-off units and secondary suites, on a site with a site area of 338 m² or more, or a site with a character house; or
- (b) 2 units, excluding lock-off units and secondary suites, for all other sites.

3.2.2 Building Form and Placement

Regulations	RT-6
3.2.2.1 Minimum site area for:	
(a) duplex and duplex with secondary suite	306 m ²
(b) single detached house and single detached house with secondary suite	
(c) single detached house in combination with another single detached house or a single detached house with secondary suite	
3.2.2.2 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.2.2.3 Minimum front yard depth	7.3 m
3.2.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.5 Minimum rear yard depth	10.7 m
3.2.2.6 Maximum site coverage for all buildings	45% of the site area
3.2.2.7 Maximum building depth for:	
(a) single detached house and single detached house with secondary suite	35% of the site depth
(b) single detached house in combination with another single detached house or single detached house with secondary suite	no maximum
(c) all other uses	45% of the site depth

Site Area

- 3.2.2.8 The Director of Planning may decrease the minimum site area if the lot was on record in the Land Title Office prior to August 10, 1976.

Building Height

3.2.2.9 Despite the maximum building height:

- (a) in section 3.2.2.2(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
- (b) in section 3.2.2.2(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

3.2.2.10 Despite the minimum rear yard depth in section 3.2.2.5 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

3.2.2.11 For seniors supportive or assisted housing, the Director of Planning may decrease the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all Council policies and guidelines.

Discretion to Vary Other Regulations

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

- (a) the minimum front yard depth provided that consideration is given to the depths of the adjacent front yards;
- (b) the minimum side yard width for seniors supportive or assisted housing; and
- (c) the maximum building depth.

Diagram: Building placement for single detached house in combination with another single detached house or single detached house with secondary suite

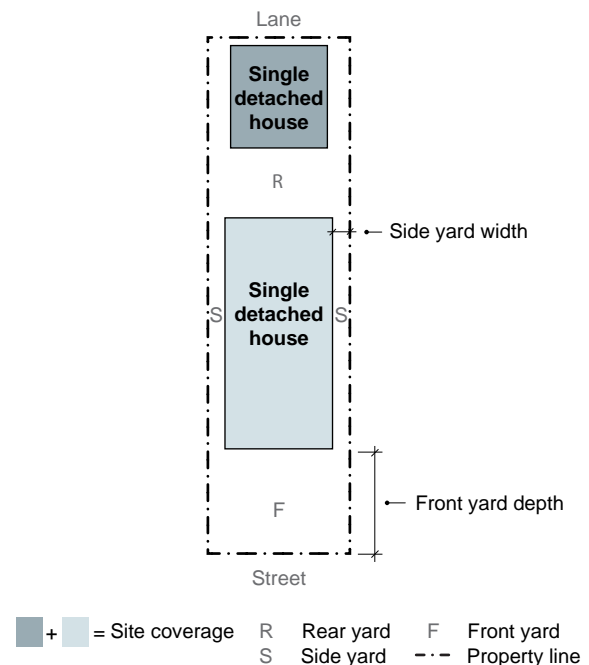
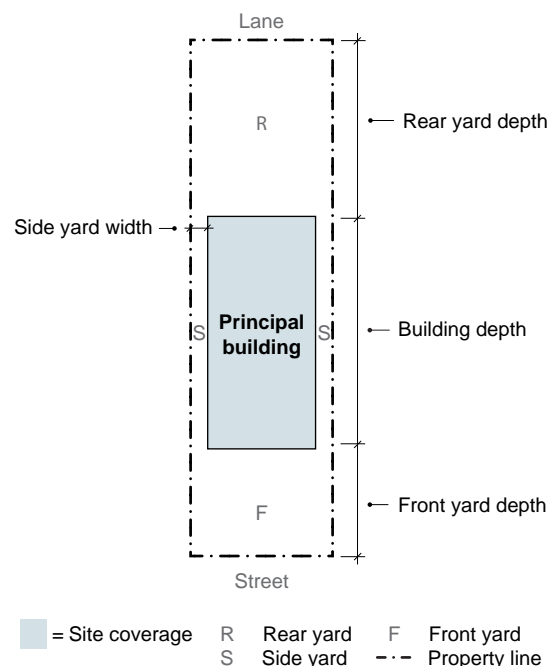


Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations except section 4.5, which only applies to conditional approval uses in this district.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, 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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area;
- (c) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building or second principal building located in the rear of the site, provided that the maximum exclusion does not exceed 42 m² and 7.3 m in length;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) fire escapes that are designed to meet City requirements for secondary egress;
- (h) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,
 and despite the definition of “partial storey” in [Section 2](#) of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section [4.1.2\(h\)](#); and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section [4.1.2\(b\)](#) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded to the nearest whole number and one-half must be rounded up.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.4 Building Depth: Measurement

- 4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a principal building.

4.5 External Design

- 4.5.1 This section [4.5](#) only applies to conditional approval uses in this district.
- 4.5.2 For the purpose of sections [4.5.3](#) and [4.5.4](#) below, the principal facade means the building face that is situated closest to the front property line.
- 4.5.3 The principal facade must have:

- (a) a maximum height computed on a ratio of 1.3 to 1 with the width of the principal facade;
- (b) a maximum width of 9.2 m;
- (c) a principal access by means of a straight staircase at right angle to the street, leading to a first-storey porch or open-sided verandah; and
- (d) a single principal entrance with single or double doors.

4.5.4 Except for the principal facade, all facades facing the front property line must be set back at least 3.0 m from the front yard.

4.5.5 All building facades must be characterized by the following:

- (a) the style and form of architecture and exterior finishes must be consistent with those residential buildings in this district listed in the Vancouver Heritage Register; and
- (b) the floor of the first storey must be a minimum of 0.9 m and a maximum of 2.0 m above grade.

4.5.6 For renovations or additions to existing buildings and for new construction, windows must approximately replicate windows on the residential buildings in this district listed in the Vancouver Heritage Register.

4.5.7 Roofs must be characterized by the following:

- (a) gable or hip-on-gable style; and
- (b) shingle finish.

4.5.8 The Director of Planning may vary the requirements of sections [4.5.3](#) to [4.5.7](#) above if:

- (a) the development is consistent with residential buildings in this district listed in the Vancouver Heritage Register;
- (b) a consistent architectural style and form is achieved for every building on the site; and
- (c) the development reflects the character of the streetscape and is compatible with the design of buildings on adjoining sites.

4.5.9 The Director of Planning may require the retention of any 1 or more of the following architectural or ornamental features:

- (a) window, door and roof decoration;
- (b) bay windows;
- (c) tower and turret features;
- (d) hand rails and balusters; and
- (e) wood tracery and bargeboard.

- 4.5.10 The Director of Planning may vary any of the external design regulations in this section 4.5 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

5 RELAXATIONS

- 5.1 In the case of the placement of more than 1 principal building on a site, the Director of Planning may relax the minimum side yard requirements, the minimum rear yard requirements, and the requirements relating to the location of additional principal buildings prescribed in this schedule, where the literal enforcement of those regulations would result in unnecessary hardship, if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
 - (b) the amount of open space and the impact of overall design on the general amenity of the area;
 - (c) the preservation of the character and general amenity desired for the area; and
 - (d) the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE AAA

RT-7

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the retention and renovation of existing buildings that maintain an architectural style and building form consistent with the historical character of the area. Redevelopment is encouraged on sites where existing buildings are smaller or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized. The regulations reflect the smaller size of buildings relative to surrounding districts.

Without limitation, applicable Council policies and guidelines for consideration include the [Kitsilano RT-7 and RT-8 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-7 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
306 m ²	Duplex	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Conditional	
Infill	Conditional	
Mixed-Use Residential Building	Conditional	2.2.1
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.2
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of May 17, 1994	Conditional	2.2.3
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	

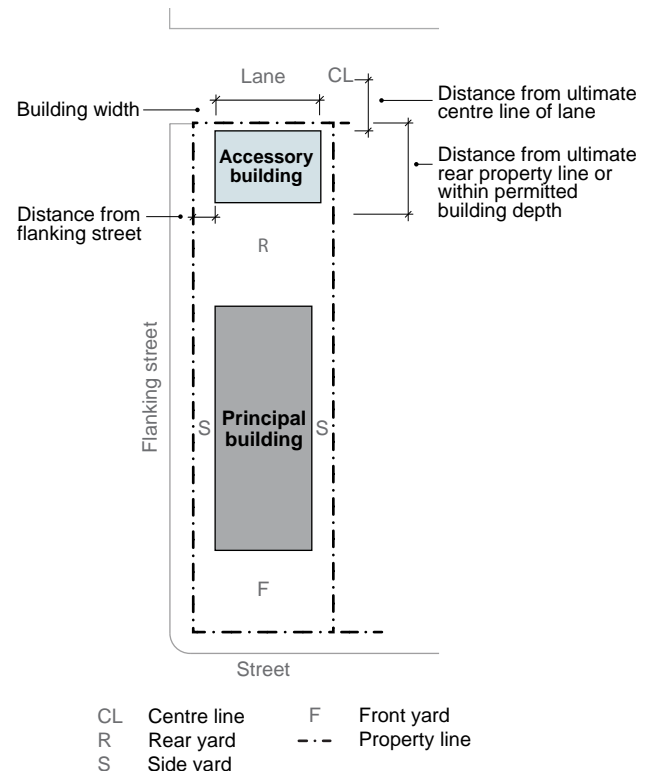
Use	Approval	Use-Specific Regulations
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Conditional	2.2.4
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.5
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.6 , 2.2.7
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.

- 2.2.2 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.3 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of May 17, 1994, may be permitted as a conditional approval use if:
- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area;
 - (b) building additions are in keeping with the character of the building; and
 - (c) no housekeeping or sleeping units are created.
- 2.2.4 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.6 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:
- (a) no accessory building exceeds:
 - (i) 3.1 m in height, measured to the highest point of a flat roof, or
 - (ii) 3.5 m in height, measured to the deck line of a mansard roof or to the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.0 m in building height;

Diagram: Building placement for accessory building



- (b) all accessory buildings are located:
 - (i) within 6.7 m of the ultimate rear property line or within the permitted building depth,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 42 m², except that the Director of Planning may increase the permitted floor area to a maximum of 48 m² for accessory buildings ancillary to multiple conversion dwellings containing 3 or more units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) in the case of a site:
 - (i) more than 30.5 m in depth, roof decks and decks are not located on an accessory building, or
 - (ii) less than or equal to 30.5 m in depth, a roof deck or deck may be located on an accessory building and the Director of Planning may permit an increase in building height to allow guards that do not exceed the required minimum height.

2.2.7 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.40, except that:

- (a) for single detached house, single detached house with secondary suite, duplex, infill and multiple conversion dwelling the Director of Planning may increase:
 - (i) the permitted floor space ratio to a maximum of 0.60,
 - (ii) the permitted floor space ratio beyond 0.60 provided that:
 - (A) there are no building additions, and
 - (B) the additional floor area to be permitted is within the lowest floor, walls and roof of a building existing on the site as of July 24, 1990, except for floor area additions up to a maximum of 5 m², which may be the result of meeting the exiting requirements of the Building By-law or providing additional daylight into existing attic space,
 - (iii) the floor area by up to 5 m² more than the floor space ratio permitted in sections [3.1.1.1\(a\)\(i\)](#) and [3.1.1.1\(a\)\(ii\)](#) above, where the proposed development includes the retention of an existing building and the Director of Planning is satisfied the increase will assist in the retention, and
 - (iv) the permitted floor space ratio to achieve 185 m² of floor area on sites where the floor space ratio permitted in sections [3.1.1.1\(a\)\(i\)](#), [3.1.1.1\(a\)\(ii\)](#) and [3.1.1.1\(a\)\(iii\)](#) above results in less than 185 m² of floor area; and
- (b) for all other uses, the Director of Planning may increase the permitted floor space ratio to a maximum of 0.60,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.

3.1.1.2 The total number of dwelling units on a site must not exceed:

- (a) for infill, 62 units per hectare; and
- (b) for multiple conversion dwelling, 74 units per hectare.

3.1.2 Building Form and Placement

Regulations	RT-7
3.1.2.1 Minimum site area for:	306 m ²
(a) duplex	
(b) single detached house or single detached house with secondary suite	
3.1.2.2 Maximum building height for:	
(a) all buildings other than infill	10.7 m and 2 storeys
(b) infill	7.7 m and 2 storeys
3.1.2.3 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.1.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.5 Maximum site coverage for all buildings	45% of the site area
3.1.2.6 Maximum building depth	35% of the site depth

Site Area

3.1.2.7 The Director of Planning may decrease the minimum site area if the lot was on record in the Land Title Office prior to August 10, 1976.

Building Height

3.1.2.8 The Director of Planning may increase the maximum building height in section [3.1.2.2\(a\)](#) above to exceed 2 storeys if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2.9 Despite the maximum building height in section [3.1.2.2\(b\)](#) above, the second storey of an infill building must be a partial storey not exceeding 60% of the storey immediately below, except that the Director of Planning may vary this requirement for a partial storey.

Front Yard

3.1.2.10 Despite the minimum front yard depth in section [3.1.2.3](#) above:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

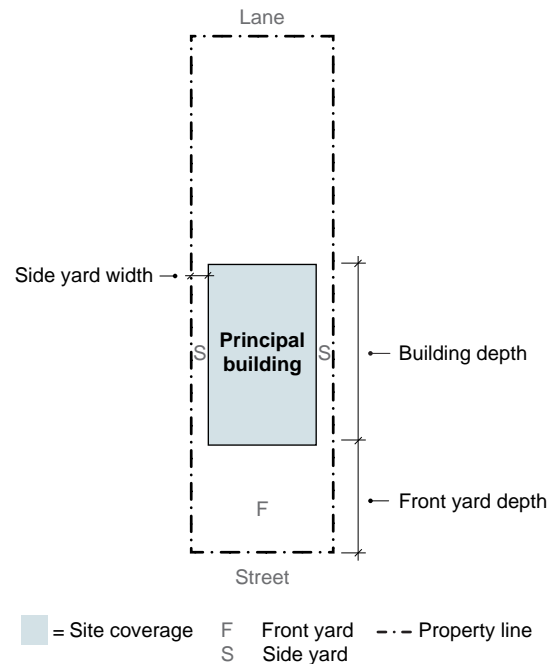
3.1.2.11 The Director of Planning may decrease the minimum front yard if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

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

- (a) the minimum side yard width to no less than 60% of the required side yards for infill or where the retention of an existing building is proposed; and
- (b) the maximum building depth, including for the purpose of allowing an infill in the rear yard.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 6.7 m in length, which are:
 - (i) located in an accessory building located on the site in accordance with sections [2.2.6](#) and [2.2.7](#) of this schedule or in an infill building, up to a maximum of 42 m², and
 - (ii) where a site has no developed secondary access, located in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum floor area that the Director of Planning may determine, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, provided the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section **4.1.2(a)** above, does not exceed 13% of the permitted floor area; and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section **4.1.2(g)** above, to which there is no access from the interior of the building.

4.1.3 If the rear property line of a corner site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary section **4.1.2** of this schedule to permit the exclusion of floor area used for off-street parking in the principal building up to a maximum of 42 m².

4.1.4 For multiple conversion dwellings containing 3 or more dwelling units, the Director of Planning may increase the excluded parking floor area of an accessory building permitted under section **4.1.2** of this schedule to a maximum of 48 m², if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.1.5 For infill, the Director of Planning may increase the excluded parking floor space permitted under section **4.1.2** of this schedule to a maximum of 48 m², if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.2 Dwelling Unit Density: Calculation

4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down to the nearest whole number.

4.3 Site Coverage

4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.4 Building Depth: Measurement

4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a building, measured prior to any required lane dedication.

4.5 External Design

4.5.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, if:

- (a) the purpose is to provide light or access to a basement or cellar;

- (b) the lowered surface does not extend more than 3.1 m into the required front or rear yard; and
- (c) that portion of the building abutting the lowered surface:
 - (i) faces either the front street or the rear property line, and
 - (ii) does not exceed half the width of the building, or 4.6 m, whichever is the lesser.

SCHEDULE BBB

RT-8

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the retention and renovation of existing buildings that maintain an architectural style and building form consistent with the historical character of the area. Redevelopment is encouraged on sites where existing buildings are smaller or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized.

Without limitation, applicable Council policies and guidelines for consideration include the [Kitsilano RT-7 and RT-8 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-8 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
306 m ²	Duplex	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Conditional	
Infill	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of May 17, 1994	Conditional	2.2.4
Multiple Dwelling	Conditional	2.2.5
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Single Detached House with Secondary Suite	Conditional	

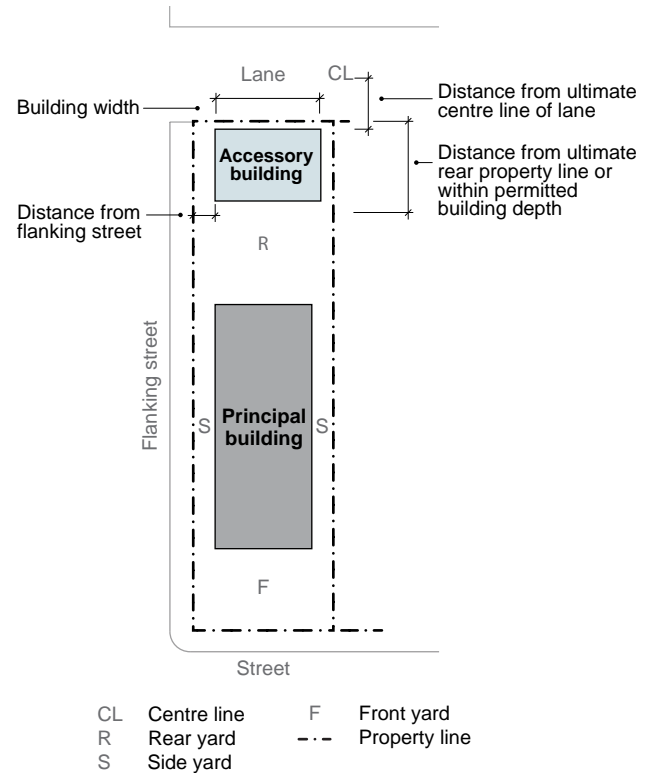
Use	Approval	Use-Specific Regulations
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Conditional	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.7
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.8 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of May 17, 1994, may be permitted as a conditional approval use if:
- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area;
 - (b) building additions are in keeping with the character of the building; and
 - (c) no housekeeping or sleeping units are created.
- 2.2.5 Multiple dwelling may be permitted if a minimum of 50% of the dwelling units within any building contain 2 or more bedrooms.
- 2.2.6 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:
- (a) no accessory building exceeds:
 - (i) 3.1 m in height, measured to the highest point of a flat roof, or
 - (ii) 3.5 m in height, measured to the deck line of a mansard roof or to the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
- provided that no portion of an accessory building exceeds 4.0 m in building height;

- (b) all accessory buildings are located:
 - (i) within 6.7 m of the ultimate rear property line or within the permitted building depth,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

Diagram: Building placement for accessory building



- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 42 m², except that the Director of Planning may increase the permitted floor area to a maximum of 48 m² for accessory buildings ancillary to multiple conversion dwellings containing 3 or more dwelling units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) in the case of a site:
 - (i) more than 30.5 m in depth, roof decks and decks are not located on an accessory building, or
 - (ii) less than or equal to 30.5 m in depth, a roof deck or deck may be located on an accessory building and the Director of Planning may permit an increase in building height to allow guards that do not exceed the required minimum height.

2.2.9 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.50, except that:

- (a) for single detached house, single detached house with secondary suite, duplex, infill, multiple conversion dwelling, multiple dwelling and seniors supportive or assisted housing the Director of Planning may increase:
 - (i) the permitted floor space ratio to a maximum of 0.75,
 - (ii) the permitted floor space ratio beyond 0.75, provided that:
 - (A) there are no building additions, and
 - (B) the additional floor area to be permitted is within the lowest floor, walls and roof of a building existing on the site as of July 24, 1990, except for floor area additions up to a maximum of 5 m², which may be the result of meeting the exiting requirements of the Building By-law or providing additional daylight into existing attic space,
 - (iii) the floor area by up to 5 m² more than the floor space ratio permitted in sections [3.1.1.1\(a\)\(i\)](#) and [3.1.1.1\(a\)\(ii\)](#) above, where the proposed development includes the retention of an existing building and the Director of Planning is satisfied the increase will assist in the retention, and
 - (iv) the permitted floor space ratio to achieve 185 m² of floor area on sites where the floor space ratio permitted in sections [3.1.1.1\(a\)\(i\)](#) and [3.1.1.1\(a\)\(ii\)](#) above results in less than 185 m² of floor area; and
- (b) for all other uses, the Director of Planning may increase the permitted floor space ratio to a maximum of 0.60,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner, or tenant.

3.1.1.2 The total number of dwelling units on a site must not exceed:

- (a) for infill and multiple conversion dwelling, 74 units per hectare; and
- (b) for multiple dwelling, 62 units per hectare.

3.1.2 Building Form and Placement

Regulations	RT-8
3.1.2.1 Minimum site area for:	306 m ²
(a) duplex	
(b) single detached house or single detached house with secondary suite	
3.1.2.2 Minimum site frontage for multiple dwelling	existing frontage of a single lot on record in the Land Title Office prior to May 17, 1994
3.1.2.3 Maximum building height for:	
(a) all buildings other than infill	10.7 m and 2 storeys
(b) infill	7.7 m or 2 storeys
3.1.2.4 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.1.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.6 Maximum site coverage for all buildings	45% of the site area
3.1.2.7 Maximum building depth	35% of the site depth

Site Area

- 3.1.2.8 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to August 10, 1976.

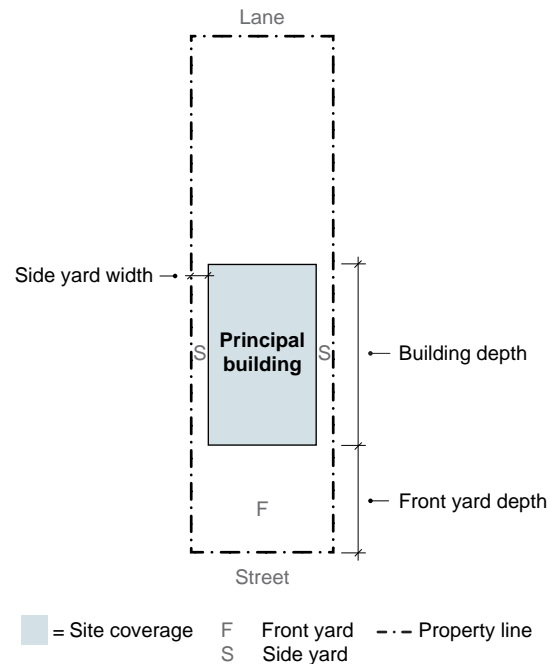
Building Height

- 3.1.2.9 The Director of Planning may vary the maximum building height in section [3.1.2.3\(a\)](#) above to exceed 2 storeys if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 3.1.2.10 Despite the maximum building height in section [3.1.2.3\(b\)](#) above, the second storey of an infill building must be a partial storey not exceeding 60% of the storey immediately below, except that the Director of Planning may vary this requirement for a partial storey.

Front Yard

- 3.1.2.11 Despite the minimum front yard depth in section 3.1.2.4 above:
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
 - (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites will not be used in computing the average; and
 - (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

Diagram: Building placement for principal building



- 3.1.2.12 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

- 3.1.2.13 The Director of Planning may decrease the minimum side yard width to no less than 60% of the minimum side yard width, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, in the case of:
- (a) infill;
 - (b) multiple dwellings, provided that no fewer than 50% of the dwelling units within any building contain 2 or more bedrooms;
 - (c) seniors supportive or assisted housing; or
 - (d) where the proposed development includes the retention of an existing building.

Building Depth

- 3.1.2.14 The Director of Planning may increase the maximum building depth, including for the purpose of allowing an infill in the rear yard, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 6.7 m in length, which are:
 - (i) located in an accessory building located on the site in accordance with sections [2.2.7](#) and [2.2.8](#) of this schedule or in an infill building, up to a maximum of 42 m², and
 - (ii) where a site has no developed secondary access, located in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum floor area that the Director of Planning may determine, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including child day care facilities, recreation facilities and meeting rooms, provided that:
 - (i) the total area being excluded does not exceed 10% of the total permitted floor area, and
 - (ii) in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area; and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building.

4.1.3 If the rear property line of a corner site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary section 4.1.2 of this schedule to permit the exclusion of floor area used for off-street parking in the principal building up to a maximum of 42 m².

4.1.4 For multiple conversion dwellings containing 3 or more dwelling units, the Director of Planning may increase the excluded parking floor area of an accessory building permitted under section 4.1.2 of this schedule to a maximum of 48 m², if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.1.5 For infill, the Director of Planning may increase the excluded parking floor space permitted under section 4.1.2 of this schedule to a maximum of 48 m², if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.2 Dwelling Unit Density: Calculation

4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded to the nearest whole number and one-half must be rounded up.

4.3 Site Coverage

4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.4 Building Depth: Measurement

4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a building, measured prior to any required lane dedication.

4.5 External Design

4.5.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, if:

- (a) the purpose is to provide light or access to a basement or cellar;
- (b) the lowered surface does not extend more than 3.1 m into the required front or rear yard; and
- (c) that portion of the building abutting the lowered surface:
 - (i) faces either the front street or the rear property line, and
 - (ii) does not exceed half the width of the building, or 4.6 m, whichever is the lesser.

SCHEDULE CCC

RT-9

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage new development with a diversity of character and neighbourly building scale and placement. The retention and renovation of existing buildings is also permitted on sites where buildings have historical or architectural merit.

Without limitation, applicable Council policies and guidelines for consideration include the [Kitsilano Point RT-9 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-9 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
306 m ²	Duplex	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of December 6, 1977	Conditional	2.2.4
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.5
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	

Use	Approval	Use-Specific Regulations
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.6
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.7 , 2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and

- (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of December 6, 1977, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area;
- (b) building additions are in keeping with the character of the building; and
- (c) no housekeeping or sleeping units are created.

2.2.5 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

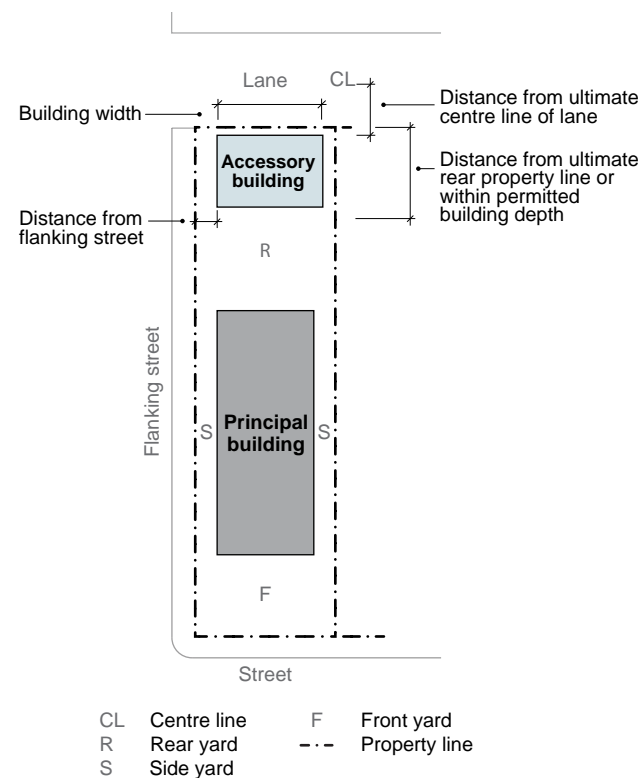
2.2.6 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.7 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

- (a) no accessory building exceeds:
 - (i) 3.1 m in height, measured to the highest point of a flat roof, or
 - (ii) 3.7 m in height, measured to the deck line of a mansard roof or to the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 6.7 m of the ultimate rear property line or within the permitted building depth,

Diagram: Building placement for accessory building



- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) in the case of a site:
 - (i) more than 30.5 m in depth, roof decks and decks are not located on an accessory building, or
 - (ii) less than or equal to 30.5 m in depth, a roof deck or deck may be located on an accessory building and the Director of Planning may permit an increase in building height where there is a flat roof to allow guards that do not exceed the required minimum height.

2.2.8 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, single detached house, single detached house with secondary suite, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60, except that for single detached house, single detached house with secondary suite, duplex, and multiple conversion dwelling, the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 0.75; or
- (b) the permitted floor space ratio beyond 0.75, provided that:
 - (i) there are no building additions, and
 - (ii) the additional floor area to be permitted is within the walls and roof of a building existing as of November 2, 1993, except for floor area additions that may be the result of meeting the exiting requirements of the Building By-law or providing additional daylight into existing attic space,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.

3.1.1.2 In the case of a multiple conversion dwelling, the total number of dwelling units on a site must not exceed 74 units per hectare.

3.1.2 Building Form and Placement

Regulations	RT-9
3.1.2.1 Minimum site area for:	306 m ²
(a) duplex	
(b) single detached house or single detached house with secondary suite	
3.1.2.2 Maximum building height	10.7 m and 3 storeys
3.1.2.3 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.1.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width

Regulations	RT-9
(b) exceeds 15.0 m	1.5 m
3.1.2.5 Maximum site coverage for all buildings	45% of the site area
3.1.2.6 Maximum building depth	40% of the site depth

Site Area

- 3.1.2.7 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to August 10, 1976.

Building Height

- 3.1.2.8 Despite the maximum building height in section 3.1.2.2 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

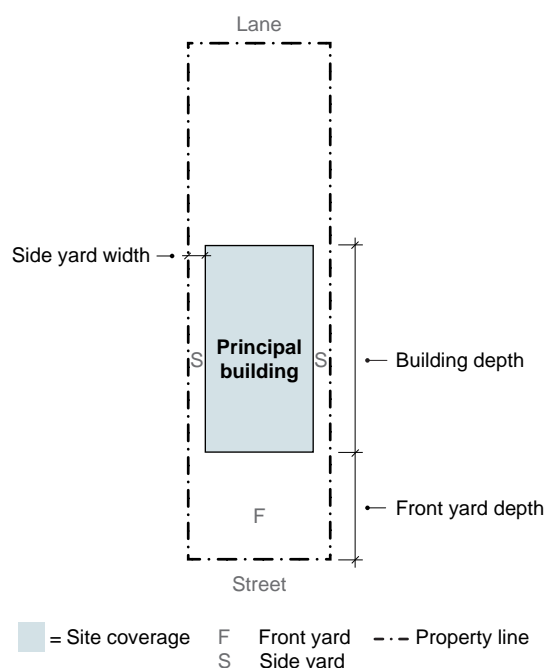
Front Yard

- 3.1.2.9 Despite the minimum front yard depth in section 3.1.2.3 above:
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
 - (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
 - (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.
- 3.1.2.10 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Depth

- 3.1.2.11 The Director of Planning may increase the maximum building depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 6.7 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building situated on a site in accordance with sections [2.2.6](#) and [2.2.7](#) of this schedule, provided that the maximum exclusion for a parking space does not exceed 6.7 m in length;
- (d) amenity areas in multiple conversion dwellings containing 3 or more dwelling units, including child day care facilities, recreation facilities and meeting rooms, provided that:
 - (i) the total area being excluded does not exceed 10% of the permitted floor area, and
 - (ii) in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;

- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area; and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.4 Building Depth: Measurement

- 4.4.1 Maximum building depth must be measured prior to any required lane dedication.

SCHEDULE DDD

RT-10 and RT-10N

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage development of multiple small houses and duplexes on large lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing is intended to be compatible with, but not the same as, pre-existing single detached house development. Retention of older character buildings is encouraged. In the RT-10N district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-10 and RT-10N Small House/Duplex Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-10 and RT-10N districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
511 m ²	Development with more than 1 principal building	3.1
306 m ²	Duplex	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
	Multiple Conversion Dwelling	3.1
	Infill Single Detached House or Infill Duplex	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Conditional	
Infill Duplex	Conditional	
Infill Single Detached House	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of November 23, 2005	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	

Use	Approval	Use-Specific Regulations
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.4
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.5
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.6 , 2.2.7
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

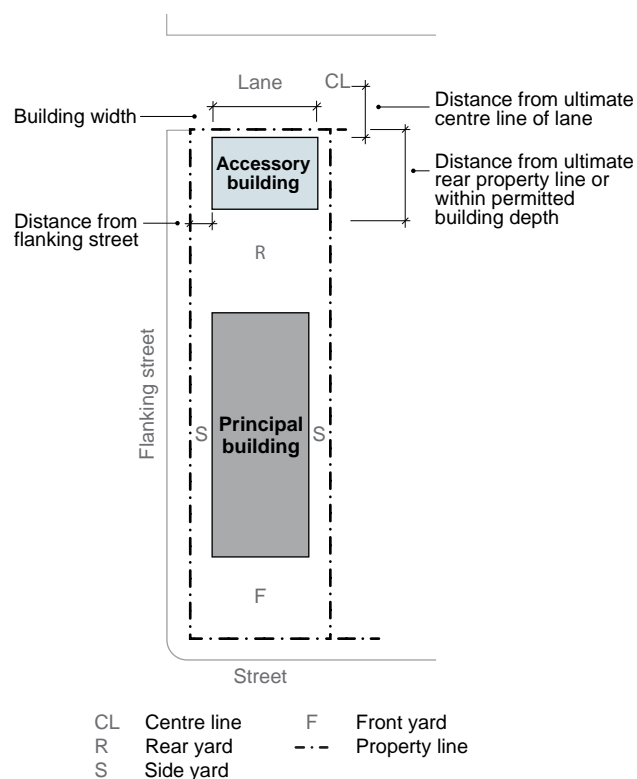
2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.4 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.6 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 7.1 m of the ultimate rear property line,

Diagram: Building placement for accessory building



- (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building.

2.2.7 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, single detached house, single detached house with secondary suite, multiple conversion dwelling, infill, dwelling uses on a site with more than 1 principal building, and all other uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to a maximum of:

- (a) 0.80 for dwelling uses; and
- (b) 0.60 for all other uses combined,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.

3.1.1.2 The total number of dwelling units on a site must not exceed:

- (a) 74 units per hectare on sites with a site frontage of 18.3 m or more;
- (b) 3 dwelling units on sites with a site frontage that is equal to or greater than 15.0 m but is less than 18.3 m; and
- (c) 2 dwelling units on sites with a frontage less than 15.0 m,

except that the Director of Planning may vary the permitted number of dwelling units on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, but the Director of Planning may not increase the number of dwelling units to more than 3 for section [3.1.1.2\(c\)](#) above.

3.1.2 Building Form and Placement

Regulations	RT-10 and RT-10N
3.1.2.1 Minimum site area for:	306 m ²
(a) duplex	
(b) single detached house or single detached house with secondary suite	
(c) multiple conversion dwelling	

Regulations	RT-10 and RT-10N
(d) infill duplex and infill single detached house	306 m ²
3.1.2.2 Maximum building height for a building located:	
(a) in the front 60% of the site depth	10.7 m and 2 storeys
(b) in the rear 40% of the site depth	7.7 m and 2 storeys
3.1.2.3 Minimum front yard depth on:	
(a) sites with a frontage greater than 18.3 m and with more than 1 principal building	4.9 m
(b) other sites	the average of the minimum front yard depths of the 2 adjacent sites
3.1.2.4 Minimum side yard width where the site width:	
(a) does not exceed 12.0 m	10% of the site width
(b) exceeds 12.0 m	1.2 m
3.1.2.5 Minimum rear yard depth	0.6 m
3.1.2.6 Maximum site coverage for all buildings	45% of the site area
3.1.2.7 Maximum area of impermeable materials	70% of the site area
3.1.2.8 Maximum building depth for sites where there is 1 principal building or 1 principal building with infill	40% of the site depth

Number of Principal Buildings on a Site

- 3.1.2.9 The Director of Planning may permit more than 1 principal building on sites with a minimum site area of 511 m² and a minimum site frontage of 15.0 m, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Site Area

- 3.1.2.10 The Director of Planning may reduce the minimum site area in sections [3.1.2.1\(a\)](#) and [3.1.2.1\(b\)](#) above if the lot was on record in the Land Title Office prior to November 23, 2005.

Building Height

- 3.1.2.11 Despite the maximum building height in section [3.1.2.2\(b\)](#) above, the second storey of a building located in the rear 40% of the site depth must be a partial storey not exceeding 50% of the storey immediately below.

3.1.2.12 The Director of Planning may increase the maximum building height, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Front Yard

3.1.2.13 Despite the minimum front yard depth in section 3.1.2.3(b) above:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

3.1.2.14 The Director of Planning may vary the required front yard depth on:

- (a) a corner site;
- (b) a double fronting site;
- (c) a site where a building line has been established pursuant to section 8.1.1 of this by-law; and
- (d) other sites,

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

Side Yard

3.1.2.15 Despite the minimum side yard width in section 3.1.2.4 above, in the case of a corner site that has located at its rear, with or without the intervention of a lane, a site that fronts on the street flanking the corner site, the required minimum width of an exterior side yard is 2.4 m.

3.1.2.16 Despite the minimum side yard width in section 3.1.2.4 above, an additional side yard with a minimum width of 4.9 m and minimum length equal to 25% of the site depth must also be provided on each side of the site, and each of these side yards must be located so that its rear boundary is not less than 6.7 m, and not more than a distance equal to 35% of the site depth, from the ultimate rear property line.

3.1.2.17 The Director of Planning may vary the required side yard width on:

- (a) a corner site;
- (b) a double fronting site;
- (c) a site where a building line has been established pursuant to section 8.1.1 of this by-law; and
- (d) other sites,

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

Rear Yard

- 3.1.2.18 Despite the minimum rear yard depth in section 3.1.2.5 above, where the rear property line does not abut a lane and a lane dedication is not required, a rear yard with a minimum depth of 1.2 m must be provided, except that the Director of Planning may increase the required rear yard if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Depth

- 3.1.2.19 The Director of Planning may increase the maximum building depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) for dwelling uses:
 - (A) on sites with only 1 principal building, are located in an accessory building located on the site in accordance with sections 2.2.6 and 2.2.7 of this schedule or in an infill building up to a maximum of 48 m²,
 - (B) on sites with no developed secondary access and with only 1 principal building, are located in a principal building, an accessory building, or an infill building up to a maximum area that the Director of Planning may determine, provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines,
 - (C) on sites with more than 1 principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit, and
 - (D) on sites with no developed secondary access and with more than 1 principal building, are located in a principal building, or an accessory building up to a maximum area that the

Director of Planning may determine, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and

- (ii) for non-dwelling uses, are located at or below base surface;
- (d) areas of undeveloped floors that 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;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) the side facing the street, rear property line or common open space is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (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; and
- (g) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(f) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 On sites with a frontage of 18.3 m or more, where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.3 Site Coverage and Impermeability

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.
- 4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.

4.4 Yards: Projections

- 4.4.1 Despite section 10.8 of this by-law:
 - (a) entries, porches and verandahs complying with section 4.1.2(f) of this schedule may project up to 1.2 m into the required side yards, where a side yard of at least 2.4 m in width has been provided; and

- (b) the Director of Planning may permit other projections in the required side yards if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.5 Building Depth: Measurement

- 4.5.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of the principal building, measured prior to any required lane dedication.

4.6 External Design

- 4.6.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, if:
 - (a) the purpose is to provide light or access to a basement or cellar;
 - (b) the lowered surface does not extend more than 3.1 m from the building;
 - (c) that portion of the building abutting the lowered surface does not exceed half the width of the building, or 4.6 m, whichever is the lesser; and
 - (d) the lowered surface does not extend into the side yard required in sections [3.1.2.4](#).

SCHEDULE EEE

RT-11 and RT-11N

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to allow a variety of housing options by encouraging development of multiple small single detached houses and duplexes on larger lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing are intended to be compatible with, but not the same as, pre-existing single detached development. Laneway houses, secondary suites, and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings is encouraged. In the RT-11N district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-11 and RT-11N Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-11 and RT-11N districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
511 m ²	Duplex or Duplex with Secondary Suite on a site with more than 1 principal building	3.1
	Single Detached House or Single Detached House with Secondary Suite on a site with more than 1 principal building	3.1
334 m ²	Infill Single Detached House or Infill Duplex	3.1
	Duplex with Secondary Suite	3.1
	Multiple Conversion Dwelling, containing 3 dwelling units	3.1
303 m ²	Duplex	3.1
	Multiple Conversion Dwelling, containing 2 dwelling units	3.1
--	Other uses in section 2.1 of this schedule	3.1

Minimum Site Area	Use	Density, Form and Placement Regulations
Regulated by the RS-1 District Schedule	Single Detached House or Single Detached House with Secondary Suite	Regulated by the RS-1 District Schedule
--	Laneway House	Regulated by the RS-1 District Schedule

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including **Section 2**, **Section 10** and **Section 11**, and compliance with the regulations of this schedule including section **2.2**.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section **2.2** of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	

Use	Approval	Use-Specific Regulations
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Duplex, on a site with more than 1 principal building	Conditional	2.2.2
Duplex with Secondary Suite, on a site with more than 1 principal building	Conditional	2.2.2
Infill Duplex, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	
Infill Single Detached House	Conditional	2.2.3
Laneway House	Conditional	2.2.4
Mixed-Use Residential Building	Conditional	2.2.5
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.6
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of May 15, 2013	Conditional	2.2.7
Principal Dwelling Unit with a Lock-Off Unit	Conditional	2.2.8
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	2.2.9
Single Detached House with Secondary Suite	Conditional	2.2.9
Single Detached House, on a site with more than 1 principal building	Conditional	2.2.2
Single Detached House with Secondary Suite, on a site with more than 1 principal building	Conditional	2.2.2
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.10
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	

Use	Approval	Use-Specific Regulations
Retail Uses		
Farmers' Market	Conditional	2.2.11
Neighbourhood Grocery Store	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.12 , 2.2.13
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.14
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

2.2.2 The Director of Planning may permit:

(a) 2 principal buildings on a site with a minimum site area of 334 m² if:

(i) the site meets at least 1 of the following criteria:

(A) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,

(B) the site is a corner site, or

(C) the site is double fronting,

(ii) on sites other than double fronting sites, 1 of the principal buildings is located within the rear 40% of the ultimate site depth, and that building is a single detached house, and

(iii) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and

- (b) more than 1 principal building on a site with a minimum site area of 511 m² if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.3 Infill single detached house may be permitted if:

- (a) it is in combination with the retention of a building existing on the site prior to January 1, 1940; or
- (b) the site meets at least 1 of the following criteria:
 - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
 - (ii) the site is a corner site, or
 - (iii) the site is a double fronting site.

2.2.4 Laneway house must be in combination with a single detached house or single detached house with secondary suite, which is the only principal building on the site. Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.

2.2.5 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.

2.2.6 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:

- (a) there are no additions to the building;
- (b) no housekeeping or sleeping units are created;
- (c) the development complies with sections [3.1.2.7](#), [3.1.2.8](#) and [4.3](#) of this schedule; and
- (d) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.7 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of May 15, 2013, may be permitted as a conditional approval use if:

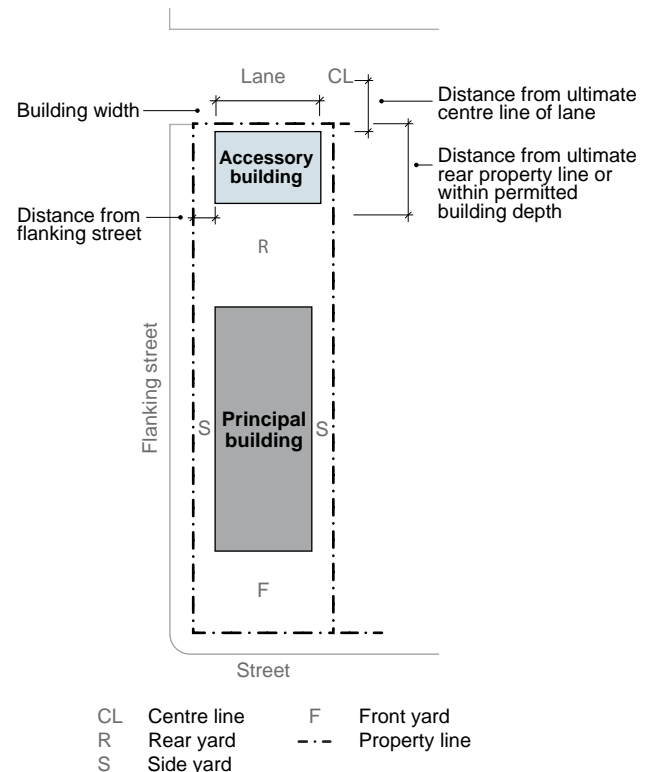
- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the impact of the conversion on adjacent properties;
- (b) no additions are permitted for buildings constructed on or after January 1, 1940, except additions up to 5 m² used as exits;
- (c) no housekeeping or sleeping units are created; and
- (d) there are no more than 3 dwelling units.

2.2.8 Principal dwelling unit with lock-off unit may be permitted only on a site with more than 2 principal buildings and a minimum frontage of 18.3 m, in:

- (a) an infill single detached house;
- (b) an infill duplex;
- (c) a single detached house; or
- (d) a duplex.

- 2.2.9 Single detached house or single detached house with secondary suite, where developed as the only principal building on site, must comply with the **RS-1 District Schedule** and sections 3 and 4 of this schedule do not apply.
- 2.2.10 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.11 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.12 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line,
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

Diagram: Building placement for accessory building



- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m², except that the total allowable accessory building floor area will be reduced by:
 - (i) any floor area previously excluded from existing development pursuant to section 4.1.2(c) of this schedule, and
 - (ii) the floor area of a laneway house;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building.

2.2.13 The Director of Planning may vary the site coverage regulations to accommodate an accessory building if:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) the Director of Planning also considers the impact on neighbouring sites of building height, shadow, open space and landscaping, the intent of this schedule and all applicable Council policies and guidelines.

2.2.14 Accessory parking spaces customarily ancillary to any outright approval use listed in section 2.1 of this schedule must comply with the provisions of section 2.2.12(b) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, duplex with secondary suite, multiple conversion dwelling, infill, dwelling uses on a site with more than 1 principal building, uses involving character house retention, and all other uses in these districts, except single detached house and single detached house with secondary suite, as the only principal building on the site, and laneway house, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is:

- (a) 0.60, for all uses other than duplex or duplex with secondary suite; and
- (b) 0.75 for duplex or duplex with secondary suite on a site with 1 principal building.

3.1.1.2 Despite the maximum floor space ratio in section 3.1.1.1 above, the Director of Planning may increase the permitted floor space ratio to maximum of:

- (a) 0.90 for dwelling uses on sites where buildings existing prior to January 1, 1940 are retained; and
- (b) 0.85 for all other dwelling uses, except for duplex and duplex with secondary suite,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.1.3 Despite the maximum floor space ratio in sections 3.1.1.1 and 3.1.1.2 above, on a site:

- (a) with a site area less than 511 m²; and
- (b) where a building constructed after January 1, 1940 is not retained,

the floor space ratio allocated to a second principal building or infill single detached house or infill duplex at the rear of the site must not exceed 0.20.

3.1.1.4 On a site with a minimum site area of 511 m², the total number of dwelling units, excluding lock-off units and secondary suites, must not exceed:

- (a) 74 units per hectare on a site with a frontage of 18.3 m or more, except that the number of lock-off units and secondary suites must not exceed the greater of 3 or 45% of the number of dwelling units permitted; and
- (b) 3 dwelling units on a site with a frontage less than 18.3 m,

except that the Director of Planning may permit 1 additional dwelling unit if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.5 On a site with a site area less than 511 m² that:

- (a) abuts a park or school site, with or without the intervention of a lane;
- (b) is a corner site; or
- (c) is a double fronting site,

the total number of dwelling units, excluding lock-off units and secondary suites, must not exceed 3 dwelling units.

3.1.2 Building Form and Placement

Regulations	RT-11 and RT-11N
3.1.2.1 Minimum site area for:	
(a) duplex	303 m ²
(b) multiple conversion dwelling containing 2 units	303 m ²
(c) duplex with secondary suite	334 m ²
(d) multiple conversion dwelling containing 3 units	334 m ²
(e) infill single detached house or infill duplex	334 m ²
3.1.2.2 Minimum site frontage for all dwelling uses	9.8 m
3.1.2.3 Maximum building height for:	
(a) a building, other than duplex or duplex with secondary suite on a site with 1 principal building:	
(i) in the front 60% of the site depth	10.7 m and 2 storeys
(ii) in the rear 40% of the site depth	7.7 m and 2 storeys
(b) duplex or duplex with secondary suite on a site with 1 principal building in the front 60% of the site depth	10.7 m and 3 storeys
3.1.2.4 Minimum front yard depth:	
(a) on sites with a frontage greater than 18.3 m and more than 1 principal building	4.9 m
(b) on all other sites	the average of the minimum front yard depths of the 2 adjacent sites
3.1.2.5 Minimum side yard width	1.2 m
3.1.2.6 Minimum rear yard depth	0.6 m

Regulations	RT-11 and RT-11N
3.1.2.7 Maximum site coverage	45% of the site area
3.1.2.8 Maximum area of impermeable materials	70% of the site area
3.1.2.9 Maximum building depth for sites with:	40% of the site depth
(a) 1 principal building	
(b) 1 principal building with infill	
(c) 2 principal buildings with the second principal building located at the rear of the site	

Site Area

3.1.2.10 The Director of Planning may decrease the minimum site area in:

- (a) section 3.1.2.1(a) above for duplex;
- (b) section 3.1.2.1(c) above for duplex with secondary suite; and
- (c) section 3.1.2.1(e) above for infill single detached house in combination with the retention of a building existing on the site prior to January 1, 1940,

if the lot was on record in the Land Title Office prior to May 15, 2013 and the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, the intent of this schedule, and all applicable Council policies and guidelines.

Site Frontage

3.1.2.11 The Director of Planning may decrease the minimum site frontage for:

- (a) duplex or duplex with secondary suite; and
- (b) infill single detached house in combination with the retention of a character building existing on the site prior to January 1, 1940,

if the lot was on was on record in the Land Title Office prior to May 15, 2013, and the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, the intent of this schedule, and all applicable Council policies and guidelines.

Building Height

3.1.2.12 Despite the maximum building height in section 3.1.2.3(b) above, the third storey must be a partial storey not exceeding 50% of the storey immediately below and must comply with section 4.6 of this schedule.

3.1.2.13 The Director of Planning may increase the maximum building height:

(a) in section 3.1.2.3(a) above, to permit a third storey, if it does not exceed 60% of the storey immediately below; and

(b) in sections 3.1.2.3(a)(ii) and 3.1.2.12 above,

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

Front Yard

3.1.2.14 Despite the minimum front yard depth in section 3.1.2.4(b) above:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

3.1.2.15 The Director of Planning may decrease the required front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

3.1.2.16 Despite the minimum side yard width in section 3.1.2.5 above and despite section 10.4 of this by-law, if a corner site has:

- (a) a site located at its rear, with or without the intervention of a lane, which fronts on the street flanking the corner site; and
 - (b) a frontage greater than 18.3 m,
- the minimum side yard width is 2.4 m.

3.1.2.17 Despite the minimum side yard width in section 3.1.2.5 above, except for duplex or duplex with secondary suite on a site with one principal building, additional side yards must be provided with:

- (a) a minimum width of 4.9 m;
- (b) a minimum length equal to 25% of the site depth, measured from the ultimate rear property line; and
- (c) a rear boundary that is not less than 6.7 m or more than a distance equal to 35% of the site depth, measured from the ultimate rear property line,

except that the Director of Planning may decrease the required side yard width in this section 3.1.2.17 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.1.2.18 Despite the minimum rear yard depth in section [3.1.2.6](#) above, where the rear property line does not abut a lane and a lane dedication is not required, a rear yard must have a minimum depth of 1.2 m, except that the Director of Planning may decrease the required rear yard if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Depth

- 3.1.2.19 The Director of Planning may increase the maximum building depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in these districts, except single detached house and single detached house with secondary suite, as the only principal building on the site, and laneway house, are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) for dwelling uses on sites with 1 principal building, are located in an accessory building located on the site in accordance with sections [2.2.12](#) and [2.2.13](#) of this schedule or in an infill building up to a maximum of 48 m²,
 - (ii) for dwelling uses on sites with no developed secondary access and with only 1 principal building, are located in a principal building, an accessory building, or infill building up to a maximum area that the Director of Planning may determine, provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines,
 - (iii) for dwelling uses on sites with more than 1 principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit,
 - (iv) for dwelling uses on a site with no developed secondary access and with more than 1 principal building, are located in a principal building, or an accessory building up to a maximum area that the Director of Planning may determine, provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and

- (v) for non-dwelling uses, are located at or below base surface;
- (d) areas of undeveloped floors that 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;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) the side facing the street, rear property line, common open space, park, or school is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (iii) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor, and
 - (iv) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;
- (g) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(f) above, to which there is no access from the interior of the building; and
- (h) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(h).

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units, secondary suites or lock-off units results in a fractional number, the number must be rounded down.

4.3 Site Coverage and Impermeability

4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.

4.4 Side Yards: Projections

4.4.1 Despite section 10.8 of this by-law:

- (a) entries, porches and verandahs complying with section 4.1.2(f) of this schedule may project up to 1.2 m into the required side yards, on corner sites with a side yard of at least 2.4 m;
- (b) steps that access the main level or basement or accommodate grade changes, or other projections that the Director of Planning considers similar to the foregoing, may project into the additional side yard required by section 3.1.2.17 of this schedule, except that they must not be closer than 2.4 m to a side property line; and
- (c) the Director of Planning may permit other projections into required side yards.

4.5 Building Depth: Measurement

4.5.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of the principal building closest to the front of the site, measured prior to any required lane dedication.

4.6 External Design

4.6.1 This section 4.6 applies to duplex and duplex with secondary suite on a site with 1 principal building.

4.6.2 For the purpose of this section 4.6, a “main entrance” means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.6.3 There must be 2 main entrances, 1 to each principal dwelling unit.

4.6.4 On a corner site, 1 main entrance must face the front street and 1 main entrance must face the flanking street.

4.6.5 There must be an entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.6.6 Roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,

- (ii) be either hip or gable or a combination of both, and
- (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed in form and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.6.6(d) above, 1 dormer, which faces an interior side yard and which provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above may have its face wall flush or continuous with the second storey exterior wall face below.

4.6.7 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:

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

4.6.8 The Director of Planning may vary the requirements of this section 4.6:

- (a) if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression; or
- (b) to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero Energy standard, or an equivalent to the satisfaction of the Director of Planning.

4.7 Dedication of Land

4.7.1 Dedication for lane purposes

4.7.1.1 Where a site does not abut a lane, or abuts a lane that is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, up to a maximum of 3.1 m, must be dedicated for lane purposes.

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

SCHEDULE FFF

RM-1 and RM-1N

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage development of courtyard townhouses on larger sites while continuing to permit lower intensity residential development on smaller sites. Apartments may be permitted in designated areas. Siting and massing are intended to be compatible with pre-existing residential development. In the RM-1N district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-1 and RM-1N Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-1 and RM-1N districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
604 m ²	Multiple Dwelling	3.1
306 m ²	Duplex	3.2
	Single Detached House or Single Detached House with Secondary Suite	3.2
	Infill Duplex or Infill Single Detached House	3.3
	Multiple Conversion Dwelling	3.4
--	Other uses in section 2.1 of this schedule	3.5

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Conditional	
Infill Single Detached House, in combination with the retention of a character house	Conditional	
Infill Duplex, in combination with the retention of a character house	Conditional	
Mixed-Use Residential Building	Conditional	2.2.3
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.4
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of November 23, 2005	Conditional	
Multiple Dwelling	Conditional	2.2.2
Seniors Supportive or Assisted Housing	Conditional	

Use	Approval	Use-Specific Regulations
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.5
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.6
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.7 , 2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The Director of Planning may permit more than 1 townhouse building on a site, subject to the dwelling unit density regulations in section 3.1.1.2 of this schedule, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- there are no additions to the building;
 - no housekeeping or sleeping units are created; and
 - no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.5 Community care facility – class A is subject to the regulations, variations, and relaxations that apply to single detached house.

- 2.2.6 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

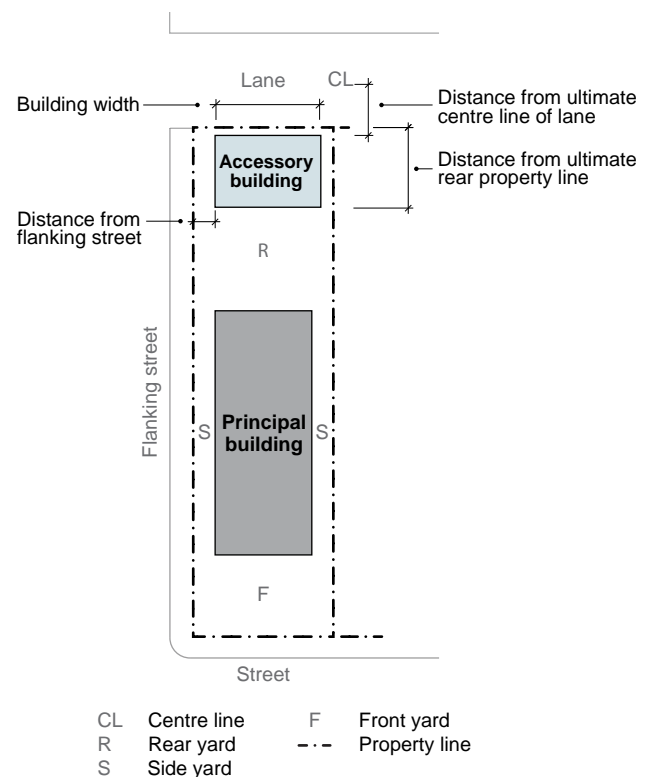
- 2.2.7 Accessory buildings customarily ancillary to any uses listed in section 2.1 of this schedule are permitted as an outright approval use if:

- no accessory building exceeds 3.7 m in height measured to:
 - the highest point of a flat roof,
 - the deck line of a mansard roof, or
 - the mean height between the eaves and the ridge of a gable, hip or gambrel roof;

provided that no portion of an accessory building exceeds 4.6 m in building height;

- all accessory buildings are located:

Diagram: Building placement for accessory building



- (i) within 7.1 m of the ultimate rear property line,
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street,
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building.

2.2.8 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.9 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling

Multiple dwelling is subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.40 for the overall site, except that the Director of Planning may increase the permitted floor space ratio for the overall site to a maximum of 1.20, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.1.1.2 For townhouse, the total number of dwelling units on a site must not exceed:

- (a) 86 units per hectare of site area where the floor space ratio does not exceed 1.00; or
- (b) 98 units per hectare of site area where the floor space ratio exceeds 1.00,

except that the Director of Planning may increase the permitted number of dwelling units on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2 Building Form and Placement

Regulations		RM-1 and RM-1N
3.1.2.1	Minimum site area	604 m ²
3.1.2.2	Minimum site frontage	18.3 m
3.1.2.3	Maximum building height	10.7 m and 2 storeys
3.1.2.4	Minimum front yard depth	3.1 m
3.1.2.5	Minimum side yard width where the site width:	
	(a) does not exceed 15.0 m	10% of the site width
	(b) exceeds 15.0 m	1.5 m
3.1.2.6	Minimum rear yard depth	0.6 m
3.1.2.7	Maximum site coverage for all buildings	55% of the site area

Regulations	RM-1 and RM-1N
3.1.2.8 Maximum area of impermeable materials	75% of the site area
3.1.2.9 Maximum building depth for a site with 1 principal building	40% of the site depth
3.1.2.10 Minimum separation between a building located on a site frontage and a rear building	7.3 m

Front Yard

- 3.1.2.11 Despite the minimum front yard depth in section 3.1.2.4 above, the minimum front yard depth within 4.9 m of the side property lines is 4.9 m.
- 3.1.2.12 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

- 3.1.2.13 Despite the minimum side yard width in section 3.1.2.5 above:
- an additional side yard with a minimum width of 4.9 m and minimum length equal to 25% of the site depth must also be provided on each side of the site, and each of these side yards must be located so that its rear boundary is not less than 6.7 m, and not more than a distance equal to 35% of the site depth, from the ultimate rear property line; and
 - in the case of a corner site that has located at its rear, with or without the intervention of a lane, a site that fronts on the street flanking the corner site, the minimum width of an exterior side yard is 2.4 m.

Diagram: Yards for multiple dwelling

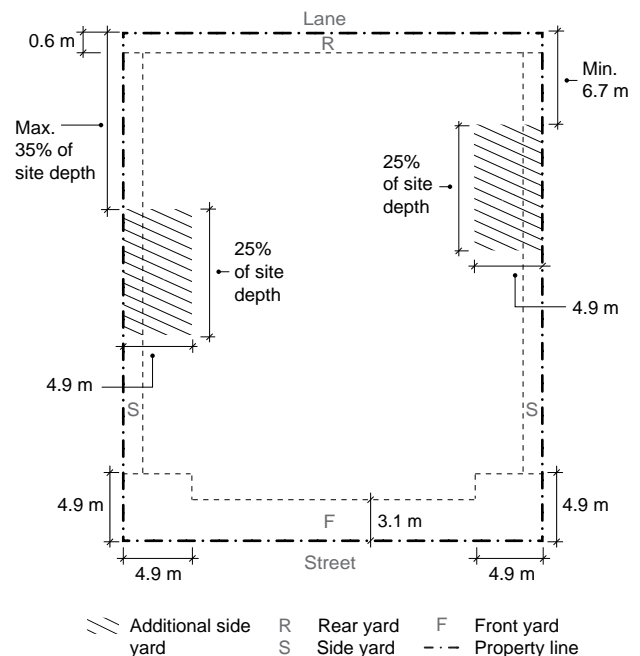
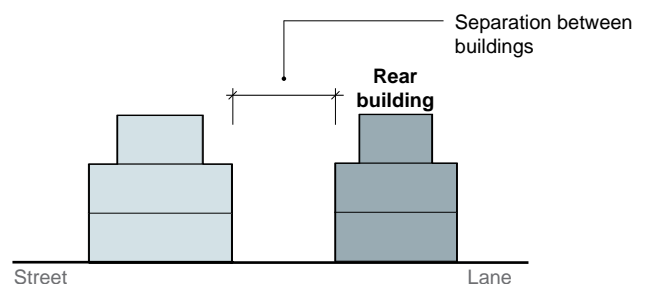


Diagram: Townhouse in a courtyard configuration



- 3.1.2.14 The Director of Planning may vary the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.1.2.15 Despite the minimum rear yard depth in section [3.1.2.6](#) above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m, except that the Director of Planning may increase the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.1.2.16 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the minimum site area;
 - (b) the maximum building height and number of storeys;
 - (c) the maximum area of impermeable materials for developments providing underground parking;
 - (d) the maximum building depth; and
 - (e) the minimum separation between a building located on a site frontage and a rear building.

3.2 Duplex, Single Detached House and Single Detached House with Secondary Suite

Duplex, single detached house and single detached house with secondary suite are subject to the following regulations.

3.2.1 Density and Floor Area

- 3.2.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.60, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.2.2 Building Form and Placement

Regulations	RM-1 and RM-1N
3.2.2.1 Minimum site area	306 m ²
3.2.2.2 Maximum building height	10.7 m and 2 storeys
3.2.2.3 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.2.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.5 Minimum rear yard depth	0.6 m
3.2.2.6 Maximum site coverage for all buildings	45% of the site area
3.2.2.7 Maximum area of impermeable materials	75% of the site area
3.2.2.8 Maximum building depth	40% of the site depth

Site Area

- 3.2.2.9 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to November 23, 2005.

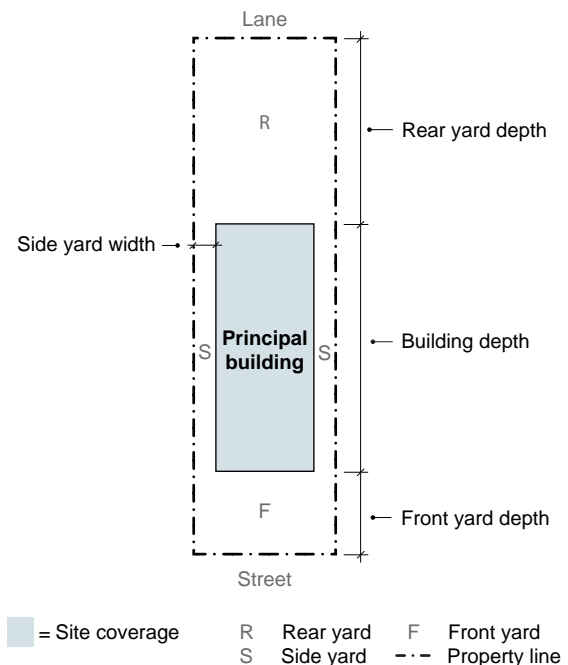
Front Yard

- 3.2.2.10 Despite the minimum front yard depth in section [3.2.2.3](#) above:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant must be used to determine the average;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites must not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

3.2.2.11 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for duplex, single detached house and single detached house with secondary suite



Rear Yard

3.2.2.12 Despite the minimum rear yard depth in section 3.2.2.5 above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m.

3.2.2.13 The Director of Planning may vary the minimum rear yard depth where the rear property line does not abut a lane and a lane dedication is not required if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

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

- (a) the minimum side yard width; and
- (b) the maximum building depth.

3.3 Infill Duplex and Infill Single Detached House

Infill duplex and infill single detached house are subject to the following regulations.

3.3.1 Density and Floor Area

- 3.3.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.65, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.3.2 Building Form and Placement

Regulations	RM-1 and RM-1N
3.3.2.1 Minimum site area	306 m ²
3.3.2.2 Maximum building height	7.7 m and 2 storeys
3.3.2.3 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.3.2.4 Minimum rear yard depth	0.6 m
3.3.2.5 Maximum site coverage for all buildings	45% of the site area
3.3.2.6 Maximum area of impermeable materials	75% of the site area
3.3.2.7 Minimum separation between infill and existing building, measured across the width of the site	4.9 m

Building Height

- 3.3.2.8 Despite the maximum building height in section [3.3.2.2](#) above, the second storey of an infill building must be a partial storey not exceeding 60% of the storey immediately below.
- 3.3.2.9 The Director of Planning may vary the building height and number of storeys if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

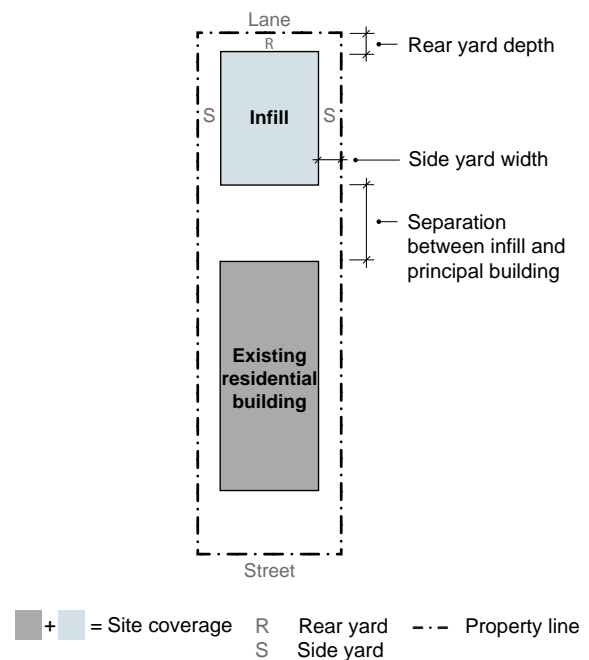
Side Yard

- 3.3.2.10 The Director of Planning may vary the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.3.2.11 Despite the minimum rear yard depth in section 3.3.2.4 above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m.
- 3.3.2.12 The Director of Planning may vary the minimum rear yard depth where the rear property line does not abut a lane and a lane dedication is not required if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for infill



3.4 Multiple Conversion Dwelling

Multiple conversion dwelling is subject to the following regulations.

3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to:

- (a) a maximum of 0.65 on a site where a residential building existing prior to January 1, 1940 is retained; or
- (b) a maximum of 0.60 on a site where a residential building not existing prior to January 1, 1940 is retained,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.4.1.2 The total number of dwelling units on a site must not exceed 2 units, except that the Director of Planning may increase the permitted number of dwelling units to 3 units on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

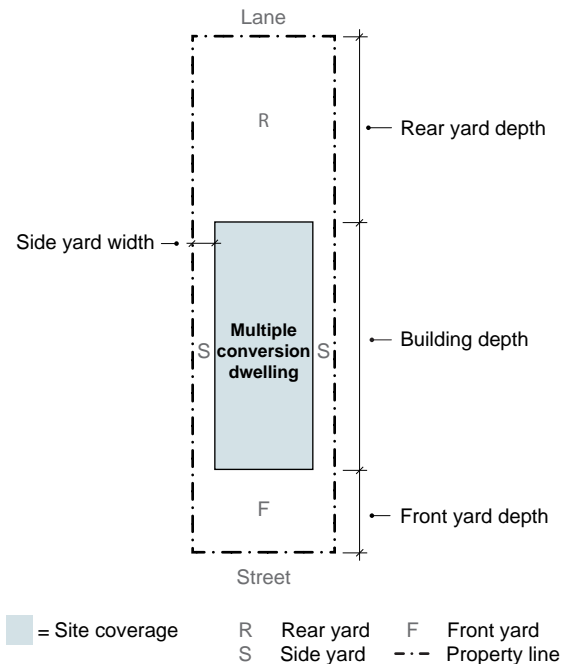
3.4.2 Building Form and Placement

Regulations	RM-1 and RM-1N
3.4.2.1 Minimum site area	306 m ²
3.4.2.2 Maximum building height	10.7 m and 2 storeys
3.4.2.3 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.4.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.4.2.5 Minimum rear yard depth	0.6 m
3.4.2.6 Maximum site coverage for all buildings	45% of the site area
3.4.2.7 Maximum area of impermeable materials	75% of the site area
3.4.2.8 Maximum building depth	40% of the site depth

Front Yard

- 3.4.2.9 Despite the minimum front yard depth in section 3.4.2.3 above:
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant must be used to determine the average;
 - (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites must not be used in computing the average; and
 - (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

Diagram: Building placement for multiple conversion dwelling



- 3.4.2.10 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.4.2.11 Despite the minimum rear yard depth in section 3.4.2.5 above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m.
- 3.4.2.12 The Director of Planning may vary the minimum rear yard depth where the rear property line does not abut a lane and a lane dedication is not required if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.4.2.13 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the maximum building height and number of storeys;
 - (b) the minimum side yard width; and
 - (c) the maximum building depth.

3.5 Other Uses

Uses not regulated by sections 3.1 to 3.4 of this schedule are subject to the following regulations.

3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to a maximum of:

- (a) 1.20 for seniors supportive or assisted housing;
- (b) 0.65 for other dwelling uses; and
- (c) 0.60 for all other uses permitted in this schedule, combined,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.5.1.2 The total number of dwelling units on a site must not exceed 2 units, except that the Director of Planning may increase the permitted number of dwelling units to 3 units on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.5.2 Building Form and Placement

Regulations	RM-1 and RM-1N
3.5.2.1 Maximum building height	10.7 m and 2 storeys
3.5.2.2 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.5.2.3 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.5.2.4 Minimum rear yard depth	0.6 m
3.5.2.5 Maximum site coverage for all buildings	45% of the site area
3.5.2.6 Maximum area of impermeable materials	75% of the site area
3.5.2.7 Maximum building depth	40% of the site depth

Number of Principal Buildings on Site

- 3.5.2.8 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Front Yard

- 3.5.2.9 Despite the minimum front yard depth in section 3.5.2.2 above:
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant must be used to determine the average;
 - (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites must not be used in computing the average; and

- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

- 3.5.2.10 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

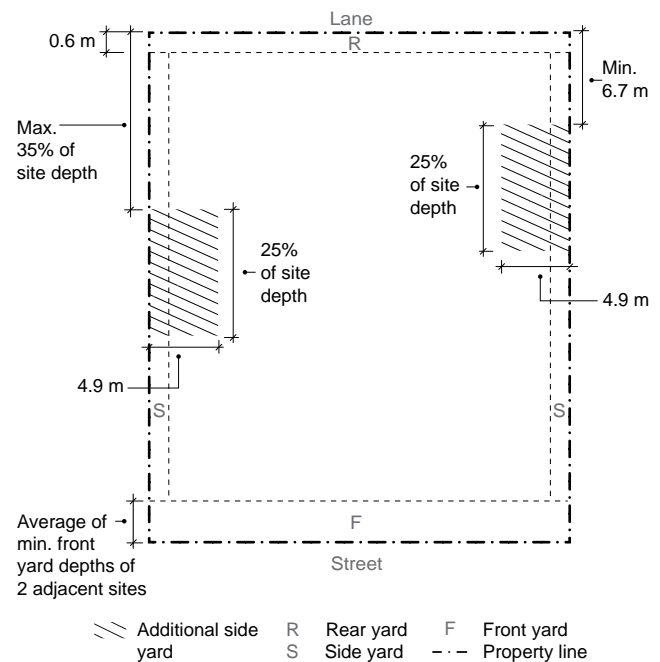
Side Yard

- 3.5.2.11 Despite the minimum side yard width in section 3.5.2.3 above:

- (a) an additional side yard with a minimum width of 4.9 m and minimum length equal to 25% of the site depth must also be provided on each side of the site, and each of these side yards must be located so that its rear boundary is not less than 6.7 m, and no more than a distance equal to 35% of the site depth, from the ultimate rear property line; and
- (b) in the case of a corner site that has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the minimum width of an exterior side yard is 2.4 m.

- 3.5.2.12 The Director of Planning may vary the minimum side yard width in section 3.5.2.3 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Yards for other uses



Rear Yard

- 3.5.2.13 Despite the minimum rear yard depth in section 3.5.2.4 above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m.
- 3.5.2.14 The Director of Planning may vary the minimum rear yard depth where the rear property line does not abut a lane and a lane dedication is not required if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.5.2.15 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the maximum building height and number of storeys;
 - (b) the maximum area of impermeable materials for developments providing underground parking; and
 - (c) the maximum building depth.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the area excluded does not exceed 1% of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwellings, and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) for multiple dwellings, are at or above base surface and located in a principal building, up to a maximum of 24 m² per dwelling unit, or are located below base surface,
 - (ii) for other dwelling uses, are located in an accessory building located on the site in accordance with section 2.2.7 of this schedule or in an infill building up to a maximum of 48 m²,
 - (iii) for dwelling uses on sites with more than 1 principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit,

- (iv) for other dwelling uses located on sites with no developed secondary access, are located in a principal building, an accessory building, or an infill building up to a maximum area that the Director of Planning may determine if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, or
- (v) for non-dwelling uses, are located at or below base surface;
- (d) areas of undeveloped floors that 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;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses;
- (g) for multiple dwelling, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (h) above grade floor area built as open to below, to which section 4.1.1(c) above does not apply, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area; and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(f) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.3 Yards: Projections and Measurement

- 4.3.1 Despite section 10.8 of this by-law, entries, porches and verandahs complying with section 4.1.2(f) of this schedule may project into:

- (a) the required side yard up to 1.2 m where a side yard of at least 2.4 m in width has been provided; and

- (b) the required side yard on a corner site up to 1.2 m, where a side yard of at least 2.4 m has been provided.

4.4 Site Coverage

- 4.4.1 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.4.2 The maximum site coverage for any portion of the site used as parking area is 30%, except where the principal use of the site is a parking area.

4.5 Building Depth: Measurement

- 4.5.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a principal building, measured prior to any required lane dedication.

4.6 Horizontal Angle of Daylight

- 4.6.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.6.2 For the purposes of section 4.6.1 above, habitable room means any room except a bathroom or kitchen.
- 4.6.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.6.4 The plane or planes referred to in section 4.6.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.6.5 An obstruction referred to in section 4.6.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.6.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is not less than 2.4 m.

4.7 External Design

4.7.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, when the purpose is to provide light or access to a basement or cellar, provided that:

- (a) the lowered surface does not extend more than 3.1 m from the building;
- (b) that portion of the building abutting the lowered surface is not greater than half the width of the building, or 4.6 m, whichever is the lesser; and
- (c) the lowered surface does not extend into the 1.2 m side yard or as otherwise prescribed in this schedule.

4.8 Dedication of Land

4.8.1 Dedication for boulevard purposes

4.8.1.1 For development sites that front Knight Street, up to 0.6 m at the front of a site must be dedicated to the City for boulevard widening, as determined by the City Engineer.

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

SCHEDULE GGG

RM-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit residential development, including 3-storey apartment buildings, and to encourage open space and daylight access.

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
550 m ²	Multiple Dwelling	3.1
	Seniors Supportive or Assisted Housing	3.1
	Rooming House	3.1
--	Duplex	3.2
	Single Detached House or Single Detached House with Secondary Suite	3.2
	Other uses in section 2.1 of this schedule	3.3

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Mixed-Use Residential Building	Conditional	2.2.2 , 2.2.5
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of June 18, 1956	Conditional	2.2.4 , 2.2.5
Multiple Dwelling	Conditional	2.2.5
Rooming House	Outright	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	

Use	Approval	Use-Specific Regulations
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.7
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;

- (b) no housekeeping or sleeping units are created; and
- (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of June 18, 1956, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and character of the area; and
- (b) building additions resulting in a total floor space ratio greater than 0.60 are in keeping with the character of the building.

2.2.5 Development on any site consisting of 3 or more dwelling units that:

- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
- (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,

is subject to the [Rental Housing Stock Official Development Plan](#).

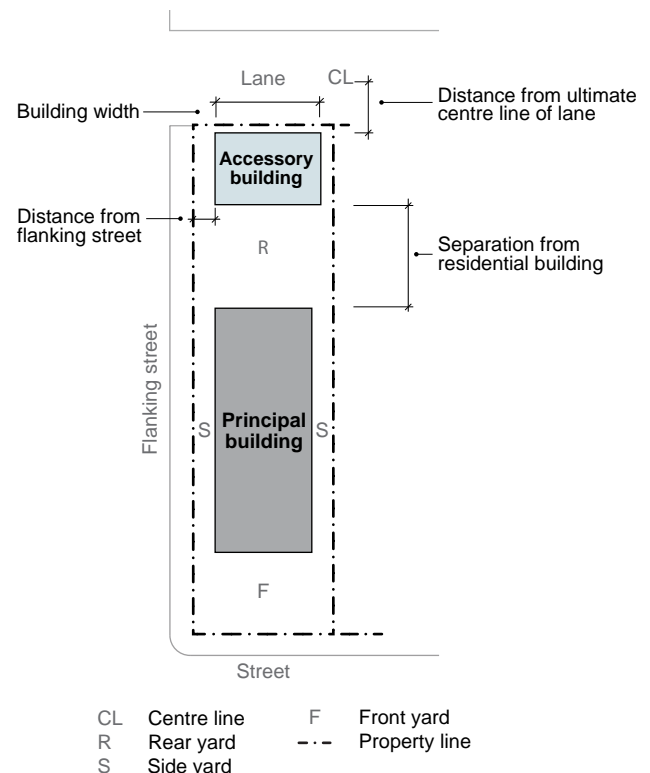
2.2.6 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or

Diagram: Building placement for accessory building



- (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least the width of the required side yard from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard required in this schedule, or 48 m², whichever is greater;
- (d) the combined building width for all accessory buildings does not exceed 67% of the width of the site at the rear property line; and
- (e) the separation distance from any residential building is at least 3.7 m.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling, Seniors Supportive or Assisted Housing, and Rooming House

Multiple dwelling, seniors supportive or assisted housing, and rooming house are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75, except that the permitted floor space ratio may be increased:

- (a) by an amount equal to 0.009 for each 1% or fraction of a percent that the site coverage is below 50%;
- (b) where the site area exceeds 837 m² and the frontage of the site is at least 22.8 m, by an amount equal to 0.0015 multiplied by each 9.3 m² of site area over 837 m², provided this increase does not exceed 0.20; and
- (c) where parking spaces are provided within the outermost walls of a building or underground, but in no case with the floor of the parking above the highest point of the finished grade around the building, by an amount equal to 0.15 multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces.

3.1.2 Building Form and Placement

Regulations	RM-2
3.1.2.1 Minimum site area	550 m ²
3.1.2.2 Maximum site area	3000 m ²
3.1.2.3 Maximum building height	10.7 m
3.1.2.4 Minimum front yard depth	6.1 m
3.1.2.5 Minimum side yard width	2.1 m
3.1.2.6 Minimum rear yard depth	10.7 m

Site Area

- 3.1.2.7 The Director of Planning may reduce the minimum site area to 500 m² if the lot was on record in the Land Title Office prior to September 7, 1965.

Building Height

- 3.1.2.8 The Director of Planning may increase the maximum building height to a height not exceeding 11.9 m.

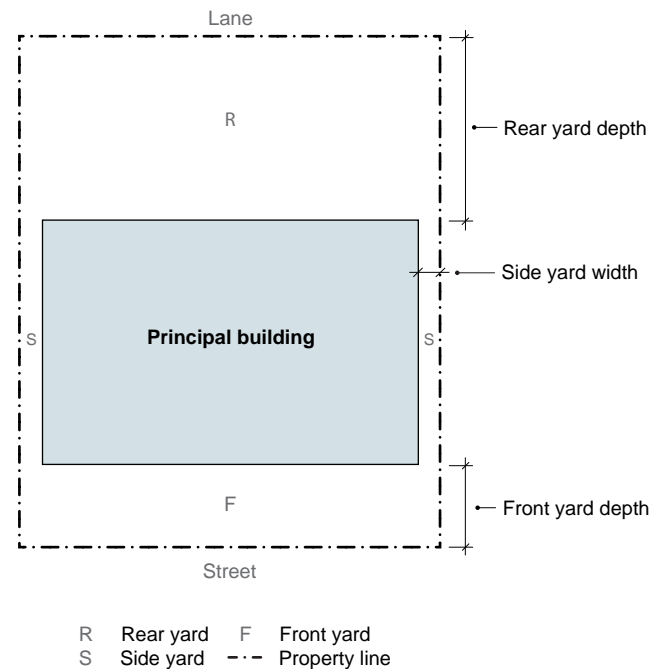
Side Yard

- 3.1.2.9 Despite the minimum side yard width in section 3.1.2.5 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

Rear Yard

- 3.1.2.10 Despite the minimum rear yard depth in section 3.1.2.6 above, where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for multiple dwelling, seniors supportive or assisted housing and rooming house



3.2 Duplex, Single Detached House, and Single Detached House with Secondary Suite

Duplex, single detached house, and single detached house with secondary suite are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60.

3.2.2 Building Form and Placement

Regulations	RM-2
3.2.2.1 Maximum building height	10.7 m
3.2.2.2 Minimum front yard depth	6.1 m
3.2.2.3 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.4 Minimum rear yard depth	10.7 m

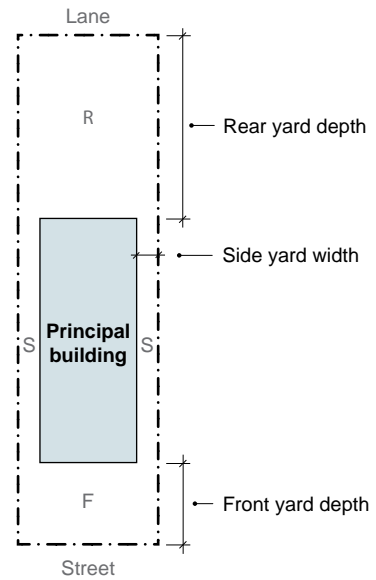
Building Height

3.2.2.5 The Director of Planning may increase the maximum building height to a height not exceeding 11.9 m.

Rear Yard

3.2.2.6 Despite the minimum rear yard depth in section 3.2.2.4 above, where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for duplex, single detached house and single detached house with secondary suite



R	Rear yard	F	Front yard
S	Side yard	- - -	Property line

3.3 Other Uses

Uses not regulated by sections 3.1 and 3.2 of this schedule are subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.75, except that the permitted floor space ratio may be increased:

- (a) by adding an amount equal to 0.009 for each 1% or fraction of a percent that the site coverage is below 50%;
- (b) where the site area exceeds 837 m² and the frontage of the site is at least 22.8 m, by adding an amount equal to 0.0015 multiplied by each 9.3 m² of the site area over 837 m², provided this increase does not exceed 0.20; and
- (c) where parking spaces are provided within the outermost walls of a building or underground, but in no case with the floor of the parking above the highest point of the finished grade around the building, by adding an amount equal to 0.15 multiplied by the ratio of the number of parking spaces provided that are completely under cover to the total number of required parking spaces.

3.3.2 Building Form and Placement

Regulations	RM-2
3.3.2.1 Maximum building height	10.7 m
3.3.2.2 Minimum front yard depth	6.1 m
3.3.2.3 Minimum side yard width	2.1 m
3.3.2.4 Minimum rear yard depth	10.7 m

Building Height

3.3.2.5 The Director of Planning may increase the maximum building height to a height not exceeding 11.9 m.

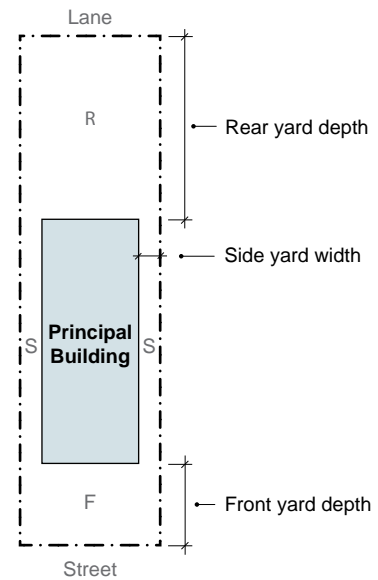
Side Yard

3.3.2.6 Despite the minimum side yard width in section 3.3.2.3 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

Rear Yard

- 3.3.2.7 Despite the minimum rear yard depth in section 3.3.2.4 above, where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for principal building



R	Rear yard	F	Front yard
S	Side yard	- - -	Property line

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning consider similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwellings and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) floors or portion of floors 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, which are:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) 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 does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;

- (g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area;
- (h) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses; and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(h) above, to which there is no access from the interior of the building.

4.2 Site Coverage

- 4.2.1 The maximum site coverage for any portion of the site used as parking area is 30%, except where the principal use of the site is a parking area.

4.3 Horizontal Angle of Daylight

- 4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.3.2 For the purposes of section 4.3.1 above, habitable room means any room except a bathroom or kitchen.
- 4.3.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.3.4 The plane or planes referred to in section 4.3.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.3.5 An obstruction referred to in section 4.3.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.3.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.

SCHEDULE HHH

RM-3

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit residential development, including high-rise apartment buildings, and to encourage open space and daylight access.

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-3 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
550 m ²	Multiple Dwelling	3.1
	Seniors Supportive or Assisted Housing	3.1
	Rooming House	3.3
--	Duplex	3.2
	Single Detached House or Single Detached House with Secondary Suite	3.2
	Other uses in section 2.1 of this schedule	3.3

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Mixed-Use Residential Building	Conditional	2.2.2 , 2.2.5
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of June 18, 1956	Conditional	2.2.4 , 2.2.5
Multiple Dwelling	Conditional	2.2.5
Rooming House	Outright	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	

Use	Approval	Use-Specific Regulations
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.7
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;

- (b) no housekeeping or sleeping units are created; and
- (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of June 18, 1956, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area; and
- (b) building additions resulting in a total floor space ratio greater than 0.60 are in keeping with the character of the building.

2.2.5 Development on any site consisting of 3 or more dwelling units that:

- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
- (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,

is subject to the [Rental Housing Stock Official Development Plan](#).

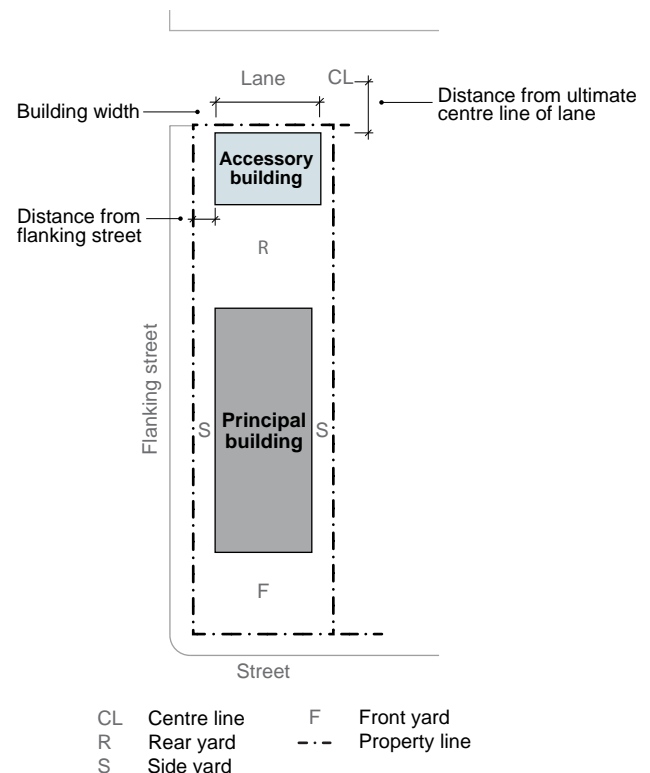
2.2.6 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

Diagram: Building placement for accessory building



provided that no portion of an accessory building exceeds 4.6 m in building height;

(b) all accessory buildings are located:

(i) in the rear yard,

(ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

(iii) no less than the width of the required side yard from a flanking street;

(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard required in this schedule, or 48 m², whichever is greater; and

(d) the combined building width for all accessory buildings does not exceed 67% of the width of the site at the rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling and Seniors Supportive or Assisted Housing

Multiple dwelling and seniors supportive or assisted housing are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.00, except that the floor space ratio may be increased:

- (a) by an amount equal to 0.012 for each 1% or fraction of a percent that the site coverage is below 50%;
- (b) where the site area exceeds 837 m² and the frontage of the site is at least 22.8 m, by an amount equal to 0.002 multiplied by each 9.3 m² of site area over 837 m², provided this increase does not exceed 0.25; and
- (c) where parking spaces are provided within the outermost walls of a building or underground, but in no case with the floor of the parking area above the highest point of the finished grade around the building, an amount equal to 0.20 multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, may be added, but in no case may this increase exceed a figure of 0.20.

3.1.2 Building Form and Placement

Regulations	RM-3
3.1.2.1 Minimum site area	550 m ²
3.1.2.2 Maximum building height	36.6 m
3.1.2.3 Minimum front yard depth	6.1 m
3.1.2.4 Minimum side yard width	2.1 m
3.1.2.5 Minimum rear yard depth	10.7 m

Site Area

3.1.2.6 The Director of Planning may reduce the minimum site area:

- (a) to 500 m² if the lot was on record in the Land Title Office prior to September 7, 1965; or
- (b) for multiple dwelling if the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

Building Height and Vertical Angle of Daylight

3.1.2.7 Despite the maximum building height in section 3.1.2.2 above, where any portion or portions of a building exceed a height of 10.7 m, the maximum width of any such portion or portions combined must not exceed an amount equal to 25% of the sum of the average depth plus the average width of the site.

3.1.2.8 For the purposes of section 3.1.2.7 above, where the development includes a building with 2 or more towers, the site may be interpreted as 2 or more sites, provided the area of each site is at least 2,300 m² and each portion of the building that is over 10.7 m in height is at least 24.0 m from any other portion of the building that is over 10.7 m in height.

3.1.2.9 No portion of a building that exceeds 10.7 m in height may project above lines extending over the site at right angles from:

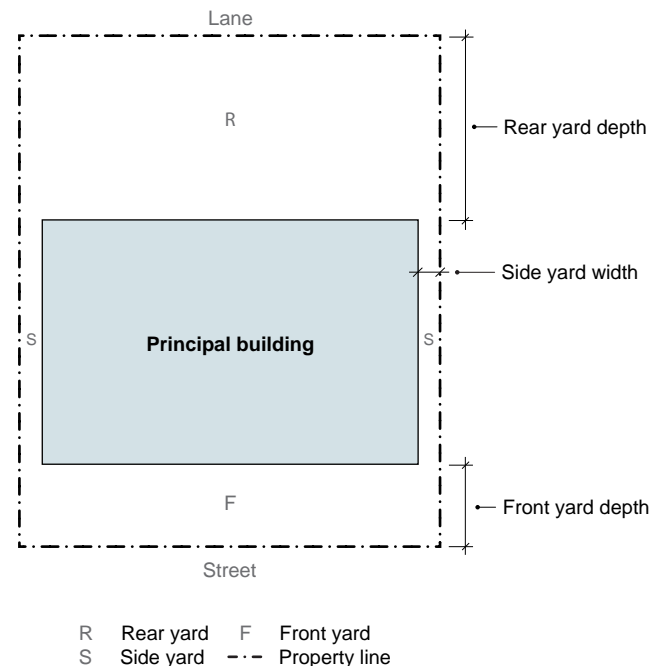
- (a) all points along the ultimate centre line of any street in front of the site and inclined at an average angle of 25 degrees to the horizontal;
- (b) all points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an average angle of 25 degrees to the horizontal;
- (c) all points along any interior side boundary of the site at ground level and inclined at an average angle of 30 degrees to the horizontal; and
- (d) in the case of a corner site, all points along the ultimate centre line of the flanking street or lane and inclined at an average angle of 25 degrees to the horizontal.

3.1.2.10 For the purpose of computing the average angles of daylight on each side of the site, each angle will be multiplied by the width of the applicable portion of the building or site over which such angle applies, and the sum of these products will be divided by the total width of the corresponding site boundary.

Side Yard

3.1.2.11 Despite the minimum side yard width in section 3.1.2.4 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, plus 0.3 m for every 1.5 m or fraction thereof by which a building exceeds 12.2 m in height, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

Diagram: Building placement for multiple dwelling and seniors supportive or assisted housing



Rear Yard

3.1.2.12 Despite the minimum rear yard depth in section 3.1.2.5 above:

- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
- (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
- (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

3.2 Duplex, Single Detached House, and Single Detached House with Secondary Suite

Duplex, single detached house, and single detached house with secondary suite are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60.

3.2.2 Building Form and Placement

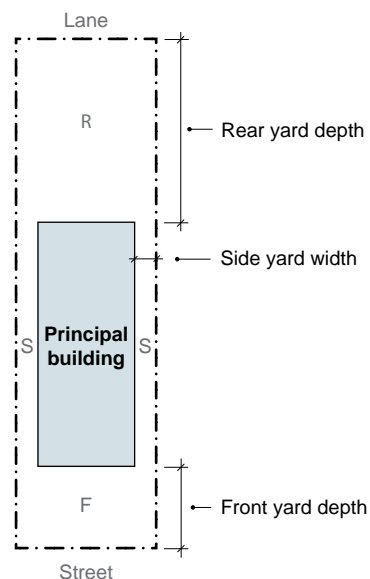
Regulations	RM-3
3.2.2.1 Maximum building height	10.7 m
3.2.2.2 Minimum front yard depth	6.1 m
3.2.2.3 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.4 Minimum rear yard depth	10.7 m

Rear Yard

3.2.2.5 Despite the minimum rear yard depth in section [3.2.2.4](#) above:

- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane; and
- (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard.

Diagram: Building placement for duplex, single detached house, and single detached house with secondary suite



R	Rear yard	F	Front yard
S	Side yard	- - -	Property line

3.3 Other Uses

Uses not regulated by sections 3.1 and 3.2 of this schedule are subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 1.00, except that the floor space ratio may be increased:

- (a) by an amount equal to 0.012 for each 1% or fraction of a percent that the site coverage is below 50%;
- (b) where the site area exceeds 837 m² and the frontage of the site is at least 22.8 m, by an amount equal to 0.002 multiplied by each 9.3 m² of site area over 837 m², provided this increase does not exceed 0.25; and
- (c) where parking spaces are provided within the outermost walls of a building or underground, but in no case with the floor of the parking area above the highest point of the finished grade around the building, an amount equal to 0.20 multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces may be added, but in no case may this increase exceed a figure of 0.20.

3.3.2 Building Form and Placement

Regulations	RM-3
3.3.2.1 Minimum site area for rooming house	550 m ²
3.3.2.2 Maximum building height	36.6 m
3.3.2.3 Minimum front yard depth	6.1 m
3.3.2.4 Minimum side yard width	2.1 m
3.3.2.5 Minimum rear yard depth	10.7 m

Site Area

3.3.2.6 The Director of Planning may reduce the minimum site area for rooming house:

- (a) to 500 m² if the lot was on record in the Land Title Office prior to September 7, 1965; or
- (b) if the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

Building Height and Vertical Angle of Daylight

3.3.2.7 Despite the maximum building height in section 3.3.2.2 above, where any portion or portions of a building exceed a height of 10.7 m, the maximum width of any such portion or portions combined must not exceed an amount equal to 25% of the sum of the average depth plus the average width of the site.

3.3.2.8 For the purposes of section 3.3.2.7 above, where the development includes a building with 2 or more towers, the site may be interpreted as 2 or more sites, provided the area of each site is at least 2,300 m² and each portion of the building that is over 10.7 m in height is at least 24.0 m from another portion of the building that is over 10.7 m in height.

3.3.2.9 No portion of a building that exceeds 10.7 m in height may project above lines extending over the site at right angles from:

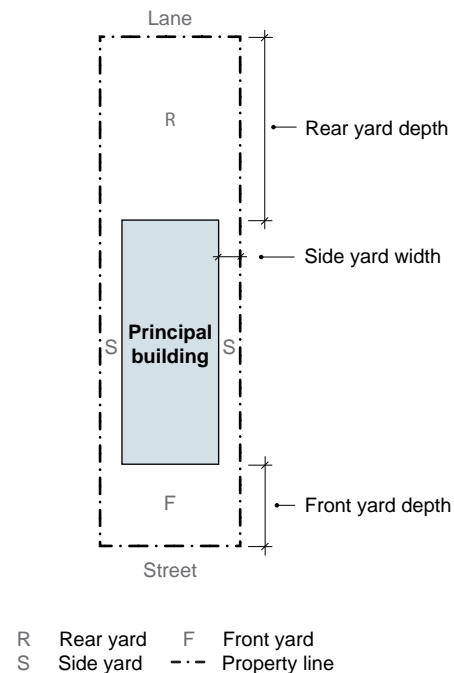
- (a) all points along the ultimate centre line of any street in front of the site and inclined at an average angle of 25 degrees to the horizontal;
- (b) all points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an average angle of 25 degrees to the horizontal;
- (c) all points along any interior side boundary of the site at ground level and inclined at an average angle of 30 degrees to the horizontal; and
- (d) in the case of a corner site, all points along the ultimate centre line of the flanking street or lane and inclined at an average angle of 25 degrees to the horizontal.

3.3.2.10 For the purpose of computing the average angles of daylight on each side of the site, each angle will be multiplied by the width of the applicable portion of the building or site over which such angle applies, and the sum of these products will be divided by the total width of the corresponding site boundary.

Side Yard

3.3.2.11 Despite the minimum side yard width in section 3.3.2.4 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, plus 0.3 m for every 1.5 m or fraction thereof by which a building exceeds 12.2 m in height, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

Diagram: Building placement for principal building



Rear Yard

3.3.2.12 Despite the minimum rear yard depth in section 3.3.2.5 above:

- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
- (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
- (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, which are:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) 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 does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the total permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;

- (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 base surface for that unit;
- (g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area;
- (h) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area; and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(h) above, to which there is no access from the interior of the building.

4.1.3 The Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor space ratio, provided that the Director of Planning considers all applicable Council policies and guidelines and approves the design of any balcony enclosure, subject to the following:

- (a) the total area of all open and enclosed balcony or deck exclusions does not exceed 8% of the residential floor area being provided; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Site Coverage

4.2.1 The maximum site coverage for any portion of the site used as parking area is 30%, except where the principal use of the site is a parking area.

4.3 Horizontal Angle of Daylight

4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.3.2 For the purposes of section 4.3.1 above, habitable room means any room except a bathroom or kitchen.

4.3.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.3.4 The plane or planes referred to in section 4.3.3 above must be measured horizontally from the centre of the bottom of each window.

4.3.5 An obstruction referred to in section [4.3.3](#) above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

4.3.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning considers the intent of this schedules and all applicable Council policies and guidelines; and
- (b) the minimum distance of unobstructed view is at least 3.7 m.

SCHEDULE III

RM-3A

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit residential development, including 3-storey apartments and 6-storey social housing apartments, and to encourage open space and daylight access.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-3A](#), [RM-4](#), and [RM-4N Guidelines for Social Housing](#).

1.2 Overview

The table below provides an overview of the outright and conditional uses in the RM-3A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
550 m ²	Mixed-Use Residential Building that includes a Child Day Care Facility	3.1
	Multiple Dwelling	3.1
	Seniors Supportive or Assisted Housing	3.3
	Rooming House	3.4
--	Duplex	3.2
	Single Detached House and Single Detached House with Secondary Suite	3.2
	Other uses in section 2.1 of this schedule	3.4

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Micro Dwelling	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2 , 2.2.3
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.4
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of June 18, 1956	Conditional	2.2.3 , 2.2.5
Multiple Dwelling	Conditional	2.2.3
Rooming House	Outright	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	

Use	Approval	Use-Specific Regulations
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.7
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The only non-dwelling uses permitted in a mixed-use residential building are:
- (a) child day care facility, provided that all residential floor area is developed as social housing; and
 - (b) neighbourhood grocery store.
- 2.2.3 Development on any site consisting of 3 or more dwelling units that:
- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
 - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,
- is subject to the [Rental Housing Stock Official Development Plan](#).
- 2.2.4 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.5 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of June 18, 1956, may be permitted as a conditional approval use if:
- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area; and
 - (b) building additions resulting in a total floor space ratio greater than 0.6 are in keeping with the character of the building.
- 2.2.6 Community care facility – class A is subject to the regulations, variations, and relaxations that apply to single detached house.
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

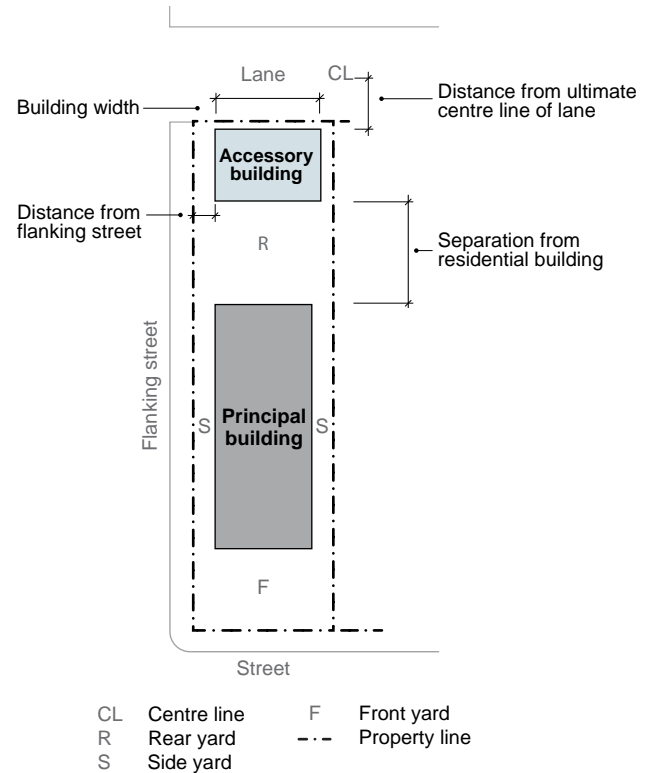
- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least the width of the required side yard from a flanking street;

- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard required in this schedule, or 48 m², whichever is greater;
- (d) the combined building width for all accessory buildings does not exceed 67% of the width of the site at the rear property line; and
- (e) the separation from any residential building is at least 3.7 m.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Mixed-Use Residential Building that Includes a Child Day Care Facility, and Multiple Dwelling

Mixed-use residential building that includes a child day care facility and multiple dwelling are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.00, except that:

(a) the floor space ratio may be increased:

- (i) by an amount equal to 0.012 for each 1% or fraction of a percent that the site coverage is below 50%,
- (ii) where the site area exceeds 837 m² and the frontage of the site is at least 22.8 m, by an amount equal to 0.002 multiplied by each 9.3 m² of site area over 837 m², provided this increase does not exceed 0.25, and
- (iii) where parking spaces are provided within the outermost walls of a building or underground, but in no case with the floor of the parking area above the highest point of the finished grade around the building, by an amount equal to 0.20 multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20; or

(b) the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 3.00 where 100% of the residential floor area is developed as social housing and the Director of Planning or Development Permit Board considers the intent of this schedule, all Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.2 Building Form and Placement

Regulations	RM-3A
3.1.2.1 Minimum site area	550 m ²
3.1.2.2 Maximum building height	10.7 m
3.1.2.3 Minimum front yard depth	6.1 m
3.1.2.4 Minimum side yard width	2.1 m
3.1.2.5 Minimum rear yard depth	10.7 m

Site Area

- 3.1.2.6 The Director of Planning may decrease the minimum site area:
- (a) to 500 m² if the lot was on record in the Land Title Office prior to September 7, 1965; or
 - (b) if the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

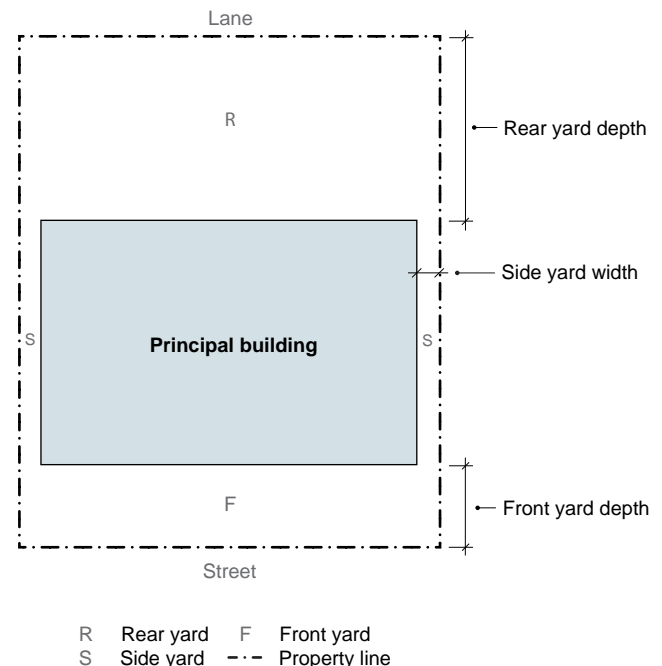
- 3.1.2.7 Despite the minimum side yard width in section 3.1.2.4 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

- 3.1.2.8 Where 100% of the residential floor area is developed as social housing, the Director of Planning or Development Permit Board may decrease the minimum side yard width if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Rear Yard

- 3.1.2.9 Despite the minimum rear yard depth in section 3.1.2.5 above:
- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
 - (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
 - (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.
- 3.1.2.10 Where 100% of the residential floor area is developed as social housing, the Director of Planning or Development Permit Board may reduce the minimum rear yard depth if the Director of Planning or

Diagram: Building placement for mixed-use residential building that includes a child day care facility, and multiple dwelling



Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Discretion to Vary Other Regulations

3.1.2.11 Where 100% of the residential floor area is developed as social housing, and if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant, the Director of Planning or Development Permit Board may vary:

- (a) the maximum building height to a height not exceeding 19.9 m; and
- (b) the minimum front yard depth.

3.2 Duplex, Single Detached House, and Single Detached House with Secondary Suite

Duplex, single detached house, and single detached house with secondary suite are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60.

3.2.2 Building Form and Placement

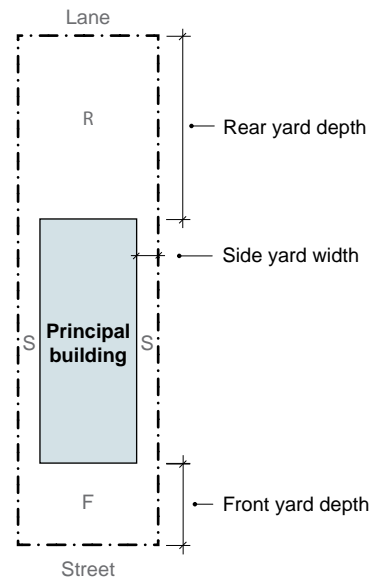
Regulations	RM-3A
3.2.2.1 Maximum building height	10.7 m
3.2.2.2 Minimum front yard depth	6.1 m
3.2.2.3 Minimum side yard width where the side width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.4 Minimum rear yard depth	10.7 m

Rear Yard

3.2.2.5 Despite the minimum rear yard depth in section [3.2.2.4](#) above:

- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane; and
- (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard.

Diagram: Building placement for duplex, single detached house and single detached house with secondary suite



R	Rear yard	F	Front yard
S	Side yard	- - -	Property line

3.3 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 1.00, except that the floor space ratio may be increased:

- (a) by an amount equal to 0.012 for each 1% or fraction of a percent that the site coverage is below 50%;
- (b) where the site area exceeds 837 m² and the frontage of the site is at least 22.8 m, by an amount equal to 0.002 multiplied by each 9.3 m² of site area over 837 m², provided this increase does not exceed 0.25; and
- (c) where parking spaces are provided within the outermost walls of a building or underground, but in no case with the floor of the parking area above the highest point of the finished grade around the building, by an amount equal to 0.20 multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20.

3.3.2 Building Form and Placement

Regulations	RM-3A
3.3.2.1 Minimum site area	550 m ²
3.3.2.2 Maximum building height	10.7 m
3.3.2.3 Minimum front yard depth	6.1 m
3.3.2.4 Minimum side yard width	2.1 m
3.3.2.5 Minimum rear yard depth	10.7 m

Site Area

3.3.2.6 The Director of Planning may decrease the minimum site area to 500 m² if:

- (a) the lot was on record in the Land Title Office prior to September 7, 1965; or
- (b) the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

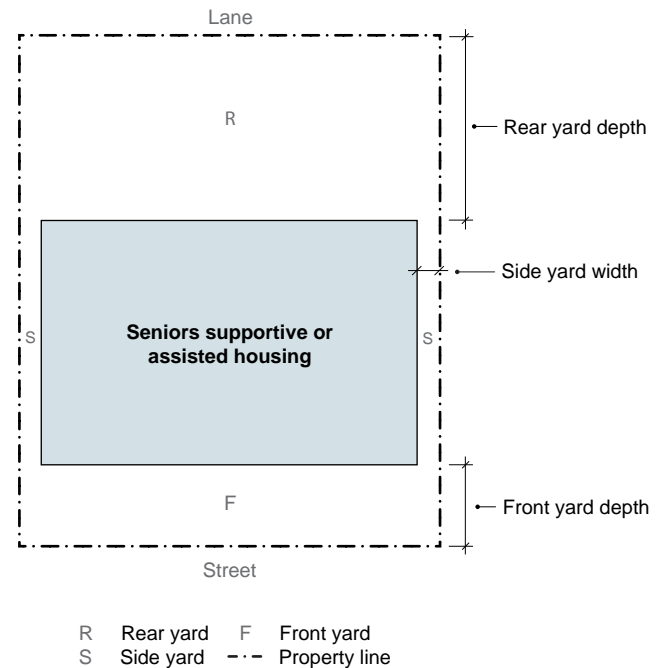
Side Yard

- 3.3.2.7 Despite the minimum side yard width in section 3.3.2.4 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

Rear Yard

- 3.3.2.8 Despite the minimum rear yard depth in section 3.3.2.5 above:
- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
 - (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
 - (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

Diagram: Building placement for seniors supportive or assisted housing



3.4 Other Uses

Uses not regulated by sections 3.1 to 3.3 of this schedule are subject to the following regulations.

3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 1.00, except that the floor space ratio may be increased:

- (a) by an amount equal to 0.012 for each 1% or fraction of a percent that the site coverage is below 50%;
- (b) where the site area exceeds 837 m² and the frontage of the site is at least 22.8 m, by an amount equal to 0.002 multiplied by each 9.3 m² of site area over 837 m², provided this increase does not exceed 0.25; and
- (c) where parking spaces are provided within the outermost walls of a building or underground, but in no case with the floor of the parking area above the highest point of the finished grade around the building, by an amount equal to 0.20 multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20.

3.4.2 Building Form and Placement

Regulations	RM-3A
3.4.2.1 Minimum site area for rooming house	550 m ²
3.4.2.2 Maximum building height	10.7 m
3.4.2.3 Minimum front yard depth	6.1 m
3.4.2.4 Minimum side yard width	2.1 m
3.4.2.5 Minimum rear yard depth	10.7 m

Site Area

3.4.2.6 The Director of Planning may decrease the minimum site area for rooming house:

- (a) to 500 m² if the lot was on record in the Land Title Office prior to September 7, 1965; or
- (b) if the Director of Planning considers the development to consist of locked in lots and provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

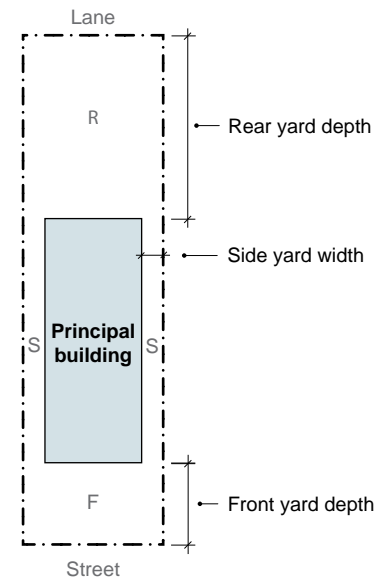
Side Yard

- 3.4.2.7 Despite the minimum side yard width in section 3.4.2.4 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

Rear Yard

- 3.4.2.8 Despite the minimum rear yard depth in section 3.4.2.5 above:
- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
 - (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
 - (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

Diagram: Building placement for principal building



R	Rear yard	F	Front yard
S	Side yard	- - -	Property line

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, which are:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) 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 does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreational facilities, and meeting rooms accessory to residential use, to a maximum floor area of 10% of the total permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;

- (f) all residential storage area above or below base surface, except that where the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area;
- (h) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area; and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(h) above, to which there is no access from the interior of the building.

4.1.3 The Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor space ratio, provided that the Director of Planning considers all applicable Council policies and guidelines and approves the design of any balcony enclosure, subject to the following:

- (a) the total area of all open and enclosed balcony or deck exclusions does not exceed 8% of the residential floor area being provided; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Site Coverage

4.2.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.3 Horizontal Angle of Daylight

4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.3.2 For the purposes of section 4.3.1 above, habitable room means any room except a bathroom or kitchen.

4.3.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.3.4 The plane or planes referred to in section 4.3.3 above must be measured horizontally from the centre of the bottom of each window.

4.3.5 An obstruction referred to in section [4.3.3](#) above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

4.3.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the minimum distance of unobstructed view is at least 3.7 m.

SCHEDULE JJJ

RM-4 and RM-4N

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit a variety of multiple dwelling forms including 4-storey apartments and 6-storey social housing apartments, to encourage the retention of existing buildings, and to achieve community and social objectives. In the RM-4N district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [Britannia and Woodland RM-4 and RM-4N Guidelines](#), [Broadway Station Area RM-4 and RM-4N Guidelines](#), [Fairview Heights RM-4 Guidelines](#), [Hudson Street RM-4 Guidelines](#), [Joyce Street RM-4N Guidelines](#), [Kitsilano RM-4 Guidelines](#), [Marpole Triangle RM-4 Guidelines](#), [Mount Pleasant RM-4 and RM-4N Guidelines](#), [RM-3A, RM-4, and RM-4N Guidelines for Social Housing](#) and [Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-4 and RM-4N districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in [section 3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
550 m ²	Mixed-Use Residential Building that includes a Child Day Care Facility	3.1
	Multiple Dwelling	3.1
	Seniors Supportive or Assisted Housing	3.4
	Rooming House	3.5

Minimum Site Area	Use	Density, Form and Placement Regulations
--	Duplex	3.2
	Single Detached House or Single Detached House with Secondary Suite	3.2
	Infill	3.3
	Other uses in section 2.1 of this schedule	3.5

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	

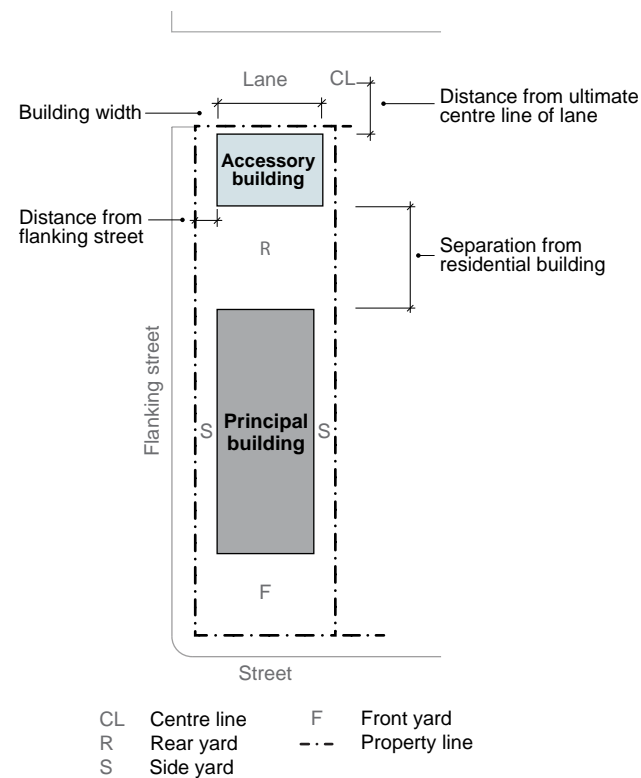
Use	Approval	Use-Specific Regulations
Infill Duplex	Conditional	
Infill Multiple Dwelling	Conditional	2.2.2
Infill Single Detached House	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2 , 2.2.3
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.4
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of June 18, 1956	Conditional	2.2.2 , 2.2.5
Multiple Dwelling	Conditional	2.2.2
Rooming House	Outright	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.7
Neighbourhood Grocery Store	Conditional	2.2.3
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	

Use	Approval	Use-Specific Regulations
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 Development on any site consisting of 3 or more dwelling units that:
- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
 - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,
- is subject to the [Rental Housing Stock Official Development Plan](#).
- 2.2.3 The only non-dwelling uses permitted in a mixed-use residential building are:
- (a) child day care facility, provided that all residential floor area is developed as social housing; and
 - (b) neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- Diagram: Building placement for accessory building**



- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard required in this schedule, or 48 m², whichever is the greater;
- (d) the combined building width for all accessory buildings does not exceed 67% of the width of the site at the rear property line; and
- (e) the separation from any residential building is at least 3.7 m.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Mixed-Use Residential Building that Includes a Child Day Care Facility, and Multiple Dwelling

Mixed-use residential building that includes a child day care facility, and multiple dwelling are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75, except that:

- (a) the Director of Planning may increase the permitted floor space ratio in accordance with section [3.1.2.12](#) of this schedule; or
- (b) the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 3.00 where 100% of the residential floor area is developed as social housing and the Director of Planning or Development Permit Board considers the intent of this schedule, all Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.2 Building Form and Placement

Regulations	RM-4 and RM-4N
3.1.2.1 Minimum site area	550 m ²
3.1.2.2 Maximum site frontage	45.8 m
3.1.2.3 Maximum building height	10.7 m
3.1.2.4 Minimum front yard depth	6.1 m
3.1.2.5 Minimum side yard width	2.1 m
3.1.2.6 Minimum rear yard depth	10.7 m

Site Area

3.1.2.7 The Director of Planning may reduce the minimum site area:

- (a) to 500 m² if the lot was on record in the Land Title Office prior to March 9, 1976; or
- (b) if the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Height

- 3.1.2.8 Despite the maximum building height in section 3.1.2.3 above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

Side Yard

- 3.1.2.9 Despite the minimum side yard width in section 3.1.2.5 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

Rear Yard

- 3.1.2.10 Despite the minimum rear yard depth in section 3.1.2.6 above:
- where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
 - where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
 - where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

Diagram: Building placement for mixed-use residential building that includes a child day care facility, and multiple dwelling

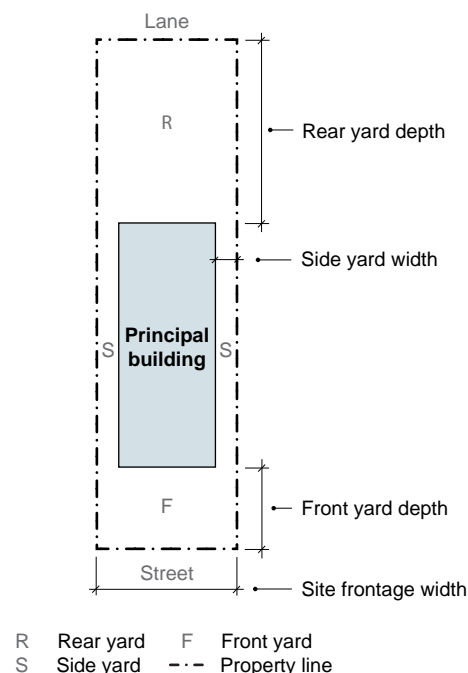
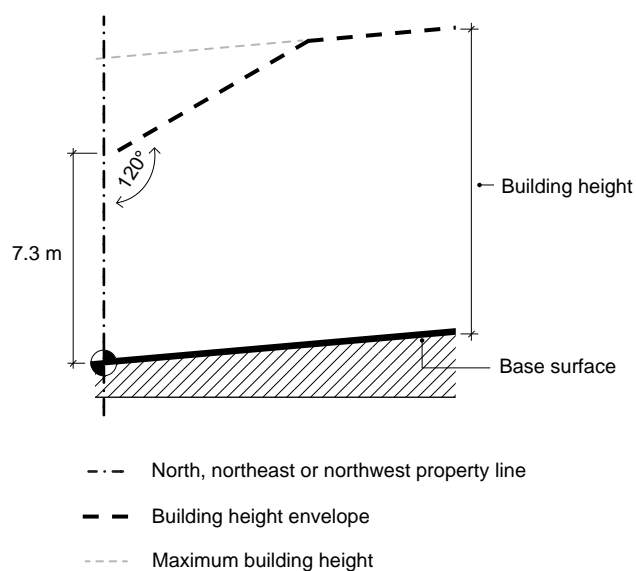


Diagram: Maximum building height envelope



Additional Discretion to Vary Regulations

- 3.1.2.11 Where 100% of the residential floor area is developed as social housing, and if the Director of Planning or Development Permit Board considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant, the Director of Planning or Development Permit Board may vary:
- (a) the maximum building height to a height not exceeding 19.9 m;
 - (b) the minimum front yard depth;
 - (c) the minimum side yard width; and
 - (d) the minimum rear yard depth.
- 3.1.2.12 The Director of Planning may vary any of the regulations of this section [3.1](#) where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that:
- (a) all required parking spaces are provided underground or within the outermost walls of a building (but in no case with the floor of the parking area above the highest point of the finished grade around the building), except in the case of lots of 560 m² or less;
 - (b) useable on-site open space is provided;
 - (c) a minimum of 20% of total units within any multiple dwelling building contain 2 or more bedrooms;
 - (d) the site coverage does not exceed 65%; and
 - (e) the floor space ratio does not exceed 1.45.

3.2 Duplex, Single Detached House, and Single Detached House with Secondary Suite

Duplex, single detached house, and single detached house with secondary suite are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio in accordance with section 3.2.2.7 of this schedule.

3.2.2 Building Form and Placement

Regulations	RM-4 and RM-4N
3.2.2.1 Maximum building height	10.7 m
3.2.2.2 Minimum front yard depth	6.1 m
3.2.2.3 Minimum side yard width where the side width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.4 Minimum rear yard depth	10.7 m

Building Height

3.2.2.5 Despite the maximum building height in section 3.2.2.1 above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

Rear Yard

3.2.2.6 Despite the minimum rear yard depth in section 3.2.2.4 above:

- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
- (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
- (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to

the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

Additional Discretion to Vary Regulations

3.2.2.7 The Director of Planning may vary any of the regulations of this section 3.2 where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that the floor space ratio does not exceed 1.00.

Diagram: Building placement for duplex, single detached house and single detached house with secondary suite

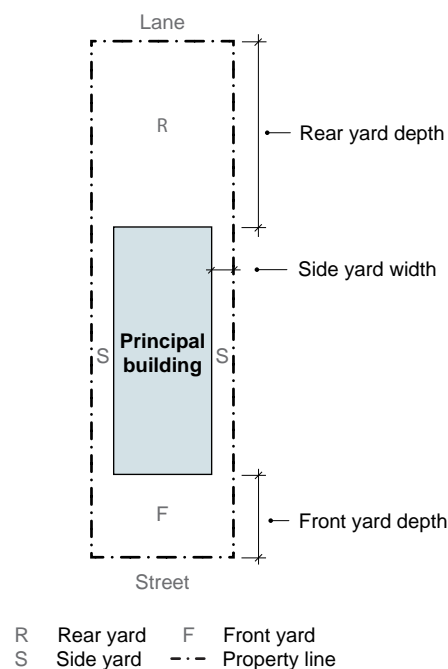
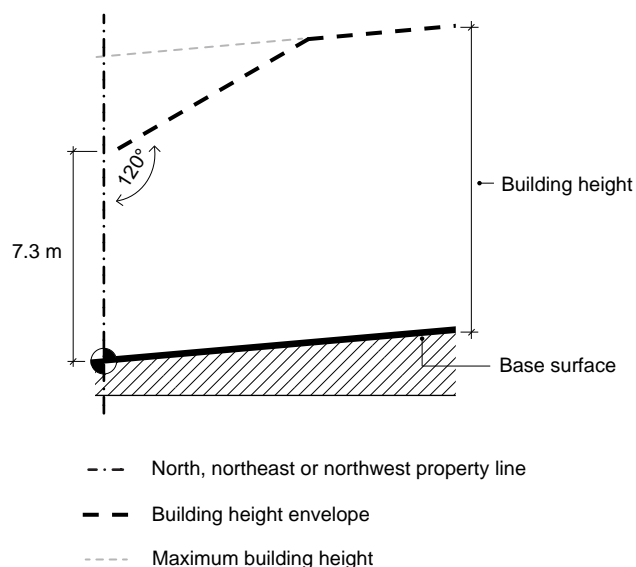


Diagram: Maximum building height envelope



3.3 Infill

Infill is subject to the following regulations.

3.3.1 Density and Floor Area

The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor space ratio in accordance with section 3.3.2.6 of this schedule.

3.3.2 Building Form and Placement

Regulations	RM-4 and RM-4N
3.3.2.1 Maximum building height	10.7 m
3.3.2.2 Minimum front yard depth	6.1 m
3.3.2.3 Minimum rear yard depth	10.7 m

Building Height

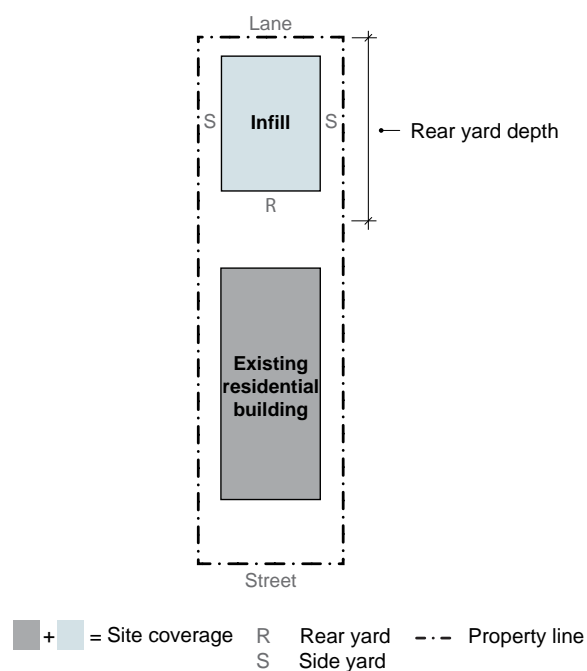
- 3.3.2.4 Despite the maximum building height in section 3.3.2.1 above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

Rear Yard

- 3.3.2.5 Despite the minimum rear yard depth in section 3.3.2.3 above:

- where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
- where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and

Diagram: Building placement for infill

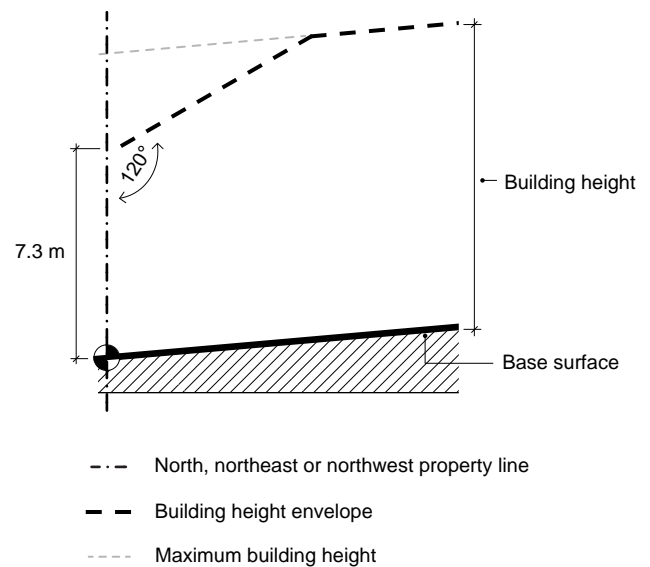


- (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

Additional Discretion to Vary Requirements

- 3.3.2.6 The Director of Planning may vary any of the regulations of this section 3.3 where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that the floor space ratio does not exceed 1.45.

Diagram: Maximum building height envelope



3.4 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.4.1 Density and Floor Area

- 3.4.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor space ratio in accordance with section **3.4.2.10** of this schedule.

3.4.2 Building Form and Placement

Regulations	RM-4 and RM-4N
3.4.2.1 Minimum site area	550 m ²
3.4.2.2 Maximum building height	10.7 m
3.4.2.3 Minimum front yard depth	6.1 m
3.4.2.4 Minimum side yard width	2.1 m
3.4.2.5 Minimum rear yard depth	10.7 m

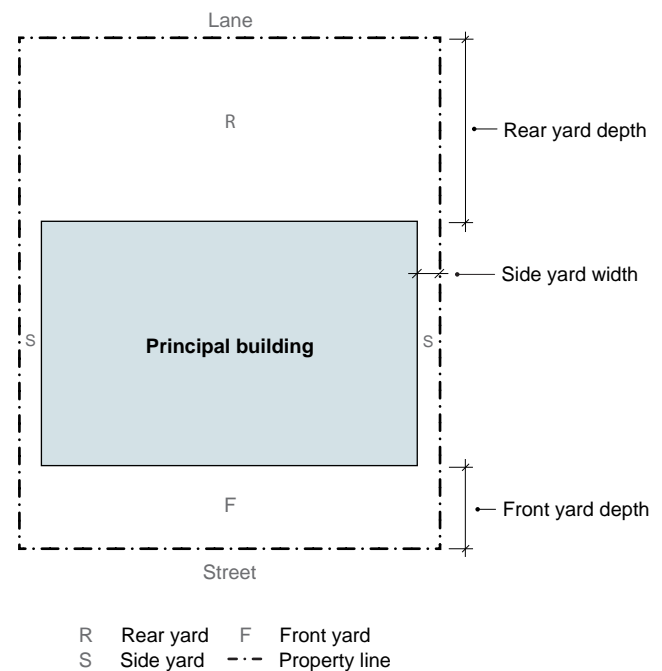
Site Area

- 3.4.2.6 The Director of Planning may reduce the minimum site area to 500 m² if:
- the lot was on record in the Land Title Office prior to March 9, 1976; or
 - the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Height

- 3.4.2.7 Despite the maximum building height in section **3.4.2.2** above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest property line and a plane formed by an angle

Diagram: Building placement for seniors supportive or assisted housing



of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

Side Yard

- 3.4.2.8 Despite the minimum side yard width in section 3.4.2.4 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

Rear Yard

- 3.4.2.9 Despite the minimum rear yard depth in section 3.4.2.5 above:

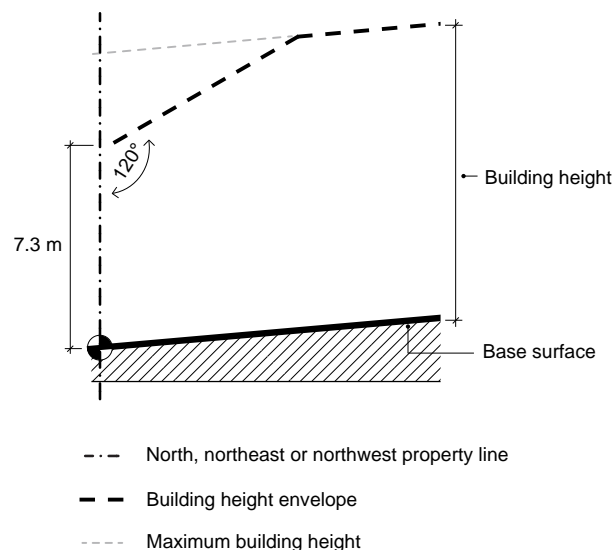
- where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
- where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
- where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

Additional Discretion to Vary Regulations

- 3.4.2.10 The Director of Planning may vary any of the regulations of this section 3.4 where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that:

- all required parking spaces are provided underground or within the outermost walls of a building (but in no case with the floor of the parking area above the highest point of the finished grade around the building), except in the case of lots of 560 m² or less;
- useable on-site open space is provided;
- the site coverage does not exceed 65%; and
- the floor space ratio does not exceed 1.45.

Diagram: Maximum building height envelope



3.5 Other Uses

Uses not regulated by sections 3.1 to 3.4 of this schedule are subject to the following regulations.

3.5.1 Density and Floor Area

- 3.5.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor space ratio for additions to existing buildings in accordance with section [3.5.2.10](#) of this schedule.

3.5.2 Building Form and Placement

Regulations	RM-4 and RM-4N
3.5.2.1 Minimum site area for rooming house	550 m ²
3.5.2.2 Maximum building height	10.7 m
3.5.2.3 Minimum front yard depth	6.1 m
3.5.2.4 Minimum side yard width	2.1 m
3.5.2.5 Minimum rear yard depth	10.7 m

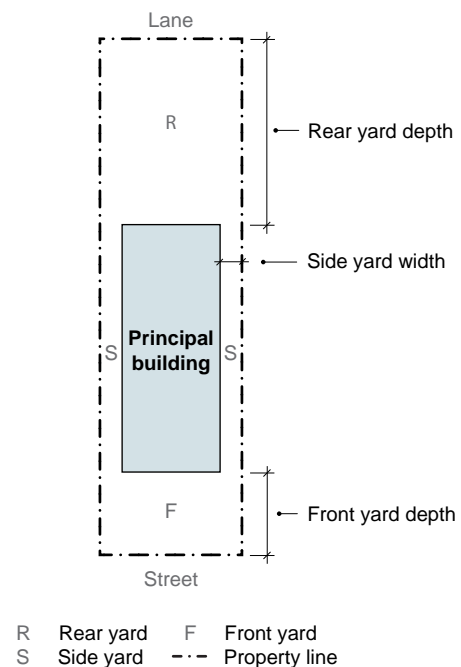
Site Area

- 3.5.2.6 The Director of Planning may reduce the minimum site area:
- (a) to 500 m² if the lot was on record in the Land Title Office prior to March 9, 1976; or
 - (b) if the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning also considers the intent of this schedule and all applicable Council policies and guidelines.

Building Height

- 3.5.2.7 Despite the maximum building height in section [3.5.2.2](#) above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest

Diagram: Building placement for principal building



property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

Side Yard

- 3.5.2.8 Despite the minimum side yard width in section 3.5.2.4 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

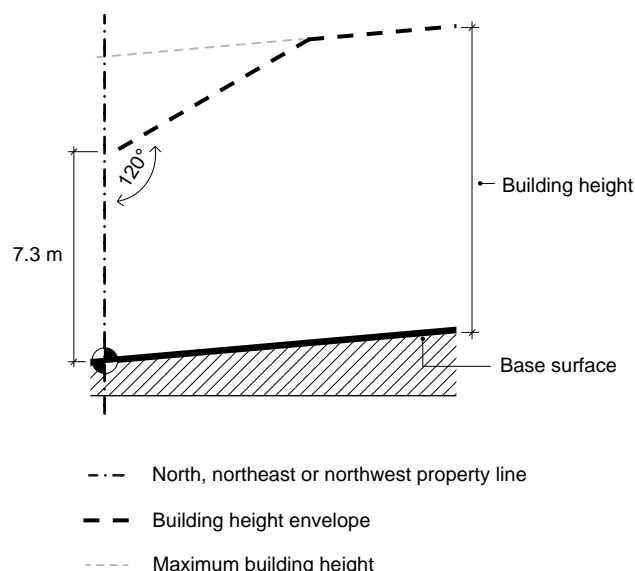
Rear Yard

- 3.5.2.9 Despite the minimum rear yard depth in section 3.5.2.5 above:
- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
 - (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
 - (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

Additional Discretion to Vary Regulations

- 3.5.2.10 The Director of Planning may vary any of the regulations of this section 3.5 for additions to existing buildings, where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that the floor space ratio does not exceed 1.45.

Diagram: Maximum building height envelope



4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwellings and mixed-use residential buildings and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) floors or portion of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, which are:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) 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 must not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms, to a maximum floor area of 10% of the total permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;

- (f) for multiple dwelling and mixed-use residential building, all residential storage area below base surface;
- (g) for multiple dwelling and mixed-use residential building, all residential storage area above base surface, except that residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area;
- (i) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 16% of the permitted floor area for multiple dwellings and mixed-use residential buildings, and 13% of the permitted floor area for all other uses; and
- (j) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(i) above, to which there is no access from the interior of the building.

4.2 Site Coverage

- 4.2.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.3 Horizontal Angle of Daylight

- 4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.3.2 For the purposes of section 4.3.1 above, habitable room means any room except a bathroom or kitchen.
- 4.3.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.3.4 The plane or planes referred to in section 4.3.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.3.5 An obstruction referred to in section 4.3.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.

- 4.3.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

SCHEDULE KKK

RM-5, RM-5A, RM-5B, RM-5C and RM-5D

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to enable a variety of forms of residential development in the West End, including tower forms and infill townhouses, while also permitting compatible retail, office, service and institutional uses. Infill developed as secured market rental housing is encouraged. Emphasis is placed on achieving development that is compatible with neighbouring development with respect to the streetscape character, open spaces, view retention, sunlight access and privacy.

The RM-5 district encourages developments suited to families with children. The RM-5A, RM-5B, RM-5C and RM-5D districts permit greater densities than the RM-5 district. The RM-5C district permits a greater range of uses. The RM-5D district supports the development of social housing.

Acoustic regulations in [Section 10](#) of this by-law apply to all dwelling units.

Without limitation, applicable Council policies and guidelines for consideration include the [West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in [section 3](#) of this schedule are cross-referenced in the third column of the table below.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule, except Infill	3.1
	Infill	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Bowling Alley, only in the RM-5C district	Conditional	2.2.1 , 2.2.2
Club, only in the RM-5C district	Conditional	2.2.1 , 2.2.3
Community Centre or Neighbourhood House	Outright	2.2.1
Fitness Centre, only in the RM-5C district	Conditional	2.2.1 , 2.2.3
Library, in combination with Community Centre	Outright	2.2.1
Museum or Archives	Conditional	2.2.1 , 2.2.2
Park or Playground	Outright	
Theatre, only in the RM-5C district	Conditional	2.2.1 , 2.2.4
Dwelling Uses		
Duplex	Conditional	
Infill Duplex	Conditional	
Infill Multiple Dwelling	Conditional	2.2.5
Infill Single Detached House	Conditional	
Mixed-Use Residential Building	Outright	2.2.5 , 2.2.6 , 2.2.7 , 2.2.8

Use	Approval	Use-Specific Regulations
Mixed-Use Residential Building not permitted as an outright approval use	Conditional	2.2.5 , 2.2.6 , 2.2.7 , 2.2.8
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	
Multiple Conversion Dwelling, containing 3 or more dwelling units	Conditional	2.2.5
Multiple Dwelling	Conditional	2.2.5 , 2.2.8 , 2.2.9
Rooming House	Outright	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1 , 2.2.10
Child Day Care Facility	Outright	
Church	Conditional	2.2.1 , 2.2.11
Community Care Facility – Class A	Outright	2.2.1 , 2.2.12
Community Care Facility – Class B	Conditional	2.2.1 , 2.2.13
Group Residence	Conditional	2.2.1 , 2.2.13
Hospital	Conditional	2.2.1 , 2.2.14
Public Authority Use, essential in these districts	Conditional	2.2.1 , 2.2.10
School – Elementary or Secondary	Conditional	2.2.1 , 2.2.15
Social Service Centre	Conditional	2.2.1 , 2.2.15
Office Uses		
Financial Institution, only in the RM-5C district	Conditional	2.2.1 , 2.2.16
General Office, in a building protected by a heritage designation by-law	Conditional	2.2.1 , 2.2.17
General Office, only in the RM-5C and RM-5D districts	Conditional	2.2.1 , 2.2.17
Health Care Office, in a building protected by a heritage designation by-law	Conditional	2.2.1 , 2.2.17
Health Care Office, only in the RM-5C and RM-5D districts	Conditional	2.2.1 , 2.2.17
Health Enhancement Centre, in a building protected by a heritage designation by-law	Conditional	2.2.1 , 2.2.17
Health Enhancement Centre, only in the RM-5C and RM-5D districts	Conditional	2.2.1 , 2.2.17
Retail Uses		
Farmers' Market	Conditional	2.2.18
Grocery or Drug Store, only in the RM-5C district	Conditional	2.2.1 , 2.2.19
Neighbourhood Grocery Store	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Public Bike Share	Conditional	
Retail Store, in a building protected by a heritage designation by-law	Conditional	2.2.1 , 2.2.17
Retail Store, only in the RM-5C and RM-5D districts	Conditional	2.2.1 , 2.2.18
Small-Scale Pharmacy, only in the RM-5C district	Conditional	2.2.1
Service Uses		
Animal Clinic, only in the RM-5C district	Conditional	2.2.1 , 2.2.20
Barber Shop or Beauty Salon, only in the RM-5C and RM-5D districts	Conditional	2.2.1 , 2.2.21
Beauty and Wellness Centre, only in the RM-5C district	Conditional	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1 , 2.2.13
Hotel, existing as of September 26, 1989	Outright	2.2.1
Hotel, only in the RM-5C district	Conditional	2.2.1 , 2.2.22
Laundromat or Dry Cleaning Establishment, existing as of September 26, 1989	Outright	2.2.1
Laundromat or Dry Cleaning Establishment, only in the RM-5C district	Conditional	2.2.1 , 2.2.23
Photofinishing or Photography Studio, only in the RM-5C and RM-5D districts	Conditional	2.2.1 , 2.2.24
Print Shop, only in the RM-5C district	Conditional	2.2.1 , 2.2.21
Restaurant – Class 1, in a building protected by a heritage designation by-law	Conditional	2.2.17
Restaurant – Class 1, only in the RM-5C or RM-5D districts	Conditional	2.2.17
School – Arts or Self-Improvement, only in the RM-5C district	Conditional	2.2.1 , 2.2.25
School – Business, only in the RM-5C district	Conditional	2.2.1 , 2.2.26
School – Vocational or Trade, only in the RM-5C district	Conditional	2.2.1 , 2.2.25
Short Term Rental Accommodation	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1 , 2.2.15
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.27
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 , except hotel	Outright	2.2.1
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1 or hotel	Conditional	2.2.1

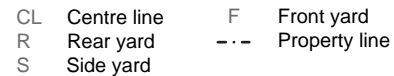
2.2 Use-Specific Regulations

- 2.2.1 All uses listed in section [2.1](#) of this schedule, other than dwelling uses, must 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;
 - (c) child day care facility;
 - (d) restaurant;
 - (e) farmers' market;
 - (f) urban farm – class A;
 - (g) park or playground; and
 - (h) public bike share.
- 2.2.2 Bowling alley and museum or archives may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, proximity to major streets, and size of facility.
- 2.2.3 Club and fitness centre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity and size of facility.
- 2.2.4 Theatre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, hours of operation and traffic.
- 2.2.5 Development on any site consisting of 3 or more dwelling units that:
- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
 - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,
- is subject to the [Rental Housing Stock Official Development Plan](#).
- 2.2.6 The only non-dwelling uses permitted in a mixed-use residential building that is permitted as an outright approval use are:
- (a) neighbourhood grocery store; and
 - (b) laundromat or dry cleaning establishment existing as of September 26, 1989.

-
- 2.2.7 Mixed-use residential building may be permitted as a conditional approval use and may include any non-dwelling use listed in section 2.1 of this schedule.
- 2.2.8 In the RM-5 district, every townhouse, apartment or mixed-use residential building must include an outdoor area with a minimum area of 37 m², in an appropriate location that could be developed as a children's play area.
- 2.2.9 In the RM-5 district, a minimum of 20% of total dwelling units within any townhouse or apartment must:
- (a) contain 2 or more bedrooms;
 - (b) have private open space directly accessible from the unit and that is a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m; and
 - (c) be located within 3 storeys of grade.
- 2.2.10 Ambulance station and public authority use may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, vehicular ingress and egress, and proximity to major streets.
- 2.2.11 Church may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking and size of facility.
- 2.2.12 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.13 Community care facility – class B, group residence and bed and breakfast accommodation may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites.
- 2.2.14 Hospital may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, vehicular ingress and egress and the category of the facility.
- 2.2.15 School – elementary or secondary, social service centre, and public utility may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites and the category of the facility.
- 2.2.16 Financial institution may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to the size of the facility and parking.
- 2.2.17 General office, health care office, health enhancement centre, retail store in a building that is protected by a heritage designation by-law, and restaurant – class 1 may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise and hours of operation.

-
- 2.2.18 Retail store in the RM-5C and RM-5D districts and farmers' market may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, pedestrian amenity and size of facility.
- 2.2.19 Grocery or drug store may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking, the size of the facility and pedestrian amenity.
- 2.2.20 Animal clinic may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, noise and hours of operation.
- 2.2.21 Barber shop or beauty salon and print shop may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, hours of operation and parking.
- 2.2.22 Hotel in the RM-5C district may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites and traffic.
- 2.2.23 Laundromat or dry cleaning establishment in the RM-5C district may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, parking, noise and hours of operation.
- 2.2.24 Photofinishing or photography studio may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking.
- 2.2.25 School – arts or self-improvement and school – vocational or trade may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to size of facility, parking, noise impacts and hours of operation.
- 2.2.26 School – business may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, size of facility, category of facility and hours of operation.
- 2.2.27 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard,

- Diagram: Building placement for accessory building**



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses, Except Infill

All uses in these districts, except infill, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.00, except that:

- (a) the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of:

- (i) 1.50 in the RM-5 district,
- (ii) 2.20 in the RM-5A, RM-5C and RM-5D districts, and
- (iii) 2.75 in the RM-5B district,

if the Director of Planning or Development Permit Board considers the building height, bulk, location and overall design of the development, the impact of the development on nearby sites, street and public open spaces, the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants;

- (b) despite the regulations in section 3.1.1.1(a) above, for sites located in the RM-5A, RM-5B, RM-5C and RM-5D districts that do not exceed 20.2 m in width, the floor space ratio must not exceed:

- (i) 2.00 on corner sites with a minimum site area of 800 m², and
- (ii) 1.50 on all other sites;

- (c) despite the regulations in sections 3.1.1.1(a) and 3.1.1.1(b) above, the maximum allowable floor space ratio for all permitted uses in the RM-5D district, other than dwelling uses, is 0.65;

- (d) despite the regulations in sections 3.1.1.1(a), 3.1.1.1(b) and 3.1.1.1(c) above, if there is no heritage floor area available for transfer, the Director of Planning may permit an additional increase in the permitted floor area of 1 m² per amenity share provided to the City at no cost to the City, to a maximum of 10% of the permitted floor space ratio, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

- (e) the Development Permit Board may increase the permitted floor space ratio by a maximum of 10% where the increase results from a transfer of heritage floor area, except that this provision does not apply to a development where there has been an increase in floor space ratio pursuant to sections 3.1.1.1(d) above or 5.3 of this schedule; and

- (f) the Director of Planning or Development Permit Board may increase the permitted floor space ratio in the RM-5D district for multiple dwelling, or for mixed-use residential building, to a maximum of 7.00, if a minimum of 20% of the floor area included in the calculation of floor space ratio is developed as

social housing and the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law.

3.1.1.3 In this section 3.1.1, “heritage floor area” means floor area that may be transferred from a heritage site to another site, in accordance with Council policies and guidelines.

3.1.2 Building Form and Placement

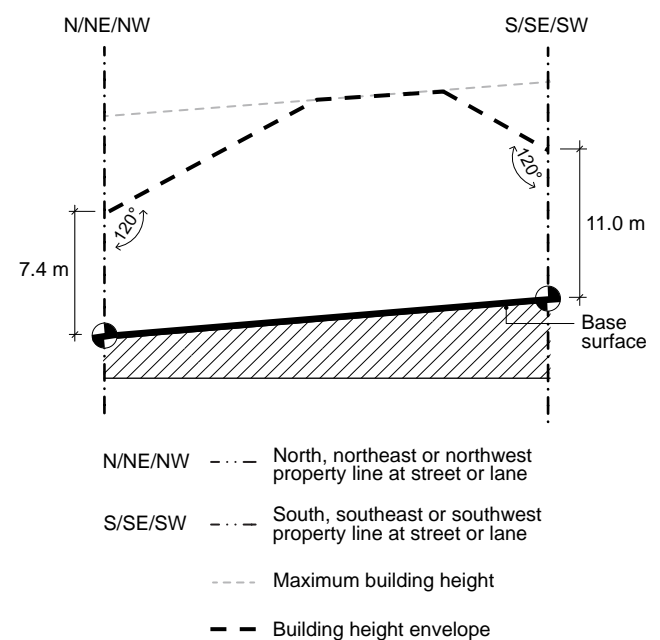
Regulations	RM-5, RM-5A, RM-5B, RM-5C and RM-5D
3.1.2.1 Maximum building height	18.3 m
3.1.2.2 Minimum front yard depth	3.7 m
3.1.2.3 Minimum side yard width	2.1 m
3.1.2.4 Minimum rear yard depth	2.1 m
3.1.2.5 Maximum site coverage for all buildings	50% of the site area

Building Height

3.1.2.6 Despite the maximum building height in section 3.1.2.1 above, no portion of the building may extend above the envelope formed by a vertical line measuring 7.4 m in height at the north, northeast or northwest property line at a street or lane and a vertical line measuring 11.0 m at the south, southeast or southwest property line at a street or lane and a plane formed by an angle of 120 degrees measured from each of the vertical lines.

3.1.2.7 The Director of Planning or Development Permit Board may increase the maximum building height in the RM-5, RM-5A, RM-5B, and RM-5C districts to a height not exceeding 58.0 m if the liveability and environmental quality of the surrounding neighbourhood is not unduly harmed and the Director of

Diagram: Maximum building height envelope



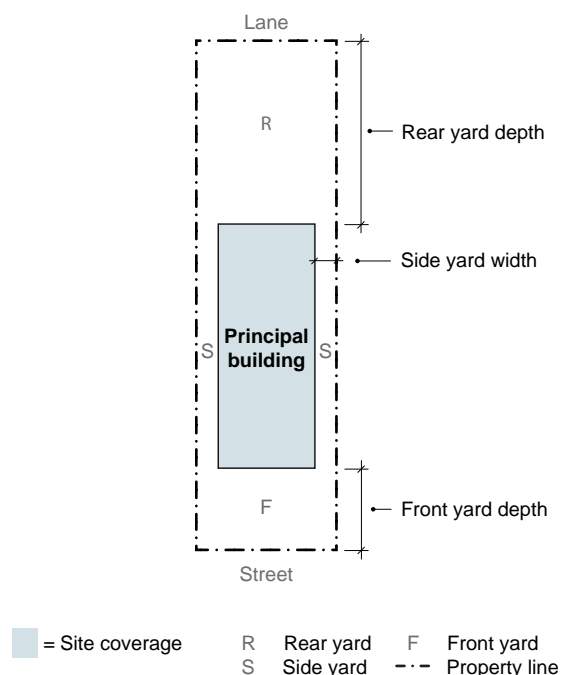
Planning or the Development Permit Board considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the impact on public and private views, sunshine, privacy and open spaces.

3.1.2.8 The Director of Planning or Development Permit Board may increase the maximum building height in the RM-5D district for multiple dwellings and mixed-use residential building to a height not exceeding 58.0 m if the Director of Planning or Development Permit Board considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) a minimum of 20% of the floor area included in the calculation of floor space ratio is developed as social housing.

Diagram: Building placement for all permitted uses except infill



Side Yard

3.1.2.9 Despite the minimum side yard width in section 3.1.2.3 above, in the case of a corner site, the width of the exterior side yard must be at least 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.

3.1.2.10 The Director of Planning or Development Permit Board may decrease the minimum side yard depth if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.1.2.11 If the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines the Director of Planning or Development Permit Board may vary:

- (a) the minimum front yard depth;
- (b) the minimum rear yard depth; and
- (c) the maximum site coverage.

3.2 Infill

Infill is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio for the overall site is 1.00, except that:

- (a) the Director of Planning or Development Permit Board may increase the permitted floor space ratio for the overall site to a maximum of:

- (i) 1.50 in the RM-5 district,
- (ii) 2.20 in the RM-5A, RM-5C and RM-5D districts, and
- (iii) 2.75 in the RM-5B district,

if the Director of Planning or Development Permit Board considers the building height, bulk, location and overall design of the development, the impact of the development on nearby sites, street and public open spaces, the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants;

- (b) despite the regulations in section 3.2.1.1(a) above, for sites located in the RM-5A, RM-5B, RM-5C and RM-5D districts that do not exceed 20.2 m in width, the floor space ratio for the overall site must not exceed:

- (i) 2.00 on corner sites with a minimum site area of 800 m², and
- (ii) 1.50 on all other sites;

- (c) despite the regulations in sections 3.2.1.1(a) and 3.2.1.1(b) above, the maximum allowable floor space ratio for all permitted uses in the RM-5D district, other than dwelling uses, is 0.65;

- (d) despite the regulations in sections 3.2.1.1(a), 3.2.1.1(b) and 3.2.1.1(c) above, if there is no heritage floor area available for transfer, the Director of Planning may permit an additional increase in the permitted floor area of 1 m² per amenity share provided to the City at no cost to the City, to a maximum of 10% of the permitted floor space ratio, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

- (e) the Development Permit Board may increase the permitted floor space ratio by a maximum of 10% where the increase results from a transfer of heritage floor area, except that this provision must not apply to a development where there has been an increase in floor space ratio pursuant to sections 3.2.1.1(d) above or 5.3 of this schedule; and

- (f) the Director of Planning or Development Permit Board may vary the floor area for infill multiple dwelling in the RM-5, RM-5A and RM-5B districts provided that:

- (i) the infill multiple dwelling is developed as secured market rental housing,

- (ii) in an infill multiple dwelling with 4 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms,
- (iii) in an infill multiple dwelling with 10 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms and at least 10% of the dwelling units contain 3 or more bedrooms, and
- (iv) existing buildings, landmarks or features on the site that are listed on the Vancouver Heritage Register or which may have heritage value are conserved, to the satisfaction of the Director of Planning,

if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.2 The maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law.

3.2.1.3 In this section [3.2.1](#), “heritage floor area” means floor area that may be transferred from a heritage site to another site, in accordance with Council policies and guidelines.

3.2.2 Building Form and Placement

Regulations	RM-5, RM-5A, RM-5B, RM-5C and RM-5D
3.2.2.1 Maximum building height	12.2 m
3.2.2.2 Minimum side yard width	2.1 m
3.2.2.3 Minimum rear yard depth	2.1 m
3.2.2.4 Maximum site coverage for all buildings	50% of the site area

Building Height

3.2.2.5 Despite the maximum building height in section [3.2.2.1](#) above, no portion of the building may extend above the envelope formed by a vertical line measuring 7.4 m in height at the north, northeast or northwest property line and a vertical line measuring 11.0 m at the south, southeast or southwest property line and a plane formed by an angle of 120 degrees measured from each of the vertical lines.

3.2.2.6 For infill multiple dwelling in the RM-5, RM-5A and RM-5B districts, where the development satisfies the conditions set out in section [3.2.1.1\(f\)](#) above, the Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 18.3 m if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

- 3.2.2.7 Despite the minimum side yard width in section 3.2.2.2 above, in the case of a corner site, the width of the exterior side yard must be at least 20% of the width of the site, except that it must not be less than 3.0 m in width and need not be more than 6.0 m in width.
- 3.2.2.8 For infill multiple dwelling in the RM-5, RM-5A and RM-5B districts, where the development satisfies the conditions set out in section 3.2.1.1(f) above, the Director of Planning or Development Permit Board may decrease the minimum side yard width if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.2.2.9 For infill multiple dwelling in the RM-5, RM-5A and RM-5B districts, where the development satisfies the conditions set out in section 3.2.1.1(f) above, the Director of Planning or Development Permit Board may vary:
- (a) the minimum rear yard depth; and
 - (b) the maximum site coverage,
- if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Maximum building height envelope

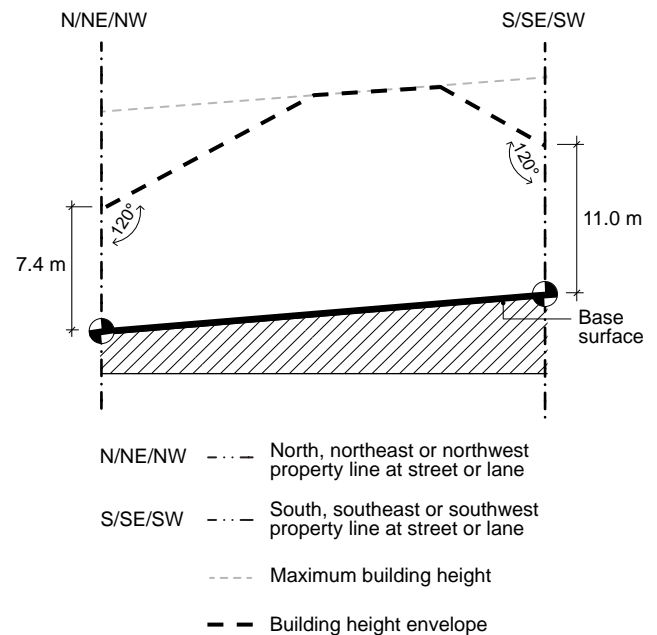
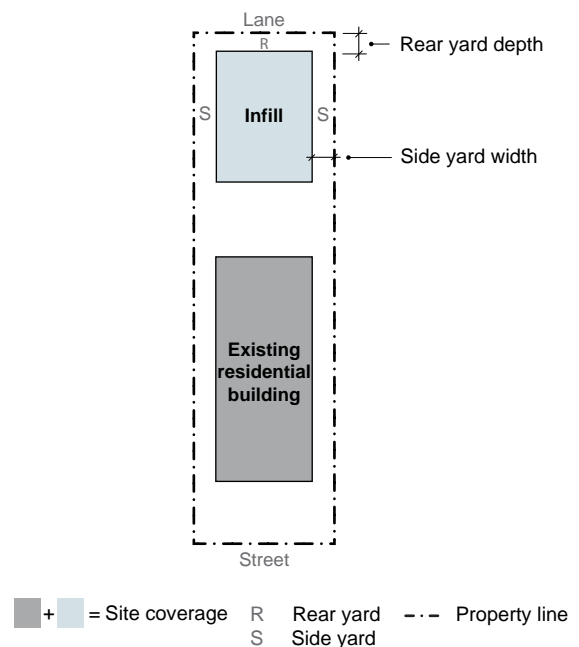


Diagram: Building placement for infill



4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Amenity Shares

4.1.1 For the purposes of this schedule, amenity means conservation of protected heritage property.

4.1.2 For the purposes of this schedule, the cost of an amenity share is the amount specified per m² in **Schedule G: Heritage Amenity Share Cost Schedule** of this by-law for the RM-5, RM-5A, RM-5B, RM-5C and RM-5D zoning districts.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are:
 - (i) at or below the base surface provided that the maximum exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) 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 must not exceed 7.3 m in length;
- (d) amenity areas accessory to a dwelling use, including child day care facilities, recreation facilities and meeting rooms if:

- (i) in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood, and
 - (ii) the total area being excluded for amenity areas does not exceed the lesser of 10% of the total permitted floor area or 1,000 m², with an additional 10% of the permitted floor area or 500 m², whichever is lesser, for child day care facilities where these are included;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (h) bicycle storage at or below base surface, if a secured and separate bicycle room is provided and equipped with bicycle racks adequate for the storage of a minimum of 1 bicycle for every 4 dwelling units;
- (i) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of the permitted floor area; and
- (j) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.2.2(a) above, does not exceed 16% of the permitted floor area; and
- (k) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.2.2(j) above, to which there is no access from the interior of the building.

4.3 Yards: Projections and Measurement

- 4.3.1 Despite the yard projection regulations in [Section 10](#) of this by-law, the Director of Planning or the Development Permit Board may permit entries, porches and verandahs, entrance lobbies and canopies to project up to 1.8 m into the required front yard and porte cocheres to project up to the front property line, if none of the foregoing exceed a width of 6.1 m, and if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines.

4.4 Horizontal Angle of Daylight

- 4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.
- 4.4.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.4.5 An obstruction referred to in section 4.4.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.4.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 6.1 m.
- 4.4.7 For infill multiple dwelling in the RM-5, RM-5A and RM-5B districts, the Director of Planning or the Development Permit Board may vary the regulations in this section 4.4 if:
 - (a) the infill multiple dwelling is developed as secured market rental housing;
 - (b) in an infill multiple dwelling with 4 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms;
 - (c) in an infill multiple dwelling with 10 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms and at least 10% of the dwelling units contain 3 or more bedrooms; and
 - (d) existing buildings, landmarks or features on the site that are listed on the Vancouver Heritage Register or which may have heritage value are conserved, to the satisfaction of the Director of Planning,

if the Director of Planning or the Development Permit Board considers the intent of this schedule, and all applicable Council policies and guidelines.

4.5 External Design

- 4.5.1 A covered storage area must be provided for garbage and recycling containers and must be screened from view from adjacent sidewalks and dwelling units.
- 4.5.2 Mechanical equipment, including duct work, must be enclosed and set back so as not to be visible from street level or may be architecturally treated by other means satisfactory to the Director of Planning.
- 4.5.3 For infill multiple dwelling in the RM-5, RM-5A and RM-5B districts, the Director of Planning or the Development Permit Board may vary the regulations in this section [4.5](#) if:
- (a) the infill multiple dwelling is developed as secured market rental housing;
 - (b) in an infill multiple dwelling with 4 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms;
 - (c) in an infill multiple dwelling with 10 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms and at least 10% of the dwelling units contain 3 or more bedrooms; and
 - (d) existing buildings, landmarks or features on the site that are listed on the Vancouver Heritage Register or which may have heritage value are conserved, to the satisfaction of the Director of Planning,

if the Director of Planning or the Development Permit Board considers the intent of the schedule, and all applicable Council policies and guidelines.

4.6 Acoustics

- 4.6.1 The Director of Planning may waive the requirement for an acoustic report in [Section 10](#) of this by-law, except for those areas indicated on [Map 1: Areas where acoustic report will not be waived](#) at the end of this schedule.

5 RELAXATIONS

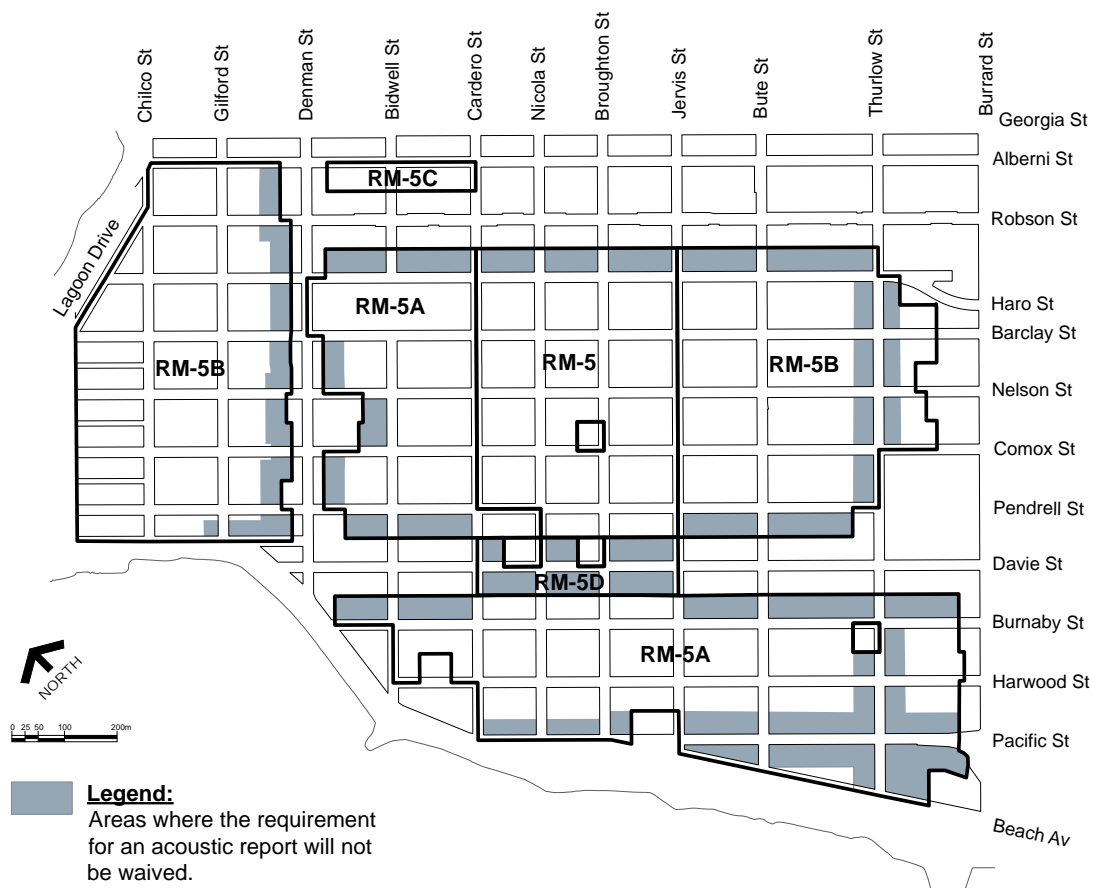
- 5.1 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any 1 building, which includes 1 or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.
- 5.2 In determining the increase in floor area that may be permitted under section [5.1](#) above, the Development Permit Board must consider:
- (a) the construction cost of the facility;
 - (b) any costs to the developer of continuing maintenance required for the facility;
 - (c) the rental value of the increased floor area;

- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) all applicable Council policies and guidelines.

5.3 The Director of Planning or Development Permit Board may relax the maximum floor space ratio for a development that includes the restoration of an existing building, site, landmark or feature, if the existing building, site, landmark or feature is listed in the Vancouver Heritage Register, if Council approves a heritage designation by-law, and if the Director of Planning or Development Permit Board considers:

- (a) the cost and extent of the heritage restoration;
- (b) the value of the increased floor area;
- (c) the impact of the development upon neighbourhood liveability and environmental quality; and
- (d) all applicable Council policies and guidelines.

Map 1: Areas where acoustic report will not be waived



SCHEDULE LLL

RM-6

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit apartments and compatible retail, cultural, recreational, service and institutional uses. Development is intended to recognize the formal character of Georgia Street and be compatible with the West End residential character along Alberni Street. Acoustic regulations in [Section 10](#) of this by-law apply to all dwelling units.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-6 West End Georgia/Alberni Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-6 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses listed in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Bowling Alley	Conditional	2.2.1, 2.2.2
Club	Conditional	2.2.1, 2.2.3
Community Centre or Neighbourhood House	Conditional	2.2.1, 2.2.3
Fitness Centre	Conditional	2.2.1, 2.2.3
Library, in combination with Community Centre	Conditional	2.2.1
Museum or Archives	Conditional	2.2.1, 2.2.4
Park or Playground	Outright	
Theatre	Conditional	2.2.5
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.6, 2.2.7
Multiple Dwelling	Conditional	2.2.7
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1, 2.2.8
Child Day Care Facility	Outright	
Church	Conditional	2.2.1, 2.2.9
Community Care Facility – Class B	Conditional	2.2.1, 2.2.10
Group Residence	Conditional	2.2.1, 2.2.10
Hospital	Conditional	2.2.1, 2.2.11
Public Authority Use, essential in this district	Conditional	2.2.1, 2.2.8
Social Service Centre	Conditional	2.2.1, 2.2.12

Use	Approval	Use-Specific Regulations
Office Uses		
Financial Institution	Conditional	2.2.1, 2.2.13
General Office	Conditional	2.2.1, 2.2.14
Health Care Office	Conditional	2.2.1, 2.2.14
Health Enhancement Centre	Conditional	2.2.1, 2.2.14
Parking Uses		
Parking Area	Conditional	2.2.1, 2.2.15
Retail Uses		
Farmers' Market	Conditional	2.2.16
Gasoline Station – Split Island, existing as of September 26, 1989	Conditional	
Grocery or Drug Store	Conditional	2.2.1, 2.2.17
Neighbourhood Grocery Store	Outright	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1, 2.2.18
Retail Store, not permitted as an outright approval use	Conditional	2.2.1, 2.2.19
Small-Scale Pharmacy	Conditional	2.2.1
Service Uses		
Animal Clinic	Conditional	2.2.1, 2.2.20
Barber Shop or Beauty Salon	Conditional	2.2.1, 2.2.21
Beauty and Wellness Centre	Conditional	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1, 2.2.10
Hotel	Conditional	2.2.1, 2.2.22
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1, 2.2.23
Photofinishing or Photography Studio	Conditional	2.2.1, 2.2.24
Print Shop	Conditional	2.2.1, 2.2.21
Restaurant – Class 1	Conditional	2.2.1, 2.2.14
School – Arts or Self-Improvement	Conditional	2.2.1, 2.2.25
School – Business	Conditional	2.2.1, 2.2.26
School – Vocational or Trade	Conditional	2.2.1, 2.2.25
Short Term Rental Accommodation	Conditional	2.2.1
Wedding Chapel	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1, 2.2.12

Use	Approval	Use-Specific Regulations
uncategorized		
Accessory Uses customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1
Accessory Uses customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1

2.2 Use-Specific Regulations

- 2.2.1 All commercial uses listed in section [2.1](#) of this schedule must be carried on wholly within a completely enclosed building, except for the following:
- (a) parking and loading facilities;
 - (b) child day care facility;
 - (c) display of flowers, plants, fruits and vegetables;
 - (d) farmers' market;
 - (e) gasoline station – split island;
 - (f) park or playground;
 - (g) public bike share;
 - (h) restaurant; and
 - (i) urban farm – class A
- 2.2.2 Bowling alley may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, traffic, noise and hours of operation.
- 2.2.3 Club, community centre or neighbourhood house, and fitness centre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity and size of facility.
- 2.2.4 Museum or archives may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, proximity to major streets and size of facility.
- 2.2.5 Theatre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, traffic and hours of operation.

-
- 2.2.6 Any of the non-dwelling uses listed in section [2.1](#) of this schedule are permitted in a mixed-use residential building.
- 2.2.7 Development on any site consisting of 3 or more dwelling units that:
- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
 - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,
- is subject to the [Rental Housing Stock Official Development Plan](#).
- 2.2.8 Ambulance station and public authority use may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, proximity to major streets and vehicular ingress and egress.
- 2.2.9 Church may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking and size of facility.
- 2.2.10 Community care facility – class B, group residence, and bed and breakfast accommodation may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites.
- 2.2.11 Hospital may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, vehicular ingress and egress, and category of facility.
- 2.2.12 Social service centre and public utility may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites and category of facility.
- 2.2.13 Financial institution may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking and size of facility.
- 2.2.14 General office, health care office, health enhancement centre, and restaurant – class 1 may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise and hours of operation.
- 2.2.15 Parking area may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, pedestrian amenity and vehicle ingress and egress.
- 2.2.16 Farmers' market may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

- 2.2.17 Grocery or drug store may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking, size of facility and pedestrian amenity.
- 2.2.18 Retail store is permitted as an outright approval use if it is on the first storey of a building and if the floor space ratio of all retail uses does not exceed 0.50.
- 2.2.19 Retail store may be permitted as a conditional approval use if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking, size of facility and pedestrian amenity.
- 2.2.20 Animal clinic may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, noise and hours of operation.
- 2.2.21 Barber shop or beauty salon and print shop may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, hours of operation and parking.
- 2.2.22 Hotel may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, suitability of site, traffic, access, parking and size of facility.
- 2.2.23 Laundromat or dry cleaning establishment may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, hours of operation, parking and noise.
- 2.2.24 Photofinishing or photography studio may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking.
- 2.2.25 School – arts or self-improvement and school – vocational or trade may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking, size of facility, noise and hours of operation.
- 2.2.26 School – business may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking, size and category of facility, and hours of operation.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.00, except that the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 2.50 if the Director of Planning or Development Permit Board considers:

- (a) the building height, bulk, location and overall design of the development and its impact on nearby sites, streets and public open spaces;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any 1 building, which includes 1 or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

3.1.1.3 In determining the increase in floor area that may be permitted under section [3.1.1.2](#) above, the Development Permit Board must consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) all applicable Council policies and guidelines.

3.1.2 Building Form and Placement

Regulations		RM-6
3.1.2.1	Maximum building height	12.2 m
3.1.2.2	Minimum front yard depth for buildings with a height:	
	(a) of 12.2 m or less	12.2 m
	(b) greater than 12.2 m	3.0 m
3.1.2.3	Minimum interior side yard width	2.1 m
3.1.2.4	Minimum depth of setback from exterior side property line for portions of buildings with a height greater than 12.2 m on:	
	(a) the west side of Cardero Street, Bidwell Street or Gilford Street	7.6 m
	(b) the east side of Bidwell Street or Gilford Street	7.6 m
	(c) the east side of Denman Street	12.2 m
	(d) the west side of Denman Street	12.2 m
	(e) the east side of Chilco Street	not required
3.1.2.5	Maximum depth of setback from exterior side property line for portions of buildings with a height greater than 12.2 m on:	
	(a) the west side of Cardero Street, Bidwell Street or Gilford Street	12.2 m
	(b) the east side of Bidwell Street or Gilford Street	18.3 m
	(c) the east side of Denman Street	24.4 m
	(d) the west side of Denman Street	30.5 m
	(e) the east side of Chilco Street	no maximum
3.1.2.6	Minimum rear yard depth	3.7 m

Yards

3.1.2.7 For the purposes of this section [3.1](#):

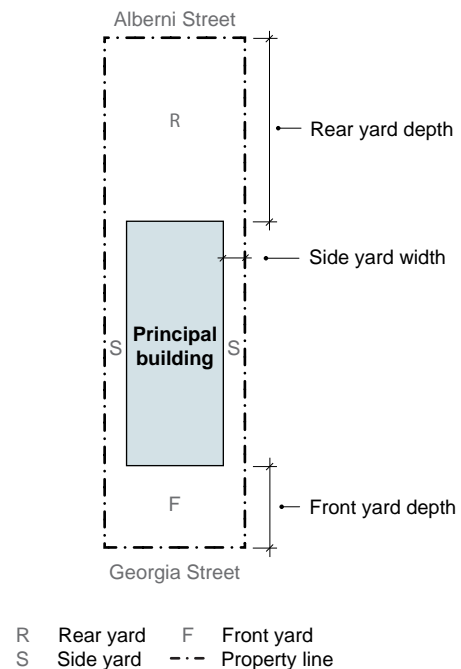
- (a) front yard means that portion of a site that abuts Georgia Street;
- (b) interior side yard means those portions of a site that abut an interior property line; and
- (c) rear yard means that portion of a site that abuts Alberni Street.

Discretion to Vary Regulations

3.1.2.8 If the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning or Development Permit Board may vary:

- (a) the maximum building height to a height not exceeding 64.0 m if the liveability and environmental quality of the surrounding neighbourhood is not unduly harmed, and if the Director of Planning or Development Permit Board considers the submission of any advisory group, property owner or tenant and the impact on public and private views, sunshine, privacy and open spaces;
- (b) the minimum front yard depth; and
- (c) the minimum rear yard depth.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof that are at or below base surface, provided the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas accessory to a dwelling use, including child day care facilities, recreation facilities and meeting rooms if:
 - (i) in the case of child day care facilities the Director of Planning is satisfied there is a need for a child day care facility in the immediate neighbourhood, and
 - (ii) the total area being excluded for amenity areas must not exceed the lesser of 10% of the permitted floor area or 1,000 m², with an additional 10% of the permitted floor area or 500 m², whichever is less, for child day care facilities where these are included;
- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (h) bicycle storage at or below base surface, if a secured and separate bicycle room is provided and equipped with bicycle racks adequate for the storage of a minimum of 1 bicycle for every 4 dwelling units;
- (i) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of 1% of permitted floor area;
- (j) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area; and
- (k) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(j) above, to which there is no access from the interior of the building.

4.1.3 The Director of Planning may permit enclosed residential balconies to be excluded from the computation of floor space ratio, provided that the Director of Planning considers all applicable Council policies and guidelines and approves the design of any balcony enclosure, subject to the following:

- (a) the total area of all open and enclosed balcony or deck exclusions does not exceed 8% of the permitted residential floor area; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Yards: Projections and Measurement

4.2.1 Despite the yard projection regulations in [Section 10](#) of this by-law, the Director of Planning or Development Permit Board may permit entries, porches and verandahs, entrance lobbies, and canopies to project up to 1.8 m into the required rear yard and porte cocheres to project up to the rear property line, if none of the foregoing exceed a width of 6.1 m, and if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines.

4.3 Horizontal Angle of Daylight

4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.3.2 For the purposes of section [4.3.1](#) above, habitable room means any room except a bathroom or kitchen.

-
- 4.3.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.3.4 The plane or planes referred to in section 4.3.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.3.5 An obstruction referred to in section 4.3.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.3.6 The Director of Planning or the Development Permit Board may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning or the Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 6.1 m.
- 4.4 External Design
- 4.4.1 A covered storage area must be provided for garbage and recycling containers and must be screened from view from adjacent sidewalks and dwelling units.
- 4.4.2 Mechanical equipment, including duct work, must be enclosed and set back so as not to be visible from street level or may be architecturally treated by other means satisfactory to the Director of Planning.
- 4.4.3 The first and second storeys of any development fronting Denman Street must not be set back from the property line and must provide any one or a combination of: display windows; individualized tenancy unit design; building articulation; pedestrian entrance definition via a recess or projecting canopy; or any other architectural features which facilitate pedestrian interest to the satisfaction of the Director of Planning.

SCHEDULE MMM

RM-7, RM-7N and RM-7AN

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage development of townhouses, while continuing to permit a variety of other housing types to provide flexible housing options. Retention of character buildings is encouraged. Siting and massing of new developments are intended to be compatible with, but not the same as, pre-existing residential development.

The RM-7AN district allows opportunity for townhouse development in a courtyard arrangement. In the RM-7N and RM-7AN districts, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-7 and RM-7N Guidelines](#), [RM-7AN Guidelines](#) and [Norquay Village Character House and Retention Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-7, RM-7N and RM-7AN districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in [section 3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
703 m ²	Townhouse – buildings in a courtyard configuration, only in the RM-7AN district	3.1
445 m ²	Townhouse – buildings other than in a courtyard configuration	3.2
	Freehold Rowhouse	3.3
	Seniors Supportive or Assisted Housing	3.10

Minimum Site Area	Use	Density, Form and Placement Regulations
303 m ²	Triplex	3.4
	Duplex or Duplex with Secondary Suite	3.5
	Duplex or Duplex with Secondary Suite, in combination with Single Detached House	3.6
	Single Detached House or Single Detached House with Secondary Suite, in combination with another Single Detached House	3.7
	Infill Single Detached House	3.8
	Multiple Conversion Dwelling	3.9
	Other uses in section 2.1 of this schedule	3.11
Regulated by the RS-1 District Schedule	Single Detached House or Single Detached House with Secondary Suite	Regulated by the RS-1 District Schedule
--	Laneway House	Subject to the RS-1 District Schedule

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Duplex, in combination with Single Detached House	Conditional	2.2.2
Duplex with Secondary Suite, in combination with Single Detached House	Conditional	2.2.2
Mixed-Use Residential Building	Conditional	2.2.3
Freehold Rowhouse	Conditional	2.2.4
Infill Single Detached House, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	2.2.5
Laneway House	Conditional	2.2.6
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.7
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of May 15, 2013	Conditional	2.2.8
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.9
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	2.2.10
Single Detached House with Secondary Suite	Conditional	2.2.10
Single Detached House, in combination with another Single Detached House	Conditional	2.2.2
Single Detached House with Secondary Suite, in combination with Single Detached House	Conditional	2.2.2
Townhouse	Conditional	2.2.4 , 2.2.11
Triplex	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	

Use	Approval	Use-Specific Regulations
Community Care Facility – Class A	Outright	2.2.12
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.13
Neighbourhood Grocery Store	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Triplex, Townhouse or Freehold Rowhouse	Outright	2.2.14
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Triplex, Townhouse or Freehold Rowhouse, and not permitted as an outright approval use	Conditional	
Accessory Buildings, customarily ancillary to Triplex, Townhouse or Freehold Rowhouse	Conditional	2.2.15
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.16
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

2.2.2 The Director of Planning may permit a single detached house, single detached house with secondary suite, duplex, or duplex with secondary suite on a site in combination with a single detached house located in the rear yard if:

- (a) the site meets at least 1 of the following criteria:
 - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
 - (ii) the site is a corner site, or
 - (iii) the lot depth is more than 52.0 m;
- (b) the total number of dwelling units on the site does not exceed 3, not including secondary suites; and
- (c) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.

2.2.4 The Director of Planning may permit more than 1 townhouse or freehold rowhouse building on a site if the site has a minimum area of 703 m² and the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.5 Infill single detached house may be permitted, in combination with the retention of a building existing on the site prior to January 1, 1940, if:

- (a) the total number of dwelling units on the site does not exceed 3; and
- (b) the site meets at least 1 of the following criteria:
 - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
 - (ii) the site is a corner site, or
 - (iii) the lot depth is more than 52.0 m.

2.2.6 Laneway house is subject to the **RS-1 District Schedule** and must be in combination with a single detached house or a single detached house with secondary suite, which is the only principal building on site.

2.2.7 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:

- (a) there are no additions to the building;
- (b) no housekeeping or sleeping units are created;
- (c) the development complies with sections **3.9.2.6**, **3.9.2.7** and **4.4** of this schedule; and
- (d) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.8 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of May 15, 2013, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the impact of the conversion on adjacent properties;
- (b) there are no additions to buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m² used as exits;
- (c) no housekeeping or sleeping units are created; and
- (d) there are no more than 3 dwelling units.

2.2.9 Principal dwelling unit with lock-off unit may be permitted only in a townhouse, triplex or freehold rowhouse and there may be:

- (a) no more than 1 lock-off unit for every 3 principal dwelling units in a multiple dwelling, except that the Director of Planning may permit a higher ratio if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
- (b) no more than 1 lock-off unit for every freehold rowhouse.

2.2.10 Where a single detached house or single detached house with secondary suite is the only principal building on a site, it must comply with the [RS-1 District Schedule](#).

2.2.11 Townhouse in a courtyard configuration may be permitted only in the RM-7AN district.

2.2.12 Community care facility – class A is subject to the regulations, variations, and relaxations that apply to single detached house.

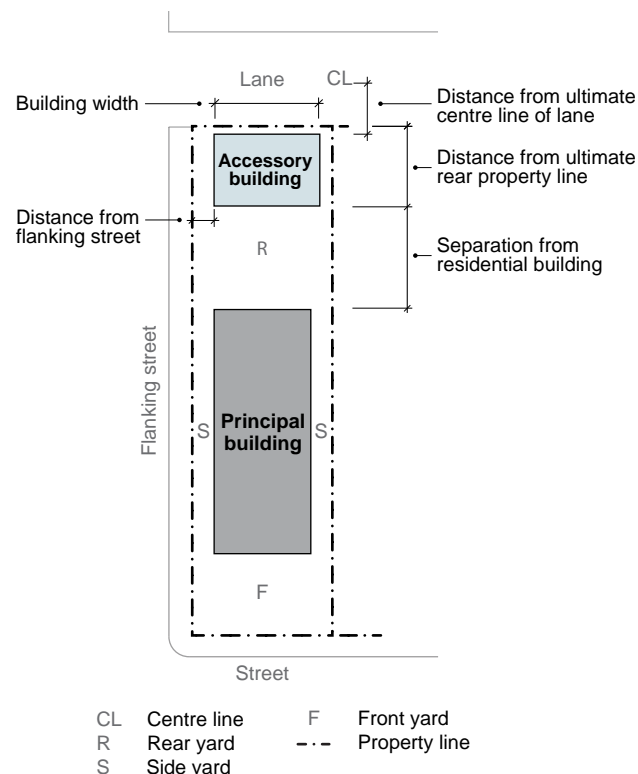
2.2.13 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.14 Accessory buildings customarily ancillary to any of the uses listed in section [2.1](#) of this schedule, other than those ancillary to townhouse, triplex or freehold rowhouse, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line,

- (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line;
- (e) the separation from any residential building is 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

Diagram: Building placement for accessory buildings



2.2.15 Accessory buildings customarily ancillary to townhouse, triplex or freehold rowhouse may be permitted as a conditional approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height 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:
 - (i) within 7.9 m of the ultimate rear property line,
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m², except that the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;

- (d) the combined building width for all accessory buildings does not exceed 30% of the width of the site at the rear property line, except that the Director of Planning may increase the maximum building width up to 80%, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) the separation from any residential building is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.16 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule must comply with the provisions of section [2.2.14\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 **Townhouse – Courtyard Configuration**

Townhouse in a courtyard configuration is subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 1.20 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.1.1.2 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or
- (b) 132 units per hectare of site area where the floor space ratio exceeds 0.90.

3.1.2 Building Form and Placement

Regulations	RM-7AN
3.1.2.1 Minimum site area	703 m ²
3.1.2.2 Minimum site frontage	12.8 m
3.1.2.3 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.1.2.4 Minimum front yard depth on sites with a depth of:	
(a) 27.4 m or more	6.1 m
(b) less than 27.4 m	4.9 m
3.1.2.5 Minimum side yard width	1.2 m
3.1.2.6 Minimum rear yard depth	1.8 m
3.1.2.7 Maximum site coverage for all buildings	55% of the site area

Regulations	RM-7AN
3.1.2.8 Maximum area of impermeable materials	70% of the site area
3.1.2.9 Maximum building width for sites having a width of at least 24.0 m	22.0 m
3.1.2.10 Minimum separation between:	
(a) buildings located on a site frontage	2.4 m
(b) rear buildings	2.4 m
(c) buildings located on a site frontage and rear buildings	7.3 m

Building Height

- 3.1.2.11 Despite the maximum building height in section 3.1.2.3(a) above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.
- 3.1.2.12 Despite the maximum building height in section 3.1.2.3(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below.
- 3.1.2.13 The Director of Planning may vary the maximum building height for a building that is not a rear building to a height not exceeding:
- 11.5 m and 3 storeys if the third storey is a partial storey not exceeding 60% of the storey immediately below; or
 - 11.5 m and 4 storeys if:
 - compliance with the maximum building height in section 3.1.2.3(a) above would result in any portion of the floor used for living accommodation being more than 1.83 m below the finished grade of the adjoining ground, and

Diagram: Building separation for townhouse in a courtyard configuration

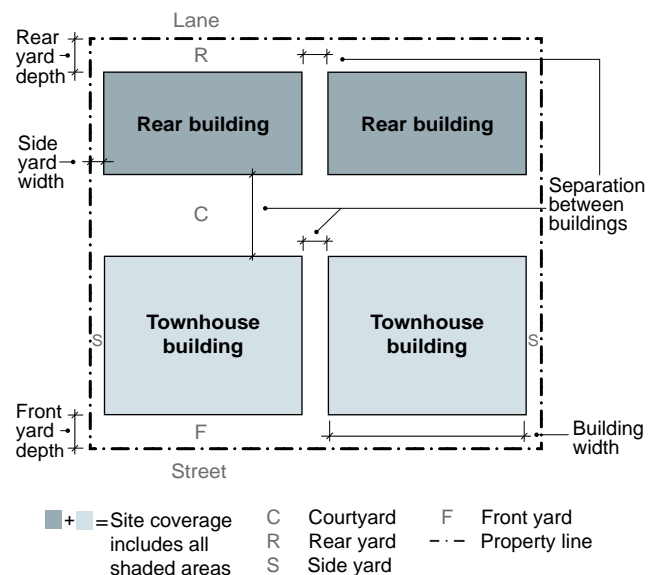
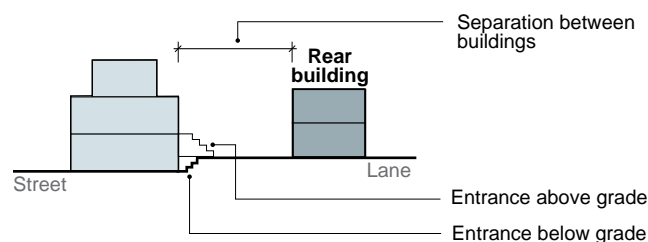


Diagram: Building separation for townhouse in a courtyard configuration



(ii) the fourth storey is a partial storey not exceeding 60% of the storey immediately below,

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

- 3.1.2.14 The Director of Planning may vary the maximum building height for a rear building to a height not exceeding 9.5 m and 2 storeys, unless the rear building is within 4.9 m of adjacent properties, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

- 3.1.2.15 Minimum separation between townhouse buildings must be measured from the closest portion of the exterior side wall of any other townhouse building on the site.
- 3.1.2.16 Despite the minimum building separation in section [3.1.2.10\(c\)](#) above, where an entrance located at or above 1.5 m of grade, or more than 0.6 m below grade, is connected by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.
- 3.1.2.17 The Director of Planning may vary the minimum building separation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guideline

Discretion to Vary Other Regulations

- 3.1.2.18 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the minimum front yard depth on sites less than 27.4 m in depth;
 - (b) the maximum area of impermeable materials; and
 - (c) the maximum building width.

3.2 **Townhouse – Other Than in a Courtyard Configuration**

Townhouse, other than in a courtyard configuration, is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 1.20, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.2.1.2 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or
- (b) 132 units per hectare of site area where the floor space ratio exceeds 0.90.

3.2.2 Building Form and Placement

Regulations		RM-7 and RM-7N	RM-7AN
3.2.2.1	Minimum site area for:		
	(a) 1 townhouse building on a site	445 m ²	
	(b) more than 1 townhouse building on a site	703 m ²	
3.2.2.2	Minimum site frontage	12.8 m	
3.2.2.3	Maximum building height	10.7 m and 3 storeys	
3.2.2.4	Minimum front yard depth on sites with a depth of:		
	(a) 27.4 m or more	6.1 m	
	(b) less than 27.4 m	4.9 m	
3.2.2.5	Minimum side yard width	1.2 m	
3.2.2.6	Minimum rear yard depth	no minimum	1.8 m
3.2.2.7	Maximum site coverage for all buildings	55% of the site area	
3.2.2.8	Maximum area of impermeable materials	70% of the site area	
3.2.2.9	Maximum building depth	40% of the site depth	

Regulations	RM-7 and RM-7N	RM-7AN
3.2.2.10 Maximum building width for sites having a width of at least 24.0 m	22.0 m	
3.2.2.11 Minimum separation between buildings	2.4 m	

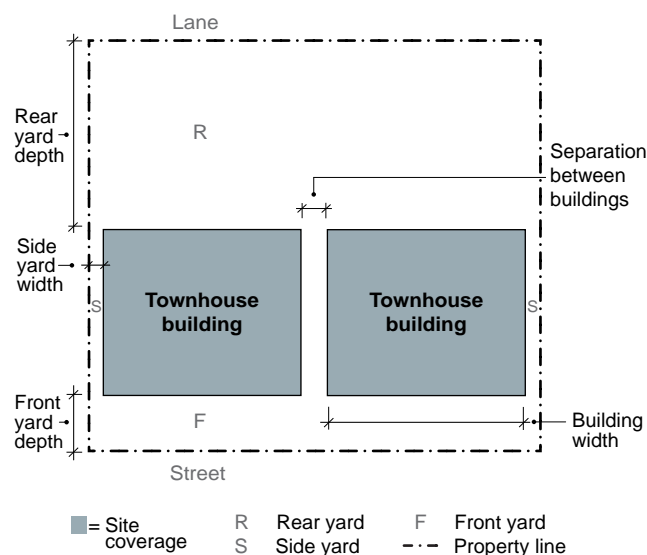
Building Height

3.2.2.12 Despite the maximum building height in section 3.2.2.3 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

3.2.2.13 The Director of Planning may vary the maximum building height to a height not exceeding:

- (a) 11.5 m and 3 storeys if the third storey is a partial storey not exceeding 60% of the storey immediately below; or
- (b) 11.5 m and 3 storeys for a site that is encumbered by a right of way granted to the Greater Vancouver Sewerage and Drainage District; or
- (c) 11.5 m and 4 storeys if:
 - (i) compliance with the maximum building height in sections 3.2.2.3 and 3.2.2.12 above would result in any portion of a floor used for living accommodation being more than 1.83 m below the finished grade of the adjoining ground, and
 - (ii) the fourth storey is a partial storey not exceeding 60% of the storey immediately below,
 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for townhouse in a non courtyard configuration



Building Separation

3.2.2.14 Minimum separation between townhouse buildings must be measured from the closest portion of the exterior side wall of any other townhouse building on the site.

Discretion to Vary Other Regulations

3.2.2.15 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:

- (a) the minimum site area for 1 townhouse building on a site;
- (b) the minimum front yard depth on sites less than 27.4 m in depth;
- (c) the maximum area of impermeable materials;
- (d) the maximum building depth; and
- (e) the maximum building width.

3.3 Freehold Rowhouse

Freehold rowhouse is subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 1.20, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.3.1.2 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or
- (b) 132 units per hectare of site area where the floor space ratio exceeds 0.90.

3.3.2 Building Form and Placement

Regulations		RM-7 and RM-7N	RM-7AN
3.3.2.1	Minimum site area for:		
	(a) 1 freehold rowhouse building on a site	445 m ²	
	(b) more than 1 freehold rowhouse building on a site	703 m ²	
3.3.2.2	Maximum building height	10.7 m and 3 storeys	
3.3.2.3	Minimum front yard depth on sites with a depth of:		
	(a) 27.4 m or more	6.1 m	
	(b) less than 27.4 m	4.9 m	
3.3.2.4	Minimum side yard width	1.2 m	
3.3.2.5	Minimum rear yard depth	no minimum	1.8 m
3.3.2.6	Maximum site coverage for all buildings	55% of the site area	
3.3.2.7	Maximum area of impermeable materials	70% of the site area	
3.3.2.8	Maximum building depth	40% of the site depth	
3.3.2.9	Minimum separation between buildings	2.4 m	

Building Height

- 3.3.2.10 Despite the maximum building height in section 3.3.2.2 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Building Separation

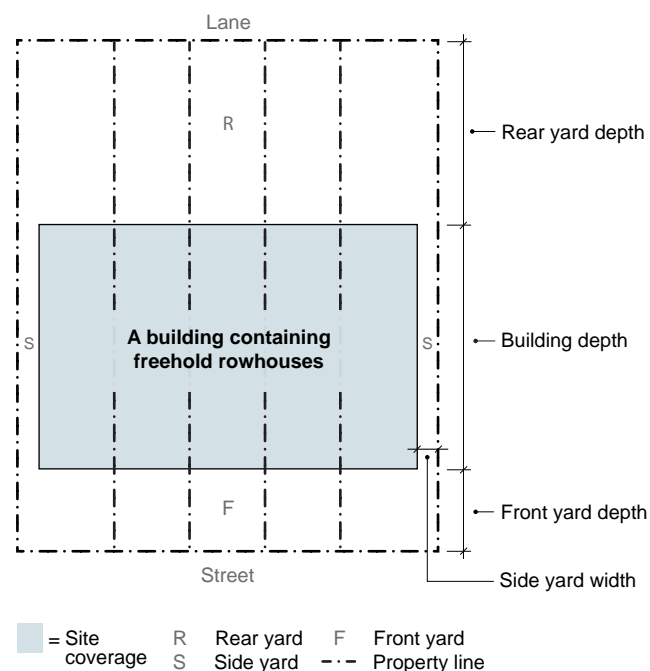
- 3.3.2.11 Minimum separation between freehold rowhouse buildings must be measured from the closest portion of the exterior side wall of any other freehold rowhouse building on the site.

Discretion to Vary Other Regulations

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

- (a) the minimum site area for 1 freehold rowhouse building on a site; and
- (b) the minimum front yard depth on sites less than 27.4 m in depth.

Diagram: Building placement for freehold rowhouses



3.4 Triplex

Triplex is subject to the following regulations.

3.4.1 Density and Floor Area

- 3.4.1.1 The maximum floor space ratio is 0.60, except that for sites that are less than 445 m² in size or with a frontage less than 12.8 m, the Director of Planning may increase the permitted floor space ratio to a maximum of 0.90, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.
- 3.4.1.2 The total number of dwelling units on a site, excluding lock-off units, must not exceed 100 units per hectare of site area.

3.4.2 Building Form and Placement

Regulations		RM-7 and RM-7N	RM-7AN
3.4.2.1	Minimum site area	303 m ²	
3.4.2.2	Maximum building height	10.7 m and 3 storeys	
3.4.2.3	Minimum front yard depth on sites with a depth of:		
	(a) 27.4 m or more	6.1 m	
	(b) less than 27.4 m	4.9 m	
3.4.2.4	Minimum side yard width	1.2 m	
3.4.2.5	Minimum rear yard depth	no minimum	1.8 m
3.4.2.6	Maximum site coverage for all buildings	55% of the site area	
3.4.2.7	Maximum area of impermeable materials	70% of the site area	
3.4.2.8	Maximum building depth	40% of the site depth	
3.4.2.9	Maximum building width for sites having a width of at least 24.0 m	22.0 m	

Site Area

- 3.4.2.10 The Director of Planning may reduce minimum site area if the lot was on record in the Land Title Office prior to May 15, 2013 and if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the quality and liveability of the resulting units and the impact on neighbouring properties.

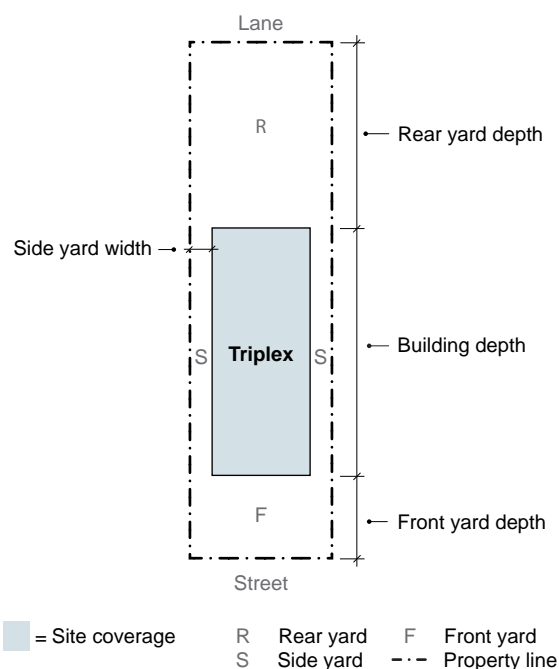
Building Height

- 3.4.2.11 Despite the maximum building height in section 3.4.2.2 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Discretion to Vary Other Regulations

- 3.4.2.12 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- the minimum front yard depth on sites less than 27.4 m in depth;
 - the maximum area of impermeable materials;
 - the maximum building depth; and
 - the maximum building width.

Diagram: Building placement for triplex



3.5 Duplex and Duplex with Secondary Suite

Duplex and duplex with secondary suite are subject to the following regulations.

3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.75.

3.5.2 Building Form and Placement

Regulations		RM-7 and RM-7N	RM-7AN
3.5.2.1	Minimum site area	303 m ²	
3.5.2.2	Maximum building height	10.7 m and 3 storeys	
3.5.2.3	Minimum front yard depth on sites with a depth of:		
	(a) 27.4 m or more	6.1 m	
	(b) less than 27.4 m	4.9 m	
3.5.2.4	Minimum side yard width	1.2 m	
3.5.2.5	Minimum rear yard depth	no minimum	1.8 m
3.5.2.6	Maximum site coverage for all buildings	45% of the site area	
3.5.2.7	Maximum area of impermeable materials	70% of the site area	
3.5.2.8	Maximum building depth	40% of the site depth	

Site Area

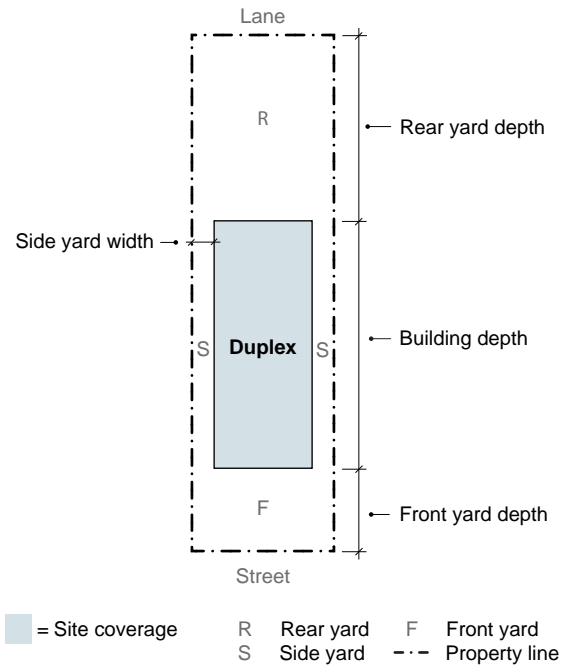
3.5.2.9 The Director of Planning may reduce minimum site area if the lot was on record in the Land Title Office prior to May 15, 2013 and if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the quality and liveability of the resulting units and the impact on neighbouring properties.

Building Height

3.5.2.10 Despite the maximum building height in section 3.5.2.2 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

3.5.2.11 The Director of Planning may increase the maximum building depth to accommodate building features designed to reduce energy consumption in a Certified Passive House, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Lane



3.6 Duplex in combination with a Single Detached House and Duplex with Secondary Suite in combination with a Single Detached House

Duplex or duplex with secondary suite, in combination with a single detached house in the rear yard, are subject to the following regulations.

3.6.1 Density and Floor Area

3.6.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.85, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.6.1.2 Despite section 3.6.1.1 above, no more than 0.20 floor space ratio may be allocated to the single detached house in the rear yard.

3.6.2 Building Form and Placement

Regulations		RM-7 and RM-7N	RM-7AN
3.6.2.1	Minimum site area	303 m ²	
3.6.2.2	Maximum building height for:		
	(a) a building other than a rear building	10.7 m and 3 storeys	
	(b) a rear building	7.7 m and 2 storeys	
3.6.2.3	Minimum front yard depth on sites with a depth of:		
	(a) 27.4 m or more	6.1 m	
	(b) less than 27.4 m	4.9 m	
3.6.2.4	Minimum side yard width	1.2 m	
3.6.2.5	Minimum rear yard depth	no minimum	1.8 m
3.6.2.6	Maximum site coverage for all buildings	45% of the site area	
3.6.2.7	Maximum area of impermeable materials	70% of the site area	
3.6.2.8	Minimum separation between principal buildings, measured across the width of the site	4.9 m	

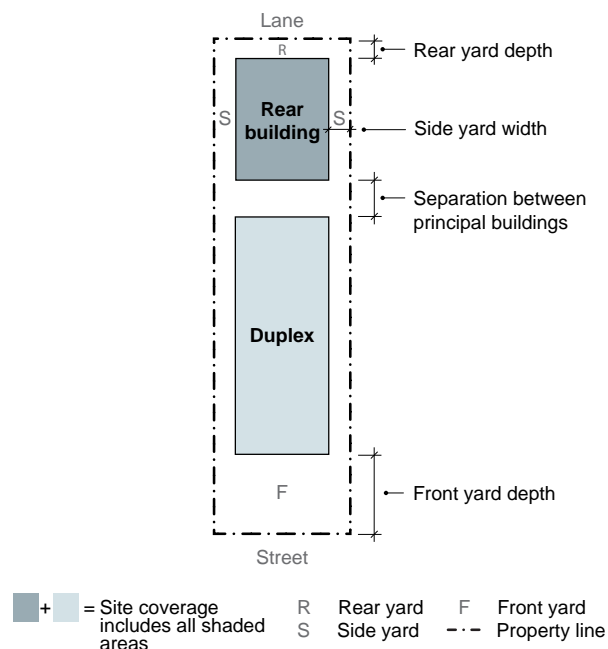
Building Height

- 3.6.2.9 Despite the maximum building height in section 3.6.2.2(a) above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.
- 3.6.2.10 Despite the maximum building height in section 3.6.2.2(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below.
- 3.6.2.11 The Director of Planning may vary the maximum building height for a rear building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

- 3.6.2.12 The Director of Planning may vary the minimum separation between principal buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for 2 principal buildings on site



3.7 Single Detached House in combination with a Single Detached House and Single Detached House with Secondary Suite in combination with a Single Detached House

Single detached house or single detached house with secondary suite, in combination with a single detached house in the rear yard, are subject to the following regulations.

3.7.1 Density and Floor Area

3.7.1.1 The maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.85, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.7.1.2 Despite section 3.7.1.1 above, no more than 0.20 floor space ratio may be allocated to the single detached house in the rear yard.

3.7.2 Building Form and Placement

Regulations		RM-7 and RM-7N	RM-7AN
3.7.2.1	Minimum site area	303 m ²	
3.7.2.2	Maximum building height for:		
	(a) a building other than a rear building	9.5 m and 2 storeys	
	(b) a rear building	7.7 m and 2 storeys	
3.7.2.3	Minimum front yard depth on sites with a depth of:		
	(a) 27.4 m or more	6.1 m	
	(b) less than 27.4 m	4.9 m	
3.7.2.4	Minimum side yard width	1.2 m	
3.7.2.5	Minimum rear yard depth	no minimum	1.8 m
3.7.2.6	Maximum site coverage for all buildings	45% of the site area	
3.7.2.7	Maximum area of impermeable materials	70% of the site area	
3.7.2.8	Minimum separation between principal buildings, measured across the width of the site	4.9 m	

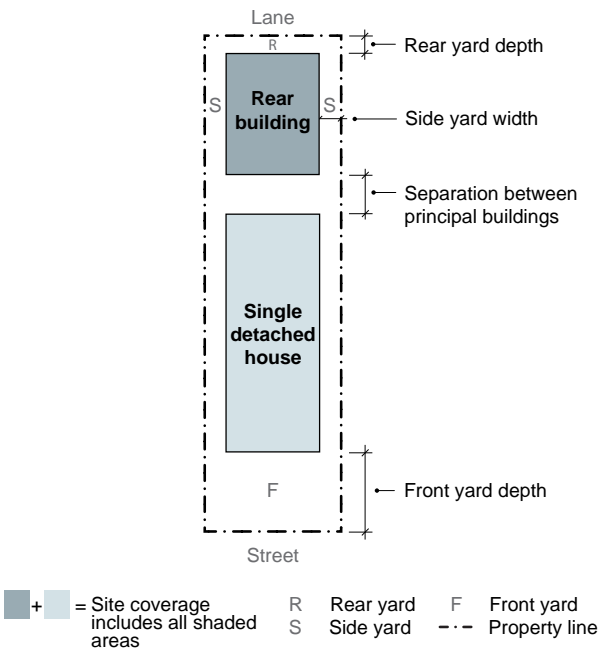
Building Height

- 3.7.2.9 Despite the maximum building height in section 3.7.2.2(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below.
- 3.7.2.10 The Director of Planning may vary the maximum building height for a rear building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

- 3.7.2.11 The Director of Planning may vary the minimum separation between principal buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for 2 principal buildings on a site



3.8 Infill Single Detached House

Infill single detached house is subject to the following regulations.

3.8.1 Density and Floor Area

3.8.1.1 The maximum floor space ratio is 0.60 for the overall site, except that on a site where a residential building:

- (a) existing prior to January 1, 1940 is retained, the maximum floor space ratio for the overall site must not exceed 0.90, except that no more than 0.20 floor space ratio may be allocated to an infill single detached house at the rear of the site; or
- (b) not existing prior to January 1, 1940 is retained, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may increase the permitted floor space ratio to a maximum of 0.85, except that no more than 0.20 floor space ratio may be allocated to an infill single detached house at the rear of the site.

3.8.2 Building Form and Placement

Regulations		RM-7 and RM-7N	RM-7AN
3.8.2.1	Minimum site area	303 m ²	
3.8.2.2	Maximum building height	7.7 m or 2 storeys	
3.8.2.3	Minimum side yard width	1.2 m	
3.8.2.4	Minimum rear yard depth	no minimum	1.8 m
3.8.2.5	Maximum site coverage for all buildings	45% of the site area	
3.8.2.6	Maximum area of impermeable materials	70% of the site area	
3.8.2.7	Minimum separation between infill and existing building, measured across the width of the site	4.9 m	

Site Area

3.8.2.8 The Director of Planning may reduce the minimum site area if:

- (a) the lot was on record in the Land Title Office for Vancouver prior to May 15, 2013; and
- (b) the infill single detached house is in combination with the retention of a residential building existing on the site prior to January 1, 1940,

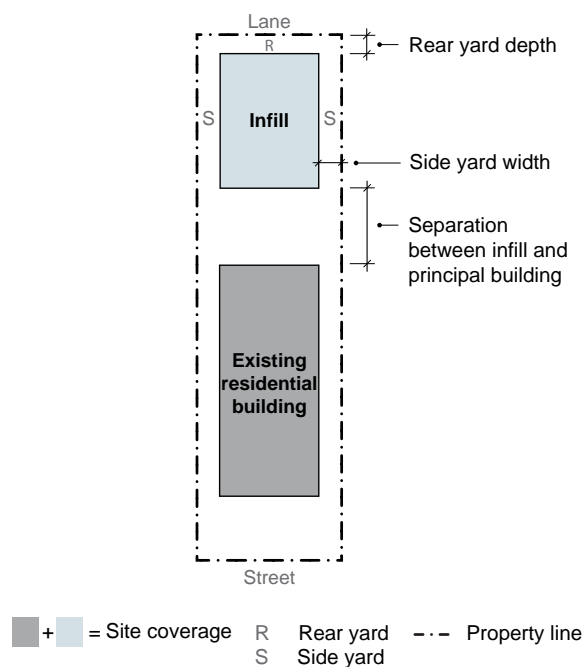
if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, quality and liveability of the resulting units and the impact on neighbouring properties.

Building Height

3.8.2.9 Despite the maximum building height in section 3.8.2.2 above, the second storey of an infill building must be a partial storey not exceeding 50% of the storey immediately below.

3.8.2.10 The Director of Planning may vary the maximum building height for an infill single detached house if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for infill



Discretion to Vary Other Regulations

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

- the maximum building depth of the existing residential building to permit an infill single detached house; and
- the minimum separation between an existing residential building and an infill single detached house.

3.9 Multiple Conversion Dwelling

Multiple conversion dwelling is subject to the following regulations.

3.9.1 Density and Floor Area

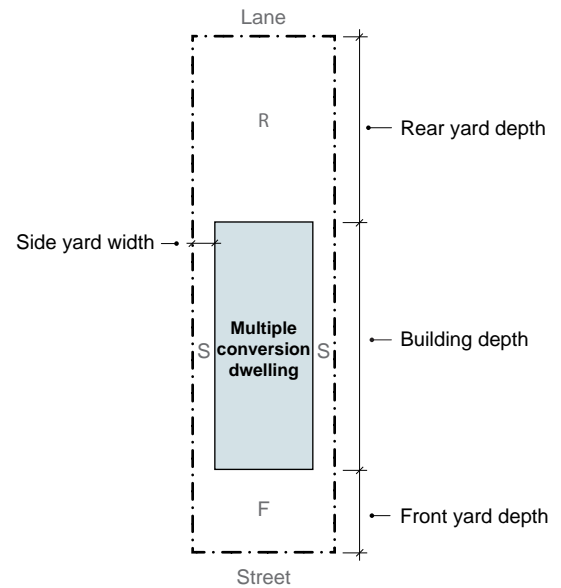
3.9.1.1 The maximum floor space is 0.60, except that on a site where a building:

- (a) existing prior to January 1, 1940 is retained, the maximum floor space ratio must not exceed 0.90; or
- (b) not existing prior to January 1, 1940 is retained, the maximum floor space ratio must not exceed 0.85, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.9.2 Building Form and Placement

Regulations		RM-7 and RM-7N	RM-7AN
3.9.2.1	Minimum site area for multiple conversion dwelling containing more than 2 dwelling units	303 m ²	
3.9.2.2	Maximum building height	9.5 m or 2 storeys	
3.9.2.3	Minimum front yard depth on sites with a depth of:		
	(a) 27.4 m or more	6.1 m	
	(b) less than 27.4 m	4.9 m	
3.9.2.4	Minimum side yard width	1.2 m	
3.9.2.5	Minimum rear yard depth	no minimum	1.8 m
3.9.2.6	Maximum site coverage for all buildings	45% of the site area	
3.9.2.7	Maximum area of impermeable materials	70% of the site area	
3.9.2.8	Maximum building depth	40% of the site depth	

Diagram: Building placement for multiple conversion dwelling



■ = Site coverage

R Rear yard

S Side yard

F Front yard

- - - Property line

3.10 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.10.1 Density and Floor Area

3.10.1.1 The maximum floor space is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of:

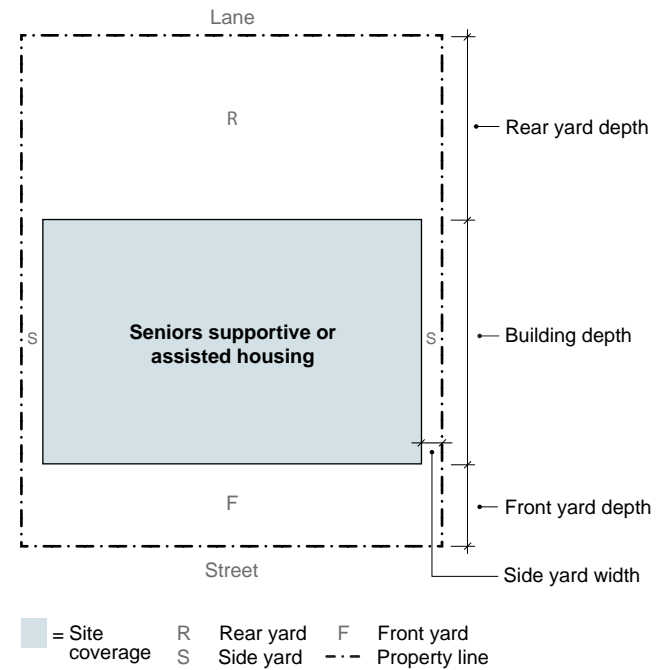
- (a) 1.20 on sites with a minimum frontage of 12.8 m; or
- (b) 0.90 on sites with a minimum frontage less than 12.8 m,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.10.2 Building Form and Placement

Regulations	RM-7 and RM-7N	RM-7AN
3.10.2.1 Minimum site area	445 m ²	
3.10.2.2 Maximum building height	9.5 m and 2 storeys	
3.10.2.3 Minimum front yard depth on sites with a depth of:		
(a) 27.4 m or more	6.1 m	
(b) less than 27.4 m	4.9 m	
3.10.2.4 Minimum side yard width	1.2 m	
3.10.2.5 Minimum rear yard depth	no minimum	1.8 m
3.10.2.6 Maximum site coverage for all buildings	45% of the site area	
3.10.2.7 Maximum area of impermeable materials	70% of the site area	
3.10.2.8 Maximum building depth	40% of the site depth	

Diagram: Building placement for seniors supportive or assisted housing



3.11 Other Uses

Uses not regulated by sections 3.1 to 3.10 of this schedule are subject to the following regulations, except:

- (a) single detached house and single detached house with secondary suite, as the only principal building on a site, which are regulated by the [RS-1 District Schedule](#); and
- (b) laneway house, which is only permitted in combination with those uses described in section [3.11\(a\)](#) above.

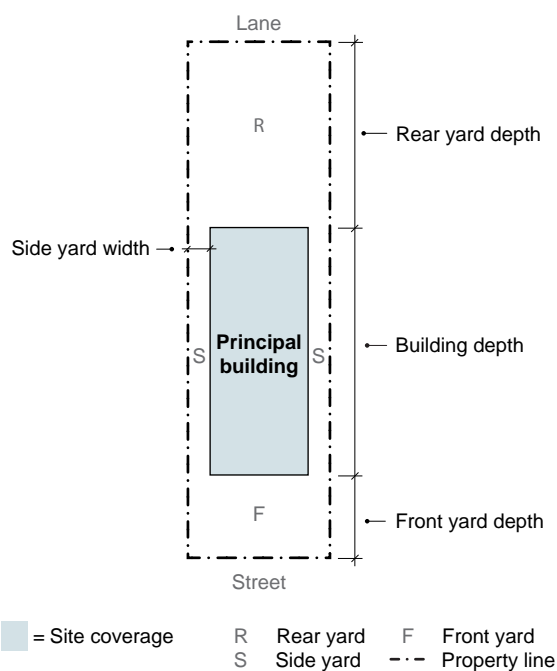
3.11.1 Density and Floor Area

3.11.1.1 The maximum floor space ratio is 0.60.

3.11.2 Building Form and Placement

Regulations	RM-7 and RM-7N	RM-7AN
3.11.2.1 Maximum building height	9.5 m and 2 storeys	
3.11.2.2 Minimum front yard depth on sites with a depth of:		
(a) 27.4 m or more	6.1 m	
(b) less than 27.4 m	4.9 m	
3.11.2.3 Minimum side yard width	1.2 m	
3.11.2.4 Minimum rear yard depth	no minimum	1.8 m
3.11.2.5 Maximum site coverage for all buildings	45% of the site area	
3.11.2.6 Maximum area of impermeable materials	70% of the site area	
3.11.2.7 Maximum building depth	40% of the site depth	

Diagram: Building placement for other uses



4 GENERAL REGULATIONS

All uses in these districts, except single detached house or single detached house with secondary suite, as the only principal building on the site and laneway house, are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the area excluded does not exceed 1% of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for townhouse, triplex and freehold rowhouse and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) for townhouse, triplex and freehold rowhouse, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located underground, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage located below base surface, or, if located at or above base surface, contained in an accessory building customarily ancillary to townhouse, triplex and freehold rowhouse, and which complies with section [2.2.15](#) of this schedule, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, any of which are located below the base surface;

- (d) for dwelling uses other than townhouse, triplex and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 dwelling units, or uses that the Director of Planning considers similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.14 of this schedule, or in an infill single detached house or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required manoeuvring aisle, which are located either in a principal building, an accessory building, or an infill single detached house up to a maximum area that the Director of Planning may determine, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) areas of undeveloped floors that 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, and covered porches above the first storey if:
 - (i) the side facing the street, side property line or rear property line, courtyard, park or school, is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 16% of the permitted floor area for townhouses and triplexes and 13% of the permitted floor area for all other uses,
 - (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, and
 - (iv) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;
- (i) for townhouse, triplex and freehold rowhouse, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that in the opinion of the Director of Planning,

reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area;

- (k) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists if:

- (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in [Section 2](#) of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section [4.1.2\(k\)](#); and

- (l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section [4.1.2\(h\)](#) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.3 Yards: Projections

- 4.3.1 For townhouses and triplexes, portions of basement floor area directly below entries, porches and verandahs may project up to 1.8 m into the required front yard and this projection will not be included in the calculation of building depth.

4.4 Site Coverage and Impermeability: Measurement

- 4.4.1 The maximum area of impermeable materials includes site coverage for all buildings.

4.5 Building Depth: Measurement

- 4.5.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a principal building, measured prior to any required lane dedication.

4.6 Horizontal Angle of Daylight

- 4.6.1 Each habitable room must have at least 1 window on an exterior wall of a building.

-
- 4.6.2 For the purposes of section 4.6.1 above, habitable room means any room except a bathroom or kitchen.
- 4.6.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.6.4 The plane or planes referred to in section 4.6.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.6.5 An obstruction referred to in section 4.6.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.6.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 2.4 m.
- 4.7 External Design
- 4.7.1 For the purpose of this section 4.7, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.
- 4.7.2 In a duplex or a duplex with secondary suite, on a site with 1 principal building:
- (a) there must be 1 main entrance to each principal dwelling unit;
 - (b) on a corner site, 1 main entrance must face the front street and 1 main entrance must face the flanking street;
 - (c) there must be an entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m;
 - (d) all roofs except for dormer roofs must have a minimum slope of 7:12 and a maximum slope of 12:12 and must be either hip or gable or a combination of both, and must intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;
 - (e) dormer roofs must be gable, hip or shed in form and must have a minimum slope of 4:12;
 - (f) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;

- (g) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (h) despite section 4.7.2(g) above, 1 dormer may have its face wall flush or continuous with the second storey exterior wall face below if it:
 - (i) faces an interior side yard, and
 - (ii) provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the partial storey above.

4.7.3 Exterior windows in a secondary suite or lock-off unit must have:

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

4.7.4 The Director of Planning may vary the requirements of this section 4.7 for a duplex or a duplex with secondary suite if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression, or to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero Energy standard, or an equivalent to the satisfaction of the Director of Planning.

4.8 Dedication of Land

4.8.1 Dedication for lane purposes

4.8.1.1 Where a site does not abut a lane, or abuts a lane that 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.

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

SCHEDULE NNN

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

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the development of 3-storey townhouses and the retention of character buildings, while permitting lower intensity residential development. Building placement and massing of new developments are intended to be compatible with pre-existing residential development.

In the RM-8A and RM-8AN districts, a certain percentage of units must be within a specific size range to improve housing choices and affordability. In the RM-8N and RM-8AN districts, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-8 and RM-8N Guidelines](#) and [RM-8A and RM-8AN Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-8, RM-8A, RM-8N and RM-8AN districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
445 m ²	Townhouse	3.1
	Mixed-Use Residential Building	3.1
	Freehold Rowhouse	3.2
	Seniors Supportive or Assisted Housing	3.9

Minimum Site Area	Use	Density, Form and Placement Regulations
303 m ²	Triplex	3.3
	Duplex or Duplex with Secondary Suite	3.4
	Duplex or Duplex with Secondary Suite, in combination with another principal building	3.5
	Single Detached House or Single Detached House with Secondary Suite, in combination with another principal building	3.6
	Infill Duplex or Infill Single Detached House	3.7
	Multiple Conversion Dwelling – as a conditional approval use	3.8
--	Multiple Conversion Dwelling – as an outright approval use	3.8
	Other uses in section 2.1 of this schedule	3.10
Regulated by the RS-1 District Schedule	Single Detached House or Single Detached House with Secondary Suite	Regulated by the RS-1 District Schedule
--	Laneway House	Regulated by the RS-1 District Schedule

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Plaza	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Duplex, in combination with another principal building	Conditional	2.2.2
Duplex with Secondary Suite, in combination with another principal building	Conditional	2.2.2
Freehold Rowhouse	Conditional	2.2.3
Infill Duplex, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	2.2.4
Infill Single Detached House, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	2.2.4
Laneway House	Conditional	2.2.5
Mixed-Use Residential Building	Conditional	2.2.3 , 2.2.7 , 2.2.8 , 2.2.13
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.9
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of September 18, 2018	Conditional	2.2.10
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.11
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	2.2.12
Single Detached House with Secondary Suite	Conditional	2.2.12
Single Detached House, in combination with another principal building	Conditional	2.2.2
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	2.2.2
Townhouse	Conditional	2.2.3 , 2.2.13
Triplex	Conditional	
Institutional Uses		

Use	Approval	Use-Specific Regulations
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.14
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.15
Grocery or Drug Store	Conditional	2.2.6
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Retail Store	Conditional	2.2.6
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Townhouse, Mixed-Use Residential Building, Triplex or Freehold Rowhouse	Outright	2.2.16
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 other than Townhouse, Mixed-Use Residential Building, Triplex or Freehold Rowhouse, and not permitted as an outright approval use	Conditional	
Accessory Buildings, customarily ancillary to Townhouse, Mixed-Use Residential Building, Triplex or Freehold Rowhouse	Conditional	2.2.17
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.18
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.2 The Director of Planning may permit another principal building on a site in combination with a single detached house, single detached house with secondary suite, duplex or duplex with secondary suite if:
- (a) the site meets at least 1 of the following criteria:
 - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
 - (ii) the site is a corner site, or
 - (iii) the lot depth is more than 45.7 m;
 - (b) the principal building situated in the rear yard must be a single detached house, a single detached house with secondary suite or a duplex;
 - (c) the total number of principal dwelling units on the site does not exceed 4, not including secondary suites; and
 - (d) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.3 The Director of Planning may permit more than 1 townhouse, mixed-use residential building or freehold rowhouse building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.4 Infill single detached house or infill duplex, in combination with the retention of a building existing on the site prior to January 1, 1940, may be permitted if the site meets at least 1 of the following criteria:
- (a) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane;
 - (b) the site is a corner site; or
 - (c) the lot depth is more than 45.7 m.
- 2.2.5 Laneway house is subject to the **RS-1 District Schedule** and must be in combination with a single detached house or single detached house with secondary suite, which is the only principal building on the site.
- 2.2.6 The following uses may be permitted only in a mixed-use residential building:
- (a) grocery or drug store; and
 - (b) retail store.

-
- 2.2.7 The only non-dwelling uses permitted in a mixed-use residential building are:
- (a) grocery or drug store;
 - (b) neighbourhood grocery store; and
 - (c) retail store.
- 2.2.8 Mixed-use residential building with:
- (a) grocery or drug store, or retail store is only permitted on sites identified in **Map 1: Sites where mixed-use residential building with grocery or drug store or retail store is permitted** and **Map 2: Sites where mixed-use residential building with grocery or drug store or retail store is permitted** at the end of this schedule; and
 - (b) neighbourhood grocery store is permitted on all sites.
- 2.2.9 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created;
 - (c) the development complies with sections **3.8.2.6**, **3.8.2.7** and **4.5** of this schedule; and
 - (d) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.10 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of September 18, 2018, may be permitted as a conditional approval use if:
- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the impact of the conversion on adjacent properties;
 - (b) there are no additions to buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m² used as exits;
 - (c) no housekeeping or sleeping units are created; and
 - (d) there are no more than 3 dwelling units.
- 2.2.11 Principal dwelling unit with lock-off unit may be permitted only in a townhouse, mixed-use residential building, triplex or freehold rowhouse and there may be:
- (a) no more than 1 lock-off unit for every 3 principal dwelling units in a townhouse, mixed-use residential building or triplex, except that the Director of Planning may permit a higher ratio after considering the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) no more than 1 lock-off unit for every freehold rowhouse.

- 2.2.12 Where a single detached house or single detached house with secondary suite is the only principal building on site, it must comply with the **RS-1 District Schedule**.
- 2.2.13 For townhouse or mixed-use residential building in the RM-8A and RM-8AN districts, a minimum of 25% of the total dwelling units must be 3-bedroom units, except that the Director of Planning may reduce the minimum percentage of 3-bedroom units if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.14 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.15 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

- 2.2.16 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, other than those ancillary to townhouse, mixed-use residential building, triplex or freehold rowhouse, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
- (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

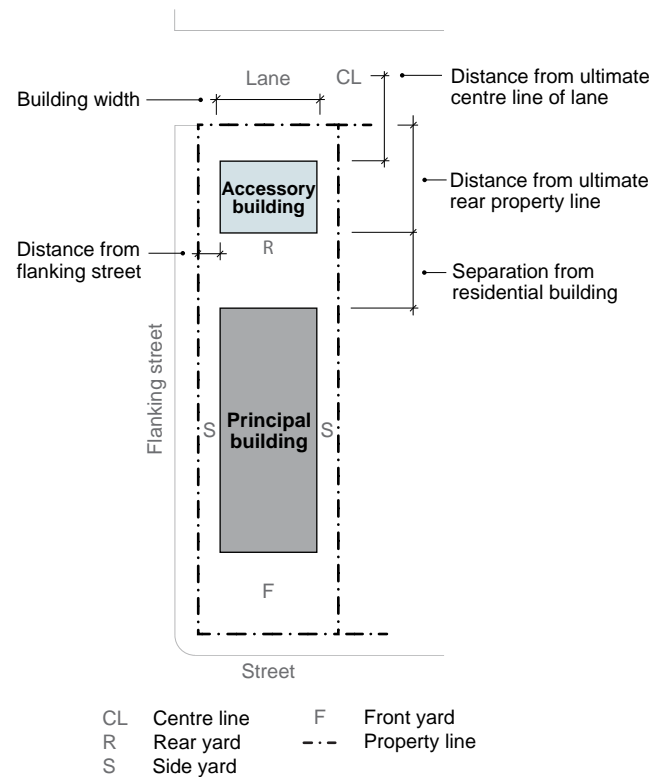
provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:

- (i) within 7.9 m of the ultimate rear property line,
- (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;

- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;

Diagram: Building placement for accessory building



- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line;
- (e) the separation from any residential building is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.17 Accessory buildings customarily ancillary to townhouse, mixed-use residential building, triplex or freehold rowhouse may be permitted as a conditional approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of the roof if a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line,
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m², except that the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the combined building width for all accessory buildings does not exceed 30% of the width of the site at the rear property line, except that the Director of Planning may increase the maximum building width up to 80%, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) the separation from any residential building is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.18 Accessory parking spaces customarily ancillary to any outright approval use listed in section 2.1 of this schedule must comply with the provisions of section 2.2.16(b) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Townhouse and Mixed-Use Residential Building

Townhouse and mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 1.20 where 100% of residential floor area is developed as secured market rental housing or social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.20, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites, provided that in the RM-8A and RM-8AN districts, a minimum of 45% of dwelling units must have floor areas between 83 m² and 112 m².

3.1.1.2 Despite section 3.1.1.1(b) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.1.3 The Director of Planning may vary the regulation in section 3.1.1.1(b) above regarding the minimum percentage of dwelling units with floor areas between 83 m² and 112 m² in the RM-8A and RM-8AN districts, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.4 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or
- (b) 145 units per hectare of site area where the floor space ratio exceeds 0.90.

3.1.2 Building Form and Placement

Regulations		RM-8 and RM-8N	RM-8A and RM-8AN
3.1.2.1	Minimum site area	445 m ²	
3.1.2.2	Minimum site frontage	12.8 m	

Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.1.2.3 Maximum building height for:		
(a) a building other than a rear building	11.5 m and 3 storeys	
(b) a rear building	7.7 m and 2 storeys	
3.1.2.4 Minimum front yard depth	4.9 m	
3.1.2.5 Minimum side yard width	1.2 m	
3.1.2.6 Minimum rear yard depth	1.0 m	1.8 m
3.1.2.7 Maximum site coverage for all buildings	55% of the site area	
3.1.2.8 Maximum area of impermeable materials	70% of the site area	
3.1.2.9 Maximum building depth	40% of the site depth	
3.1.2.10 Maximum building width for sites having a width of at least 24.0 m	22.0 m	
3.1.2.11 Minimum separation between:		
(a) buildings located on a site frontage	3.1 m	
(b) rear buildings	3.1 m	
(c) buildings located on a site frontage and rear buildings	7.3 m	

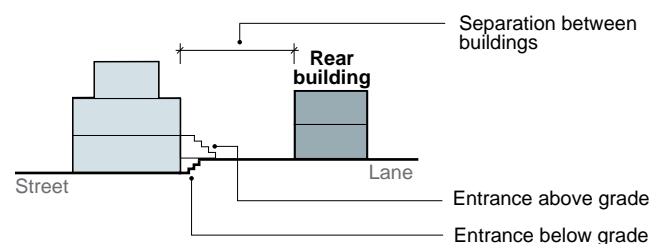
Building Height

3.1.2.12 Despite the maximum building height in section [3.1.2.3\(a\)](#) above, the third storey of a building in the RM-8 and RM-8N districts must be a partial storey not exceeding 60% of the storey immediately below.

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

- (a) the maximum building height in section [3.1.2.3\(b\)](#) above for a rear building in the RM-8 and RM-8N districts, to a height not exceeding 10.7 m and 3 storeys, if the third storey is a partial storey not exceeding 50% of the storey immediately below; and

Diagram: Townhouse – courtyard configuration



- (b) the maximum building height in section 3.1.2.3(b) for a rear building in the RM-8A and RM-8AN districts, to a height not exceeding 10.1 m and 3 storeys, if a minimum rear yard depth of 3.0 m is provided and the third storey is a partial storey not exceeding 60% of the storey immediately below.

Building Separation

- 3.1.2.14 Minimum separation between buildings must be measured from the closest portion of the exterior side wall of any other building on the site.
- 3.1.2.15 Despite the minimum building separation in section 3.1.2.11(c) above, where an entrance located at or above 1.5 m of grade, or more than 0.6 m below grade, is connected to grade by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.
- 3.1.2.16 The Director of Planning may vary the minimum building separation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.1.2.17 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- the minimum site area where there is only 1 building on a site;
 - the minimum front yard depth;
 - the maximum area of impermeable materials;
 - the maximum building depth; and
 - the maximum building width.

Diagram: Building placement for townhouse in a courtyard configuration

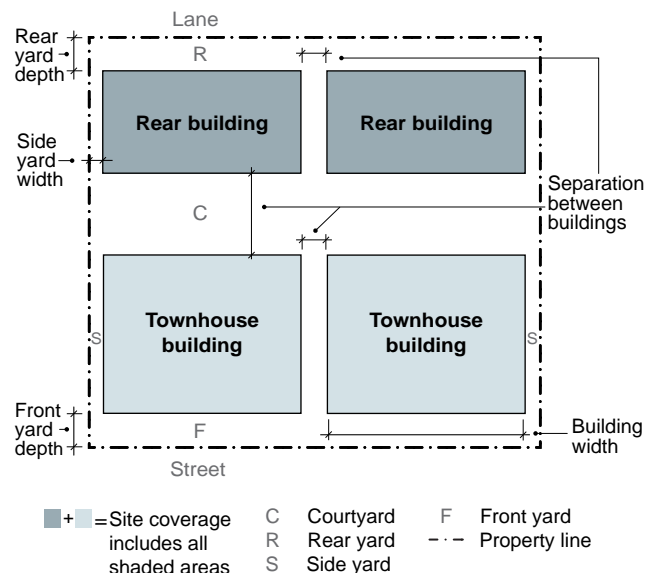
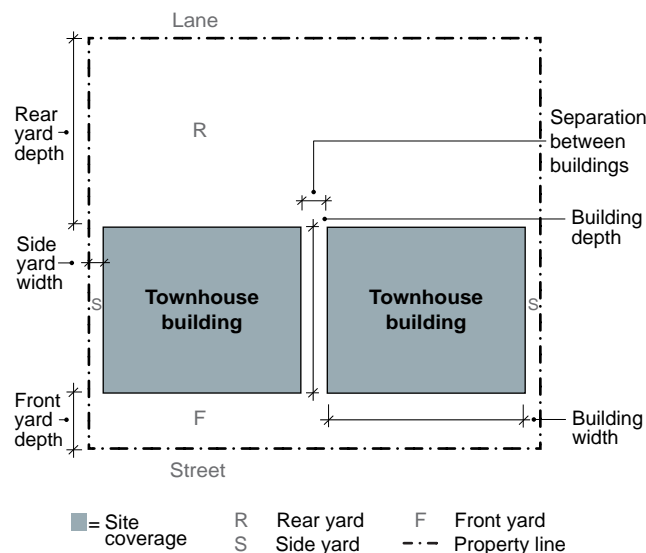


Diagram: Building placement for townhouse in a non-courtyard configuration



3.2 Freehold Rowhouse

Freehold rowhouse is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.20, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites, provided that, in the RM-8A and RM 8AN districts, a minimum of 45% of dwelling units must have floor areas between 83 m² and 112 m².

3.2.1.2 Despite section 3.2.1.1 above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.2.1.3 The Director of Planning may vary the regulation in section 3.2.1.1 above regarding the minimum percentage of dwelling units with floor areas between 83 m² and 112 m² in the RM-8A and RM-8AN districts, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.4 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or
- (b) 145 units per hectare of site area where the floor space ratio exceeds 0.90.

3.2.2 Building Form and Placement

Regulations		RM-8 and RM-8N	RM-8A and RM-8AN
3.2.2.1	Minimum site area	445 m ²	
3.2.2.2	Minimum site frontage	12.8 m	
3.2.2.3	Maximum building height	10.7 m and 3 storeys	
3.2.2.4	Minimum front yard depth	4.9 m	
3.2.2.5	Minimum side yard width	1.2 m	
3.2.2.6	Minimum rear yard depth	1.0 m	1.8 m
3.2.2.7	Maximum site coverage for all buildings	55% of the site area	

Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.2.2.8 Maximum area of impermeable materials	70% of the site area	
3.2.2.9 Maximum building depth	40% of the site depth	
3.2.2.10 Minimum separation between principal buildings	3.1 m	

Site Area

- 3.2.2.11 The Director of Planning may reduce the minimum site area if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

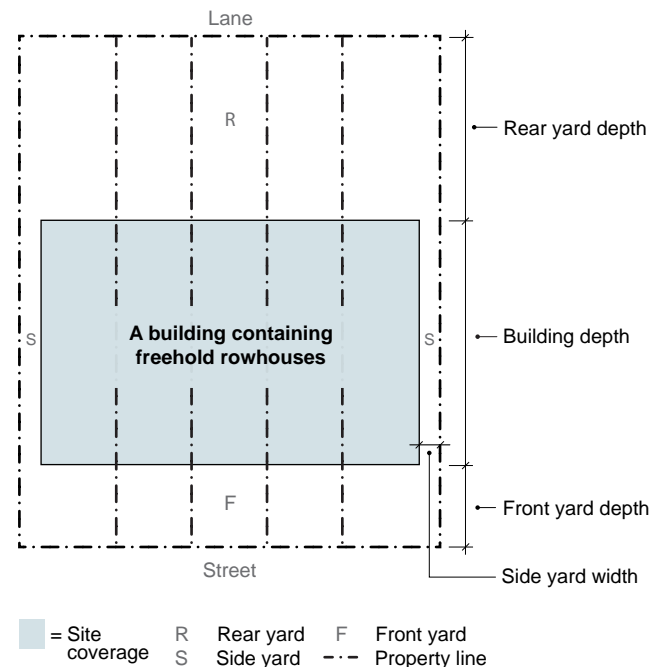
Building Height

- 3.2.2.12 Despite the maximum building height in section 3.2.2.3 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Building Separation

- 3.2.2.13 Minimum separation between buildings must be measured from the closest portion of the exterior side wall of any other building on the site.

Diagram: Building placement for freehold rowhouse



3.3 Triplex

Triplex is subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.75, except that on a site with a site area that is less than 445 m² or that has a frontage less than 12.8 m, the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 0.90 for triplex developed as secured market rental housing or social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.90, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites.

3.3.1.2 Despite section [3.3.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.3.1.3 The total number of dwelling units on a site, excluding lock-off units, must not exceed 100 units per hectare of site area.

3.3.2 Building Form and Placement

Regulations		RM-8 and RM-8N	RM-8A and RM-8AN
3.3.2.1	Minimum site area	303 m ²	
3.3.2.2	Maximum building height	10.7 m and 3 storeys	
3.3.2.3	Minimum front yard depth	4.9 m	
3.3.2.4	Minimum side yard width	1.2 m	
3.3.2.5	Minimum rear yard depth	1.0 m	1.8 m
3.3.2.6	Maximum site coverage for all buildings	55% of the site area	
3.3.2.7	Maximum area of impermeable materials	70% of the site area	
3.3.2.8	Maximum building depth	40% of the site depth	

Site Area

- 3.3.2.9 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to September 18, 2018 and if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

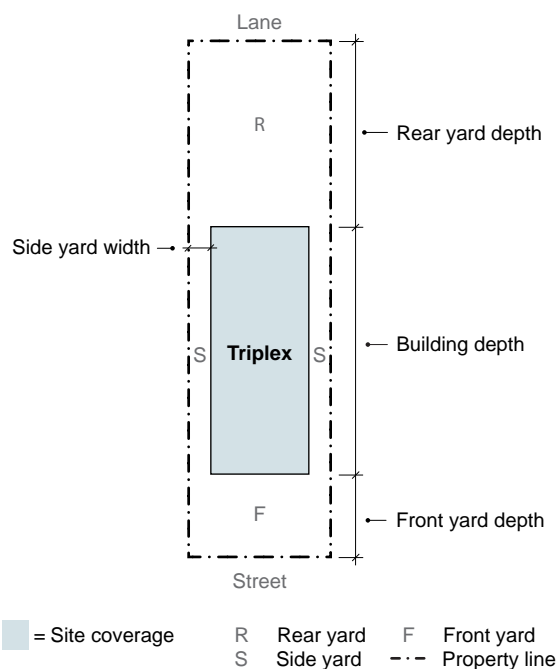
Building Height

- 3.3.2.10 Despite the maximum building height in section 3.3.2.2 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Discretion to Vary Other Regulations

- 3.3.2.11 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the minimum front yard;
 - (b) the maximum area of impermeable materials; and
 - (c) the maximum building depth.

Diagram: Building placement for triplex



3.4 Duplex and Duplex with Secondary Suite

Duplex and duplex with secondary suite are subject to the following regulations.

3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.75.

3.4.2 Building Form and Placement

Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.4.2.1 Minimum site area	303 m ²
3.4.2.2 Maximum building height	10.7 m and 3 storeys
3.4.2.3 Minimum front yard depth	4.9 m
3.4.2.4 Minimum side yard width	1.2 m
3.4.2.5 Minimum rear yard depth	1.0 m
3.4.2.6 Maximum site coverage for all buildings	45% of the site area
3.4.2.7 Maximum area of impermeable materials	70% of the site area
3.4.2.8 Maximum building depth	40% of the site depth

Site Area

3.4.2.9 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to September 18, 2018 and if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

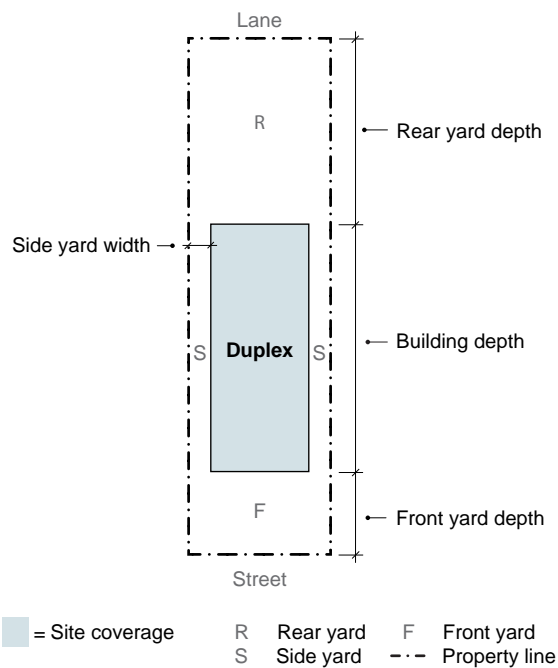
Building Height

3.4.2.10 Despite the maximum building height in section [3.4.2.2](#) above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Building Depth

3.4.2.11 The Director of Planning may increase the maximum building depth to accommodate building features designed to reduce energy consumption in a Certified Passive House, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for duplex with secondary suite



3.5 Duplex in Combination with Another Principal Building and Duplex with Secondary Suite in Combination with Another Principal Building

Duplex or duplex with secondary suite, in combination with:

- (a) a single detached house;
- (b) a single detached house with secondary suite; or
- (c) a duplex,

situated in the rear yard of the site, are subject to the following regulations.

3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.85 where no more than 0.25 floor space ratio may be allocated to a second principal building at the rear of the site, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites.

3.5.1.2 Despite section [3.5.1.1](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.5.2 Building Form and Placement

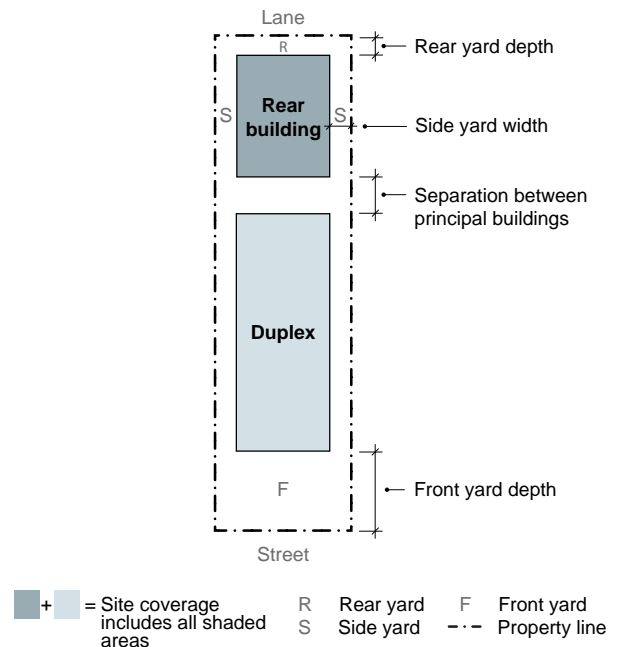
Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.5.2.1 Minimum site area	303 m ²
3.5.2.2 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.5.2.3 Minimum front yard depth	4.9 m
3.5.2.4 Minimum side yard width	1.2 m
3.5.2.5 Minimum rear yard depth	1.0 m
3.5.2.6 Maximum site coverage for all buildings	45% of the site area

Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.5.2.7 Maximum area of impermeable materials	70% of the site area
3.5.2.8 Minimum separation between principal buildings, measured across the width of the site	4.9 m

Building Height

- 3.5.2.9 Despite the maximum building height in section 3.5.2.2(a) above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.
- 3.5.2.10 Despite the maximum building height in section 3.5.2.2(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below.
- 3.5.2.11 The Director of Planning may vary the maximum building height for a rear building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for 2 principal buildings on site



Building Separation

- 3.5.2.12 The Director of Planning may vary the minimum separation between principal buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.6 Single Detached House in Combination with Another Principal Building and Single Detached House with Secondary Suite in Combination with Another Principal Building

Single detached house or single detached house with secondary suite, in combination with:

- (a) a single detached house;
- (b) a single detached house with secondary suite; or
- (c) a duplex,

situated in the rear yard of the site, are subject to the following regulations.

3.6.1 Density and Floor Area

3.6.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.85 where no more than 0.25 floor space ratio may be allocated to a second principal building at the rear of the site, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites.

3.6.1.2 Despite section [3.6.1.1](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.6.2 Building Form and Placement

Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.6.2.1 Minimum site area	303 m ²
3.6.2.2 Maximum building height for:	
(a) a building other than a rear building	9.5 m and 2 storeys
(b) a rear building	7.7 m and 2 storeys
3.6.2.3 Minimum front yard depth	4.9 m
3.6.2.4 Minimum side yard width	1.2 m
3.6.2.5 Minimum rear yard depth	1.0 m
3.6.2.6 Maximum site coverage for all buildings	45% of the site area

Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.6.2.7 Maximum area of impermeable materials	70% of the site area
3.6.2.8 Minimum separation between principal buildings, measured across the width of the site	4.9 m

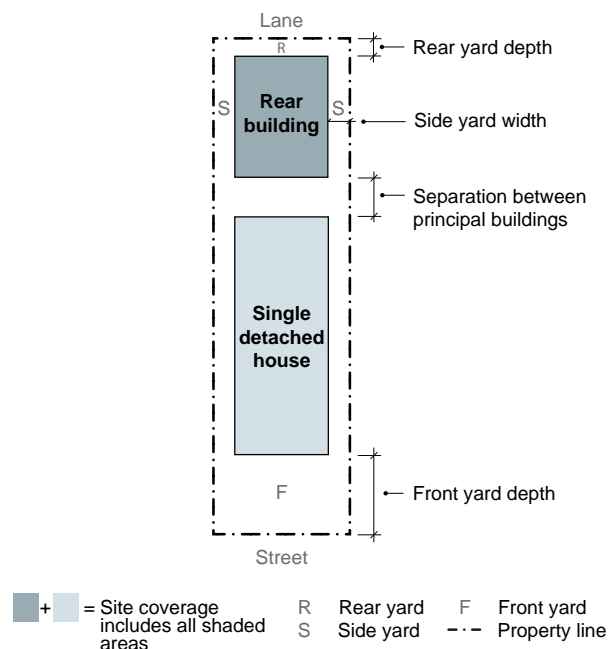
Building Height

- 3.6.2.9 Despite the maximum building height in section 3.6.2.2(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below.
- 3.6.2.10 The Director of Planning may vary the maximum building height for a rear building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

- 3.6.2.11 The Director of Planning may vary the minimum separation between principal buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for 2 principal buildings on a site



3.7 Infill Single Detached House and Infill Duplex

Infill single detached house and infill duplex are subject to the following regulations.

3.7.1 Density and Floor Area

3.7.1.1 The maximum floor space is 0.75 for the overall site, except that on a site where a residential building:

- (a) existing prior to January 1, 1940 is retained, the floor space ratio for the overall site must not exceed 0.90, except that no more than 0.25 floor space ratio may be allocated to an infill single detached house or infill duplex in the rear of the site; and
- (b) not existing prior to January 1, 1940 is retained, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, the overall design of the development and the impact of the development on neighbouring sites, the Director of Planning may increase the permitted floor area of the overall site by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.85, except that no more than 0.25 floor space ratio may be allocated to an infill single detached house or infill duplex in the rear of the site.

3.7.1.2 Despite section 3.7.1.1(b) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.7.2 Building Form and Placement

Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.7.2.1 Minimum site area	303 m ²
3.7.2.2 Maximum building height	7.7 m and 2 storeys
3.7.2.3 Minimum side yard width	1.2 m
3.7.2.4 Minimum rear yard depth	1.0 m
3.7.2.5 Maximum site coverage for all buildings	45% of the site area
3.7.2.6 Maximum area of impermeable materials	70% of the site area
3.7.2.7 Minimum separation between infill and existing building, measured across the width of the site	4.9 m

Site Area

3.7.2.8 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to September 18, 2018, for an infill single detached house or infill duplex in combination with the

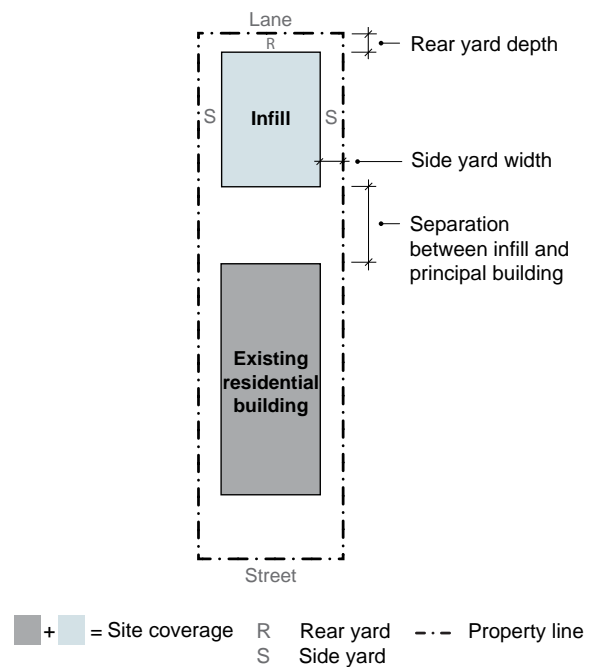
retention of a residential building existing on the site prior to January 1, 1940, if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

Building Height

3.7.2.9 Despite the maximum building height in section 3.7.2.2 above, the second storey of an infill building must be a partial storey not exceeding 50% of the storey immediately below.

3.7.2.10 The Director of Planning may vary the maximum building height for an infill if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for infill



Discretion to Vary Other Regulations

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

- the maximum building depth of an existing residential building to permit an infill single detached house or infill duplex;
- the minimum separation between an existing residential building and an infill single detached house or infill duplex;
- the maximum site coverage; and
- the maximum area of impermeable materials.

3.8 Multiple Conversion Dwelling

Multiple conversion dwelling is subject to the following regulations.

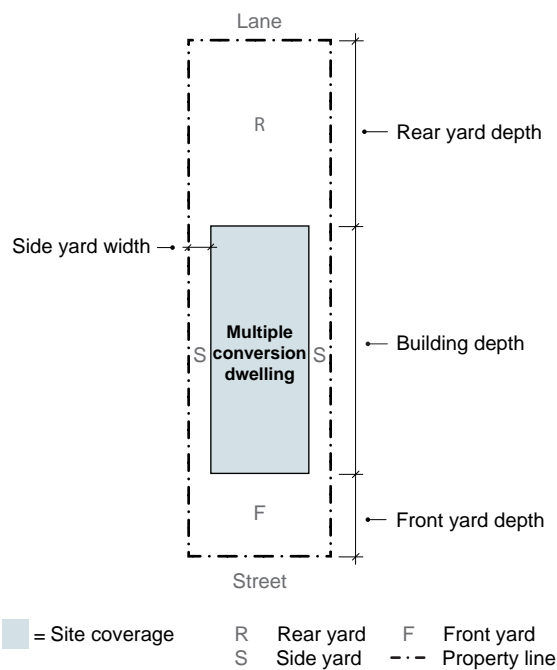
3.8.1 Density and Floor Area

- 3.8.1.1 The maximum floor space ratio is 0.75, except that where a building existing prior to January 1, 1940 is retained, the maximum floor space ratio is 0.90.

3.8.2 Building Form and Placement

Regulations		RM-8 and RM-8N	RM-8A and RM-8AN
3.8.2.1	Minimum site area for multiple conversion dwelling containing 3 dwelling units	303 m ²	
3.8.2.2	Maximum building height	9.5 m and 2 storeys	
3.8.2.3	Minimum front yard depth	4.9 m	
3.8.2.4	Minimum side yard width	1.2 m	
3.8.2.5	Minimum rear yard depth	1.0 m	1.8 m
3.8.2.6	Maximum site coverage for all buildings	45% of the site area	
3.8.2.7	Maximum area of impermeable materials	70% of the site area	
3.8.2.8	Maximum building depth	40% of the site depth	

Diagram: Building placement for multiple conversion dwelling



3.9 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.9.1 Density and Floor Area

3.9.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase:

(a) the permitted floor space ratio for seniors supportive or assisted housing developed as secured market rental housing or social housing to a maximum of:

(i) 1.20 on sites with a minimum frontage of 12.8 m, or

(ii) 0.90 on sites with a frontage less than 12.8 m,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants; or

(b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of:

(i) 1.20 on sites with a minimum frontage of 12.8 m, or

(ii) 0.90 on sites with a frontage less than 12.8 m,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites.

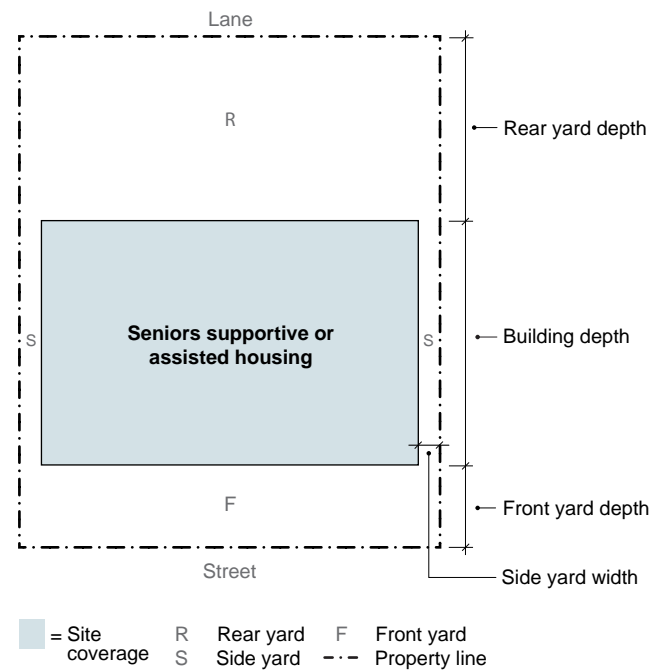
3.9.1.2 Despite [3.9.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.9.2 Building Form and Placement

Regulations		RM-8 and RM-8N	RM-8A and RM-8AN
3.9.2.1	Minimum site area	445 m ²	
3.9.2.2	Maximum building height	9.5 m and 2 storeys	
3.9.2.3	Minimum front yard depth	4.9 m	
3.9.2.4	Minimum side yard width	1.2 m	
3.9.2.5	Minimum rear yard depth	1.0 m	1.8 m
3.9.2.6	Maximum site coverage for all buildings	45% of the site area	

Regulations		RM-8 and RM-8N	RM-8A and RM-8AN
3.9.2.7	Maximum area of impermeable materials	70% of the site area	
3.9.2.8	Maximum building depth	40% of the site depth	

Diagram: Building placement for seniors supportive or assisted housing



3.10 Other Uses

Uses not regulated by sections 3.1 to 3.9 of this schedule are subject to the following regulations, except:

- (a) single detached house or single detached house with secondary suite, as the only principal building on the site, which are regulated by the [RS-1 District Schedule](#); and
- (b) laneway house, which is only permitted in combination with those uses described in section [3.10\(a\)](#) above.

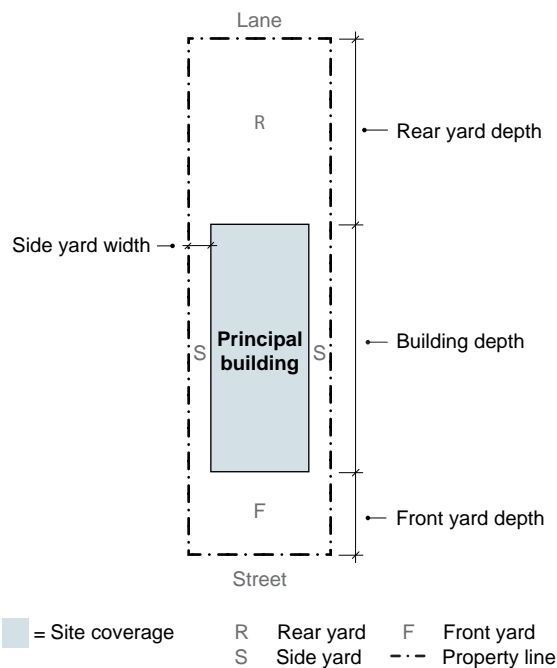
3.10.1 Density and Floor Area

3.10.1.1 The maximum floor space ratio is 0.75.

3.10.2 Building Form and Placement

Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.10.2.1 Maximum building height	9.5 m and 2 storeys
3.10.2.2 Minimum front yard depth	4.9 m
3.10.2.3 Minimum side yard width	1.2 m
3.10.2.4 Maximum site coverage for all buildings	45% of the site area
3.10.2.5 Maximum area of impermeable materials	70% of the site area
3.10.2.6 Maximum building depth for dwelling uses	40% of the site depth

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in these districts, except single detached house or single detached house with secondary suite, as the only principal building on the site, and laneway house, are subject to the following regulations.

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity means 1 or more of the following:

- (a) community centre or neighbourhood house;
- (b) library;
- (c) museum or archives;
- (d) park or playground;
- (e) plaza;
- (f) rink;
- (g) swimming pool;
- (h) child day care facility;
- (i) public authority use; and
- (j) social service centre.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the RM-8, RM-8A, RM-8N and RM-8AN zoning districts.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:

- (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
- (ii) the area excluded does not exceed 1% of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for townhouse, mixed-use residential building, triplex and freehold rowhouse and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) for townhouse, mixed-use residential building, triplex and freehold rowhouse, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof that are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage located at or below base surface or, if located above base surface, contained in an accessory building customarily ancillary to townhouse, mixed-use residential building, triplex and freehold rowhouse, and that complies with section [2.2.17](#) of this schedule, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, any of which are located below the base surface;
- (d) for dwelling uses other than townhouse, mixed-use residential building, triplex and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 dwelling units, or uses that the Director of Planning considers similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building that complies with section [2.2.16](#) of this schedule, or in an infill single detached house or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required manoeuvring aisle, which are located either in a principal building, an accessory building, or an infill single detached house up to a maximum area that the Director of Planning may determine, if the Director of Planning considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those

floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;

- (f) areas of undeveloped floors that 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, and covered porches above the first storey, if:
 - (i) the side facing the street, rear property line, courtyard, park or school is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.2.2(a) above, does not exceed 16% of the permitted floor area for townhouse, mixed-use residential building, triplex or freehold rowhouse and 13% of the permitted floor area for all other uses,
 - (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, and
 - (iv) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;
- (i) for townhouse, mixed-use residential building, triplex and freehold rowhouse, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area;
- (k) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.2.2(k); and

- (l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.2.2(h) above, to which there is no access from the interior of the building.

4.3 Dwelling Unit Density: Calculation

- 4.3.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.4 Yards: Projections and Measurement

- 4.4.1 For townhouses, mixed-use residential buildings, triplexes and freehold rowhouses, portions of basement floor area directly below entries, porches and verandahs may project up to 1.8 m into the required front yard and this projection will not be included in the calculation of building depth.

4.5 Site Coverage and Impermeability: Measurement

- 4.5.1 The maximum area of impermeable materials includes site coverage for all buildings.

4.6 Building Depth: Measurement

- 4.6.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a building, measured prior to any required lane dedication.

4.7 Horizontal Angle of Daylight

- 4.7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.7.2 For the purposes of section 4.7.1 above, habitable room means any room except a bathroom or kitchen.
- 4.7.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.7.4 The plane or planes referred to in section 4.7.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.7.5 An obstruction referred to in section 4.7.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.7.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the minimum distance of unobstructed view is at least 2.4 m.

4.8 External Design

4.8.1 For the purpose of this section 4.8, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.8.2 In a duplex or a duplex with secondary suite, on a site with 1 principal building:

- (a) there must be 1 main entrance to each principal dwelling unit;
- (b) on a corner site, 1 main entrance must face the front street and 1 main entrance must face the flanking street;
- (c) there must be a covered entry at each main entrance, with a minimum width and depth of 1.8 m;
- (d) all roofs except for dormer roofs must have a minimum slope of 7:12 and a maximum slope of 12:12 and must be either hip or gable or a combination of both, and must intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;
- (e) dormer roofs must be gable, hip or shed in form and must have a minimum slope of 4:12;
- (f) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (g) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (h) despite section 4.8.2(g) above, 1 dormer may have its face wall flush or continuous with the second storey exterior wall face below if:
 - (i) it faces an interior side yard, and
 - (ii) it provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the partial storey above.

4.8.3 The Director of Planning may vary the requirements of this section 4.8 for a duplex or a duplex with secondary suite if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression, or to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero Energy standard, or an equivalent to the satisfaction of the Director of Planning.

4.8.4 Exterior windows in a secondary suite or lock-off unit must have:

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

4.9 Dedication of Land

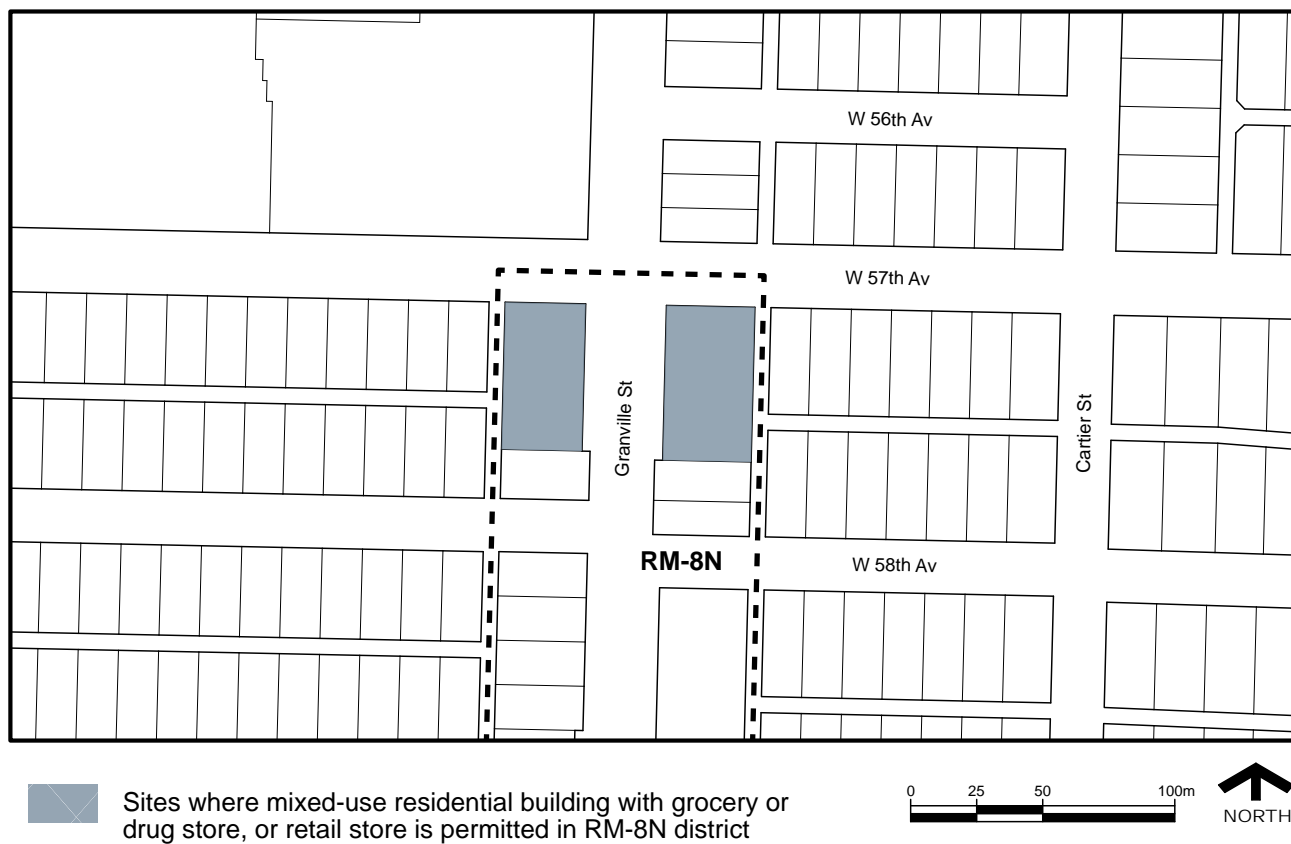
4.9.1 Dedication for lane purposes

- 4.9.1.1 Where a site does not abut a lane, or abuts a lane that 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.
- 4.9.1.2 Where dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.

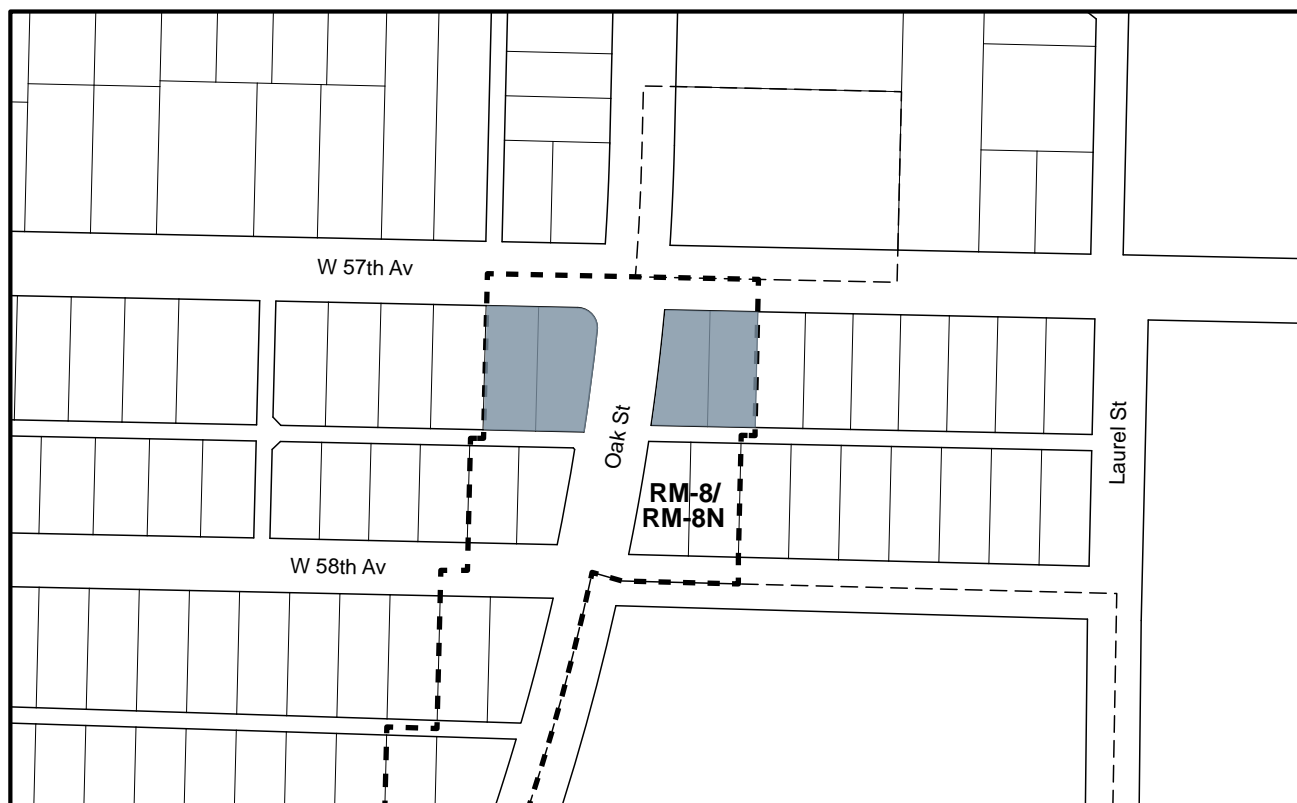
4.9.2 Dedication for sidewalk and boulevard purposes


- 4.9.2.1 For development sites that front Oak Street, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centre line of the street to the property line of the development site of 14.6 m measured at right angles.
- 4.9.2.2 For development sites that front West King Edward Avenue, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centre line of the street to the property line of the development site, measured at right angles:
 - (a) for sites on the north side of West King Edward Avenue:
 - (i) from Manitoba Street to Ontario Street, 15.5 m,
 - (ii) from Columbia Street to Manitoba Street, 15.6 m,
 - (iii) from Willow Street to Heather Street, 16.9 m, and
 - (iv) from Laurel Street to Willow Street, 19.2 m; and
 - (b) for sites on the south side of West King Edward Avenue, from Columbia Street to Ontario Street, 15.2 m.
- 4.9.2.3 Where dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.

Map 1: Sites where mixed-use residential building with grocery or drug store, or retail store is permitted



Map 2: Sites where mixed-use residential building with grocery or drug store, or retail store is permitted



 Sites where mixed-use residential building with grocery or drug store, or retail store is permitted in RM-8/RM-8N districts



SCHEDULE 000

RM-9A and RM-9AN

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit 4-storey apartments to provide a transition in residential neighbourhoods between higher building forms and ground-oriented building forms. The emphasis is on creating of a variety of dwelling unit sizes, including those appropriate for families with children. Townhouses are only permitted in combination with an apartment building and on exceptionally deep sites. In the RM-9AN district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-9A and RM-9AN districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
445 m ²	Apartment	3.1
	Apartment, in combination with Townhouse	3.1
	Seniors Supportive or Assisted Housing	3.7
334 m ²	Duplex or Duplex with Secondary Suite, in combination with another principal building	3.3
	Single Detached House or Single Detached House with Secondary Suite, in combination with another principal building	3.4
303 m ²	Triplex	3.2
	Infill Single Detached House	3.5
	Multiple Conversion Dwelling	3.6
--	Other uses in section 2.1 of this schedule	3.8

Minimum Site Area	Use	Density, Form and Placement Regulations
Regulated by the RS-1 District Schedule	Single Detached House or Single Detached House with Secondary Suite	Regulated by the RS-1 District Schedule
--	Laneway House	Regulated by the RS-1 District Schedule

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including **Section 2**, **Section 10** and **Section 11**, and compliance with the regulations of this schedule including section **2.2**.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section **2.2** of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		

Use	Approval	Use-Specific Regulations
Apartment	Conditional	2.2.1
Apartment, in combination with Townhouse	Conditional	2.2.2
Duplex, in combination with another principal building	Conditional	
Duplex with Secondary Suite, in combination with another principal building	Conditional	2.2.3
Infill Single Detached House, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	
Laneway House	Conditional	2.2.4
Mixed-Use Residential Building	Conditional	2.2.5
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.6
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of May 27, 2014	Conditional	2.2.7
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.8
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	2.2.9
Single Detached House with Secondary Suite	Conditional	2.2.9
Single Detached House, in combination with another principal building	Conditional	
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	2.2.10
Triplex	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.11
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.12
Neighbourhood Grocery Store	Conditional	

Use	Approval	Use-Specific Regulations
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Multiple Dwelling	Outright	2.2.13
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Multiple Dwelling, and not permitted as an outright approval use	Conditional	
Accessory Buildings, customarily ancillary to Multiple Dwelling	Conditional	2.2.14
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.15
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 The Director of Planning may permit more than 1 apartment building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.2 Apartment in combination with townhouse may be permitted on sites with a depth of 45.7 m or more, if the townhouse is located at the rear of the site and if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.3 Duplex with secondary suite, in combination with another principal building, must have no more than 1 secondary suite for each dwelling unit.
- 2.2.4 Laneway house is subject to the [RS-1 District Schedule](#) and must be in combination with a single detached house or single detached house with secondary suite, which is the only principal building on the site.
- 2.2.5 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.6 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:

- (a) there are no additions to the building;
- (b) no housekeeping or sleeping units are created;
- (c) the development complies with sections [3.6.2.6](#), [3.6.2.7](#) and [4.5](#) of this schedule; and
- (d) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.7 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of May 27, 2014, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties;
- (b) there are no additions to buildings constructed on or after January 1, 1940, except additions up to 5 m² used as exits;
- (c) no housekeeping or sleeping units are created; and
- (d) there are no more than 3 dwelling units.

2.2.8 Principal dwelling unit with lock-off unit may be permitted only in a multiple dwelling and there may be no more than 1 lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after considering the intent of this schedule and all applicable Council policies and guidelines.

2.2.9 Where a single detached house or single detached house with secondary suite is the only principal building on the site:

- (a) it must comply with the [RS-1 District Schedule](#); and
- (b) the lot must have been on record in the Land Title Office prior to January 16, 2018.

2.2.10 Single detached house with secondary suite, in combination with another principal building, must have no more than 1 secondary suite for each dwelling unit.

2.2.11 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.12 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.13 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule, other than those ancillary to multiple dwelling, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:

- (i) the highest point of a flat roof,
- (ii) the deck line of a mansard roof, or
- (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:

- (i) within 7.9 m of the ultimate rear property line,
- (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;

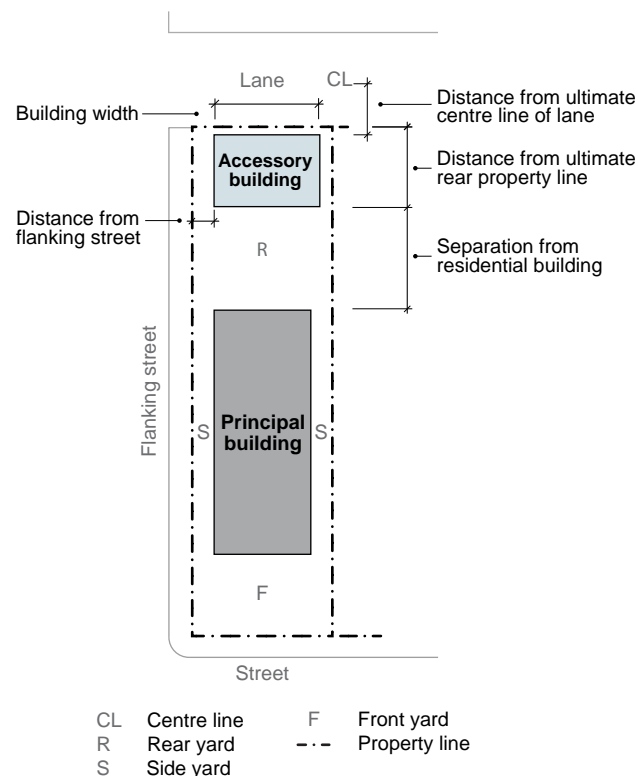
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;

- (d) the combined width for all accessory buildings does not exceed 80% of the width of the site at the rear property line;

- (e) the separation from any residential building is at least 3.7 m; and

- (f) roof decks and decks are not located on an accessory building.

Diagram: Building placement for accessory buildings



2.2.14 Accessory buildings customarily ancillary to multiple dwelling may be permitted as a conditional approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:

- (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
- except that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:

- (i) within 7.9 m of the ultimate rear property line,

- (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m², except that the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the building width for all accessory buildings does not exceed 30% of the width of the site at the rear property line, except that the Director of Planning may increase the maximum building width up to 80%, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) the separation from any residential building is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.15 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) above must comply with the provisions of section [2.2.13\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Apartment and Apartment in Combination with Townhouse

Apartment and apartment in combination with townhouse are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.70, except that, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may increase:

- (a) the permitted floor space ratio for apartment or townhouse developed as secured market rental housing or social housing to a maximum of:
 - (i) 1.20 on sites with a site frontage less than 15.2 m and where the development site consists of locked in lots,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m,
 - (iii) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site, or
 - (iv) 2.00 on sites with a minimum site frontage of 27.4 m; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of:
 - (i) 1.20 on sites with a site frontage less than 15.2 m and where the development site consists of locked in lots,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m,
 - (iii) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site, or
 - (iv) 2.00 on sites with a minimum site frontage of 27.4 m.

3.1.1.2 Despite section [3.1.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.1.3 The total number of dwelling units, excluding lock-off units, must not exceed:

- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90;
- (b) 132 units per hectare of site area where the floor space ratio exceeds 0.90 and does not exceed 1.20;
or
- (c) 140 units per hectare of site area where the floor space ratio exceeds 1.20.

- 3.1.1.4 Despite section 3.1.1.3(c) above, the Director of Planning may permit an increase to the dwelling unit density provided that the total number of dwelling units on a site, excluding lock-off units, does not exceed:
- (a) 180 units per hectare of site area where the floor space ratio exceeds 1.20 and does not exceed 1.75; or
 - (b) 240 units per hectare of site area where the floor space ratio exceeds 1.75.

3.1.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.1.2.1 Minimum site area	445 m ²
3.1.2.2 Minimum site frontage	15.2 m
3.1.2.3 Maximum site frontage	50.0 m
3.1.2.4 Maximum building height for:	
(a) apartment	13.7 m and 4 storeys
(b) townhouse	10.7 m and 3 storeys
3.1.2.5 Minimum front yard depth	3.7 m
3.1.2.6 Minimum side yard width	2.1 m
3.1.2.7 Minimum rear yard depth for:	
(a) apartment	3.7 m
(b) apartment in combination with townhouse	1.2 m
3.1.2.8 Maximum site coverage for all buildings	55% of the site area
3.1.2.9 Maximum area of impermeable materials	75% of the site area
3.1.2.10 Minimum separation between buildings located on a site frontage and rear buildings	7.3 m

Discretion to Vary Other Regulations

- 3.1.2.11 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the minimum site area;

- (b) the minimum site frontage for a locked in lot;
- (c) the maximum site frontage;
- (d) the maximum building height for a rear building to a height not exceeding 12.2 m and 4 storeys;
- (e) the minimum front yard depth;
- (f) the minimum side yard width;
- (g) the minimum rear yard depth to a minimum of 1.2 m for apartment;
- (h) the maximum site coverage;
- (i) the maximum area of impermeable materials for developments providing underground parking; and
- (j) the minimum separation between a building located on a site frontage and a rear building.

Diagram: Building placement for apartment in combination with townhouse

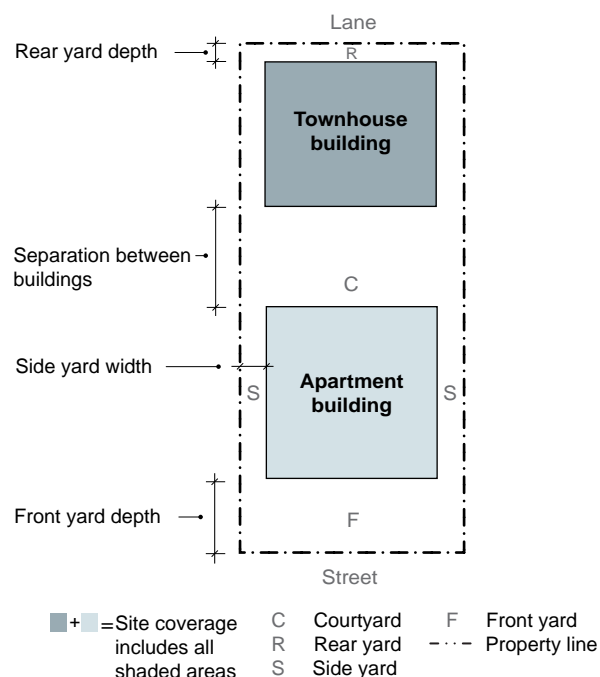
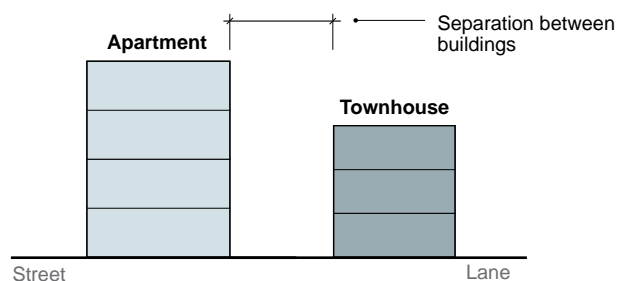


Diagram: Apartment in combination with townhouse



3.2 Triplex

Triplex is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.70, except that on sites with a site frontage less than 12.8 m, the Director of Planning may increase:

- (a) the permitted floor space ratio for triplex developed as secured market rental housing or social housing, to a maximum of 0.90; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.90,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.2.1.2 Despite section [3.2.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.2.1.3 The total number of dwelling units on a site, excluding lock-off units, must not exceed 100 units per hectare of site area.

3.2.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.2.2.1 Minimum site area	303 m ²
3.2.2.2 Maximum building height	10.7 m
3.2.2.3 Minimum front yard depth	3.7 m
3.2.2.4 Minimum side yard width	1.2 m
3.2.2.5 Minimum rear yard depth	7.6 m
3.2.2.6 Maximum site coverage for all buildings	55% of the site area
3.2.2.7 Maximum area of impermeable materials	75% of the site area

Site Area

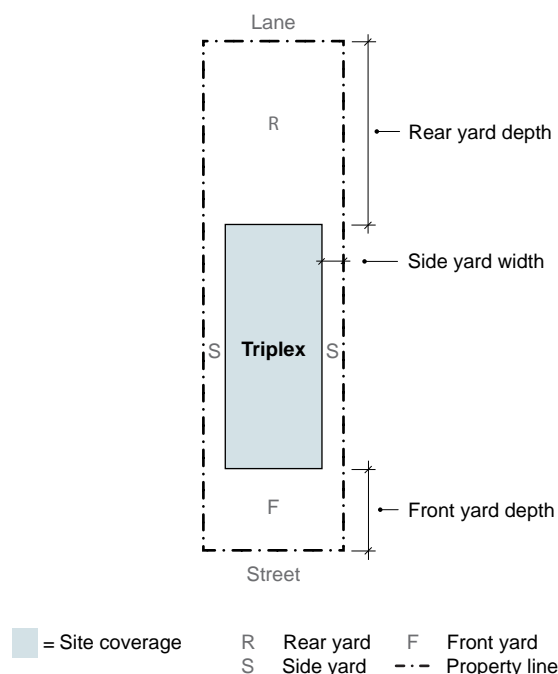
3.2.2.8 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to May 27, 2014, and if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

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

- (a) the minimum front yard depth;
- (b) the minimum rear yard depth to a minimum of 1.2 m; and
- (c) the maximum site coverage.

Diagram: Building placement for triplex



3.3 Duplex in Combination with Another Principal Building and Duplex with Secondary Suite in Combination with Another Principal Building

Duplex or duplex with secondary suite, in combination with another principal building, are subject to the following regulations.

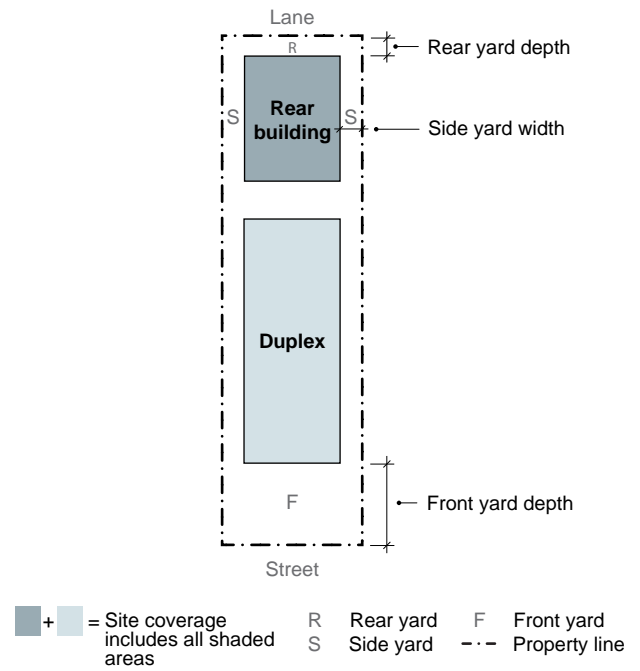
3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.70.

3.3.2 Building Form and Placement

Regulations		RM-9A and RM-9AN
3.3.2.1	Minimum site area	334 m ²
3.3.2.2	Maximum building height	10.7 m
3.3.2.3	Minimum front yard depth	3.7 m
3.3.2.4	Minimum side yard width	2.1 m
3.3.2.5	Minimum rear yard depth	1.2 m
3.3.2.6	Maximum site coverage for all buildings	55% of the site area
3.3.2.7	Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for 2 principal buildings on a site



3.4 Single Detached House in Combination with Another Principal Building and Single Detached House with Secondary Suite in Combination with Another Principal Building

Single detached house or single detached house with secondary suite, in combination with another principal building, are subject to the following regulations.

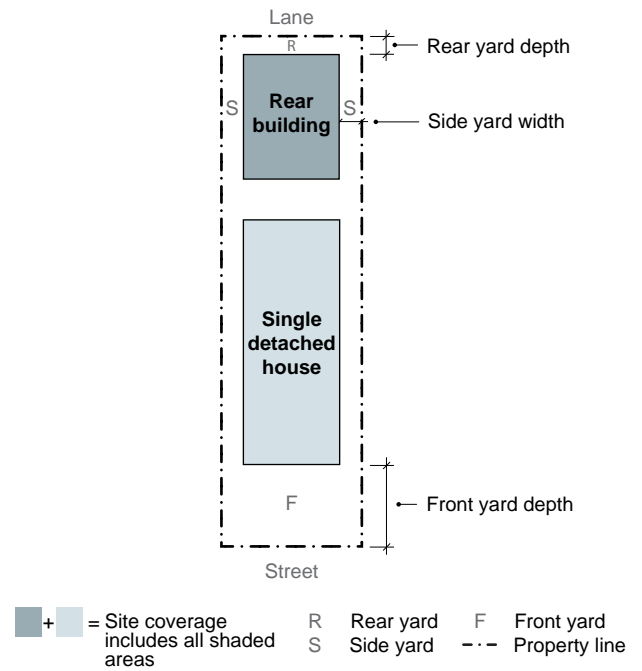
3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.70.

3.4.2 Building Form and Placement

Regulations		RM-9A and RM-9AN
3.4.2.1	Minimum site area	334 m ²
3.4.2.2	Maximum building height	10.7 m
3.4.2.3	Minimum front yard depth	3.7 m
3.4.2.4	Minimum side yard width	2.1 m
3.4.2.5	Minimum rear yard depth	1.2 m
3.4.2.6	Maximum site coverage for all buildings	55% of the site area
3.4.2.7	Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for 2 principal buildings on a site



3.5 Infill Single Detached House

Infill single detached house is subject to the following regulations.

3.5.1 Density and Floor Area

- 3.5.1.1 The maximum floor space ratio is 0.70 for the overall site, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.90, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

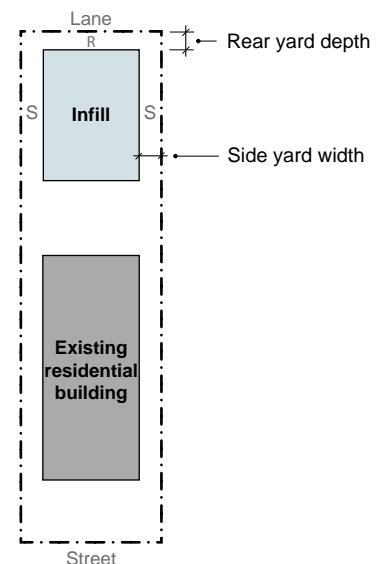
3.5.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.5.2.1 Minimum site area	303 m ²
3.5.2.2 Maximum building height	10.7 m
3.5.2.3 Minimum side yard width	1.2 m
3.5.2.4 Minimum rear yard depth	1.2 m
3.5.2.5 Maximum site coverage for all buildings	55% of the site area
3.5.2.6 Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for infill

Site Area

- 3.5.2.7 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to May 27, 2014 and if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.



= Site coverage
 R Rear yard
 - - - Property line
 S Side yard

3.6 Multiple Conversion Dwelling

Multiple conversion dwelling is subject to the following regulations.

3.6.1 Density and Floor Area

- 3.6.1.1 The maximum floor space ratio is 0.70, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.90, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

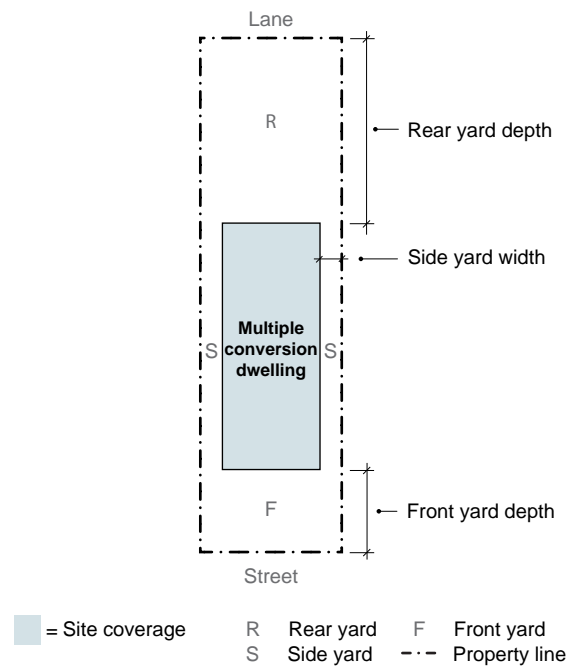
3.6.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.6.2.1 Minimum site area	303 m ²
3.6.2.2 Maximum building height	10.7 m
3.6.2.3 Minimum front yard depth	3.7 m
3.6.2.4 Minimum side yard width for multiple conversion dwelling containing:	
(a) 2 dwelling units	2.1 m
(b) more than 2 dwelling units	1.2 m
3.6.2.5 Minimum rear yard depth	7.6 m
3.6.2.6 Maximum site coverage for all buildings	55% of the site area
3.6.2.7 Maximum area of impermeable materials	75% of the site area

Site Area

- 3.6.2.8 Despite the minimum site area in section [3.6.2.1](#) above, there is no minimum site area requirement for multiple conversion dwelling having 2 dwelling units that is the only building on the site.

Diagram: Building placement for multiple conversion dwelling



3.7 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.7.1 Density and Floor Area

3.7.1.1 The maximum floor space ratio is 0.70, except that if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may increase:

- (a) the permitted floor space ratio for seniors supportive or assisted housing developed as secured market rental housing or social housing to a maximum of:
 - (i) 1.20 on sites with a site frontage less than 15.2 m and where the development site consists of locked in lots,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m,
 - (iii) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site, or
 - (iv) 2.00 on sites with a minimum site frontage of 27.4 m; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of:
 - (i) 1.20 on sites with a site frontage less than 15.2 m and where the development site consists of locked in lots,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m,
 - (iii) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site, or
 - (iv) 2.00 on sites with a minimum site frontage of 27.4 m.

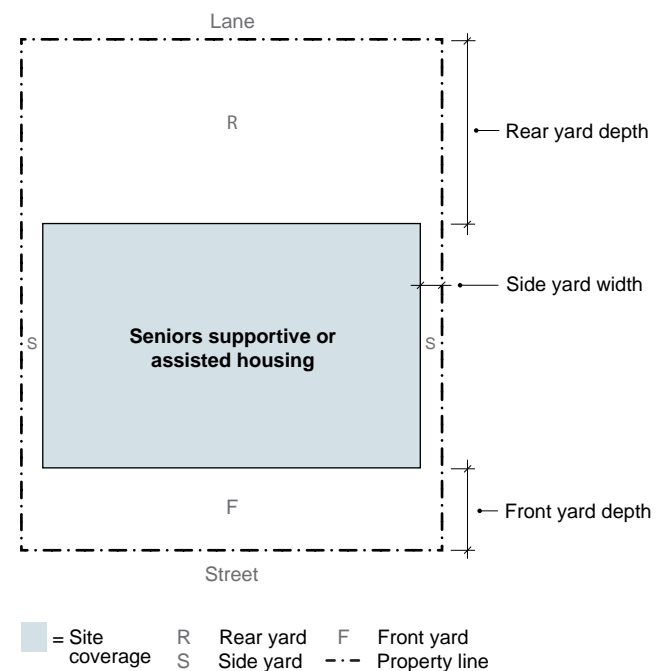
3.7.1.2 Despite section [3.7.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.7.2 Building Form and Placement

Regulations		RM-9A and RM-9AN
3.7.2.1	Minimum site area	445 m ²
3.7.2.2	Maximum building height	10.7 m
3.7.2.3	Minimum front yard depth	3.7 m

Regulations	RM-9A and RM-9AN
3.7.2.4 Minimum side yard width	2.1 m
3.7.2.5 Minimum rear yard depth	7.6 m
3.7.2.6 Maximum site coverage for all buildings	55% of the site area
3.7.2.7 Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for seniors supportive or assisted housing



3.8 Other Uses

Uses not regulated by sections 3.1 to 3.7 of this schedule are subject to the following regulations, except:

- (a) single detached house or single detached house with secondary suite, as the only principal building on the site, which are regulated by the [RS-1 District Schedule](#); and
- (b) laneway house, which is only permitted in combination with those uses described in section [3.8\(a\)](#) above.

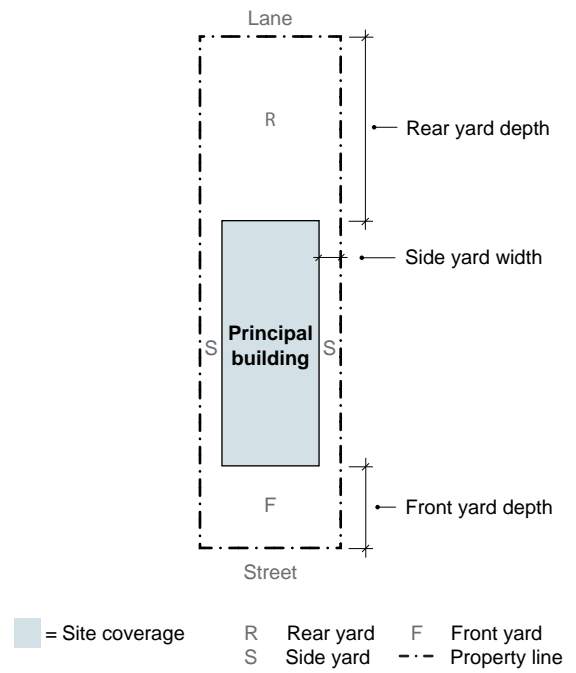
3.8.1 Density and Floor Area

3.8.1.1 The maximum floor space ratio is 0.70.

3.8.2 Building Form and Placement

Regulations		RM-9A and RM-9AN
3.8.2.1	Maximum building height	10.7 m
3.8.2.2	Minimum front yard depth	3.7 m
3.8.2.3	Minimum side yard width	2.1 m
3.8.2.4	Minimum rear yard depth	7.6 m
3.8.2.5	Maximum site coverage for all buildings	55% of the site area
3.8.2.6	Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for other uses



4 GENERAL REGULATIONS

All uses in these districts, except single detached house or single detached house with secondary suite, as the only principal building on the site, and laneway house, are subject to the following regulations.

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity means 1 or more of the following:

- (a) community centre or neighbourhood house;
- (b) library;
- (c) museum or archives;
- (d) park or playground;
- (e) plaza;
- (f) rink;
- (g) swimming pool;
- (h) child day care facility;
- (i) public authority use; and
- (j) social service centre.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the RM-9A and RM-9AN zoning districts.

4.2 Computation of Floor Area

4.2.1 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;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwelling and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) for multiple dwelling, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof that are located underground, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage located underground or, if located at or above base surface, contained in an accessory building that complies with section 2.2.14 of this schedule, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, any of which are located below the base surface;
- (d) for dwelling uses other than multiple dwelling, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building that complies with section 2.2.13 of this schedule, or in an infill single detached house or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required manoeuvring aisle, which are located either in a principal building, an accessory building, or an infill single detached house up to a maximum area that the Director of Planning may determine, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or underground;
- (f) amenity areas, including child day care facilities, recreation facilities and meeting rooms, to a maximum of 10% of the total permitted floor area;
- (g) areas of undeveloped floors that 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;
- (h) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (i) for multiple dwelling, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (j) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street, rear property line, courtyard, park or school is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.2.2(a) above, does not exceed 16% of the permitted floor area for multiple dwelling, and 13% of the permitted floor area for all other uses, and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (k) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area; and
- (l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of entries, porches and verandahs complying with section 4.2.2(j) above, to which there is no access from the interior of the building.

4.3 Dwelling Unit Density: Calculation

- 4.3.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.4 Yards: Projections and Measurement

- 4.4.1 For multiple dwelling, portions of basement floor area directly below entries, porches and verandahs may project up to 1.8 m into the required front yard.

4.5 Site Coverage and Impermeability: Measurement

- 4.5.1 The maximum area of impermeable materials includes site coverage for all buildings.

4.6 Horizontal Angle of Daylight

- 4.6.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.6.2 For the purposes of section 4.6.1 above, habitable room means any room except a bathroom or kitchen.

- 4.6.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.6.4 The plane or planes referred to in section 4.6.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.6.5 An obstruction referred to in section 4.6.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.6.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 4.2 m.

SCHEDULE PPP

RM-9, RM-9N and RM-9BN

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit a variety of multiple dwelling types including 4-storey apartments and townhouses, with emphasis on creating a variety of dwelling unit sizes, including those appropriate for families with children. In the RM-9N and RM-9BN districts, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-9, RM-9N and RM-9BN districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
445 m ²	Apartment	3.1
	Townhouse	3.1
	Freehold Rowhouse – only in the RM-9 and RM-9N districts	3.2
	Seniors Supportive or Assisted Housing	3.8
334 m ²	Duplex or Duplex with Secondary Suite, in combination with another principal building	3.4
	Single Detached House or Single Detached House with Secondary Suite, in combination with another principal building	3.5
303 m ²	Triplex	3.3
	Infill Single Detached House	3.6
	Multiple Conversion Dwelling	3.7
--	Other uses in section 2.1 of this schedule	3.9

Minimum Site Area	Use	Density, Form and Placement Regulations
Regulated by the RS-1 District Schedule	Single Detached House or Single Detached House with Secondary Suite	Regulated by the RS-1 District Schedule
--	Laneway House	Subject to the RS-1 District Schedule

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including **Section 2**, **Section 10** and **Section 11**, and compliance with the regulations of this schedule including section **2.2**.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section **2.2** of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	

Use	Approval	Use-Specific Regulations
Dwelling Uses		
Apartment	Conditional	2.2.1
Duplex, in combination with another principal building	Conditional	
Duplex with Secondary Suite, in combination with another principal building	Conditional	2.2.2
Freehold Rowhouse, only in the RM-9 and RM-9N districts	Conditional	2.2.1
Infill Single Detached House, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	
Laneway House	Conditional	2.2.3
Mixed-Use Residential Building	Conditional	2.2.4
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.5
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of May 27, 2014	Conditional	2.2.6
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.7
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	2.2.8
Single Detached House with Secondary Suite	Conditional	2.2.8
Single Detached House, in combination with another principal building	Conditional	
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	2.2.9
Townhouse	Conditional	2.2.1
Triplex	Conditional	2.2.1
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.10
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	

Use	Approval	Use-Specific Regulations
Retail Uses		
Farmers' Market	Conditional	2.2.11
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Retail Store, existing as of October 4, 2016, and only in the RM-9BN district	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Multiple Dwelling or Freehold Rowhouse	Outright	2.2.12
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Multiple Dwelling or Freehold Rowhouse, and not permitted as an outright approval use	Conditional	
Accessory Building, customarily ancillary to Multiple Dwelling or Freehold Rowhouse	Conditional	2.2.13
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.14
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 The Director of Planning may permit more than 1 apartment, townhouse or freehold rowhouse building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.2 Duplex with secondary suite, in combination with another principal building, must have no more than 1 secondary suite for each dwelling unit.
- 2.2.3 Laneway house is subject to the [RS-1 District Schedule](#) and must be in combination with a single detached house or a single detached house with secondary suite, which is the only principal building on the site.

-
- 2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.5 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created;
 - (c) the development complies with sections [3.7.2.6](#), [3.7.2.7](#) and [4.5](#) of this schedule; and
 - (d) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.6 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of May 27, 2014, may be permitted as a conditional approval use if:
- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties;
 - (b) there are no additions to buildings constructed on or after January 1, 1940, except additions up to 5 m² used as exits;
 - (c) no housekeeping or sleeping units are created; and
 - (d) there are no more than 3 dwelling units.
- 2.2.7 Principal dwelling unit with lock-off unit may be permitted only in a multiple dwelling or freehold rowhouse and there may be:
- (a) no more than 1 lock-off unit for every 3 principal dwelling units in a multiple dwelling, except that the Director of Planning may permit a higher ratio after considering the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) no more than 1 lock-off unit for every freehold rowhouse.
- 2.2.8 Where a single detached house or single detached house with secondary suite is the only principal building on the site:
- (a) it must comply with the [RS-1 District Schedule](#); and
 - (b) the lot must have been on record in the Land Title Office prior to January 16, 2018.
- 2.2.9 Single detached house with secondary suite, in combination with another principal building, must have no more than 1 secondary suite for each dwelling unit.
- 2.2.10 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.11 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.12 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, other than those ancillary to multiple dwelling and freehold rowhouse, are permitted as an outright approval use if:

(a) no accessory building exceeds 3.7 m in height, measured to:

- (i) the highest point of a flat roof,
- (ii) the deck line of a mansard roof, or
- (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

(b) all accessory buildings are located:

- (i) within 7.9 m of the ultimate rear property line,
- (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;

(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;

(d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line;

(e) the separation from any residential building is at least 3.7 m; and

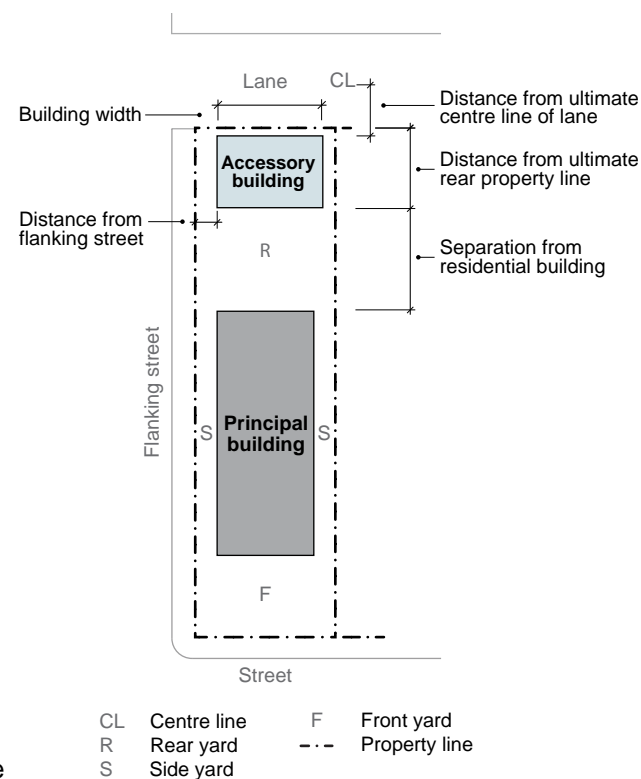
(f) roof decks and decks are not located on an accessory building.

2.2.13 Accessory buildings customarily ancillary to multiple dwelling and freehold rowhouse may be permitted as a conditional approval use if:

(a) no accessory building exceeds 3.7 m in height, measured to:

- (i) the highest point of a flat roof,

Diagram: Building placement for accessory buildings



- (ii) the deck line of a mansard roof, or
- (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
except that no portion of an accessory building may exceed 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line,
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m², except that the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the combined building width for all accessory buildings does not exceed 30% of the width of the site at the rear property line, except that the Director of Planning may increase the maximum building width up to 80%, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) the separation from any residential building is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.14 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) above must comply with the provisions of section [2.2.12\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Apartment and Townhouse

Apartment and townhouse are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75 in the RM-9 and RM-9N districts, and 0.70 in the RM-9BN district, except that, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may increase:

- (a) the permitted floor space ratio for apartment or townhouse developed as secured market rental housing or social housing to a maximum of:
 - (i) 1.20 on sites with a minimum site frontage of 12.8 m,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m, or
 - (iii) 2.00 on sites with a minimum site frontage of 27.4 m; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of:
 - (i) 1.20 on sites with a minimum site frontage of 12.8 m,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m, or
 - (iii) 2.00 on sites with a minimum site frontage of 27.4 m.

3.1.1.2 Despite section 3.1.1.1(b) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.1.3 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90;
- (b) 132 units per hectare of site area where the floor space ratio exceeds 0.90 and does not exceed 1.20;
or
- (c) 140 units per hectare of site area where the floor space ratio exceeds 1.20.

3.1.1.4 Despite section 3.1.1.3(c) above, the Director of Planning may permit an increase to the dwelling unit density provided that the total number of dwelling units, excluding lock-off units, does not exceed:

- (a) 180 units per hectare of site area where the floor space ratio exceeds 1.20 and does not exceed 1.75;
or
- (b) 240 units per hectare of site area where the floor space ratio exceeds 1.75.

3.1.2 Building Form and Placement

Regulations	RM-9, RM-9N and RM-9BN
3.1.2.1 Minimum site area	445 m ²
3.1.2.2 Minimum site frontage	12.8 m
3.1.2.3 Maximum site frontage	50.0 m
3.1.2.4 Maximum building height for:	
(a) an apartment or townhouse other than a rear building	12.2 m and 4 storeys
(b) a rear building	10.7 m and 3 storeys
3.1.2.5 Minimum front yard depth	4.9 m
3.1.2.6 Minimum side yard width	2.1 m
3.1.2.7 Minimum rear yard depth for:	
(a) apartment	3.7 m
(b) townhouse in a courtyard configuration	1.2 m
(c) townhouse not in a courtyard configuration	7.6 m
3.1.2.8 Maximum site coverage for all buildings	55% of the site area
3.1.2.9 Maximum area of impermeable materials	75% of the site area
3.1.2.10 Minimum separation between buildings located on a site frontage and rear buildings	7.3 m

Building Height

- 3.1.2.11 Despite the maximum building height in section [3.1.2.4\(a\)](#) above, the fourth storey of a townhouse building must be a partial storey.

3.1.2.12 The Director of Planning may vary the maximum building height for an apartment or townhouse, other than a rear building, to a height not exceeding 13.7 m and 4 storeys if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2.13 The Director of Planning may vary the maximum building height for a rear building to a height not exceeding 12.2 m and 4 storeys if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

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

- (a) the minimum site area;
- (b) the maximum site frontage;
- (c) the minimum front yard depth;
- (d) the minimum side yard width for townhouse;
- (e) the minimum rear yard depth to a minimum of 1.2 m for apartment and townhouse not in a courtyard configuration;
- (f) the maximum site coverage;
- (g) the maximum area of impermeable materials for developments providing underground parking; and
- (h) the minimum separation between a building located on a site frontage and a rear building.

Diagram: Apartment and townhouse in a courtyard configuration

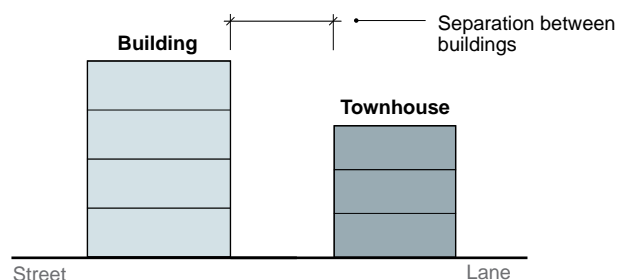


Diagram: Building placement for apartment and townhouse in a courtyard configuration

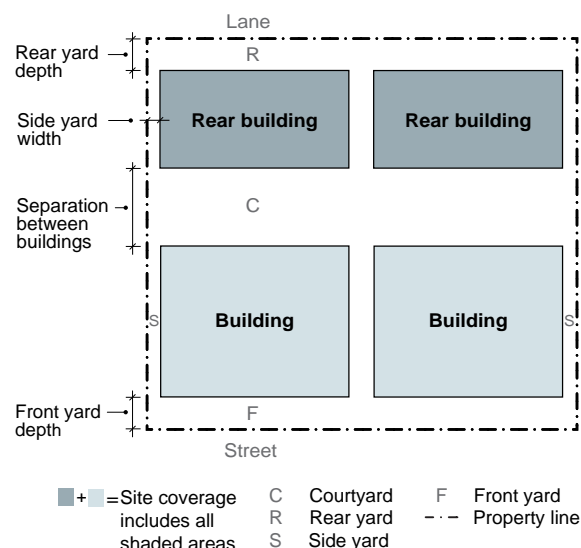
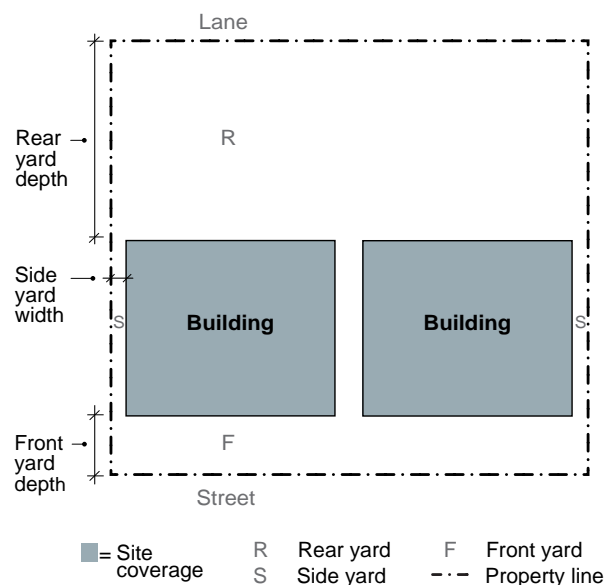


Diagram: Building placement for apartment and townhouse in a non-courtyard configuration



3.2 Freehold Rowhouse

Freehold rowhouse is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.75, except that, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may increase:

- (a) the permitted floor space ratio for freehold rowhouse developed as secured market rental housing or social housing, to a maximum of 1.20; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.20.

3.2.1.2 Despite section [3.2.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.2.1.3 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or
- (b) 132 units per hectare of site area where the floor space ratio exceeds 0.90.

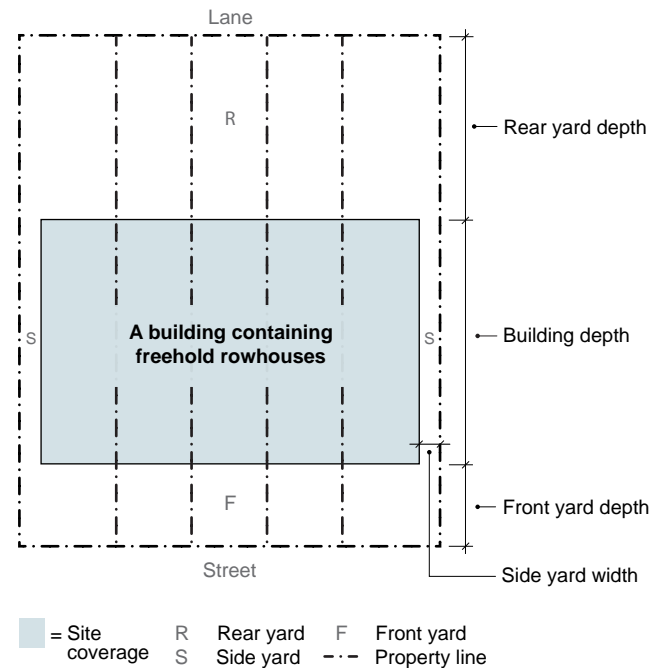
3.2.2 Building Form and Placement

Regulations	RM-9, RM-9N and RM-9BN
3.2.2.1 Minimum site area	445 m ²
3.2.2.2 Maximum building height	10.7 m
3.2.2.3 Minimum front yard depth	4.9 m
3.2.2.4 Minimum side yard width	1.2 m
3.2.2.5 Minimum rear yard depth	7.6 m
3.2.2.6 Maximum site coverage for all buildings	55% of the site area
3.2.2.7 Maximum area of impermeable materials	75% of the site area

Site Area

- 3.2.2.8 The Director of Planning may reduce the minimum site area if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for freehold rowhouses



3.3 Triplex

Triplex is subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.75 in the RM-9 and RM-9N districts, and 0.70 in the RM-9BN district, except that, on sites that are less than 445 m² in size or with a site frontage less than 12.8 m, the Director of Planning may increase:

- (a) the permitted floor space ratio for triplex developed as secured market rental housing or social housing, to a maximum of 0.90; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.90,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.3.1.2 Despite section [3.3.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.3.1.3 The total number of dwelling units on a site, excluding lock-off units, must not exceed 100 units per hectare of site area.

3.3.2 Building Form and Placement

Regulations		RM-9, RM-9N and RM-9BN
3.3.2.1	Minimum site area	303 m ²
3.3.2.2	Maximum building height	10.7 m
3.3.2.3	Minimum front yard depth	4.9 m
3.3.2.4	Minimum side yard width	1.2 m
3.3.2.5	Minimum rear yard depth	7.6 m
3.3.2.6	Maximum site coverage for all buildings	55% of the site area
3.3.2.7	Maximum area of impermeable materials	75% of the site area

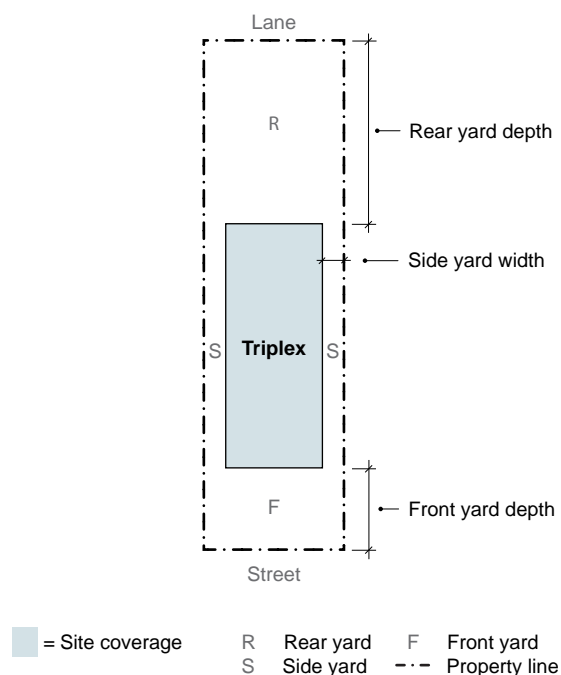
Site Area

3.3.2.8 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to May 27, 2014 and if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.3.2.9 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the minimum front yard depth;
 - (b) the minimum rear yard depth to a minimum of 1.2 m;
 - (c) the maximum site coverage; and
 - (d) the maximum area of impermeable materials.

Diagram: Triplex



3.4 Duplex in Combination with Another Principal Building and Duplex with Secondary Suite in Combination with Another Principal Building

Duplex or duplex with secondary suite, in combination with another principal building, are subject to the following regulations.

3.4.1 Density and Floor Area

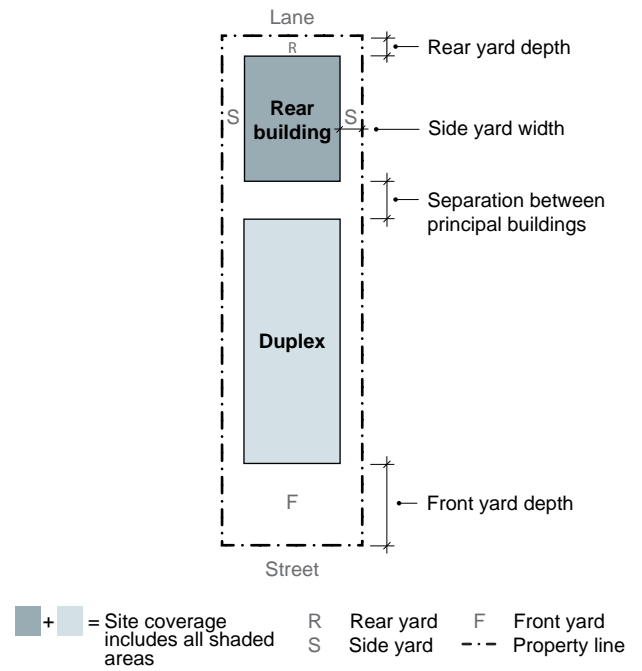
3.4.1.1 The maximum floor space ratio is:

- (a) 0.75 in the RM-9 and RM-9N districts; and
- (b) 0.70 in the RM-9BN district.

3.4.2 Building Form and Placement

Regulations		RM-9, RM-9N and RM-9BN
3.4.2.1	Minimum site area	334 m ²
3.4.2.2	Maximum building height	10.7 m
3.4.2.3	Minimum front yard depth	4.9 m
3.4.2.4	Minimum side yard width	2.1 m
3.4.2.5	Minimum rear yard depth for:	1.2 m
3.4.2.6	Maximum site coverage for all buildings	55% of the site area
3.4.2.7	Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for 2 principal buildings on a site



3.5 Single Detached House in Combination with Another Principal Building and Single Detached House with Secondary Suite in Combination with Another Principal Building

Single detached house or single detached house with secondary suite, in combination with another principal building, are subject to the following regulations.

3.5.1 Density and Floor Area

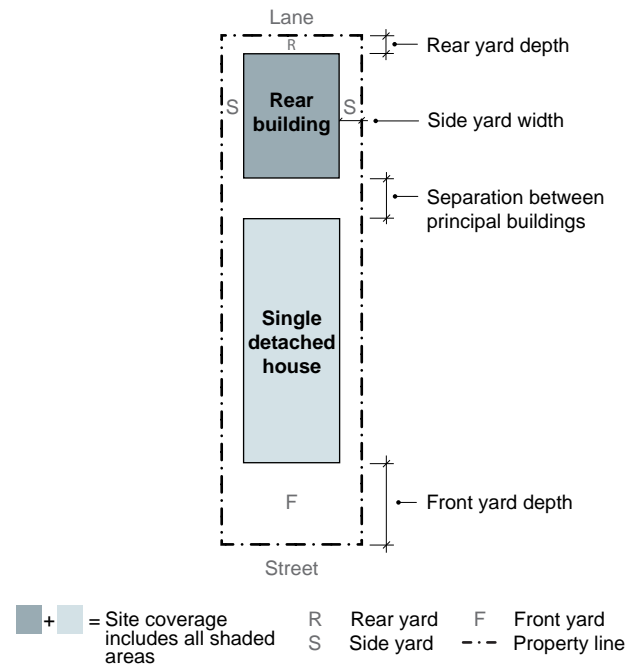
3.5.1.1 The maximum floor space ratio is:

- (a) 0.75 in the RM-9 and RM-9N districts; and
- (b) 0.70 in the RM-9BN district.

3.5.2 Building Form and Placement

Regulations	RM-9, RM-9N and RM-9BN
3.5.2.1 Minimum site area	334 m ²
3.5.2.2 Maximum building height	10.7 m
3.5.2.3 Minimum front yard depth	4.9 m
3.5.2.4 Minimum side yard width	2.1 m
3.5.2.5 Minimum rear yard depth	1.2 m
3.5.2.6 Maximum site coverage for all buildings	55% of the site area
3.5.2.7 Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for 2 principal buildings on a site



3.6 Infill Single Detached House

Infill single detached house is subject to the following regulations.

3.6.1 Density and Floor Area

3.6.1.1 The maximum floor space ratio for the overall site is:

- (a) 0.75 in the RM-9 and RM-9N districts; and
- (b) 0.70 in the RM-9BN district,

except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.90, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

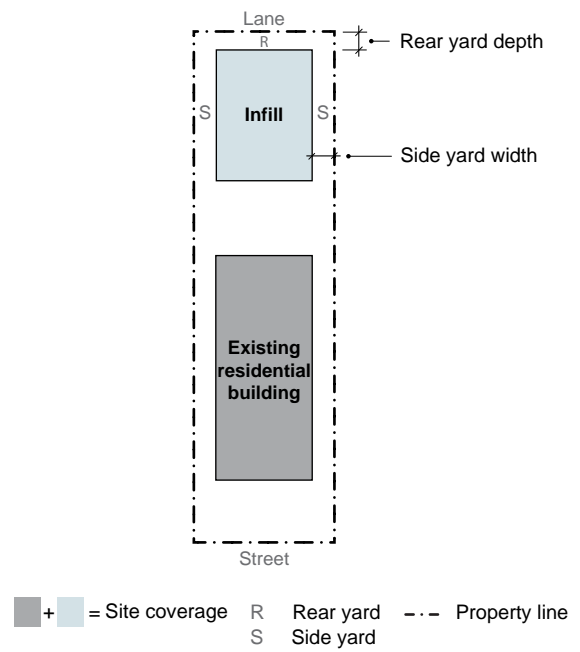
3.6.2 Building Form and Placement

Regulations		RM-9, RM-9N and RM-9BN
3.6.2.1	Minimum site area	303 m ²
3.6.2.2	Maximum building height	10.7 m
3.6.2.3	Minimum side yard width	1.2 m
3.6.2.4	Minimum rear yard depth	1.2 m
3.6.2.5	Maximum site coverage for all buildings	55% of the site area
3.6.2.6	Maximum area of impermeable materials	75% of the site area

Site Area

3.6.2.7 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to May 27, 2014 and if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for infill



3.7 Multiple Conversion Dwelling

Multiple conversion dwelling is subject to the following regulations.

3.7.1 Density and Floor Area

3.7.1.1 The maximum floor space ratio is:

- (a) 0.75 in the RM-9 and RM-9N districts; and
- (b) 0.70 in the RM-9BN district,

except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.90 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

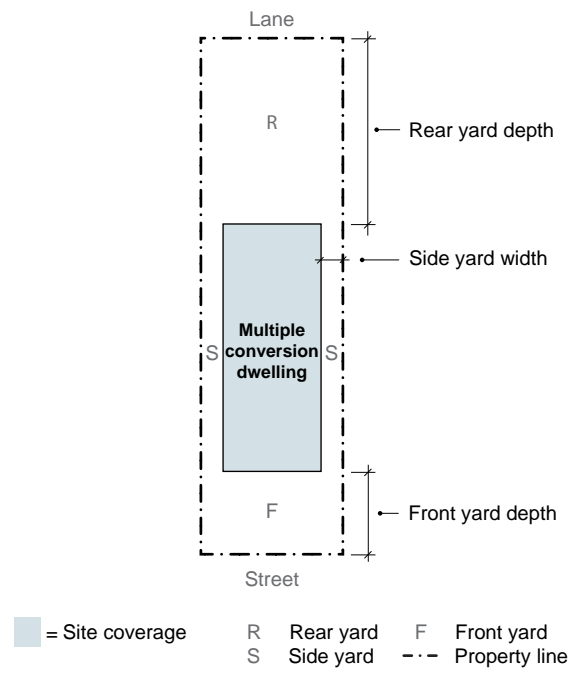
3.7.2 Building Form and Placement

Regulations		RM-9, RM-9N and RM-9BN
3.7.2.1	Minimum site area	303 m ²
3.7.2.2	Maximum building height	10.7 m
3.7.2.3	Minimum front yard depth	4.9 m
3.7.2.4	Minimum side yard width for multiple conversion dwelling containing:	
	(a) 2 dwelling units	2.1 m
	(b) more than 2 dwelling units	1.2 m
3.7.2.5	Minimum rear yard depth	7.6 m
3.7.2.6	Maximum site coverage for all buildings	55% of the site area
3.7.2.7	Maximum area of impermeable materials	75% of the site area

Site Area

- 3.7.2.8 Despite the minimum site area in section [3.7.2.1](#) above, there is no minimum site area for multiple conversion dwelling containing 2 dwelling units that is the only building on the site.

Diagram: Building placement for multiple conversion dwelling



3.8 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.8.1 Density and Floor Area

3.8.1.1 The maximum floor space ratio is 0.75 in the RM-9 and RM-9N districts, and 0.70 in the RM-9BN district, except that, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may increase:

- (a) the permitted floor space ratio for seniors supportive or assisted housing developed as secured market rental housing or social housing to a maximum of:
 - (i) 1.20 on sites with a minimum site frontage of 12.8 m,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m, or
 - (iii) 2.00 on sites with a minimum site frontage of 27.4 m; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of:
 - (i) 1.20 on sites with a minimum site frontage of 12.8 m,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m, or
 - (iii) 2.00 on sites with a minimum site frontage of 27.4 m.

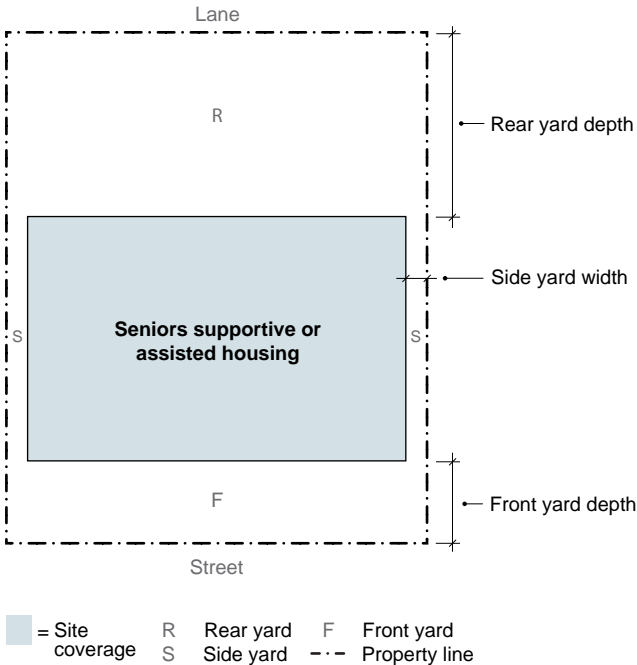
3.8.1.2 Despite section [3.8.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.8.2 Building Form and Placement

Regulations	RM-9, RM-9N and RM-9BN
3.8.2.1 Minimum site area	445 m ²
3.8.2.2 Maximum building height	10.7 m
3.8.2.3 Minimum front yard depth	4.9 m
3.8.2.4 Minimum side yard width	2.1 m
3.8.2.5 Minimum rear yard depth	7.6 m
3.8.2.6 Maximum site coverage for all buildings	55% of the site area

Regulations	RM-9, RM-9N and RM-9BN
3.8.2.7 Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for seniors supportive or assisted housing



3.9 Other Uses

Uses not regulated by sections 3.1 to 3.8 of this schedule are subject to the following regulations, except:

- (a) single detached house or single detached house with secondary suite, as the only principal building on the site, which are regulated by the [RS-1 District Schedule](#); and
- (b) laneway house, which is only permitted in combination with those uses described in section [3.9\(a\)](#) above.

3.9.1 Density and Floor Area

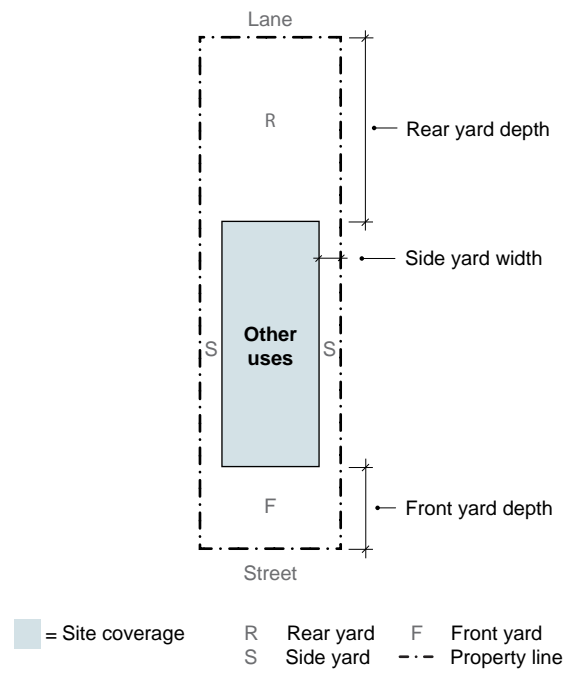
3.9.1.1 The maximum floor space ratio is:

- (a) 0.75 in the RM-9 and RM-9N districts; and
- (b) 0.70 in the RM-9BN district.

3.9.2 Building Form and Placement

Regulations		RM-9, RM-9N and RM-9BN
3.9.2.1	Maximum building height	10.7 m
3.9.2.2	Minimum front yard depth	4.9 m
3.9.2.3	Minimum side yard width	2.1 m
3.9.2.4	Minimum rear yard depth	7.6 m
3.9.2.5	Maximum site coverage for all buildings	55% of the site area
3.9.2.6	Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for other uses



4 GENERAL REGULATIONS

All uses in these districts, except single detached house or single detached house with secondary suite, as the only principal building on the site, and laneway house, are subject to the following regulations.

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity means 1 or more of the following:

- (a) community centre or neighbourhood house;
- (b) library;
- (c) museum or archives;
- (d) park or playground;
- (e) plaza;
- (f) rink;
- (g) swimming pool;
- (h) child day care facility;
- (i) public authority use; and
- (j) social service centre.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the RM-9, RM-9N and RM-9BN zoning districts.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwelling and freehold rowhouse and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) for multiple dwelling and freehold rowhouse, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof that are located underground, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage located underground or, if located at or above base surface, contained in an accessory building that complies with section 2.2.13 of this schedule, and
 - (iii) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing, any of which are located below the base surface;
- (d) for dwelling uses other than multiple dwelling and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building that complies with section 2.2.12 of this schedule, or in an infill single detached house located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required manoeuvring aisle, which are located either in a principal building, an accessory building, or an infill single detached house up to a maximum area that the Director of Planning may determine, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or underground;
- (f) amenity areas, including child day care facilities, recreation facilities and meeting rooms, to a maximum of 10% of the total permitted floor area;
- (g) areas of undeveloped floors that 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;
- (h) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (i) for multiple dwelling and freehold rowhouse, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (j) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street, rear property line, courtyard, park or school is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.2.2(a) above, does not exceed 16% of the permitted floor area for multiple dwelling and freehold rowhouse, and 13% of the permitted floor area for all other uses, and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (k) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area; and
- (l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.2.2(j) above, to which there is no access from the interior of the building.

4.3 Dwelling Unit Density: Calculation

- 4.3.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.4 Yards: Projections and Measurement

- 4.4.1 For multiple dwelling and freehold rowhouse, portions of basement floor area directly below entries, porches and verandahs may project up to 1.8 m into the required front yard.

4.5 Site Coverage and Impermeability: Measurement

- 4.5.1 The maximum area of impermeable materials includes site coverage for all buildings.

4.6 Horizontal Angle of Daylight

- 4.6.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.6.2 For the purposes of section 4.6.1 above, habitable room means any room except a bathroom or kitchen.

-
- 4.6.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.6.4 The plane or planes referred to in section 4.6.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.6.5 An obstruction referred to in section 4.6.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.6.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 2.4 m.

SCHEDULE QQQ

RM-10 and RM-10N

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage development of apartments up to 6 storeys. Townhouses are encouraged at the rear of sites where lot depth is sufficient. Triplexes may be developed on sites that are not large enough for an apartment. Emphasis is on dwelling units that are varied in size, composition and tenure, including those suitable for families with children. Common and private outdoor spaces are required for apartments and townhouses. These districts seek to foster compact, multiple dwelling neighbourhoods, with additional allowances to enable small-scale, neighbourhood-serving retail and services located on the ground floor of buildings. In the RM-10N district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-10 and RM-10N Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-10 and RM-10N districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in [section 3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
855 m ²	Apartment	3.1
	Apartment, in combination with Townhouse	3.2
	Mixed-Use Residential Building	3.1
	Mixed-Use Residential Building, in combination with Townhouse	3.2
	Seniors Supportive or Assisted Housing	3.4
285 m ²	Triplex	3.3
--	Other uses in section 2.1 of this schedule	3.5

Minimum Site Area	Use	Density, Form and Placement Regulations
Regulated by the RT-5 and RT-5N Districts Schedule	Duplex, lawfully existing as of January 31, 2018	Regulated by the RT-5 and RT-5N Districts Schedule
Regulated by the RS-1 District Schedule	Single Detached House or Single Detached House with Secondary Suite, lawfully existing as of January 31, 2018	Regulated by the RS-1 District Schedule
--	Laneway House, lawfully existing as of January 31, 2018	Subject to the RS-1 District Schedule

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including **Section 2**, **Section 10** and **Section 11**, and compliance with the regulations of this schedule including section **2.2**.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section **2.2** of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Artist Studio – Class A	Conditional	2.2.1
Club	Conditional	

Use	Approval	Use-Specific Regulations
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Plaza	Conditional	
Dwelling Uses		
Apartment	Conditional	2.2.2
Apartment, in combination with Townhouse	Conditional	2.2.2 , 2.2.4
Duplex, lawfully existing as of January 31, 2018	Outright	2.2.5
Infill, in combination with the retention of a building existing on the site as of January 1, 1940	Conditional	
Laneway House, lawfully existing as of January 31, 2018	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2 , 2.2.6
Mixed-Use Residential Building, in combination with Townhouse	Conditional	2.2.2 , 2.2.4
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.7
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of January 31, 2018	Conditional	2.2.8
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio before Seniors Supportive or Assisted Housing	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House, lawfully existing as of January 31, 2018	Outright	2.2.9
Single Detached House with Secondary Suite, lawfully existing as of January 31, 2018	Conditional	2.2.9
Triplex	Outright	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.10
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	

Use	Approval	Use-Specific Regulations
Social Service Centre	Conditional	
Office Uses		
Health Care Office	Conditional	
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.11
Neighbourhood Grocery Store	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Conditional	2.2.1
Service Uses		
Barber Shop or Beauty Salon	Conditional	
Beauty and Wellness Centre	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.12
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.13
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Live-Work Use	Conditional	2.2.1
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 The following uses may be permitted only in a mixed-use residential building:

- (a) artist studio – class A;
- (b) live-work use;
- (c) neighbourhood grocery store; and

- (d) retail store.

2.2.2 In an apartment, townhouse or mixed-use residential building:

- (a) a minimum of 25% of the total dwelling units must be 2-bedroom units;
- (b) a minimum of 10% of the total dwelling units must be 3-bedroom units;
- (c) a minimum of 50% of the 2- and 3-bedroom units must be within the first 3 floors of the building;
- (d) private open space must be directly accessible from the unit; and
- (e) a common outdoor area must be provided in an appropriate location so that it could be developed as a children's play area,

except that the Director of Planning may vary the distribution and location of units, provided that no less than 35% of the total dwelling units are 2- or 3-bedroom units, and the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.3 Principal dwelling unit with lock-off unit may be permitted only in a multiple dwelling or mixed-use residential building and there may be no more than 1 lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after considering the intent of this schedule and all applicable Council policies and guidelines.

2.2.4 On sites with a depth of 39.6 m or more, apartment in combination with townhouse or mixed-use residential building in combination with townhouse may be permitted if the townhouse is located at the rear of the site and if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.5 Duplex lawfully existing as of January 31, 2018 must comply with the [RT-5 and RT-5N Districts Schedule](#).

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

- (a) artist studio – class A;
- (b) live-work use;
- (c) neighbourhood grocery store; and
- (d) retail store.

2.2.7 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:

- (a) there are no additions to the building;
- (b) no housekeeping or sleeping units are created;
- (c) the development complies with sections [3.5.2.5](#), [3.5.2.6](#) and [4.3](#) of this schedule; and

- (d) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.8 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of January 31, 2018, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties; and
- (b) no housekeeping or sleeping units are created.

2.2.9 Single detached house or single detached house with secondary suite, lawfully existing as of January 31, 2018, must comply with the **RS-1 District Schedule**.

2.2.10 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.11 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, regarding parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

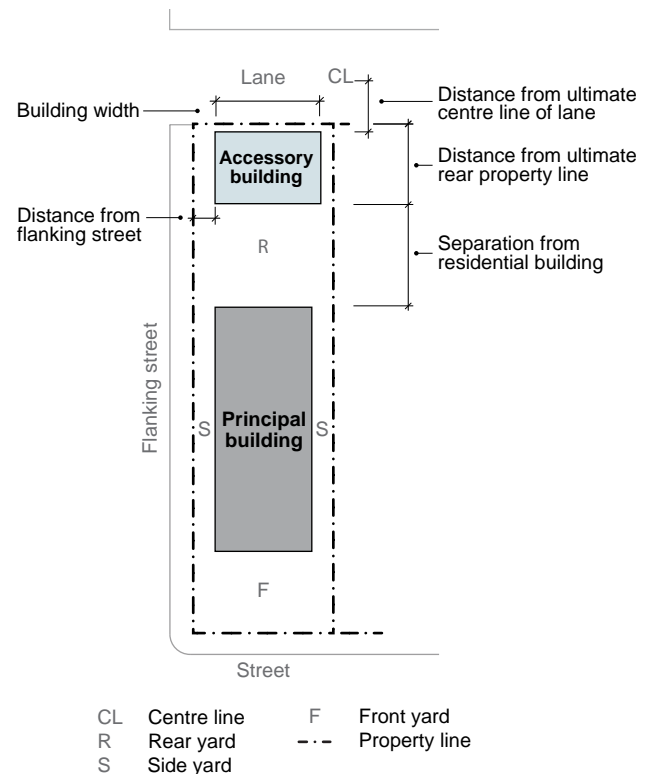
2.2.12 Accessory buildings customarily ancillary to any of the uses listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line, and

Diagram: Building placement for accessory buildings



- (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line;
- (e) the separation from any residential dwelling is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.13 Accessory parking spaces must comply with the provisions of section [2.2.12\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Apartment and Mixed-Use Residential Building

Apartment and mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.90, except that the Director of Planning may increase:

(a) the permitted floor space ratio to a maximum of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1,115 m²,

where 100% of the residential floor area is either developed as “for-profit affordable rental housing” and is subject to a waiver of development cost levies in accordance with the Vancouver Development Cost Levy By-law, or as social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants;

(b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m, and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m, and a minimum site area of 1,115 m²,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(c) the permitted floor space ratio to a maximum of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots and 100% of the residential floor area is either developed as “for-profit affordable rental housing” and is subject to a waiver of development cost levies in accordance with the Vancouver Development Cost Levy By-law, or as social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; and

(d) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.1.2 Despite sections **3.1.1.1(b)** and **3.1.1.1(d)** above, the maximum floor space ratio achievable as the result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

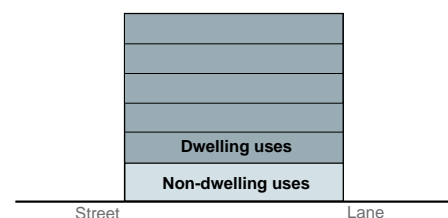
Regulations	RM-10 and RM-10N
3.1.2.1 Minimum site area	855 m ²
3.1.2.2 Minimum site frontage	30.0 m
3.1.2.3 Maximum site frontage	50.0 m
3.1.2.4 Maximum building height	20.0 m
3.1.2.5 Minimum front yard depth	3.7 m
3.1.2.6 Minimum side yard width	3.0 m
3.1.2.7 Minimum rear yard depth for sites with:	
(a) a depth of 36.2 m or less	3.7 m
(b) a depth greater than 36.2 m	6.1 m
3.1.2.8 Minimum rear setback for sites with a depth of 36.2 m or less	6.1 m above the fourth storey
3.1.2.9 Maximum site coverage for all buildings	50% of the site area
3.1.2.10 Maximum area of impermeable materials	75% of the site area
3.1.2.11 Maximum building depth	21.3 m

Side Yard and Side Setback

3.1.2.12 Despite the minimum side yard width in section **3.1.2.6** above, if the side of the site adjoins the side yard of a site located in an RS or RT district, without intervention of a lane, a setback of 10.7 m is also required for portions of a building at or above the fourth storey.

3.1.2.13 The Director of Planning may decrease the minimum side yard width and minimum side

Diagram: Apartment and mixed-use residential building



setback for those sites regulated by section 3.1.2.12 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

- 3.1.2.14 The Director of Planning may decrease the minimum side yard width to a minimum of 2.1 m for 50% of the building depth for those sites not regulated by section 3.1.2.12 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Rear Setback

- 3.1.2.15 Despite the minimum rear yard depth in section 3.1.2.7 above and minimum rear setback in 3.1.2.8 above, if the rear of the site adjoins the side yard of a site located in an RS or RT district, without intervention of a lane:

(a) the minimum rear yard depth is 3.0 m for portions of a building below the fourth storey; and

(b) the minimum rear setback is 10.7 m for portions of a building at or above the fourth storey,

except that the Director of Planning may decrease the minimum rear yard or rear setback under this section if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

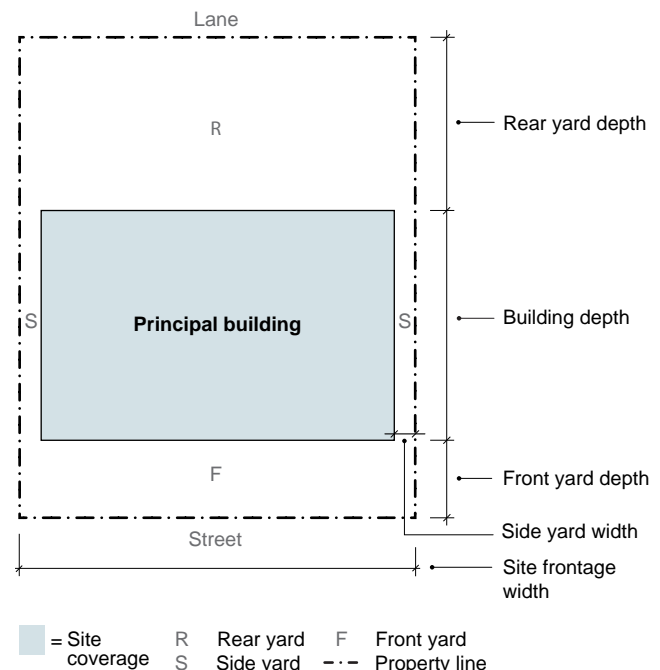
- 3.1.2.16 The Director of Planning may decrease the minimum rear yard to a minimum of 1.8 m for those sites not regulated by section 3.1.2.15 above, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.1.2.17 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:

- (a) the maximum site frontage;
- (b) the maximum building height to a height not exceeding 21.3 m;
- (c) the minimum front yard depth;
- (d) the maximum site coverage;

Diagram: Building placement for apartment and mixed-use residential building



- (e) the maximum area of impermeable materials; and
- (f) the maximum building depth.

3.2 Apartment or Mixed-Use Residential Building in Combination with Townhouse

Apartment or mixed-use residential building in combination with townhouse are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.9, except that the Director of Planning may increase:

(a) the permitted floor space ratio to a maximum of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1115 m²,

where 100% of the residential floor area is either developed as “for-profit affordable rental housing” and is subject to a waiver of development cost levies in accordance with the Vancouver Development Cost Levy By-law, or as social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m, and a minimum site area of 855 m²; or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m, and a minimum site area of 1115 m²,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(c) the permitted floor space ratio to a maximum of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots and 100% of the residential floor area is either developed as “for-profit affordable rental housing” and is subject to a waiver of development cost levies in accordance with the Vancouver Development Cost Levy By-law, or as social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; and

(d) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.2.1.2 Despite sections **3.2.1.1(b)** and **3.2.1.1(d)** above, the maximum floor space ratio achievable as the result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.2.2 Building Form and Placement

Regulations		RM-10 and RM-10N
3.2.2.1	Minimum site area	855 m ²
3.2.2.2	Minimum site depth	39.6 m
3.2.2.3	Minimum site frontage	30.0 m
3.2.2.4	Maximum site frontage	50.0 m
3.2.2.5	Maximum building height for:	
	(a) apartment or mixed-use residential building	20.0 m
	(b) rear townhouse building	10.7 m
3.2.2.6	Minimum front yard depth	3.7 m
3.2.2.7	Minimum side yard width	3.0 m
3.2.2.8	Minimum rear yard depth	1.8 m
3.2.2.9	Maximum site coverage for all buildings	50% of the site area
3.2.2.10	Maximum area of impermeable materials	75% of the site area
3.2.2.11	Minimum separation between a building located on a site frontage and a rear building	7.3 m

Side Yard and Side Setback

3.2.2.12 Despite the minimum side yard width in section **3.2.2.7** above, if the side of the site adjoins the side yard of a site located in an RS or RT district, without intervention of a lane, a setback of 10.7 m is also required for portions of a building at or above the fourth storey.

3.2.2.13 The Director of Planning may decrease the minimum side yard width and minimum side setback for those sites regulated by section **3.2.2.12** above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

- 3.2.2.14 The Director of Planning may decrease the minimum side yard width to a minimum of 2.1 m for 50% of the building depth for those sites not regulated by section 3.2.2.12 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

- 3.2.2.15 Despite the minimum building separation in section 3.2.2.11 above, where an entrance located at or above 1.5 m of grade, or more than 0.6 m below grade, is connected to grade by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.

Discretion to Vary Other Regulations

- 3.2.2.16 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 maximum building height for an apartment or mixed-use residential building to a height not exceeding 21.3 m;
 - the maximum building height for a townhouse at the rear of the site to a height not exceeding 12.2 m;
 - the maximum site frontage;
 - the minimum front yard;
 - the maximum site coverage;
 - the maximum area of impermeable materials; and
 - the minimum separation between a building located on a site frontage and a rear building.

Diagram: Building separation for apartment or mixed-use residential building in combination with townhouse

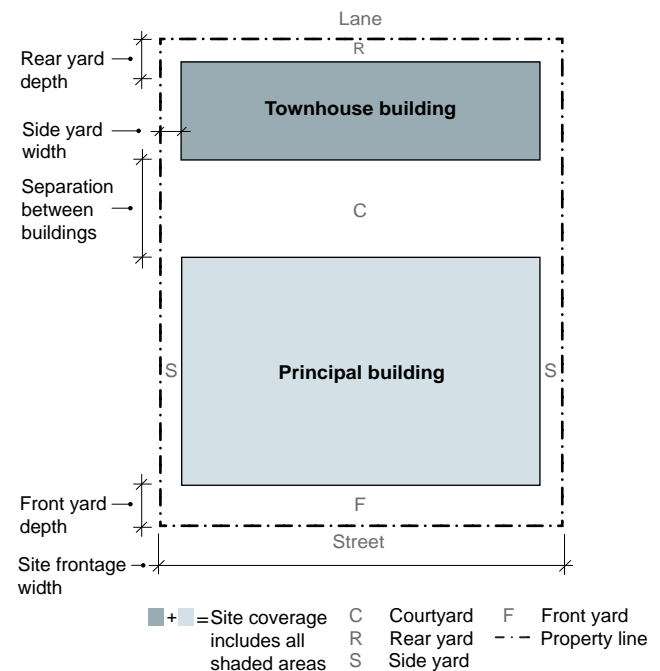
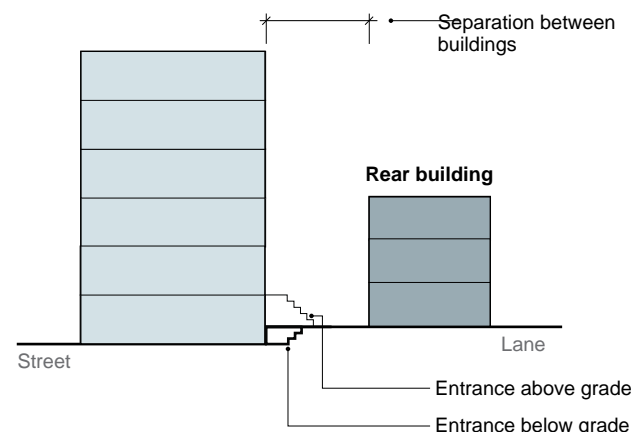


Diagram: Apartment or mixed-use residential building in combination with townhouse



3.3 Triplex

Triplex is subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.90.

3.3.2 Building Form and Placement

Regulations	RM-10 and RM-10N
3.3.2.1 Minimum site area	285 m ²
3.3.2.2 Minimum site frontage	10.0 m
3.3.2.3 Maximum site frontage	15.0 m
3.3.2.4 Maximum building height	12.2 m
3.3.2.5 Minimum front yard depth	3.7 m
3.3.2.6 Minimum side yard width	3.0 m
3.3.2.7 Minimum rear yard depth for sites with a depth of 36.2 m or less	3.7 m
3.3.2.8 Minimum rear yard depth for sites with a depth greater than 36.2 m	6.1 m
3.3.2.9 Maximum site coverage for all buildings	50% of the site area
3.3.2.10 Maximum area of impermeable materials	75% of the site area

Side Yard and Side Setback

3.3.2.11 Despite the minimum side yard width in section 3.3.2.6 above, if the side of the site adjoins the side yard of a site located in an RS or RT district, without intervention of a lane, a setback of 10.7 m is also required for portions of a building at or above the fourth storey.

3.3.2.12 The Director of Planning may decrease the minimum side yard width and minimum side setback for those sites regulated by section 3.3.2.11 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.3.2.13 The Director of Planning may decrease the minimum side yard width to a minimum of 2.1 m for 50% of the building depth for those sites not regulated by section 3.3.2.11 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

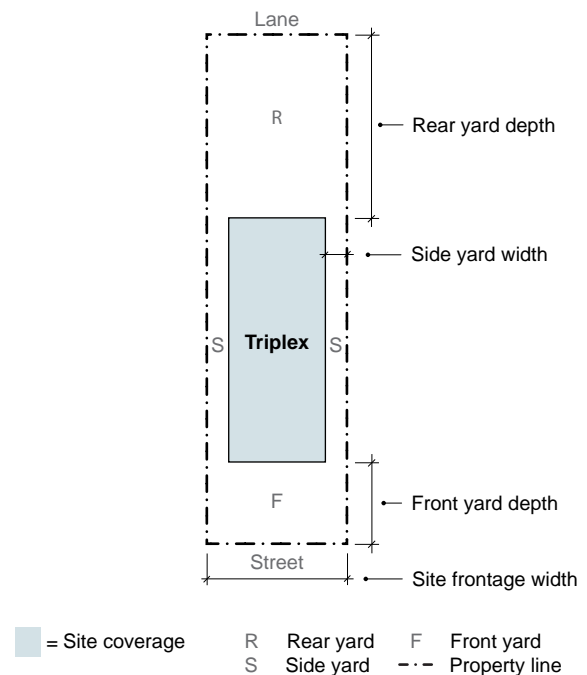
Rear Yard and Rear Setback

3.3.2.14 Despite the minimum rear yard depth in sections 3.3.2.7 and 3.3.2.8 above if the rear of the site adjoins the side yard of a site located in an RS or RT district, without intervention of a lane:

- (a) the minimum rear yard depth is 3.0 m for portions of a building below the fourth storey; and
- (b) the minimum rear setback is 10.7 m for portions of a building at or above the fourth storey,

except that the Director of Planning may decrease the minimum rear yard or rear setback under this section if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for triplex



3.3.2.15 The Director of Planning may decrease the minimum rear yard depth to a minimum of 1.8 m for those sites not regulated by section 3.3.2.14 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

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

- (a) the minimum front yard depth;
- (b) the maximum site coverage; and
- (c) the maximum area of impermeable materials.

3.4 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.90, except the Director of Planning may increase:

(a) the floor space ratio to a maximum of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1,115 m²,

where 100% of the residential floor area is developed as secured market rental housing subject to an agreed upon rental increase limit, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1,115 m²,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(c) the permitted floor space ratio to a maximum of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots and 100% of the residential floor area is developed as secured market rental housing subject to an agreed upon rental increase limit, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; and

(d) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.4.1.2 Despite sections 3.4.1.1(b) and 3.4.1.1(d) above, the maximum floor space ratio achievable as the result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.4.2 Building Form and Placement

Regulations	RM-10 and RM-10N
3.4.2.1 Minimum site area	855 m ²
3.4.2.2 Minimum front yard depth	3.7 m
3.4.2.3 Minimum side yard width	3.0 m
3.4.2.4 Minimum rear yard depth for sites with:	
(a) a depth of 36.2 m or less	3.7 m
(b) a depth greater than 36.2 m	6.1 m
3.4.2.5 Minimum rear setback for sites with a depth of 36.2 m or less	6.1 m above the fourth storey
3.4.2.6 Maximum site coverage for all buildings	50% of the site area
3.4.2.7 Maximum area of impermeable materials	75% of the site area

Side Yard and Side Setback

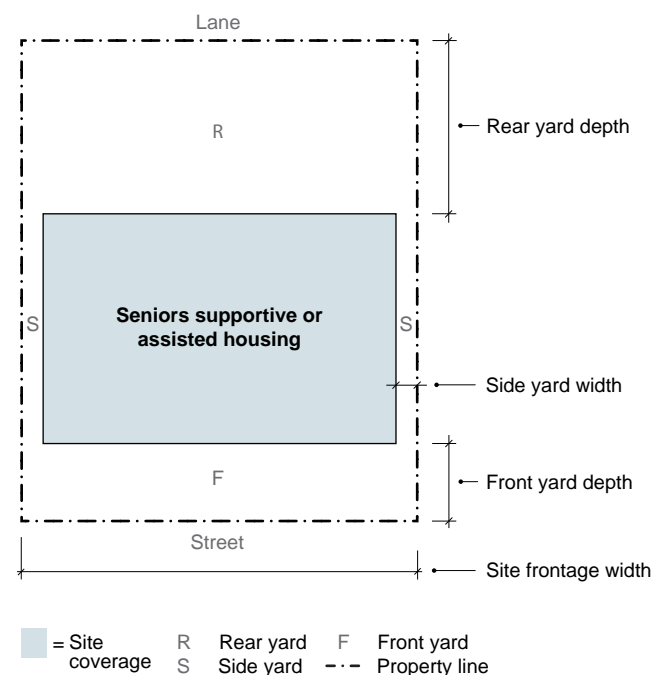
3.4.2.8 Despite the minimum side yard width in section 3.4.2.3 above, if the side of the site adjoins the side yard of a site located in an RS or RT district, without intervention of a lane, a setback of 10.7 m is also required for portions of a building at or above the fourth storey.

Rear Yard and Rear Setback

3.4.2.9 Despite the minimum rear yard depth in section 3.4.2.4 above and the minimum rear setback in section 3.4.2.5 above, if the rear of the site adjoins the side yard of a site located in an RS or RT district, without intervention of a lane:

- the minimum rear yard depth is 3.0 m for portions of a building below the fourth storey; and
- the minimum rear setback is 10.7 m for portions of a building at or above the fourth storey.

Diagram: Building placement for seniors supportive or assisted housing



3.5 Other Uses

Uses not regulated by sections 3.1 to 3.4 of this schedule are subject to the following regulations, except:

- (a) single detached dwelling and single detached dwelling with a secondary suite, which are regulated by the [RS-1 District Schedule](#);
- (b) duplex, which is regulated by the [RT-5 and RT-5N Districts Schedule](#); and
- (c) laneway house.

3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.90.

3.5.2 Building Form and Placement

Regulations	RM-10 and RM-10N
3.5.2.1 Minimum front yard depth	3.7 m
3.5.2.2 Minimum side yard width	3.0 m
3.5.2.3 Minimum rear yard depth for sites with:	
(a) a depth of 36.2 m or less	3.7 m
(b) a depth greater than 36.2 m	6.1 m
3.5.2.4 Minimum rear setback for sites with a depth of 36.2 m or less	6.1 m above the fourth storey
3.5.2.5 Maximum site coverage for all buildings	50% of the site area
3.5.2.6 Maximum area of impermeable materials	75% of the site area

Side Yard and Side Setback

- 3.5.2.7 Despite the minimum side yard width in section [3.5.2.2](#) above, if the side of the site adjoins the side yard of a site located in an RS or RT district, without intervention of a lane a setback of 10.7 m is also required for portions of a building at or above the fourth storey.
- 3.5.2.8 The Director of Planning may decrease the minimum side yard width and minimum side setback for those sites regulated by section [3.5.2.7](#) above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

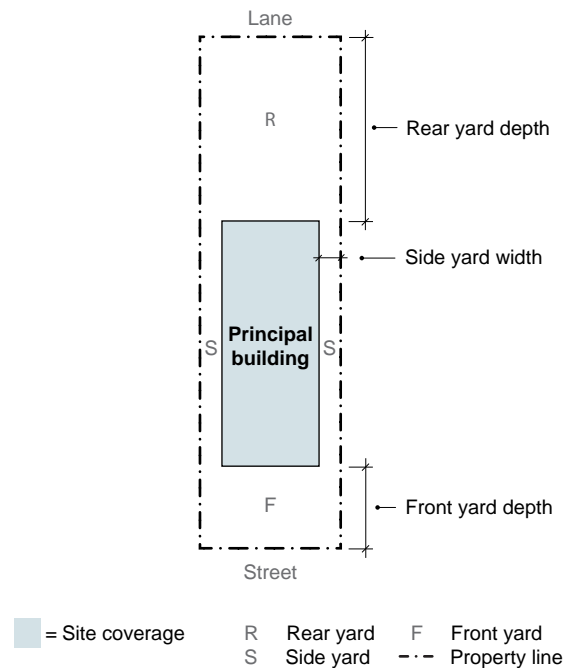
Rear Yard and Rear Setback

3.5.2.9 Despite the minimum rear yard depth in section 3.5.2.3 above and the minimum rear setback in section 3.5.2.4 above, if the rear of the site adjoins the side yard of a site located in an RS or RT district, without intervention of a lane, the minimum:

- (a) rear yard depth is 3.0 m for portions of a building below the fourth storey; and
- (b) rear setback is 10.7 m for portions of a building at or above the fourth storey,

except that the Director of Planning may decrease the minimum rear yard or rear setback under this section 3.5.2.9 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for principal building



3.5.2.10 The Director of Planning may decrease the minimum rear yard depth to a minimum of 1.8 m for those sites not regulated by section 3.5.2.9 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

3.5.2.11 The minimum distance between an infill and any other dwelling use on the site, measured across the width of the site, is 4.9 m.

3.5.2.12 The Director of Planning may decrease the minimum distance between infill single detached house and any other dwelling use on the site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in these districts, except for single detached house, single detached house with secondary suite, duplex, and laneway house are subject to the following regulations.

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity means 1 or more of the following:

- (a) community centre or neighbourhood house;
- (b) library;
- (c) museum or archives;
- (d) park or playground;
- (e) plaza;
- (f) rink;
- (g) swimming pool;
- (h) child day care facility;
- (i) public authority use; and
- (j) social service centre.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing Share and Amenity Share Cost Schedule](#) of this by-law for the RM-10 and RM-10N zoning districts.

4.2 Computation of Floor Area

4.2.1 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;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for apartments, townhouses and mixed-use residential building and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) for any multiple dwelling or mixed-use residential building, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof that are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage located below base surface, or, if located at or above base surface are contained in an accessory building that complies with section 2.2.12 of this schedule, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, which are located below base surface;
- (d) for triplex and for dwelling uses other than apartment, townhouse or mixed-use residential building, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building that complies with section 2.2.10 of this schedule, or in an infill single detached house or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required manoeuvring aisle, which are located either in a principal building, an accessory building, or an infill building up to a maximum area that the Director of Planning may determine, if the Director of Planning considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) amenity areas, including child day care facilities, recreation facilities, and meeting rooms, to a maximum of 10% of the total permitted floor area;
- (g) areas of undeveloped floors that 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;

- (h) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (i) for any multiple dwelling or mixed-use residential building, all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (j) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street, side property line or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.2.2(a) above, does not exceed 16% of the permitted floor area for multiple dwellings and mixed-use residential building and 13% of the permitted floor area for all other uses, and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (k) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of 1% of permitted floor area; and
- (l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.2.2(j) above, to which there is no access from the interior of the building.

4.3 Site Coverage and Impermeability: Measurement

4.3.1 The maximum area of impermeable materials includes site coverage for all buildings.

4.4 Building Depth: Measurement

4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a building.

4.5 Horizontal Angle of Daylight

4.5.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.5.2 For the purposes of section 4.5.1 above, habitable room means any room except a bathroom or kitchen.

4.5.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

-
- 4.5.4 The plane or planes referred to in section 4.5.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.5.5 An obstruction referred to in section 4.5.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.5.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least:
 - (i) 3.7 m in a triplex, or
 - (ii) 6.1 m in a townhouse, apartment or mixed-use residential building.
- 4.6 Dedication of Land
- 4.6.1 Dedication for Lane Purposes
- 4.6.1.1 Where a site does not abut a lane, or abuts a lane that 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.
- 4.6.1.2 Where dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.
- 4.6.2 Dedication for Sidewalk and Boulevard Purposes
- 4.6.2.1 For development sites that adjoin streets set forth below, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve the following distance from the centre line of the street to the property line of the development site, measured at right angles:
- (a) Joyce Street, 12.1 m;
 - (b) Payne Street, 7.6 m; and
 - (c) Vanness Street, 7.6 m.
- 4.6.2.2 Where dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.

5 RELAXATIONS

- 5.1 For triplex, if the existing lot was on record in the Land Title Office prior to January 31, 2018, the Director of Planning may reduce the minimum site area requirements in section [3.3.2.1](#) of this schedule or the site frontage requirements in section [3.3.2.2](#) of this schedule, in situations where meeting the exact provisions creates unnecessary hardship, if the Director of Planning considers the quality and liveability of the resulting units.

SCHEDULE RRR

RM-11 and RM-11N

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the development of 4-storey “T”-shaped apartments with dwelling units that are varied in size, composition and tenure, including those suitable for families with children. Common and private outdoor spaces are required. Lower density residential development, in the form of townhouses and triplexes, is only permitted on locked in lots. In the RM-11N district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-11 and RM-11N Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-11 and RM-11N districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
1000 m ²	Apartment	3.1
	Mixed-Use Residential Building	3.1
566 m ²	Townhouse	3.2
303 m ²	Triplex	3.3
--	Seniors Supportive or Assisted Housing	3.4
	Other uses in section 2.1 of this schedule	3.5
Regulated by the RT-5 and RT-5N Districts Schedule	Duplex, Duplex with Secondary Suite, Single Detached House, Single Detached House with Secondary Suite, Infill in combination with retention of a character house, Multiple Conversion Dwelling and Secondary Suite	Regulated by the RT-5 and RT-5N Districts Schedule

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

- (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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Artist Studio – Class A	Conditional	2.2.1
Club	Conditional	
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Plaza	Conditional	
Dwelling Uses		
Apartment	Conditional	2.2.2 , 2.2.3 , 2.2.4
Duplex	Conditional	2.2.5 , 2.2.6
Duplex with Secondary Suite	Conditional	2.2.5 , 2.2.6
Infill, in combination with retention of a character house existing as of September 18, 2018	Conditional	2.2.5 , 2.2.6
Laneway House, lawfully existing as of September 18, 2018	Outright	2.2.7
Mixed-Use Residential Building		2.2.2 , 2.2.3 , 2.2.4 , 2.2.10
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of September 18, 2018	Conditional	2.2.5 , 2.2.6 , 2.2.8
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.9

Use	Approval	Use-Specific Regulations
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Secondary Suite	Conditional	2.2.6 , 2.2.11
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House, lawfully existing as of September 18, 2018	Outright	2.2.6
Single Detached House with Secondary Suite, lawfully existing as of September 18, 2018	Outright	2.2.6
Townhouse	Conditional	2.2.2 , 2.2.3 , 2.2.4 , 2.2.5
Triplex	Conditional	2.2.5
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.12
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.13
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Multiple Dwelling or Mixed-Use Residential Building	Outright	2.2.14
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Multiple Dwelling or Mixed-Use Residential Building, and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Buildings, customarily ancillary to Multiple Dwelling or Mixed-Use Residential Building	Conditional	2.2.15
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.16
Accessory Uses customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Artist studio – class A may be permitted only:

- (a) where there is a residential unit associated with and forming an integral part of that artist studio; or
- (b) in a mixed-use residential building.

2.2.2 In an apartment, townhouse or mixed-use residential building with a floor space ratio less than or equal to 1.20, a minimum of 25% of the total dwelling units must be 3-bedroom units.

2.2.3 In an apartment, townhouse or mixed-used residential building with a floor space ratio greater than 1.20, a minimum of:

- (a) 25% of the total dwelling units must be 2-bedroom units; and
- (b) 10% of the total dwelling units must be 3-bedroom units,

except that the Director of Planning may vary the distribution of units if no less than 35% of the total dwelling units are 2- or 3-bedroom units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.4 The Director of Planning may permit more than 1 apartment, townhouse or mixed-use residential building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.5 The following uses may be permitted only if the Director of Planning considers the development site to consist of locked in lots:

- (a) townhouse;
- (b) triplex;
- (c) duplex;
- (d) duplex with secondary suite;

- (e) infill in combination with retention of a character house existing as of September 18, 2018; and
- (f) multiple conversion dwelling resulting from the conversion of a character house existing on the site as of September 18, 2018.

2.2.6 The following uses must comply with the **RT-5 and RT-5N Districts Schedule**:

- (a) duplex;
- (b) duplex with secondary suite;
- (c) single detached house;
- (d) single detached house with secondary suite;
- (e) infill in combination with retention of a character house existing as of September 18, 2018;
- (f) multiple conversion dwelling resulting from the conversion of a character house existing on the site as of September 18, 2018; and
- (g) secondary suite.

2.2.7 Laneway house is regulated by **Section 11** of this by-law and section **3** and **4** of this schedule do not apply.

2.2.8 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a character house existing as of September 18, 2018, may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.

2.2.9 Principal dwelling unit with lock-off unit may be permitted only in a multiple dwelling or mixed-use residential building and there may be no more than 1 lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

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

- (a) artist studio – class A; and
- (b) neighbourhood grocery store.

2.2.11 Secondary suite may be permitted if it is in a single detached house or duplex lawfully existing as of September 18, 2018.

2.2.12 Community care facility – class A is subject to the regulations, variations and relaxations that apply to a single detached house.

2.2.13 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.14 Accessory buildings customarily ancillary to any of the uses listed in section 2.1 of this schedule, other than those ancillary to multiple dwelling or mixed-use residential building, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

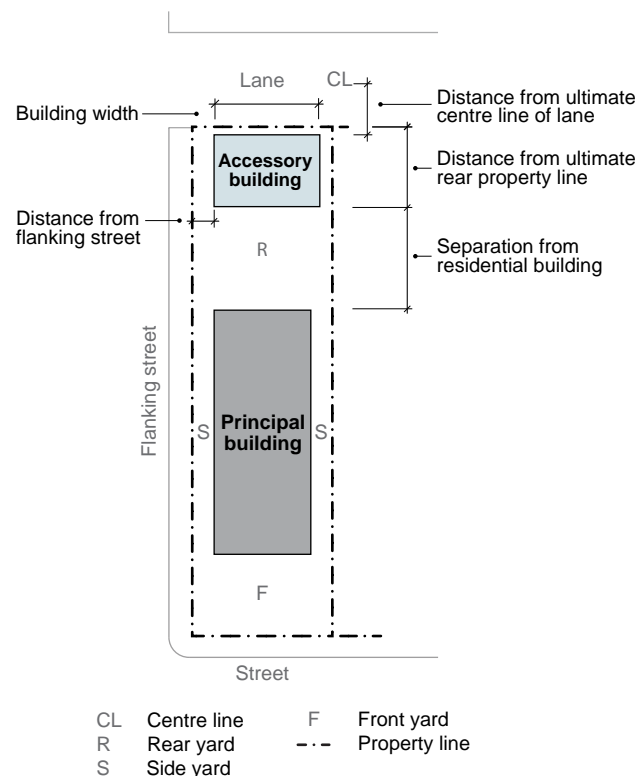
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line,
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane; and
 - (iii) at least 1.5 m from a flanking street;

- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line;
- (e) the separation from any residential building is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.15 Accessory buildings customarily ancillary to multiple dwelling or mixed-use residential building may be permitted as a conditional approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or

Diagram: Building placement for accessory buildings



- (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line,
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m², except that the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the building width for all accessory buildings does not exceed 30% of the width of the site at the rear property line, except that the Director of Planning may increase the maximum building width up to 80% if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) the separation from any residential building is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.16 Accessory parking spaces customarily ancillary to any outright approval use listed in section 2.1 above must comply with the provisions of section 2.2.14(b) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Apartment and Mixed-Use Residential Building

Apartment and mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75, except that on sites with a minimum site frontage of 36.6 m the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 1.70 where 100% of the residential floor area is either developed as social housing or secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.70,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.1.2 Despite section [3.1.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

Regulations		RM-11 and RM-11N
3.1.2.1	Minimum site area	1,000 m ²
3.1.2.2	Minimum site frontage for sites along East 1st Avenue, East 12th Avenue and Garden Drive	36.6 m
3.1.2.3	Maximum site frontage	50 m
3.1.2.4	Maximum building height	13.7 m
3.1.2.5	Minimum front yard depth	3.7 m
3.1.2.6	Minimum side yard width	2.1 m
3.1.2.7	Minimum rear yard depth	6.1 m
3.1.2.8	Maximum site coverage for all buildings	55% of the site area

Regulations	RM-11 and RM-11N
3.1.2.9 Maximum area of impermeable materials	75% of the site area

Site Frontage

- 3.1.2.10 Despite the minimum site frontage in section 3.1.2.2 above, for development sites that include a corner lot consolidation where the intervention of a lane prevents the achievement of a 36.6 m site frontage, the Director of Planning may permit a minimum site frontage of 36.6 m along either street frontage for sites along East 1st Avenue or East 12th Avenue, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 3.1.2.11 The Director of Planning may decrease the minimum site frontage if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard and Side Setback

- 3.1.2.12 Despite the minimum side yard width in section 3.1.2.6 above, if the side of the site adjoins the side yard of a site located in an RS or RT district, without the intervention of a lane, a setback of 4.6 m is required for portions of a building at or above the fourth storey.
- 3.1.2.13 The Director of Planning may decrease the minimum side yard and minimum side setback for a site with a side that adjoins the side yard of a site located in an RS or RT district, without the intervention of a lane, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for apartment and mixed-use residential building

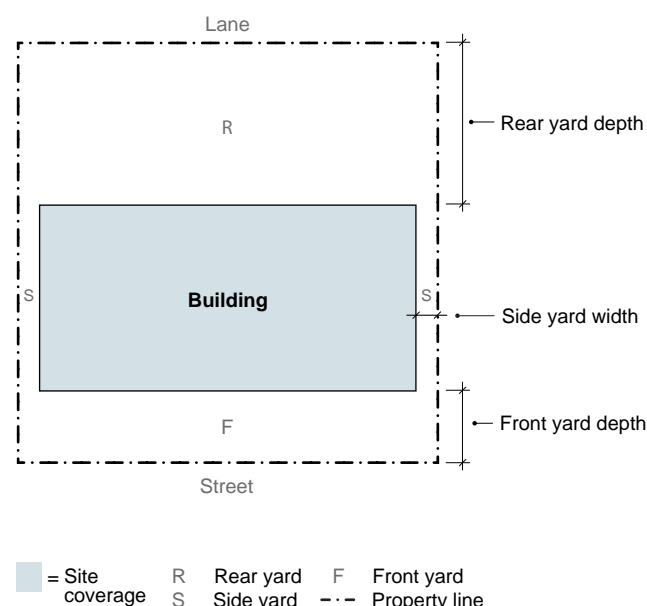
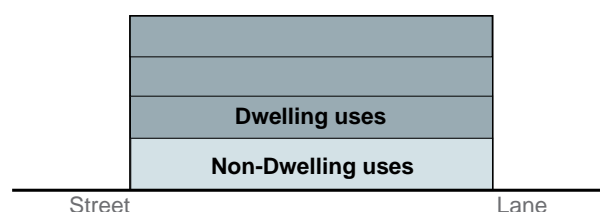


Diagram: Mixed-use residential building



Discretion to Vary Other Regulations

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

- (a) the maximum building height to a height not exceeding 14.7 m;
- (b) the minimum front yard depth;
- (c) the maximum site coverage; and
- (d) the maximum area of impermeable materials.

3.2 Townhouse

Townhouse is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.75, except that, where the Director of Planning considers the development site to consist of locked in lots, the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 1.20 where 100% of the residential floor area is either developed as social housing or secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.20,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.2.1.2 Despite section [3.2.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.2.2 Building Form and Placement

Regulations		RM-11 and RM-11N
3.2.2.1	Minimum site area	566 m ²
3.2.2.2	Minimum site frontage	12.8 m
3.2.2.3	Maximum site frontage	36.6 m
3.2.2.4	Maximum building height for:	
	(a) a building other than a rear building	11.5 m
	(b) a rear building	10.1 m
3.2.2.5	Minimum front yard depth	3.7 m
3.2.2.6	Minimum side yard width	2.1 m
3.2.2.7	Minimum rear yard depth	1.8 m
3.2.2.8	Maximum site coverage for all buildings	55% of the site area

Regulations	RM-11 and RM-11N
3.2.2.9 Maximum area of impermeable materials	75% of the site area
3.2.2.10 Minimum separation between:	
(a) buildings located on a site frontage	3.1 m
(b) rear buildings	3.1 m
(c) buildings located on a site frontage and rear buildings	7.3 m

Side Yard and Side Setback

- 3.2.2.11 Despite the minimum side yard width in section 3.2.2.6 above, if the side of the site adjoins the side yard of a site located in an RS or RT district, without the intervention of a lane, a setback of 4.6 m is required for portions of a building at or above the fourth storey.
- 3.2.2.12 The Director of Planning may decrease the minimum side yard and minimum side setback for a site with a side that adjoins the side yard of a site located in an RS or RT district, without the intervention of a lane, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

- 3.2.2.13 Minimum separation between townhouse buildings must be measured from the closest portion of the exterior side wall of any other townhouse building on the site.
- 3.2.2.14 Despite the minimum building separation in section 3.2.2.10(c) above, where an entrance located at or above 1.5 m of grade, or more than 0.6 m below grade, is connected to grade by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.

Diagram: Building placement for townhouse in a courtyard configuration

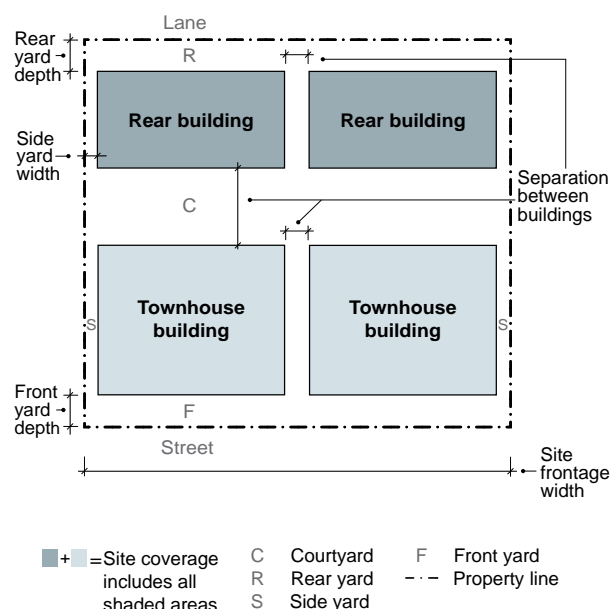
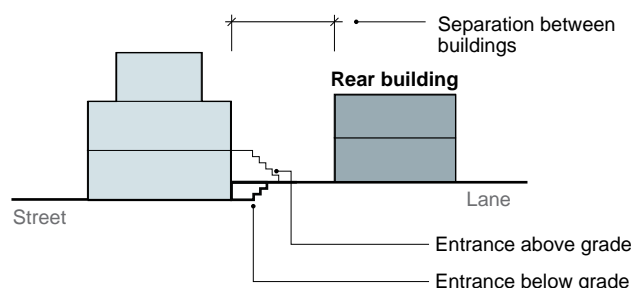


Diagram: Townhouse in a courtyard configuration



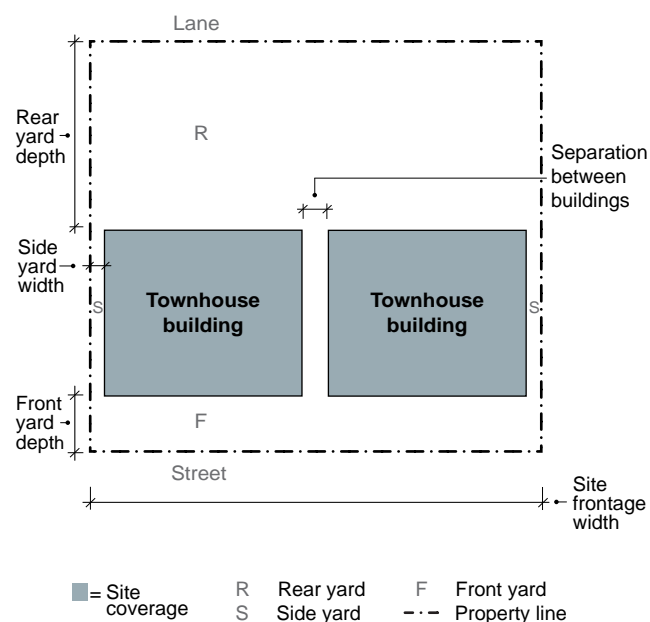
- 3.2.2.15 The Director of Planning may decrease the minimum building separation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

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

- the minimum front yard depth;
- the maximum site coverage; and
- the maximum area of impermeable materials.

Diagram: Building placement for townhouse in a non-courtyard configuration



3.3 Triplex

Triplex is subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.75, except that, where the Director of Planning considers the development site to consist of locked in lots, the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 0.90 where 100% of the residential floor area is developed as secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.90,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.3.1.2 Despite section [3.3.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.3.2 Building Form and Placement

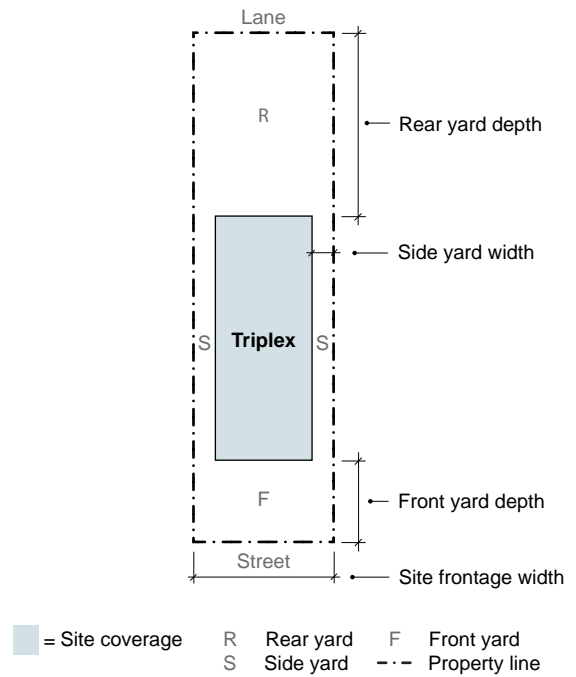
Regulations		RM-11 and RM-11N
3.3.2.1	Minimum site area	303 m ²
3.3.2.2	Maximum site frontage	12.8 m
3.3.2.3	Maximum building height	10.7 m
3.3.2.4	Minimum front yard depth	3.7 m
3.3.2.5	Minimum side yard width	1.2 m
3.3.2.6	Minimum rear yard depth	10.7 m
3.3.2.7	Maximum site coverage for all buildings	55% of the site area
3.3.2.8	Maximum area of impermeable materials	75% of the site area

Discretion to Vary Other Regulations

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

- (a) the maximum site coverage; and
- (b) the maximum area of impermeable materials.

Diagram: Building placement for triplex



3.4 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.75, except that:

- (a) on sites with a minimum site area of 1,000 m² and a minimum site frontage of 36.6 m, the Director of Planning may increase:
 - (i) the permitted floor space ratio to a maximum of 1.70 where 100% of the residential floor area is developed as secured market rental housing subject to an agreed upon rental increase limit, or
 - (ii) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.70,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

- (b) where the Director of Planning considers the development site to consist of locked in lots, the Director of Planning may increase the permitted floor space ratio to a maximum of 1.20 where 100% of the floor area is developed as secured market rental housing subject to an agreed upon rental increase limit, if the proposed development:
 - (i) is on a site with a minimum site area of 566 m²,
 - (ii) is on a site with a frontage greater than 12.8 m and less than 36.6 m,
 - (iii) has a maximum building height of 11.5 m,
 - (iv) has a maximum building height of 10.1 m for rear buildings, and
 - (v) has a minimum rear yard depth of 1.8 m,

and if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; or

- (c) where the Director of Planning considers the development site to consist of locked in lots, the Director of Planning may increase the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.20, if the proposed development:
 - (i) is on a site with a minimum site area of 566 m²,
 - (ii) is on a site with a frontage greater than 12.8 m and less than 36.6 m,
 - (iii) has a maximum building height of 11.5 m,
 - (iv) has a maximum building height of 10.1 m for rear buildings, and
 - (v) has a minimum rear yard depth of 1.8 m,

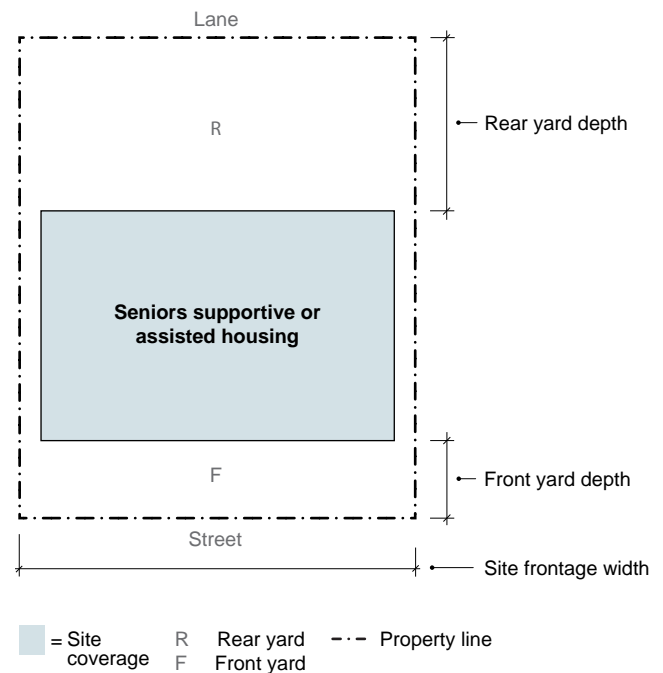
and if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

- 3.4.1.2 Despite sections 3.4.1.1(a)(ii) and 3.4.1.1(c) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.4.2 Building Form and Placement

Regulations		RM-11 and RM-11N
3.4.2.1	Minimum front yard depth	3.7 m
3.4.2.2	Maximum site coverage for all buildings	45% of the site area
3.4.2.3	Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for seniors supportive or assisted housing



3.5 Other Uses

Uses not regulated by sections 3.1 to 3.4 of this schedule are subject to the following regulations, except duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, infill in combination with retention of a character house, multiple conversion dwelling, and secondary suite, which are regulated by the [RT-5 and RT-5N Districts Schedule](#).

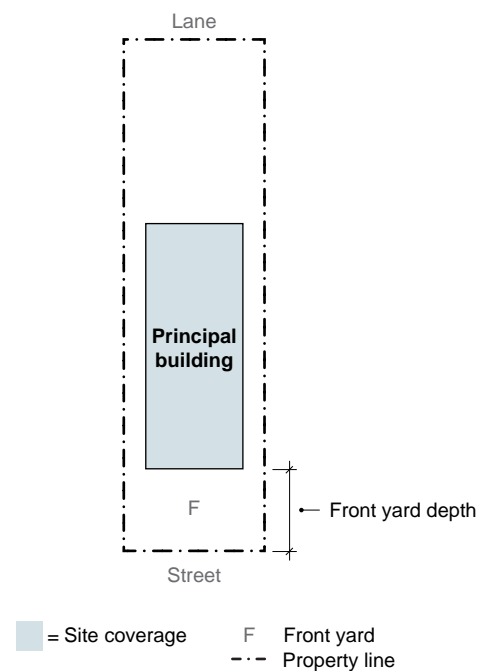
3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.75.

3.5.2 Building Form and Placement

Regulations	RM-11 and RM-11N
3.5.2.1 Minimum front yard depth	3.7 m
3.5.2.2 Maximum site coverage for all buildings	45% of the site area
3.5.2.3 Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in these districts, except duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, infill in combination with retention of a character house, multiple conversion dwelling, and secondary suite, are subject to the following regulations.

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity means 1 or more of the following:

- (a) community centre or neighbourhood house;
- (b) library;
- (c) museum or archives;
- (d) park or playground;
- (e) plaza;
- (f) rink;
- (g) swimming pool;
- (h) child day care facility;
- (i) public authority use; and
- (j) social service centre.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the RM-11 and RM-11N zoning districts.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for apartment, townhouse or mixed-use residential building and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) for multiple dwelling or mixed-use residential building, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage located at or below base surface or, if located at or above base surface, are contained in an accessory building customarily ancillary to multiple dwelling or mixed-use residential building, and that complies with section 2.2.14 of this schedule, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, any of which are located at or below base surface;
- (d) for triplex and other dwelling uses other than multiple dwelling or mixed-use residential building, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.14 of this schedule, or in an infill single detached house or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required manoeuvring aisle, which are located either in a principal building, an accessory building, or an infill building up to a maximum area that the Director of Planning may determine, if the Director of Planning considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) amenity areas, including child day care facilities, recreation facilities, and meeting rooms to a maximum of 10% of the total permitted floor area;
- (g) areas of undeveloped floors that 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;
- (h) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (i) for multiple dwelling and mixed-use residential building, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (j) entries, porches and verandahs and covered porches above the first storey, if:
 - (i) the side facing the street, side property line or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.2.2(a) above, does not exceed 16% of the permitted floor area for multiple dwelling and mixed-use residential building and 13% of the permitted floor area for all other uses, and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (k) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area; and
- (l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.2.2(j) above, to which there is no access from the interior of the building.

4.3 Site Coverage and Impermeability: Measurement

- 4.3.1 The maximum area of impermeable materials includes site coverage for all buildings.

4.4 Horizontal Angle of Daylight

- 4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.
- 4.4.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.4.5 An obstruction referred to in section 4.4.3 above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

4.4.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning considers all applicable Council policies and guidelines;
- (b) the minimum distance of unobstructed view in a triplex is at least 3.7 m; and
- (c) the minimum distance of unobstructed view in an apartment, townhouse or mixed-use residential building is at least 6.1 m.

4.5 Dedication of Land

4.5.1 Dedication for Lane Purposes

4.5.1.1 Where a site does not abut a lane, or abuts a lane that 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.

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

4.5.2 Dedication for Sidewalk and Boulevard Purposes

4.5.2.1 For development sites that adjoin the streets set forth below, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve the following distance from the centre line of the street to the property line of the development site, measured at right angles:

- (a) East 1st Avenue, from Commercial Drive to Salsbury Drive, 12.7 m;
- (b) East 1st Avenue, from Salsbury Drive to Semlin Drive, 12.2 m; and
- (c) East 12th Avenue, 12.2 m.

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

5 RELAXATIONS

5.1 The Director of Planning may relax the acoustic regulations in [Section 10](#) of this by-law and the provisions of this schedule regarding site area, site frontage, building height, required yards and setbacks, site coverage, horizontal angle of daylight, external design, and number of buildings on a site when a building listed on the Vancouver Heritage Register is retained, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE SSS

RM-12N

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the development of 4-storey townhouses, including hybrid townhouses. 4-storey apartments are permitted on larger sites. Mixed-use residential buildings are permitted on certain larger sites, primarily sites fronting Nanaimo Street. Siting and massing of new development are intended to be compatible with pre-existing residential development. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-12N Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-12N district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in [section 3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
1000 m ²	Apartment	3.1
	Mixed-Use Residential Building	3.1
910 m ²	Townhouse	3.2
	Seniors Supportive or Assisted Housing	3.4
306 m ²	Triplex	3.3
	Other uses in section 2.1 of this schedule	3.5
Regulated by the RT-5 and RT-5N Districts Schedule	Duplex, Duplex with Secondary Suite, Single Detached House, Single Detached House with Secondary Suite, Infill in combination with retention of a character house, Multiple Conversion Dwelling, and Secondary Suite	Regulated by the RT-5 and RT-5N Districts Schedule

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Artist Studio – Class A	Conditional	2.2.1
Club	Conditional	
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Plaza	Conditional	
Dwelling Uses		
Apartment	Conditional	2.2.2
Duplex	Outright	2.2.3
Duplex with Secondary Suite	Conditional	2.2.3
Infill, in combination with retention of a character house existing as of September 18, 2018	Conditional	2.2.3
Laneway House, lawfully existing as of September 18, 2018	Outright	2.2.4
Mixed-Use Residential Building	Conditional	2.2.2 , 2.2.5 , 2.2.6 , 2.2.7 , 2.2.8 , 2.2.13

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3 , 2.2.9
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a character house existing on the site as of September 18, 2018	Conditional	2.2.3 , 2.2.10
Principal Dwelling Unit with Lock-off Unit	Conditional	2.2.8
Residential Unit associated with and forming an integral part of an Artist Studio limited to Artist Studio – Class A	Conditional	2.2.1
Secondary Suite	Conditional	2.2.3 , 2.2.11
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House, lawfully existing as of September 18, 2018	Outright	2.2.3
Single Detached House with Secondary Suite, lawfully existing as of September 18, 2018	Outright	2.2.3
Townhouse	Conditional	2.2.7 , 2.2.12 , 2.2.13
Triplex	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.14
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.15
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	

Use	Approval	Use-Specific Regulations
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Multiple Dwelling or Mixed-Use Residential Building	Outright	2.2.16
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Multiple Dwelling or Mixed-Use Residential Building, and not permitted as an outright approval use	Conditional	
Accessory Buildings, customarily ancillary to Multiple Dwelling or Mixed-Use Residential Building	Conditional	2.2.17
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.18
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	
Live-Work Use	Conditional	

2.2 Use-Specific Regulations

2.2.1 Artist studio – class A may be permitted only:

- (a) where there is a residential unit associated with and forming an integral part of that artist studio; or
- (b) in a mixed-use residential building.

2.2.2 In an apartment or mixed-use residential building with a floor space ratio greater than 1.45, a minimum of:

- (a) 25% of the total dwelling units must be 2-bedroom units; and
- (b) 10% of the total dwelling units must be 3-bedroom units,

except that the Director of Planning may vary the distribution of units if no less than 35% of the total dwelling units are 2- or 3-bedroom units, and provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.3 The following uses must comply with the [RT-5 and RT-5N Districts Schedule](#):

- (a) duplex;
- (b) duplex with secondary suite;
- (c) single detached house;
- (d) single detached house with secondary suite;

-
- (e) infill in combination with retention of a character house;
 - (f) multiple conversion dwelling; and
 - (g) secondary suite.
- 2.2.4 Laneway house is regulated by **Section 11** of this by-law and section **3** and **4** of this schedule do not apply.
- 2.2.5 The only non-dwelling uses permitted in a mixed-use residential building are:
- (a) artist studio – class A;
 - (b) barber shop or beauty salon;
 - (c) beauty and wellness centre;
 - (d) grocery or drug store;
 - (e) live-work use;
 - (f) neighbourhood grocery store;
 - (g) residential unit associated with and forming an integral part of an artist studio – class A;
 - (h) restaurant – class 1; and
 - (i) retail store.
- 2.2.6 A mixed-use residential building is only permitted on sites located along Nanaimo Street and on the northwest corner of East 1st Avenue and Lakewood Drive, as identified in **Map 1: Sites where mixed-use residential building is permitted** at the end of this schedule.
- 2.2.7 The Director of Planning may permit more than 1 townhouse building or mixed-use residential building on a site, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.8 Principal dwelling unit with lock-off unit may be permitted only in a multiple dwelling or mixed-use residential building and there may be no more than 1 lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after considering the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.9 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building; and
 - (b) no housekeeping or sleeping units are created.

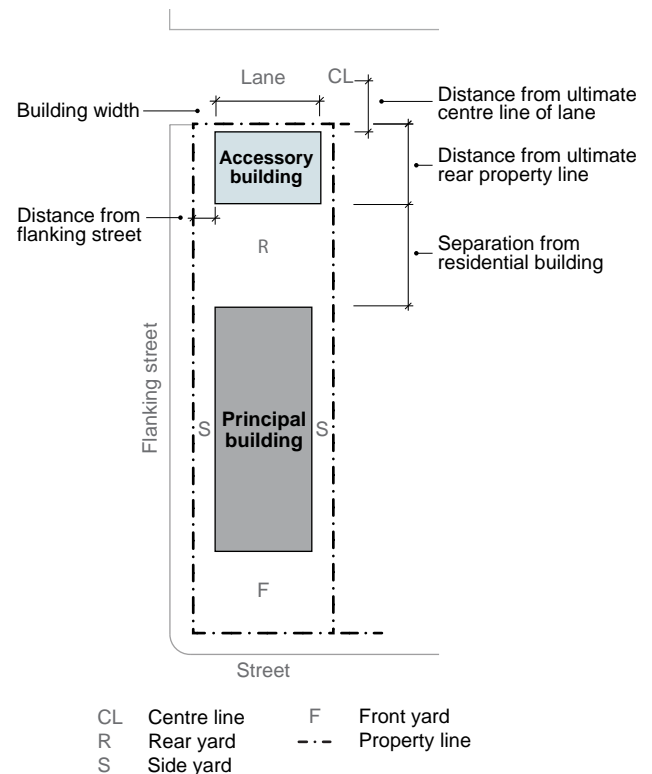
- 2.2.10 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a character house existing as of September 18, 2018, may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.
- 2.2.11 Secondary suite may be permitted if it is in a single detached house lawfully existing as of September 18, 2018.
- 2.2.12 The Director of Planning may permit a townhouse building where the lower units have direct access to grade and the upper units are accessed by way of a common main entrance and corridor, referred to as a “hybrid townhouse” for the purposes of this schedule, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.13 In a townhouse or mixed-use residential building with a floor space ratio less than or equal to 1.45, a minimum of 25% of the total dwelling units must be 3-bedroom units.
- 2.2.14 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.15 Farmers’ market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.16 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, other than those ancillary to multiple dwelling or mixed-use residential building, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line,

Diagram: Building placement for accessory buildings



- (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line;
- (e) the separation from any residential building is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.17 Accessory buildings customarily ancillary to multiple dwelling or mixed-use residential building may be permitted as a conditional approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 except that no portion of an accessory building may exceed 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line,
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m², except that the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the combined building width for all accessory buildings does not exceed 30% of the width of the site at the rear property line, except that the Director of Planning may increase the maximum building width up to 80%, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) the separation from any residential building is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.18 Accessory parking spaces customarily ancillary to any outright approval use listed in section 2.1 of this schedule must comply with the provisions of section 2.2.16(b) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Apartment and Mixed-Use Residential Building

Apartment and mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 1.70 where 100% of the residential floor area is either developed as social housing or secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.70,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.1.1.2 Despite section [3.1.1.1](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

Regulations	RM-12N
3.1.2.1 Minimum site area	1,000 m ²
3.1.2.2 Minimum site frontage	36.6 m
3.1.2.3 Maximum building height for:	
(a) apartment	13.7 m and 4 storeys
(b) mixed-use residential building other than a rear building	13.7 m and 4 storeys
(c) mixed-use residential building that is a rear building	9.5 m and 3 storeys
3.1.2.4 Minimum front yard depth	3.7 m
3.1.2.5 Minimum side yard width	2.1 m

Regulations	RM-12N
3.1.2.6 Minimum rear yard depth	6.1 m
3.1.2.7 Maximum site coverage for all buildings	55% of the site area
3.1.2.8 Maximum area of impermeable materials	70% of the site area
3.1.2.9 Maximum building width	26.0 m
3.1.2.10 Minimum separation between mixed-use residential buildings that are:	
(a) located on a site frontage	3.1 m
(b) rear buildings	3.1 m
(c) located on a site frontage and rear buildings	7.3 m

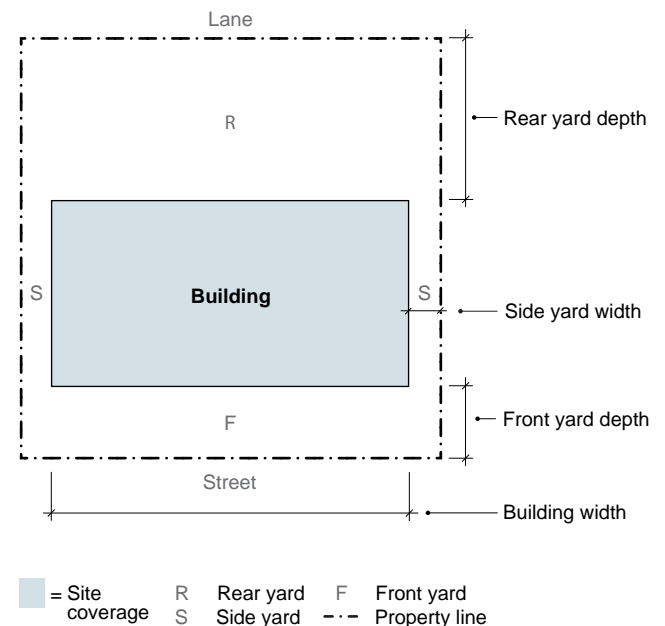
Unit Frontage

- 3.1.2.11 In a mixed-use residential building, the maximum unit frontage for all non-dwelling uses is 15.3 m, except that the Director of Planning may increase the maximum unit frontage, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Height

- 3.1.2.12 Despite the maximum building height in section 3.1.2.3(c) above, the third storey of a mixed-use residential building that is a rear building must be a partial storey not exceeding 60% of the storey immediately below.
- 3.1.2.13 The Director of Planning may vary the maximum building height for a rear building to a height not exceeding 10.7 m and 3 storeys, where the third storey is a partial storey not exceeding 60% of the storey immediately below, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for apartment and mixed-use residential building



Building Separation

- 3.1.2.14 Minimum separation between mixed-use residential buildings must be measured from the closest portion of the exterior side wall of any other mixed-use residential building on the site.
- 3.1.2.15 Despite the minimum building separation in section 3.1.2.10(c) above, where an entrance located at or above 1.5 m of grade, or more than 0.6 m below grade, is connected to grade by stairs that project into a courtyard, the separation between mixed-use residential buildings must be at least 9.1 m.
- 3.1.2.16 The Director of Planning may vary the minimum building separation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.1.2.17 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- the minimum front yard depth;
 - the maximum site coverage;
 - the maximum area of impermeable materials; and
 - the maximum building width.

Diagram: Building placement for mixed-use residential building in a courtyard configuration

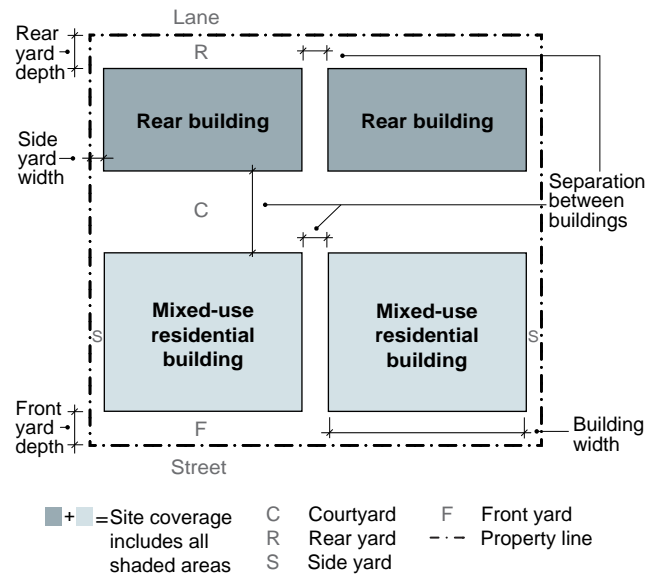
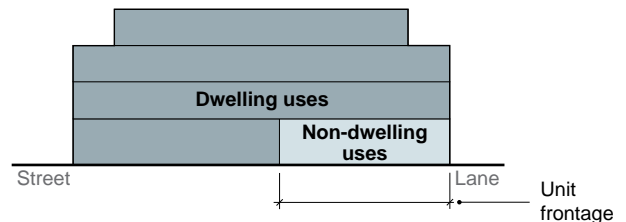


Diagram: Unit frontage for non-dwelling uses in a mixed-use residential building



3.2 Townhouse

Townhouse is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 1.45 where 100% of the residential floor area is either developed as social housing or secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.45,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.2.1.2 Despite section 3.2.1.1 above, for a hybrid townhouse the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 1.70 where 100% of the residential floor area is either developed as social housing or secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.70,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.2.1.3 Despite sections 3.2.1.1(b) and 3.2.1.2(b) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.2.2 Building Form and Placement

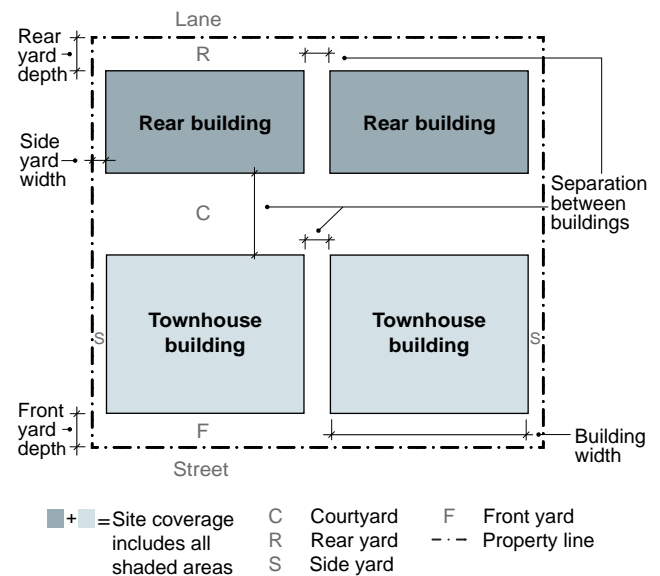
Regulations	RM-12N
3.2.2.1 Minimum site area	910 m ²
3.2.2.2 Minimum site frontage	27.4 m
3.2.2.3 Maximum building height for:	
(a) a building other than a rear building	12.2 m and 4 storeys

Regulations	RM-12N
(b) a rear building	9.5 m and 3 storeys
3.2.2.4 Minimum front yard depth	3.7 m
3.2.2.5 Minimum side yard width	1.2 m
3.2.2.6 Minimum rear yard depth	1.8 m
3.2.2.7 Maximum site coverage for all buildings	55% of the site area
3.2.2.8 Maximum area of impermeable materials	70% of the site area
3.2.2.9 Maximum building width	26.0 m
3.2.2.10 Minimum separation between:	
(a) buildings located on a site frontage	3.1 m
(b) rear buildings	3.1 m
(c) buildings located on a site frontage and rear buildings	7.3 m

Building Height

- 3.2.2.11 Despite the maximum building height in section 3.2.2.3(a) above, the fourth storey of a building other than a rear building must be a partial storey not exceeding 60% of the storey immediately below.
- 3.2.2.12 Despite the maximum building height in section 3.2.2.3(b) above, the third storey of a rear building must be a partial storey not exceeding 60% of the storey immediately below.
- 3.2.2.13 The Director of Planning may vary the maximum building height for a rear building to a height not exceeding 10.7 m and 3 storeys, where the third storey is a partial storey not exceeding 60% of the storey immediately below, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for townhouse in a courtyard configuration



Building Separation

- 3.2.2.14 Minimum separation between townhouse buildings must be measured from the closest portion of the exterior side wall of any other townhouse building on the site.
- 3.2.2.15 Despite the minimum building separation in section 3.2.2.10(c) above, where an entrance located at or above 1.5 m of grade, or more than 0.6 m below grade, is connected to grade by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.
- 3.2.2.16 The Director of Planning may vary the minimum building separation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.2.2.17 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- the minimum site area;
 - the minimum front yard depth;
 - the maximum site coverage;
 - the maximum area of impermeable materials; and
 - the maximum building width.

Diagram: Building placement for townhouse not in a courtyard configuration

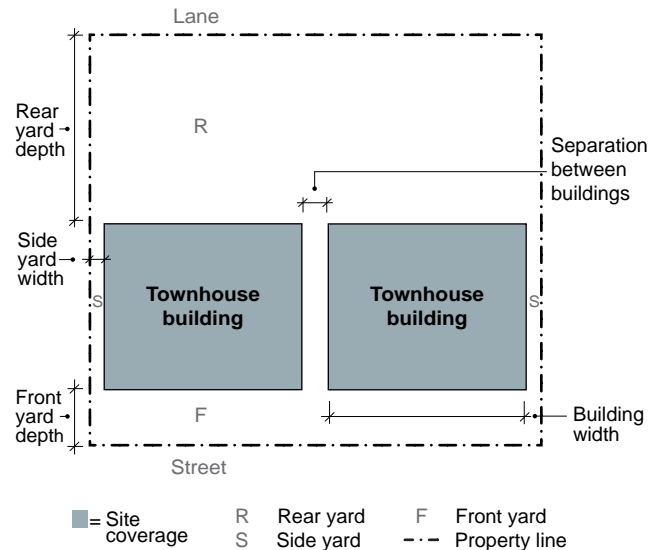


Diagram: Townhouse in a courtyard configuration

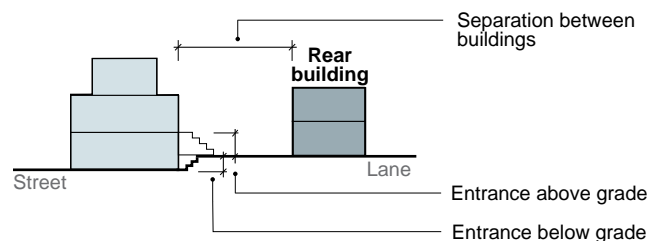
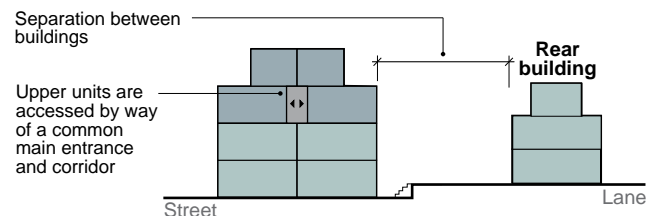


Diagram: Hybrid townhouse in a courtyard configuration



3.3 Triplex

Triplex is subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 0.90 where 100% of the residential floor area is developed as secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased; or
- (b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.90,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.3.1.2 Despite section [3.3.1.1\(b\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.3.2 Building Form and Placement

Regulations	RM-12N
3.3.2.1 Minimum site area	306 m ²
3.3.2.2 Minimum site frontage	12.8 m
3.3.2.3 Maximum building height	10.7 m and 3 storeys
3.3.2.4 Minimum front yard depth	3.7 m
3.3.2.5 Minimum side yard width	1.2 m
3.3.2.6 Minimum rear yard depth	1.8 m
3.3.2.7 Maximum site coverage for all buildings	55% of the site area
3.3.2.8 Maximum area of impermeable materials	70% of the site area

Building Height

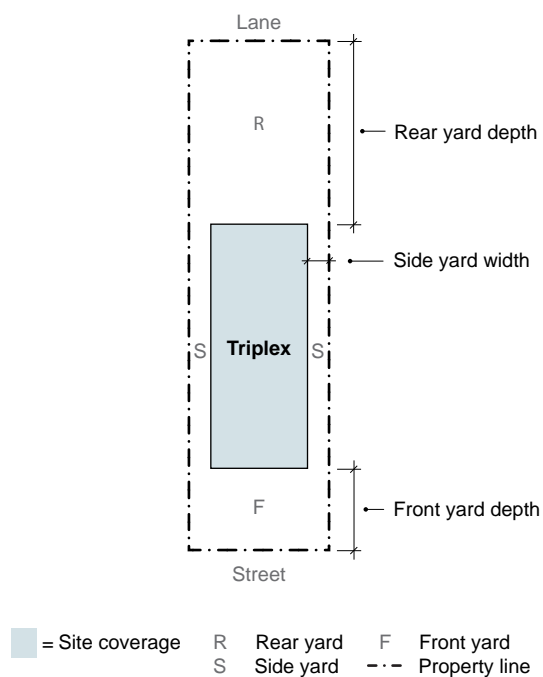
3.3.2.9 Despite the maximum building height in section [3.3.2.3](#) above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Discretion to Vary Other Regulations

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

- (a) the minimum front yard depth;
- (b) the maximum site coverage; and
- (c) the maximum area of impermeable materials.

Diagram: Building placement for triplex



3.4 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.75, except that:

(a) the Director of Planning may increase:

- (i) the permitted floor space ratio to a maximum of 1.45 where 100% of the residential floor area is developed as secured market rental housing subject to an agreed upon rental increase limit, or
- (ii) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.45; and

(b) on sites with a minimum site area of 1,000 m² and a minimum site frontage of 36.6 m, the Director of Planning may increase:

- (i) the permitted floor space ratio to a maximum of 1.70 where 100% of the residential floor area is developed as secured market rental housing subject to an agreed upon rental increase limit, or
- (ii) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.70,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

3.4.1.2 Despite sections [3.4.1.1\(a\)\(ii\)](#) and [3.4.1.1\(b\)\(ii\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.4.2 Building Form and Placement

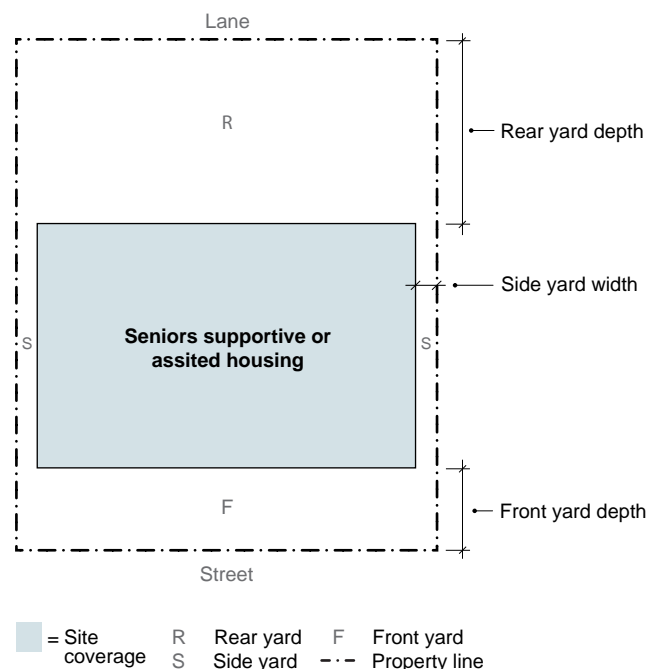
Regulations	RM-12N
3.4.2.1 Minimum site area	910 m ²
3.4.2.2 Minimum site frontage	27.4 m
3.4.2.3 Maximum building height	12.2 m and 4 storeys
3.4.2.4 Minimum front yard depth	3.7 m
3.4.2.5 Minimum side yard width	1.2 m
3.4.2.6 Minimum rear yard depth	1.8 m

Regulations	RM-12N
3.4.2.7 Maximum site coverage for all buildings	45% of the site area
3.4.2.8 Maximum area of impermeable materials	70% of the site area

Building Height

- 3.4.2.9 Despite the maximum building height in section 3.4.2.3 above, the fourth storey of a building must be a partial storey not exceeding 60% of the storey immediately below.
- 3.4.2.10 Despite section 3.4.2.3 above, for sites with a minimum site frontage of 36.6 m and a minimum site area of 1000 m², the Director of Planning may vary the maximum building height to a height not exceeding 13.7 m if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for senior supportive or assisted housing



3.5 Other Uses

Uses not regulated by sections 3.1 to 3.4 of this schedule are subject to the following regulations, except duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, infill, multiple conversion dwelling and secondary suite, which are regulated by the [RT-5 and RT-5N Districts Schedule](#).

3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.75.

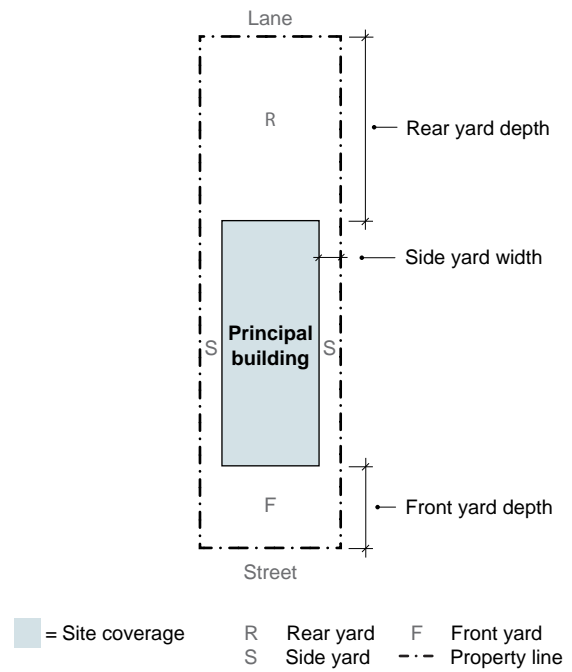
3.5.2 Building Form and Placement

Regulations	RM-12N
3.5.2.1 Maximum building height	10.7 m and 3 storeys
3.5.2.2 Minimum front yard depth	3.7 m
3.5.2.3 Minimum side yard width	1.2 m
3.5.2.4 Minimum rear yard depth	1.8 m
3.5.2.5 Maximum site coverage for all buildings	45% of the site area
3.5.2.6 Maximum area of impermeable materials	70% of the site area

Building Height

3.5.2.7 Despite the maximum building height in section [3.5.2.1](#) above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district, except duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, infill in combination with retention of a character house, multiple conversion dwelling and secondary suite, are subject to the following regulations.

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity means 1 or more of the following:

- (a) community centre or neighbourhood house;
- (b) library;
- (c) museum or archives;
- (d) park or playground;
- (e) plaza;
- (f) rink;
- (g) swimming pool;
- (h) child day care facility;
- (i) public authority use; and
- (j) social service centre.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the RM-12N zoning district.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (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;
- (c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:

- (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
- (ii) the area excluded does not exceed 1% of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwelling or mixed-use residential building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) for multiple dwelling or mixed-use residential building, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage located at or below base surface or, if located at or above base surface, are contained in an accessory building customarily ancillary to multiple dwelling or mixed-use residential building, and that complies with section [2.2.17](#) of this schedule, and
 - (iii) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing, any of which are located at or below base surface;
- (d) for triplex and other dwelling uses other than multiple dwelling, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building that complies with section [2.2.16](#) of this schedule, or in an infill single detached house or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required manoeuvring aisle, which are located either in a principal building, an accessory building, or an infill single detached house up to a maximum area that the Director of Planning may determine, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) areas of undeveloped floors that 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, and covered porches above the storey if:
 - (i) the side facing the street, rear property line, courtyard, park or school is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.2.2(a) above, does not exceed 16% of the permitted floor area for multiple dwelling or mixed-use residential building and 13% of the permitted floor area for all other uses, and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (i) for multiple dwelling or mixed-use residential building, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area; and
- (k) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.2.2(h) above, to which there is no access from the interior of the building.

4.3 Site Coverage and Impermeability: Measurement

4.3.1 The maximum area of impermeable materials includes site coverage for all buildings.

4.4 Horizontal Angle of Daylight

4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.

4.4.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.

4.4.5 An obstruction referred to in section 4.4.3 above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

4.4.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the minimum distance of unobstructed view is at least 2.4 m.

4.5 Dedication of Land

4.5.1 Dedication for Lane Purposes

4.5.1.1 Where a site does not abut a lane, or abuts a lane that 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.

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

4.5.2 Dedication for Sidewalk and Boulevard Purposes

4.5.2.1 For development sites that adjoin the streets set forth below, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve the following distance from the centre line of the street to the property line of the development site, measured at right angles:

- (a) East 1st Avenue, 12.2 m;
- (b) East 1st Avenue, from Garden Drive to Nanaimo Street, 13.4 m;
- (c) Nanaimo Street, from East Pender Street to William Street, 15.1 m; and
- (d) Nanaimo Street, from East 2nd Avenue to Grandview Highway North, 16.1 m.

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

Map 1: Sites where mixed-use residential building is permitted



SCHEDULE TTT

FM-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to enhance the small-scale residential character of the Fairview Slopes neighbourhood by encouraging retention of the existing houses and permitting new low-profile residential development, which may include some compatible commercial, light industrial, and ancillary uses, designed to optimize the amenities inherent in the topography and location of this central neighbourhood.

Without limitation, applicable Council policies and guidelines for consideration include the [Fairview Slopes FM-1 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the FM-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Infill Duplex	Conditional	
Infill Multiple Dwelling	Conditional	2.2.2
Infill Single Detached Dwelling	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.4
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of June 18, 1956	Conditional	2.2.2, 2.2.5
Multiple Dwelling	Conditional	2.2.2
Rooming House	Outright	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	

Use	Approval	Use-Specific Regulations
Community Care Facility – Class A	Outright	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Manufacturing Uses		
Jewellery Manufacturing	Conditional	
Office Uses		
General Office	Conditional	2.2.7 , 2.2.8
Retail Uses		
Farmers' Market	Conditional	2.2.7 , 2.2.8 , 2.2.9
Grocery or Drug Store	Conditional	2.2.7 , 2.2.8
Grocery Store with Liquor Store	Conditional	2.2.7 , 2.2.8
Liquor Store	Conditional	2.2.7 , 2.2.8
Pawnshop	Conditional	2.2.7 , 2.2.8
Public Bike Share	Conditional	2.2.7 , 2.2.8
Retail Store	Conditional	2.2.7 , 2.2.8
Secondhand Store	Conditional	2.2.7 , 2.2.8
Small-Scale Pharmacy	Conditional	2.2.7 , 2.2.8
Service Uses		
Barber Shop or Beauty Salon	Conditional	2.2.7 , 2.2.8
Beauty and Wellness Centre	Conditional	2.2.7 , 2.2.8
Bed and Breakfast Accommodation	Conditional	2.2.7 , 2.2.8
Laundromat or Dry Cleaning Establishment	Conditional	2.2.7 , 2.2.8
Repair Shop – Class B	Conditional	2.2.7 , 2.2.8
Restaurant – Class 1	Conditional	2.2.7 , 2.2.8
Short Term Rental Accommodation	Conditional	2.2.7 , 2.2.8
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		

Use	Approval	Use-Specific Regulations
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.10
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.

2.2.2 Development on any site consisting of 3 or more dwelling units that:

- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
- (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,

is subject to the [Rental Housing Stock Official Development Plan](#).

2.2.3 Any of the non-dwelling uses listed in section [2.1](#) of this schedule may be permitted in a mixed-use residential building.

2.2.4 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:

- (a) there are no additions to the building;
- (b) no housekeeping or sleeping units are created; and
- (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.5 Multiple conversion dwelling that is not permitted as an approval outright use, resulting from the conversion of a building existing as of June 18, 1956, may be permitted as a conditional approval use, if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area; and

- (b) building additions resulting in a total floor space ratio greater than 0.6 are in keeping with the character of the building.

2.2.6 Community care facility – class A is subject to the regulations, variations, and relaxations that apply to single detached house.

2.2.7 Any office, retail or service use listed in section 2.1 above may be permitted as a conditional approval use if:

- (a) the Director of Planning or Development Permit Board is satisfied that they are compatible with the residential character, are at a neighbourhood scale, and serve the local residential population; and
- (b) they do not exceed the maximum permitted floor area as follows:
 - (i) up to 50% of the gross floor area in buildings located in sub-area 1 identified in [Map 1: Sub-Areas](#) and [Map 2: Sub-Areas](#) at the end of this schedule,
 - (ii) up to 15% of the gross floor area, or 130 m², whichever is lesser, in buildings located in sub-area 2 identified in [Map 1: Sub-Areas](#) and [Map 2: Sub-Areas](#) at the end of this schedule,
 - (iii) up to 100% of the gross floor area in buildings located in sub-area 3 identified in [Map 1: Sub-Areas](#) and [Map 2: Sub-Areas](#) at the end of this schedule,
 - (iv) up to 100% of the gross floor area in buildings protected by a heritage designation by-law, subject to the building being renovated to the satisfaction of the Development Permit Board, and
 - (v) up to 50% of the gross floor area or 700 m², whichever is lesser, in residential buildings existing prior to December 1, 1973, subject to the building being renovated to the satisfaction of the Director of Planning or Development Permit Board.

2.2.8 Subject to the approval of Council, the Development Permit Board may increase the maximum permitted floor area for office, retail or service uses as established in section 2.2.7 above, for development on consolidated sites that comprise land in 2 or more sub-areas as illustrated in [Map 1: Sub-Areas](#) and [Map 2: Sub-Areas](#) at the end of this schedule, provided that:

- (a) any increase must be limited to the transfer of the permitted office, retail or service use floor area of 1 sub-area to other sub-areas;
- (b) the Board considers the overall quality of the development, the surrounding developments and potential for redevelopment both within the FM-1 district and other zoning districts that are adjacent to the consolidated site, surrounding traffic patterns, and the intent of this schedule and all applicable Council policies and guidelines; and
- (c) there is no transfer of permitted floor area across future lanes, irrespective of existing property consolidation.

2.2.9 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.10 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard required in this schedule, or 48 m², whichever is greater; and
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line,

except that the Director of Planning may vary the maximum height, floor area and location regulations, provided that the varied height does not exceed 10.7 m and the varied floor area does not exceed 33.3% of the gross floor area of the principal use.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60, except that:

- (a) for a building existing prior to December 1, 1973 and approved for dwelling use only, the floor area may be increased by 20% of the existing floor area, provided that in no case may the maximum floor space ratio exceed 1.00 and the increase in floor area is for dwelling use only; and
- (b) the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 1.50, if the Director of Planning or Development Permit Board considers the intent of this schedule, all applicable Council policies and guidelines, the nature and size of the site, adequacy of open space, overall design and the provision of amenities which would result in community benefits.

3.1.2 Building Form and Placement

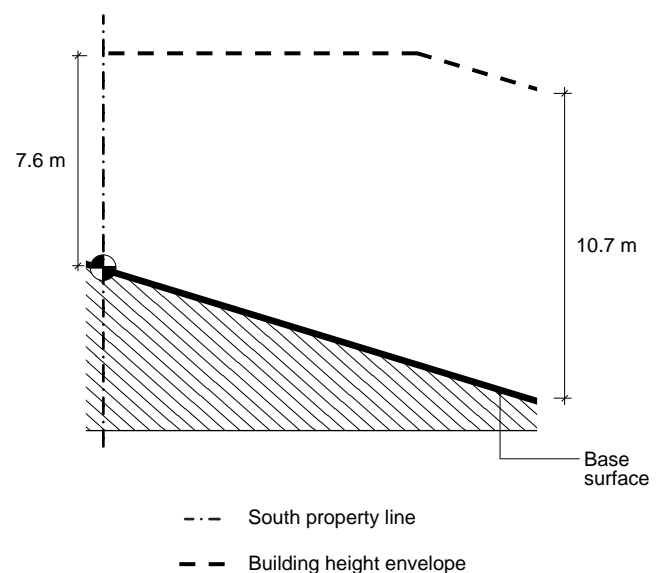
Regulations	FM-1
3.1.2.1 Maximum building height	10.7 m

Building Height

3.1.2.2 Building height will be calculated from the building grades as established by the City Engineer and measured at the ultimate property line at the lane.

3.1.2.3 Despite the maximum building height in section 3.1.2.1 above, in the case of a site fronting on a street running east and west, no portion of the building may extend above an envelope formed by a vertical line measuring 7.6 m in height at the south property line and a line extended horizontally from the vertical line to intersect a line representing the maximum height.

Diagram: Maximum building height for all the uses



- 3.1.2.4 Subject to approval of Council, the Development Permit Board may increase the maximum permitted building height in section **3.1.2.1** above, if the Development Permit Board considers:
- (a) the height, bulk, location and overall design of the building and its impacts on the site, surrounding buildings and streets, and views;
 - (b) the amount of open space and the impact of the overall design on the general amenity of the area;
 - (c) the peculiarities of the site with respect to traffic, surrounding developments, topography, the potential for development both within the FM-1 district and other zoning districts that are adjacent to the site, and other factors not characteristic of the FM-1 district; and
 - (d) the intent of this schedule, all applicable Council policies and guidelines, and the compatibility of the development with adjacent buildings.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building including accessory buildings;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space does 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 does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the total permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that 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;
- (f) basement and cellar areas in a building existing prior to June 18, 1956, and approved for dwelling use only;

- (g) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area.

4.1.3 In computing the floor area, site area must be measured to the rear property line on sites where there has been no dedication for lane purposes or the ultimate centre line of the lane on sites where land has been dedicated for lane purposes.

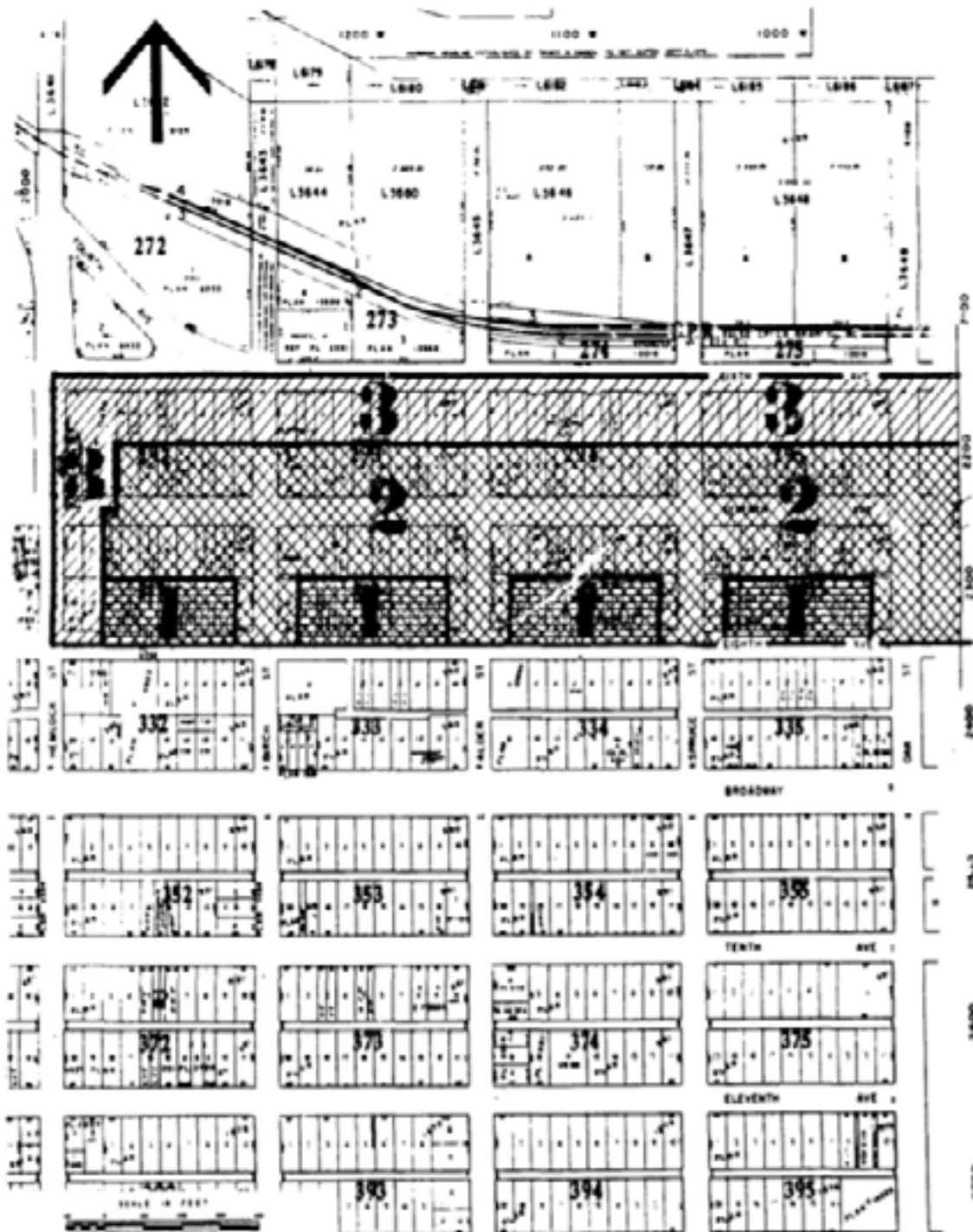
4.2 Dedication of Land

4.2.1 Dedication for Lane Purposes

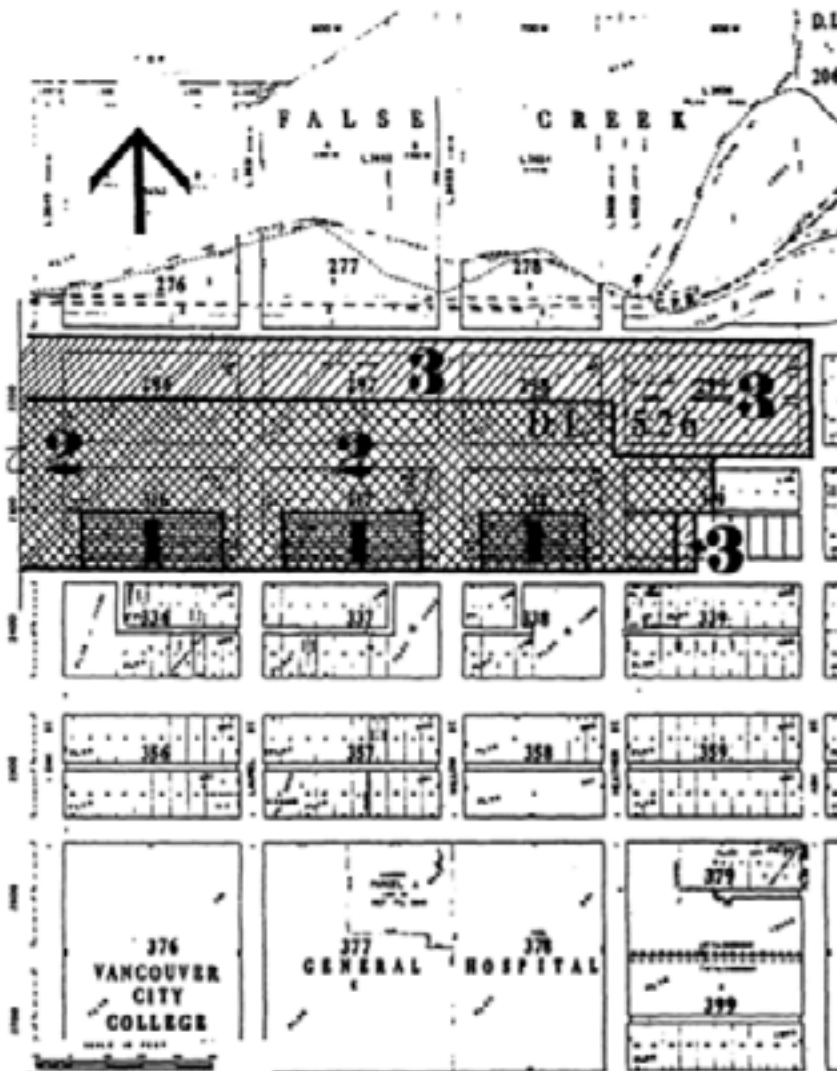
4.2.1.1 Where a site does not abut a lane, a portion of the rear of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.

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

Map 1: Sub-Areas



Map 2: Sub-Areas



**DRAFT By-law to amend the Building By-law No. 12511
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Building By-law No. 12511.
2. In Table 10.2.2.7.(1) of Book I, Division B, Council strikes out “One family dwelling” and substitutes “Single detached house”.
3. In Subclause 10.2.2.15.(1)(b)(i) of Book I, Division B, Council strikes out “one or two family dwelling” and substitutes “single detached house or duplex”.
4. In the Schedule of Fees in Book I and Book II, Division C, Council:
 - (a) in Part A:
 - (i) in section 1(d), strikes out “ONE-FAMILY DWELLING” and substitutes “SINGLE DETACHED HOUSE”,
 - (ii) in section 1(e), strikes out “ONE-FAMILY DWELLING” and substitutes “SINGLE DETACHED HOUSE”,
 - (iii) in section 2(e), strikes out “one- or two-family residence” and substitutes “single detached house or duplex”, and
 - (iv) in section 2(l), strikes out “ONE-FAMILY DWELLING” and substitutes “SINGLE DETACHED HOUSE”; and
 - (b) in section 2 of Part B, strikes out “one- or two-family dwelling” and substitutes “single detached house or duplex”
5. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
6. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Crossing By-law No. 4644
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Crossing By-law No. 4644.
2. In section 2(a), Council strikes out “one or two family residential purposes” and substitutes “single detached houses or duplexes”.
3. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Downtown Official Development Plan By-law No. 4912
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Schedule A of the Downtown Official Development Plan By-law No. 4912.
2. In section 3(6)(e), Council strikes out “one and two-family dwellings” and substitutes “single detached houses and duplexes”.
3. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Downtown-Eastside/Oppenheimer
Official Development Plan By-law No. 5532
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Schedule A of the Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532.
2. In section 2.5, Council strikes out “one or two family dwellings” and substitutes “single detached houses or duplexes”.
3. In sections 4.5.4(e), 5.5.3(e), 6.5.3(e), and 7.5.3(e), Council strikes out “one and two-family dwellings” and substitutes “single detached houses and duplexes”.
4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
5. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Electrical By-law No. 5563
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Electrical By-law No. 5563.
2. In section 1.3, Council:
 - (a) strikes out the definition of “One-family dwelling with secondary suite”;
 - (b) adds a new definition in the correct alphabetical order as follows:

““single detached house with secondary suite” means a building containing only two dwelling units of which the secondary suite is smaller than the principal residence.”;
 - (c) strikes out the definition of “Two-family dwelling with secondary suites”; and
 - (d) adds a new definition in the correct alphabetical order as follows:

““duplex with secondary suites” means a building containing two self-contained dwelling units where each self-contained dwelling unit contains one secondary suite.”.
3. In section 7.3.5(g), Council strikes out “one-family or two-family dwelling” and substitutes “single detached house or duplex”.
4. In section 2(a) of Schedule A, Council strikes out “single and two-family dwellings” and substitutes “single detached houses and duplexes”.
5. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
6. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Fire By-law No. 12472
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Fire By-law No. 12472.
2. In items 8 and 9 of Schedule D, Council strikes out “single family dwelling” and substitutes “single detached house”.
3. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Gas Fitting By-law No. 3507
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Gas Fitting By-law No. 3507.
2. In Appendix A, Council strikes out “multifamily dwelling” and substitutes “multiple dwelling”.
3. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Green Demolition By-law
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Green Demolition By-law No. 11023.
2. In section 2.1, in the definition of “residential building”, Council strikes out “one or two family dwellings” and substitutes “single detached houses or duplexes”.
3. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Greenhouse Gas Emission Reduction
Official Development Plan By-law No. 10041
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Schedule A of the Greenhouse Gas Emission Reduction Official Development Plan By-law No. 10041.
2. In section 2.2.4(a), Council strikes out “one and two family dwellings” and substitutes “single detached houses and duplexes”.
3. In section 2.2.4(d), Council strikes out “multifamily” and substitutes “multiple”.
4. In section 2.2.4(f), Council strikes out “single family neighbourhoods” and substitutes “single detached house neighbourhoods”.
5. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the License By-law No. 4450
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of the License By-law.
2. In section 2, Council:
 - (a) in the definition of “Lodging House”, strikes out “one-family dwelling, two-family dwelling” and substitutes “single detached house, duplex”; and
 - (b) in the definition of “Residential Rental Unit”, strikes out “two-family dwelling” and substitutes “duplex”.
3. In Schedule A, Council strikes out “One-Family Dwelling” and substitutes “Single Detached House”.
4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
5. This By-law is to come into force and take effect November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Local Improvement Procedure By-law No. 3614
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of the Local Improvement Procedure By-law No. 3614.
2. In section 1.2, Council:
 - (a) in the definition of “business and industrial district”, strikes out “an historic district” and substitutes “a historic area district”; and
 - (b) in the definition of “residential district”, strikes out “one-family dwelling or two-family dwelling uses” and substitutes “single detached house or duplex uses”.
3. 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.
4. This By-law is to come into force and take effect November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Miscellaneous Fees By-law No. 5664
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Miscellaneous Fees By-law No. 5664.
2. In section 12(a) of Schedule 1, Council strikes out “(1 or 2 Family Dwelling)” and substitutes “(Single Detached House or Duplex)”.
3. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

DRAFT By-law to amend the Noise Control By-law No. 6555
Regarding the Redesign of the Zoning and Development By-law

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

1. This By-law amends the indicated provisions of Noise Control By-law No. 6555.
2. In section 18(1)(a), Council strikes out “a single-family dwelling or two-family dwelling” and substitutes “a single detached house or duplex”.
3. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

DRAFT By-law to amend the Parking By-law No. 6059
Regarding the Redesign of the Zoning and Development By-law

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

1. This By-law amends the indicated provisions of the Parking By-law No. 6059.
2. In section 4.2.1.1, Council:
 - (a) strikes out “One-Family Dwelling, Two-Family Dwelling, Infill One-Family Dwelling, or Infill Two-Family Dwelling” and substitutes “Single Detached House, Duplex, Infill Single Detached House, or Infill Duplex”; and
 - (b) strikes out “one-family or two-family dwelling” and substitutes “single detached house or duplex”.
3. In section 4.2.1.2, Council:
 - (a) strikes out “One-Family Dwelling with Secondary Suite” and substitutes “Single Detached House with Secondary Suite”;
 - (b) strikes out “One-Family Dwelling with Laneway House” and substitutes “Single Detached House with Laneway House”;
 - (c) strikes out “One-Family Dwelling with Secondary Suite and Laneway House” and substitutes “Single Detached House with Secondary Suite and Laneway House”;
 - (d) strikes out “One-Family Dwelling with Secondary Suite on a site with more than one principal building” and substitutes “Single Detached House with Secondary Suite on a site with more than one principal building”;
 - (e) strikes out “Two-Family Dwelling with Secondary Suite” and substitutes “Duplex with Secondary Suite”; and
 - (f) strikes out “two-family dwelling with secondary suite” and substitutes “duplex with secondary suite”.
4. In section 4.2.1.6, Council strikes out “Dwelling Units up to a maximum of two in conjunction with a Neighbourhood Store.” and substitutes “Dwelling Units up to a maximum of two in a Mixed-Use Residential Building where the only non-dwelling use permitted is Neighbourhood Grocery Store”.
5. In section 4.2.1.13, Council strikes out “dwelling units in conjunction with another use” and substitutes “dwelling units in a Mixed-Use Residential Building”.
6. In section 4.8.14, Council:
 - (a) strikes out “Two-Family Dwellings and Two-Family Dwellings with Secondary Suite” and substitutes “Duplexes and Duplexes with Secondary Suite”; and

- (b) strikes out “two-family dwelling or a two-family dwelling with secondary suite” and substitutes “duplex or a duplex with secondary suite”.

7. In section 6.2.1.2, Council strikes out “dwelling units in conjunction with another use” and substitutes “dwelling units in a Mixed-Use Residential Building”.

8. 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.

9. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Protection of Trees By-law No. 9958
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Protection of Trees By-law No. 9958.
2. In section 4.4(a), Council strikes out “section 4.1.4 of the Zoning and Development By-law” and substitutes “section 4.1.3 of the Zoning and Development By-law”.
3. In section 12.2, Council strikes out “section 4.1.4 of the Zoning and Development By-law” and substitutes “section 4.1.3 of the Zoning and Development By-law”.
4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
5. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

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

- ENACTED by Council this day of , 2022

**DRAFT By-law to amend the Street and Traffic By-law No. 2849
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of the Street and Traffic By-law.
2. In section 80(2), Council:
 - (a) strikes out “One and Two Family Dwelling” and substitutes “Single Detached House and Duplex”; and
 - (b) strikes out “One and Two Family Dwelling with building demolition” and substitutes “Single Detached House and Duplex with building demolition”.
3. 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.
4. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Street Distribution of Publications By-law No. 9350
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of the Street Distribution of Publications By-law.
2. In section 8.1(g), Council strikes out “one-family or two-family dwellings” and substitutes “single detached houses or duplexes”.
3. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Subdivision By-law No. 5208
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of the Subdivision By-law No. 5208.
2. In Schedule A, Council:
 - (a) strikes out “One-Family Dwelling” wherever it appears and substitutes “Single Detached House”;
 - (b) strikes out “One Family Dwelling” and substitutes “Single Detached House”;
 - (c) strikes out “Two-Family Dwelling” wherever it appears and substitutes “Duplex”
3. In section 3.1.3(a) of Schedule C, Council strikes out “one-or two-family dwelling” and substitutes “single detached house or duplex”.
4. In section 3.2.1 of Schedule C, Council strikes out “one-or two-family dwelling” and substitutes “single detached house or duplex”.
5. In section 3.3.1 of Schedule C, Council strikes out “one-or two-family dwelling” and substitutes “single detached house or duplex”.
6. In section 3.3.3(a) of Schedule C, Council strikes out “one-or two-family dwelling” and substitutes “single detached house or duplex”.
7. In section 3.4.4 of Schedule C, Council strikes out “One-or Two-Family Dwelling Property” and substitutes “Single Detached House or Duplex Property”.
8. 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.
9. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

Mayor

City Clerk

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

- ENACTED by Council this day of _____, 2022

DRAFT By-law to amend the Vehicles for Hire By-law No. 6066
Regarding the Redesign of the Zoning and Development By-law

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

1. This By-law amends the indicated provisions of the Vehicles for Hire By-law No. 6066.
2. In section 2, in the definition of “Parking Lot”, Council strikes out “single-family dwelling” and substitutes “single detached house”.
3. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of 2022

Mayor

City Clerk

**DRAFT By-law to amend the Water Works By-law No. 4848
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Water Works By-law No. 4848.
2. In section 1.1, in the definition of “LANEWAY HOUSE”, Council:
 - (a) strikes out “detached one-family dwelling” and substitutes “single detached house”; and
 - (b) strikes out “one-family dwelling or one-family dwelling with secondary suite” and substitutes “single detached house or single detached house with secondary suite”.
3. In section 2.12, Council strikes out “a single family or a duplex dwelling” and substitutes “a single detached house or a duplex”.
4. In Schedule A, Council strikes out “*Single-Family and Two-Family Dwelling with or without a Laneway House*” and substitutes “*Single Detached House with or without a Laneway House and Duplex*”.
5. In Schedule B, Council:
 - (a) strikes out “single family dwellings” and substitutes “single detached houses”;
 - (b) strikes out “Single-Family with suite or laneway house” and substitutes “Single Detached House with secondary suite or laneway house”; and
 - (c) strikes out “Single-Family with suite and laneway house” and substitutes “Single Detached House with secondary suite and laneway house”.
6. In Schedule G, Council strikes out “*Single and Two Family Dwellings with or without a Laneway House*” and substitutes “*Single Detached House with or without a Laneway House and Duplex*”.
7. 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.
8. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

**DRAFT By-law to amend the Zoning and Development Fee By-law No. 5585
Regarding the Redesign of the Zoning and Development By-law**

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

1. This By-law amends the indicated provisions of Zoning and Development Fee By-law No. 5585.
2. In Schedule 1 of Appendix A, Council:
 - (a) strikes out “one-family dwelling” wherever it appears and substitutes “single detached house”;
 - (b) strikes out “One-Family Dwelling” wherever it appears and substitutes “Single Detached House”;
 - (c) strikes out “two-family dwelling” wherever it appears and substitutes “duplex”;
 - (d) strikes out “Two-Family Dwelling” wherever it appears and substitutes “Duplex”;
 - (e) strikes out “one- or two-family dwelling” wherever it appears and substitutes “single detached house or duplex”;
 - (f) in section 3, strikes out “One- or Two-family” and substitutes “Single Detached Houses, Duplexes”;
 - (g) in section 4, strikes out “One- or Two-family Dwellings” and substitutes “Single Detached Houses or Duplexes”; and
 - (h) strikes out “section 5.2.5” wherever it appears and substitutes “section 5.2.3”.
3. 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.
4. This By-law is to come into force and take effect on November 14, 2022.

ENACTED by Council this day of , 2022

Mayor

City Clerk

Proposed Consequential Amendments to Council Approved Guidelines

Consequential amendments to various guideline documents are proposed to update section references, use terms, to clarify guidelines, and to comply with the new writing standards so as to align with the updated Zoning and Development By-law.

Guidelines are organized in the Zoning and Land Use Document Library by Area-Specific Guidelines, Zoning District Guidelines, Non-Residential Guidelines, Residential Guidelines, and General Guidelines. In Part 1 of this Appendix, a summary of the proposed amendments applicable across all guidelines is provided in Tables 1 to 3, organized by type of amendment. A list of the proposed amendments to Area Specific Guidelines, Residential Guidelines, Non-Residential Guidelines and General Guidelines is provided in Table 4.

The proposed amendments to Zoning District Guidelines are made in tracked changes and the documents are attached in Part 2.

PART 1 – Summary of Proposed Consequential Amendments to Guidelines and Proposed Amendments to Residential Guidelines, Non-Residential Guidelines and General Guidelines

Table 1: Proposed Amendments to Align with Writing Standards for Structure, Formatting, Spelling, Grammar, and Measurement

Description of Consequential Amendment	Example of Proposed Amendment	Found In	Section(s)
Delete note about standardized headings (in combination with amendments to re-number sections in numerical order)	Delete note about standardized headings	Arbutus C-7 and C-8 Guidelines	Contents
Re-number sections in numerical order instead of using standardized numbering from district schedules	Re-number sections in numerical order	Arbutus C-7 and C-8 Guidelines	All
Reduce duplication of information to help clarify guidelines	Remove information from intent and application that is repeated in section 2.2	RM-7 and RM-7N Guidelines	1
Reformat to align with standard format	Moved information from intro paragraphs to intent section	RM-9, RM-9A, RM-9N, RM-9AN AND RM-9BN Guidelines	
Remove reserved sections	Deleted section titled 'Uses (Reserved)'	Chinatown HA-1 Design Policies Chinatown HA-1A Design Policies	3
Moved regulations to district schedule	Rear yard regulations for courtyard configuration and apartments	RM-9, RM-9A, RM-9N, RM-9AN AND RM-9BN Guidelines	4.6
Correct grammatical errors (where necessary for the interpretation of guidelines)	Revise "In addition to the general design considerations listed in Sections 2 and 5 describe..." → "In addition, the general design considerations listed in Sections 2 and 5 of these guidelines describe..."	False Creek Flats Urban Design and Development Policies and Guidelines for FC-2 - The Innovation Hub	4.3(a)
Replace 'livability' with 'liveability'	Replace 'livability' with 'liveability'	C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings	1
Replace 'percent' with '%'	Replace 'percent' with '%'	Plaza Guidelines	3.2
Correct superscripting for measurements	Replace 'm2' with 'm ² '	Lock-Off Unit Guidelines	2

Table 2: Proposed Amendments for Updating References

Description of Consequential Amendment	Example of Proposed Amendment	Found In	Section(s)
Update or correct references to by-laws, policies, guidelines, and bulletins	Replace 'Housing Families With Children at High Densities Guidelines' with 'High-Density Housing for Families with Children Guidelines'	Britannia/Woodland RM-4 and RM-4N Guidelines	6(c)
Update references to sections in the Zoning and Development By-law	Replace 'Section 10.5' with 'Section 10.26'	RT-10 and RT-10N Small House/Duplex Guidelines	4.2.1
Update references to district schedules	Replace 'RM-7 and RM-7N Districts Schedule' with 'RM-7, RM-7N and RM-7AN Districts Schedule'	RM-7 and RM-7N Guidelines	1
Hyphenate 'by-law'	Replace 'Building Bylaw' with 'Building By-law'	West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines	3.5, 3.6.4
Delete references to outdated/repealed policies	Delete 'The guidelines have been extracted from the South East Marine Lands East Precinct Development Plan.'	M-1B Guidelines	[None]

Table 3: Proposed Amendments to Update Terms

Description of Consequential Amendment	Example of Proposed Amendment	Found In	Section(s)
Single Detached House			
Replace 'one-family dwelling' with 'single detached house'	Replace 'one-family dwelling' with 'single detached house'	Guidelines for Additions, Infill and Multiple Conversion Dwelling in association with the Retention of a Character House in an RS Zone	2.1
Duplex			
Replace 'two-family dwelling' with 'duplex'	Replace 'two-family' with 'duplex'	RM-7AN Guidelines	1.2
Triplex			
Replace 'multiple dwelling containing no more than 3 dwelling units' or 'three unit multiple dwellings' with 'triplex'	Delete 'three unit multiple dwellings' and pluralize 'triplex'	RM-8A and RM-8AN Guidelines	4.9.1
Townhouse			
Replace 'courtyard rowhouse' with 'townhouse in a courtyard configuration'	Replace 'courtyard rowhouses' with 'townhouses in a courtyard configuration'	RM-7AN Guidelines	2.3(c)
Apartment and Mixed-Use Residential Building			
Replace 'multiple dwelling' or 'multiple dwelling with 4 or more units' with 'apartment' and/or 'mixed-use residential building' (where appropriate)	Replace 'multiple dwelling with 4 or more units' with '4-storey apartments and mixed-use residential buildings'	RM-11 and RM-11N Guidelines	2.2.2(a)
Delete 'multi-family' from 'multi-family apartments'	Delete 'multi-family'	Central Broadway C-3A Guidelines	Part 3 – Fairview Slopes Sub-Area; Sub-Area Description
Replace 'in conjunction with multiple dwelling' or 'in conjunction with other uses' with 'mixed-use residential building'	Replace 'in conjunction with multiple dwelling' or 'in conjunction with other uses' with 'mixed-use residential building'	RM-12N Guidelines	3.3
Umbrella Terms			
Replace 'multi-family' or 'multiple family' with 'multiple dwelling' (where appropriate)	Replace 'multi-family' with 'multiple dwelling'	Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines	2.1
Replace or delete 'rowhouse' when used as an umbrella term (for developments in a side-by-side configuration) with terms defined in Section 2 of the Zoning and Development By-law	Replace 'Rowhouse Characteristics' with 'Characteristics of Side-by-Side Townhouse, Triplex or Freehold Rowhouse'	RM-8 and RM-8N Guidelines	2.2.2(a)
Other Land Uses			
Update terminology to reflect Section 2 of the Zoning and Development By-law	Replace 'second hand' with 'secondhand'	Pawnshop and Secondhand Store Guidelines	1, 2(a), 2(b), 2(c)

Description of Consequential Amendment	Example of Proposed Amendment	Found In	Section(s)
Other Regulatory/Guideline Terminology			
Replace 'half storey' with 'partial [ordinal number] storey'	Replace 'two and a half storeys' with 'a partial third storey, provided the partial third storey does not exceed 50% of the storey immediately below'	RM-8 and RM-8N Guidelines	4.3(a)
Clarify building height provisions	Replace 'height' with 'building height'	Central Broadway C-3A Guidelines	Part 1 – Section 6.2
Add 'approval' after 'conditional'	Insert 'approval' after 'conditional'	Kitsilano RM-4 Guidelines	1
Replace 'conjunction' with 'combination' (where appropriate)	Replace 'conjunction' with 'combination'	C-2 Guidelines	1 and 4.6
Replace 'shall' with 'must', 'will', 'is', 'may', or 'should' (where appropriate)	Replace 'shall' with 'should'	Small Scale Pharmacy – Location and Operation Guidelines	3(a), 3(b), 3(c), 3(d)
Replace 'notwithstanding' with 'despite'	Replace 'Notwithstanding' with 'Despite'	MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) and False Creek Flats (Malkin-Atlantic-Prior) Areas	3.1
Replace gendered language	Replace 'man-made' with 'artificial'	Central Broadway C-3A Guidelines	Part 1 - 5.1
Replace 'rooftop decks' with 'roof deck'	Replace 'rooftop decks' with 'roof deck'	Chinatown HA-1A Design Policies	7.2.2

Table 4: Proposed Consequential Amendments to Guidelines – Area Specific, Residential, Non-Residential and General Guidelines

Land Use Document	Section	Proposed Amendment
Balcony Enclosure Guidelines	1	Replace "conjunction" with "combination"
	1	Replace "Section 5.4.3 on page 6" with "section 3.1.3 of these guidelines"
	5.4.1	Replace "Appendix on page 9" with "Appendix of these guidelines"
	Renumber	Renumber as follows: "5" to "3"; "5.4" to "3.1"; "5.4.1" to "3.1.1"; "5.4.2" to "3.1.2"; "5.4.3" to "3.1.3";
	Appendix 1(e)	Replace "Section 5.4.3" with "section 3.1.3") and "or" to "for"
Bingo Hall Guidelines	2	Replace 'Permits & Licenses' with "Development, Buildings & Licensing'
Bridgehead Guidelines	1	Insert "approval" after "conditional"
	4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7	Replace "height" with "building height"
	4.5	Replace "livability" with "liveability"
	Renumber	Renumber as follows: "4" to "2"; "4.1" to "2.1"; "4.2" to "2.2"; "4.3" to "2.3"; "4.4" to "2.4"; "4.5" to "2.5"; "4.6" to "2.6" and "4.7" to "2.7"
Cabaret and Restaurant Guidelines	3 and 4	Replace 'percent' with '%'
	5	Replace 'conjunction' with 'combination'
	12(iii)	Replace 'would' with 'may'
Casino - Class 1 Guidelines	2	Replace 'Permits & Licenses' with "Development, Buildings & Licensing'
Church Guidelines	3	Replace "Height" with "Building Height", and "height" with "building height"
Community Care Facility - Class B and Group Residence Guidelines	First paragraph	Delete "use" after "conditional"
	2.2(c)	Insert 'building' before 'height'
Drive-In Restaurant & Drive-Through Guidelines	First paragraph	Delete "use" after "conditional"
Enhanced Accessibility Guidelines	1	Replace: "one-family dwellings" with "single detached houses"; "one family dwellings with secondary suite" with "single detached houses with secondary suite"; "two-family dwellings" with "duplexes"; "two-family dwellings with a secondary suite" with "duplexes with secondary suite"

Land Use Document	Section	Proposed Amendment
	1.1, 3.1(a)	Replace: "one-family dwelling" with "single detached house"; "one family dwelling with secondary suite" with "single detached house with secondary suite"; "two-family dwelling" with "duplex"; "two-family dwelling with a secondary suite" with "duplex with secondary suite"
	2.0, 3.0(a), 3.2.2(a)	Replace: "one-family dwellings" with "single detached houses"; "one family dwellings with secondary suite" with "single detached houses with secondary suite"; "two-family dwellings" with "duplexes"; "two-family dwellings with a secondary suite" with "duplexes with secondary suite"
Garbage and Recycling Storage Amenity Design Supplement	Introduction	Replace "mixed use" with "mixed-use residential"
	Definitions	Replace "Mixed Use Building" with "Mixed-Use Residential Building"
Guidelines for New Development Adjacent to Hotels and Rooming Houses (With Windows or Lightwells Near Interior Property Lines)	Note	remove entire note
	Section numbering	Renumber as follows: "2.6" to "2.1"; "4" to "3"; "4.11" to "3.1"; "4.11.1" to "3.1.1"; "4.11.2" to "3.1.2"; "4.11.3" to "3.1.3"; "4.11.4" to "3.1.4";
High-Density Housing for Families with Children Guidelines	1	Replace "livability" with "liveability"
	2.3.3	Replace "height" with "building height"
	3.7.2	Replace "percent" to "%"
	4.1.3	Replace "Single family dwellings" with "Single detached houses"
Interior Public Space Guidelines (DD, BCPED, C-3A, C-5, C-6 & FC-1 Districts)	First paragraph	Replace "conjunction" with "combination"
Live-Work Use Guidelines	Note	Remove entire note
	1	Insert "approval" after "conditional"
	Section numbering	Renumber as follows: "2.6" to "2.1"; "2.10" to "2.2"; "4.9" to "4.1"; "6" to "5"; "6.2" to "5.1", "7" to "6"
Lock-Off Unit Guidelines	Note	Delete note
	Explanatory note	Replace 'shall' to 'will'
	Explanatory note	Replace "Principle Dwelling United" with "Principal Dwelling Unit"
	1	Replace "Principle Dwelling United" with "Principal Dwelling Unit"

Land Use Document	Section	Proposed Amendment
	1	Replace "shall" with "will"
	1	Insert 'approval' after 'conditional'
	2	Insert 'approval' after 'conditional'
	2	Replace 'livability' with 'liveability'
	2	Replace "m2" to "m ² "
	2.6	Replace "percent" to "%"
	2.8	Replace 'livability' to 'liveability'
	Renumber	Renumber as follows: "2.6" to "2.1"; "2.8" to "2.2"; "2.9" to "2.3"; "2.10" to "2.4", "2.11" to "2.5"; "4" to "3"; "6" to "4"; "6.1" to "4.1"; "6.2" to "4.2"; "6.3" to "4.3"; "6.4" to "4.4"; "7" to "5"; "7.2" to "5.1"; "7.3" to "5.2"
	3 and 5	Remove " 3 (Reserved)" and "5 (Reserved)"
Mini-Storage Guidelines	1	Insert 'approval' after 'conditional'
Mural Guidelines	Note to Staff	Remove entire note
Norquay Village Character House Guidelines	2.4(b)(ii)	Replace "livability" with "liveability"
	Wherever they appear	Replace "1 1/2" to "1.5" and "2 1/2" to "2.5"
Pawnshop and Secondhand Store Guidelines	1 and 2	Replace "second hand" with "secondhand"
Plaza Design Guidelines	1	Replace "livability" with "liveability"
	3.2	Replace "percent" with "%"
Seniors Supportive and Assisted Housing Guidelines	Note	Remove note
Small Scale Pharmacy - Location and Operation Guidelines	Title	Replace "Small Scale" with "Small-Scale"
	3	Replace "shall be required to" with "should"
	Wherever they appear	Replace "shall" with "should"; Replace "must" with "should"
View Protection Guidelines	Second paragraph	Replace "height" with "building height"
	How to Find out if a Site is Affected by a View Cone	Replace "height" with "building height"
	Calculation of the Maximum Building Height	Replace "height" with "building height"
Water Wise Landscape Guidelines	1	Replace "conjunction" with "combination"



City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

C-1 RESIDENTIAL GUIDELINES

Adopted by City Council on November 2, 1993

Amended September 10, 1996, January 20, 1998 and September 15, 2020

Contents

Page

1	Application and Intent	1
2	General Design Considerations	1
2.1	Neighbourhood Character and Streetscape	1
2.23	Orientation	2
2.34	Views	3
2.46	Light and Ventilation	3
2.57	Weather	3
2.68	Noise	4
2.79	Privacy	4
2.810	Safety and Security	5
2.911	Access and Circulation	6
2.1012	Heritage	7
3	Uses	7
4	Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law	7
4.13	<u>Building</u> Height	7
4.24	Front Yard and Setback	7
4.39	Off-Street Parking and Loading	8
4.410	Horizontal Angle of Daylight	8
5	Architectural Components	8
5.1	Roofs	9
5.24	Balconies	9
5.35	Exterior Walls	9
67	Open Space	9
6.17.2	Semi-Private Open Space	9
6.27.3	Private Open Space	9
78	Landscaping	9
89	Utilities, Sanitation, and Public Services	10
8.19.3	Garbage and Recycling	10

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

1 Application and Intent

These guidelines are to be used in conjunction with the C-1 District Schedule of the Zoning and Development By-law. The guidelines should be consulted in seeking conditional approval for dwelling uses. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

Sites zoned C-1 represent an opportunity to increase housing choice in the City without significant impact on existing residential neighbourhoods. The intent of the guidelines is to encourage more housing to be built in C-1 zones that is compatible with commercial uses and with adjacent developments, maintains liveability, and achieves an appropriate form and character in terms of the street, the neighbourhood and the overall city.

The guidelines are not neighbourhood specific and deal with general principles of liveability and urban design as they apply to mixed commercial/residential projects.

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 Character and Streetscape

Sites zoned C-1 generally occur at major street intersections within residential neighbourhoods, and are intended to provide opportunities for small scale convenience commercial uses serving the local neighbourhoods and opportunities to increase housing choice within neighbourhoods. The relatively low density permitted in C-1 zones is intended to allow a compatible transition in scale and character to the surrounding neighbourhoods.

- (a) New developments should generally seek to blend in with the character of surrounding neighbourhoods through the use of architectural components with a residential scale and character such as sloping roofs, and balconies;
- (b) New developments should provide transitions in scale and mass to be compatible with the existing neighbourhood and existing adjacent development. In some cases, setbacks to upper floors may be appropriate to match the scale of existing newer adjacent buildings; and
- (c) Ground floor commercial uses should be located close to the street edge in a continuous fashion and provide pedestrian interest and amenity. Minor articulation of the building facade, including ground level setbacks, may be permitted if street continuity is preserved and pedestrian amenity provided. Outdoor extensions of cafes and restaurants are encouraged where the context is appropriate.



Figure 1. Example of residentially compatible architectural components

- (d) Where pedestrian-oriented storefronts exist or should be established, the character of the street as a shopping area should be expressed by features such as display windows, individuality of shop frontages, awnings, canopies, and signage.



Figure 2. Examples of pedestrian-oriented store fronts

2.23 Orientation

- (a) Building faces should be oriented to respect the established street grid; and
- (b) On corner sites, both street facing facades should be as fully developed as front elevations. Some architectural expression of the corner is appropriate.

2.34 Views

There are many neighbourhoods in the City with good distant views to features such as the North Shore mountains, Mount Baker or the Fraser River. There may be other important public views such as where a jog in the street alignment occurs, providing unique view opportunities. New developments should:

- (a) Ensure that Council-approved viewcones and significant public views are not compromised;
- (b) Ensure that existing views enjoyed by adjacent developments are not unduly compromised by incompatible siting, massing or orientation; and
- (c) Take advantage of potential views for residents.

2.46 Light and Ventilation

Provision of sufficient daylight access is one of the most challenging aspects in the design of housing in C-1 zones.

- (a) Living rooms should not face into courtyards;
- (b) In double fronting units (i.e. street/courtyard or lane/courtyard) a minimum courtyard dimension of 6.0 m and a maximum courtyard height/width ratio of 1.5 to 1 may be acceptable provided no secondary living spaces (bedrooms, dining rooms or dens) face into the courtyard. Secondary living spaces, however, may face the courtyard on the highest floor only;
- (c) Secondary living spaces (bedrooms, dining rooms, dens) may face into the courtyard on lower floors provided that the minimum courtyard width is 9.2 m;
- (d) Courtyard width will be measured to any obstruction including exterior corridors;
- (e) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of the upper level on south side of courtyards;

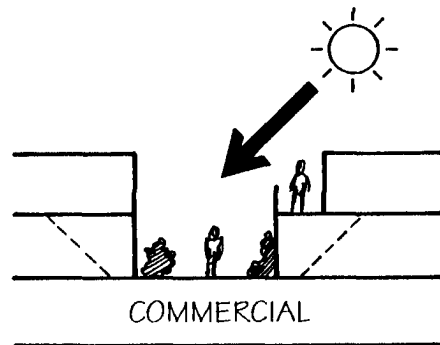


Figure 3.
Terraced massing on south side improves light penetration into courtyard and units

- (f) Where new development abuts or is adjacent to existing development with windows on the sidewalls, adequate light and ventilation should be maintained; and
- (g) Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential livability.

2.57 Weather

When commercial or other similar active uses are provided at street level, pedestrian weather protection should be provided.

- (a) Provide weather protection for individual residential entrances;
- (b) At upper levels, if access to dwelling units is by means of external circulation, weather protection of entry door should be provided; and
- (c) Consideration should be given to continuous architecturally integrated weather protection and signage system.



Figure 4. Example of desired weather protection

2.68 Noise

Many C-1 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) Buildings that include dwelling uses should meet acoustic standards as set out in the zoning schedule. Some of the methods which can be considered are:
 - (i) orienting bedrooms away from noise sources;
 - (ii) providing mechanical ventilation (to allow the choice of keeping windows closed);
 - (iii) enclosing balconies; and
 - (iv) using sound-deadening construction materials and techniques;
- (b) Local noise generated by the development itself, such as parking and loading activities, exhaust fans, and restaurant music, should be mitigated by location and design.

2.79 Privacy

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

- (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;

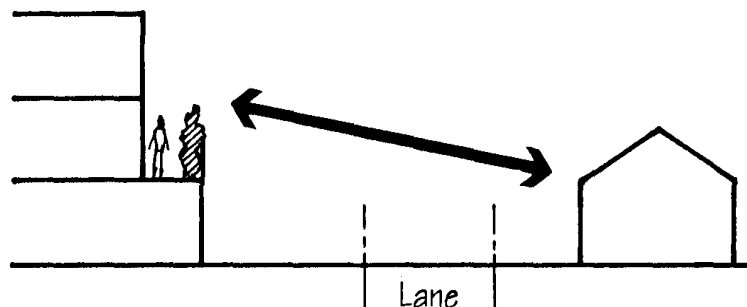


Figure 5. Example of massing and screening to ensure privacy

- (c) Habitable rooms within the developments should be oriented away from pedestrian circulation routes; and
- (d) In developments with courtyards, stacked units are encouraged to reduce privacy conflicts due to access corridors.

2.810 Safety and Security

Safety and a sense of security are key components of liveability. New development, both residential and commercial, should provide a secure environment through attention to principles of crime prevention through environmental design.

- (a) Public, private and semi-private spaces should be clearly defined. Public and semi-private spaces should be configured to maximize surveillance;
- (b) Separate lobbies and circulation (including elevators) should be provided for commercial and residential uses. Lobbies should be visible from the street;



Figure 6. Distinct residential lobby entrance

- (c) The design of parking facilities should provide for personal safety and security. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking;
- (d) Buildings 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;



Figure 7. Intimidating entrances to parking are not desirable

- (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 should be designed to reduce opportunities for intruders to hide; and
- (g) Access routes from buildings to residential garbage should be separate and secure from commercial garbage.

2.911 Access and Circulation

2.911.1 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) Corridors should be adequately sized for moving furniture and should not be overly long or circuitous;
- (c) 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
- (d) Pedestrian access to commercial uses should be at street sidewalk elevation. This may require stepping the commercial to match the street elevation on sites with sloping topography.

2.911.2 Vehicular Access

Lane Access

An active pedestrian environment is envisaged along C-1 zoned sites. Therefore, it is important that vehicular and service functions are accessed from the lane, so as not to conflict with retail street frontage and pedestrian activity.

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

Street Access

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

- (a) 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 be taken in to account; and
- (b) Any vehicular entrance from the street should minimize interruption to pedestrian movement, and should be designed integrally with the building.

2.102 Heritage

Council policy is to give special attention the resources on the Vancouver Heritage Register. Upon approving any conditional approval use or in an area zoned comprehensive development, whenever possible, resources on the Register are to be conserved. When a site contains a heritage building or tree, early enquiry with a development and heritage planner is recommended to discuss the various development opportunities which are available.

- (a) Explore all options for retention of heritage listed buildings and trees;
- (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

C-1 zones are intended to provide for small scale convenience commercial uses to meet the needs of local neighbourhoods, as well as for compatibly designed housing.

- (a) Retail and/or service uses are encouraged at grade across the full width of the front of C-1 sites, for a minimum depth of 10.7 m to provide convenience commercial services and an active pedestrian environment;
- (b) Residential uses, in conjunction with commercial uses, are encouraged above the ground floor to increase housing choice in neighbourhoods; and
- (c) Parking should be located at the rear or underground.

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

4.13 Building Height

The maximum building height in C-1 zones is intended to be compatible with adjacent single detached house-family and two-familyduplex zones.

- (a) An increase in the permitted building height of 9.2 m may be considered only in the case of three storey buildings, where the increase to a maximum of 10.7 m is used to provide steeply pitched roofs, and other similar residential architectural elements to increase compatibility with adjacent development. Analysis of the impact on views, roof lines, adjacent properties and the character of the area should be provided.

4.24 Front Yard and Setback

- (a) Except as required in the Zoning and Development By-law for sites adjoining residential zones, and as outlined in clause (i) below, a front yard or setback should not be provided, so that a continuous pedestrian-oriented, commercial street frontage can be achieved;
 - (i) A front yard or setback is only encouraged where a pedestrian courtyard or other features benefitting pedestrian character are provided; and
- (b) The front yard required adjacent a residential zone should be landscaped to provide a compatible transition to the adjacent residential front yard and a visual amenity for pedestrians and residential units.

4.39 Off-Street Parking and Loading

Parking and loading are essential service functions. They can seriously detract from residential liveability unless skilful design is used to screen them from residential uses in and near the development.

- (a) Parking should be located underground where possible;
- (b) Where it is not possible to place all parking underground, it should be located at the rear of the site and screened effectively from adjacent residential uses. Depending on the specific site, this should include roofs to avoid noise and visual impacts to dwelling units above, and screen walls, doors and landscaping along the lane to reduce impacts on adjacent dwelling units;



Figure 8. Example of screened parking

- (c) In flanking situations, where residential uses adjoin the rear, the most visible portion of the lane should be kept clear of parking and loading. Landscaped setbacks are encouraged to buffer the development from the adjacent residential front yard;
- (d) Over-height parking and loading spaces which could present an unpleasant appearance to residents across the lane should be mitigated through appropriate lighting, treated surfaces, and screening (including doors). The dimension from grade at lane to the underside of slab should be limited to 3.7 m. Where structural or mechanical elements project below the slab, requiring an increase in this dimension, it should be screened from view; and
- (e) Convenient loading of furniture to residential units should be facilitated by the design of loading areas and access routes.

4.410 Horizontal Angle of Daylight

Adequate daylight access to habitable rooms is critical to liveability of dwelling units in C-1 zones.

- (a) 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
- (b) 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. Overhead projections should be limited either in depth to 1.8 m, or in width relative to the affected window.

5 Architectural Components

The architecture in C-1 zones should seek to blend with the adjacent residential neighbourhoods.

5.1 Roofs

- (a) Roof forms should reflect the roof expressions of adjacent residential areas.

5.24 Balconies

- (a) Balconies should be designed to maximize light into the unit.

5.35 Exterior Walls

5.35.1 Interior Sidewalls

The appearance of exposed sidewalls should be improved by appropriate treatment where they occur due to front yard and building height variations between buildings.

- (a) Exposed sidewalls should be treated through use of materials, textures, patterns or coloured finishes.

5.35.2 Lane Edges

- (a) Ensure that building walls abutting the lane are designed to be finished and made attractive to neighbouring developments.

6.7 Open Space

6.17.2 Semi-Private Open Space

Typically in C-1 developments the residential units are geared to singles and families without children who do not require on-site play space. However, “active” or “social” semi-private open space is desirable to provide an amenity, particularly where a known user group such as a co-op or other social housing is involved.

- (a) Semi-private open space should be provided wherever possible. It should preferably occur in the rear, above the commercial level, with access provided to residents. Privacy of adjacent units and properties should be addressed, with special attention given to steeply sloping sites. Common roof decks above the second floor are encouraged as semi-private open space subject to considerations of overlook, scale relationships, view blockage, and noise impact on units and properties below.

6.27.3 Private Open Space

Usable private open space should be provided for each residential unit.

- (a) Private open space should be provided for each unit in the form of balconies, decks or patios with a minimum single horizontal dimension of 1.8 m and minimum area of 4.5 m²; and
- (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.

7.8 Landscaping

- (a) Landscaping can improve the liveability of dwelling units and minimize impacts on adjacent residential uses. Landscaping should be provided on amenity roof decks or gardens and screened at the edge of the second floor level to provide privacy for neighbouring sites. Landscaping should also be considered adjacent to rear lanes provided that the branches of trees are kept clear of the lane right-of-way, and provided that security is not compromised.



Figure 9. Example of second level landscaping

89 Utilities, Sanitation, and Public Services

8.19.3 Garbage and Recycling

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

- (a) Garbage and recycling facilities should be located adjacent to the lane, and should be screened and landscaped from adjacent residential uses.

Guidelines

C-2 Guidelines

Approved by Council December 2, 2003

Last amended January 26, 2022



Table of Contents

1	Application and Intent	4
2	General Design Consideration.....	5
2.1	Neighbourhood and Street Character.....	5
2.23	Orientation	5
2.36	Light and Ventilation	6
2.47	Weather	7
2.58	Noise	7
2.69	Privacy.....	8
2.710	Safety and Security	8
2.811	Access and Circulation	9
2.912	Heritage	10
3	Uses.....	11
3.1	Residential Uses.....	11
3.2	Other Uses	11
4	Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law ..	12
4.12	Frontage	12
4.23	<u>Building</u> Height	14
4.34	Front Yard and Setback.....	16 <u>15</u>
4.45	Side Yards and Setbacks	18
4.56	Rear Yard and Setback	18
4.67	Floor Space Ratio.....	19
4.79	Off-Street Parking and Loading	19
4.810	Horizontal Angle of Daylight	20
5	Architectural Components	20
5.1	Roofs and Chimneys	21
5.23	Entrances, Stairs and Porches	21
5.34	Balconies	21
5.45	Exterior Walls and Finishing	21
5.56	Awnings and Canopies.....	22
5.67	Lights	23
6.7	Open Space	23
6.17-2	Semi-Private Open Space	23
6.27-3	Private Open Space	24

<u>78</u>	Landscaping	24
<u>89</u>	Utilities, Sanitation, and Public Services	25
8.19-2	Underground Wiring	25
8.29-3	Garbage and Recycling	26

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 approval 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.

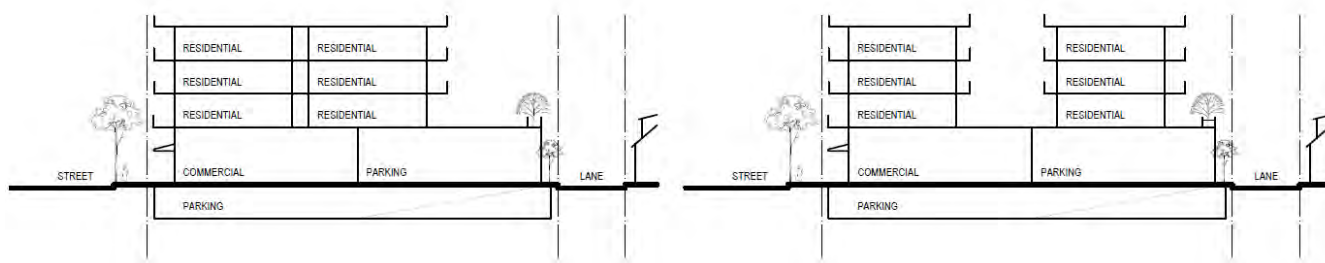
In 1989, C-2 was amended to remove a disincentive to residential, and provide more opportunity for needed housing. While this was successful in generating housing, the developments sparked complaints from community residents about impacts on adjacent residential, scale on the street, and design quality.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

The building height and setback regulations in the District Schedule were revised to achieve a greater distance to adjacent R zoned residential; to reduce the apparent building 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 building 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 liveability 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.

2.32.2 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 4.12 regarding determination of frontage.)

2.62.3 Light and Ventilation

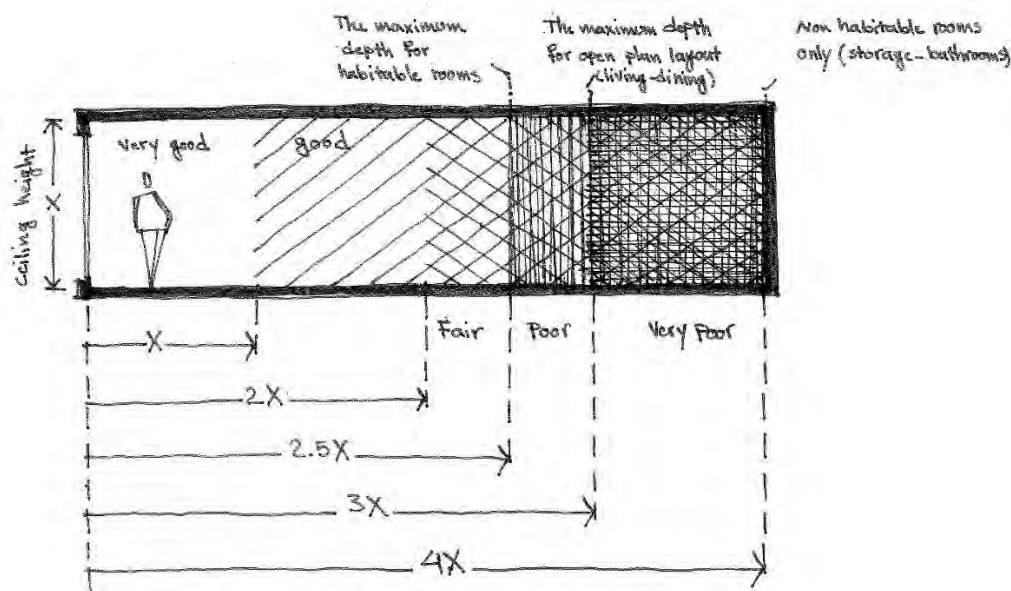
Provision of sufficient daylight access is one of the most challenging aspects in the design of high density low rise housing. Given that it is an objective for both corridor and courtyard forms of housing to be feasible in C-2, the expectations regarding what types of rooms may have exposure to courtyards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



2.72.4 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



2.82.5 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.

2.92.6 Privacy

Privacy in relation to other units, passers-by, and adjacent development is a crucial aspect of project liveability and neighbourliness. In particular, the building 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 2.36 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

2.102.7 Safety and Security

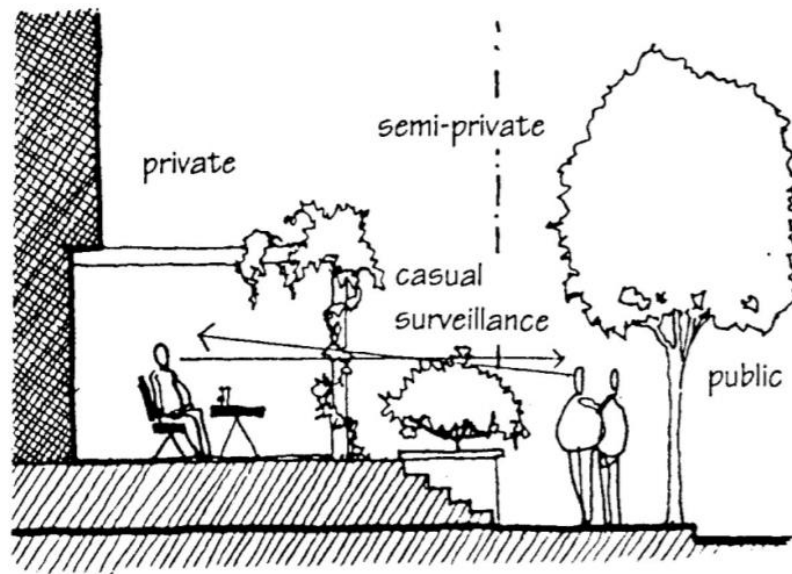
Safety and a sense of security are key components of liveability. New development, both residential and non-residential, must provide a secure environment. The principles of "crime prevention through environmental design" (CPTED) should be incorporated in all new development.

- (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



2.112.8 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.

2.122.9 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 a conditional approval use 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~~ a mixed-use residential building. However, “Multiple Dwelling”, i.e. all-residential development, is also listed as a conditional approval 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 liveability 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 approval 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. ~~12~~ below). Other uses are also permitted at grade, but should be designed to ensure pedestrian scale and interest as per section 5. ~~45~~ (b) below.

Figure 6: Active pedestrian interest



- (b) Conditional approval 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 5.45-(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

4.24.1 Frontage

4.12.1 Determination of Frontage

For sites with a boundary on more than one street, Section 10.265 of the Zoning and Development By-law 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

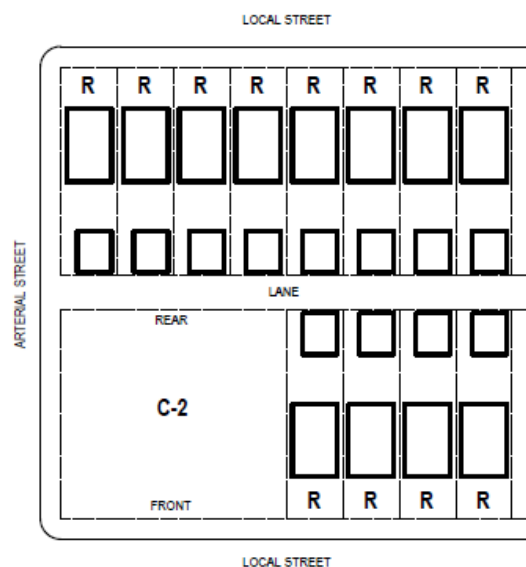
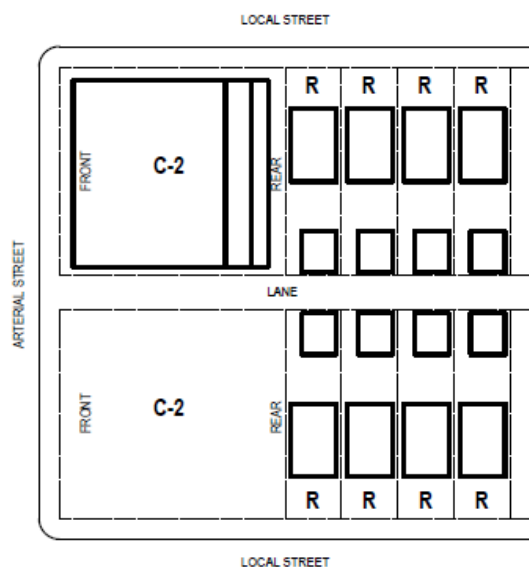


Figure 8. Rear of C-2 site benefitting units in C-2 development

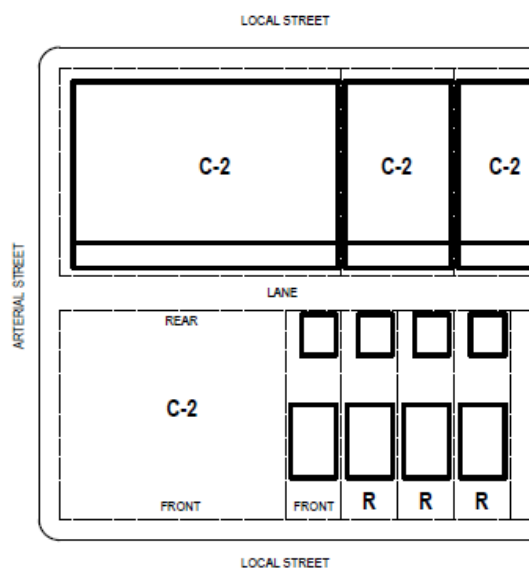
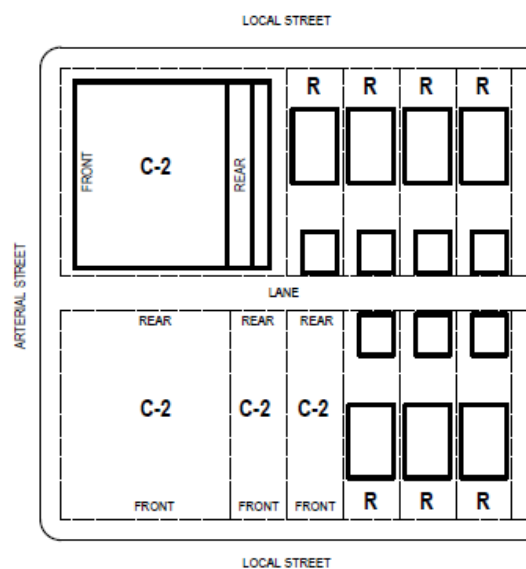


Figure 9. Rear of C-2 to fit pattern of adjacent C-2



4.12.2 Frontage Size

The maximum frontage for any commercial unit (individual occupancy) located in the area described in [Figure 4-Map 2](#) 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.

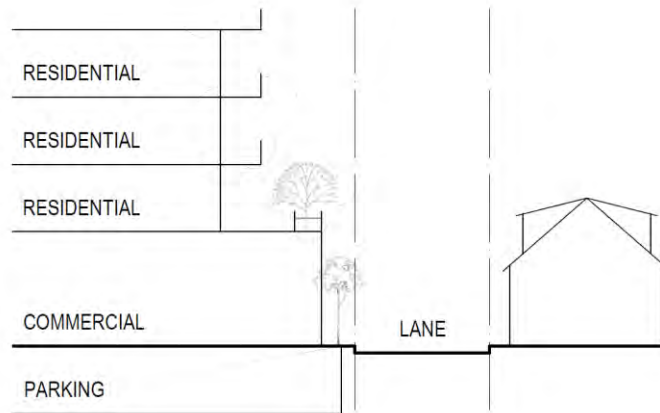
Figure 10: Example of broken massing on large frontage



4.34.2 Building Height

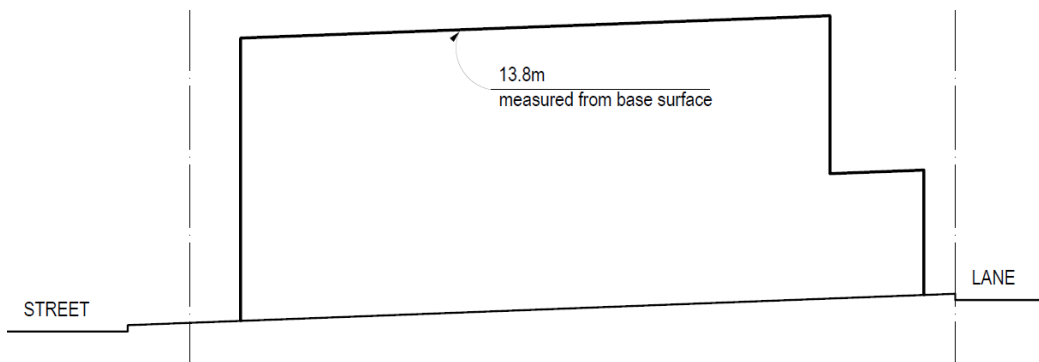
Beyond the normal [building](#) height relaxations permitted by ~~the~~ [Section 10 of the](#) Zoning and Development By-law ~~General Regulations~~, the following relaxations are intended, so as to allow use of roof levels for patios; to provide for desired landscape screening; to allow for sloped roofs; and to address unusual site conditions or locations.

Figure 11: Building 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 building height envelope may be measured from base surface.

Figure 12: Building Height envelope relaxed for upward sloping sites



- (b) The maximum building 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 liveability for apartment living. As a result, the building 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 building 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 liveable form of development; and

- (iii) for sites located beside and/or across the lane from zones permitting building heights greater than 13.8 m; provided that the impacts of a building height relaxation on over-shadowing, overlook, or views of neighbouring residential development are not unduly worse than with a development that conformed to the building height limit.

4.44.3 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 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.

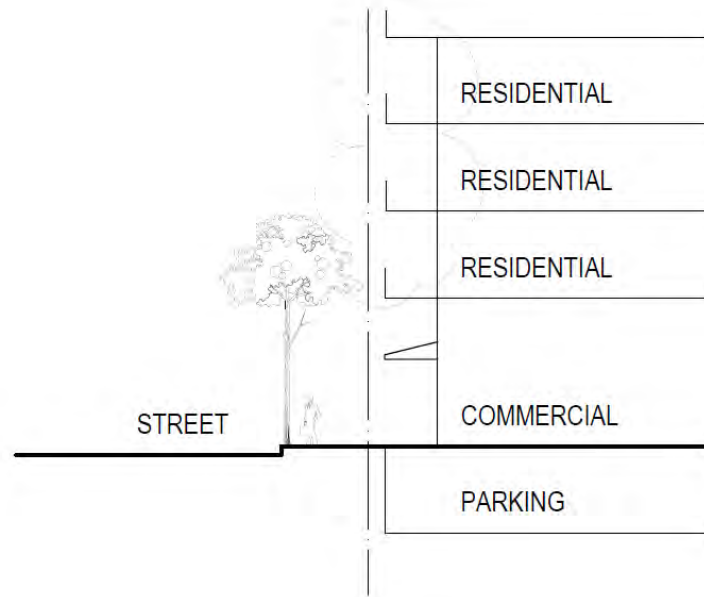
The SRW agreement will accommodate underground parking within the SRW area. Where the amount of space within the front yard required to accommodate pedestrian movement according to City engineering standards is less than 2.5 m, the SRW area will be reduced to the area required by those standards; however,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

Beyond the normal projections permitted by the Section 10 of 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



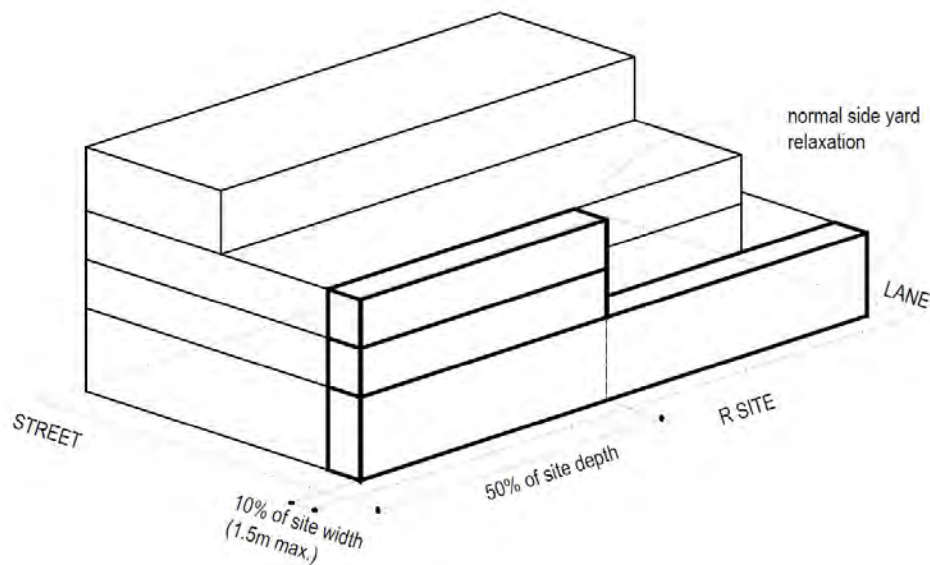
- (d) Where there is residential at grade along the front, the yard should be configured to provide open space and buffer for the units, and also to create transitions to adjacent existing buildings, where necessary.

4.54.4 Side Yards and Setbacks

For sites adjacent to R zoned sites, without an intervening lane, Section 4.5-23.1.2.3 of the C-2 District Schedule sets out side yards and setbacks, and allows for reductions. The following reductions are considered the norm in these situations.

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

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



4.64.5 Rear Yard and Setback

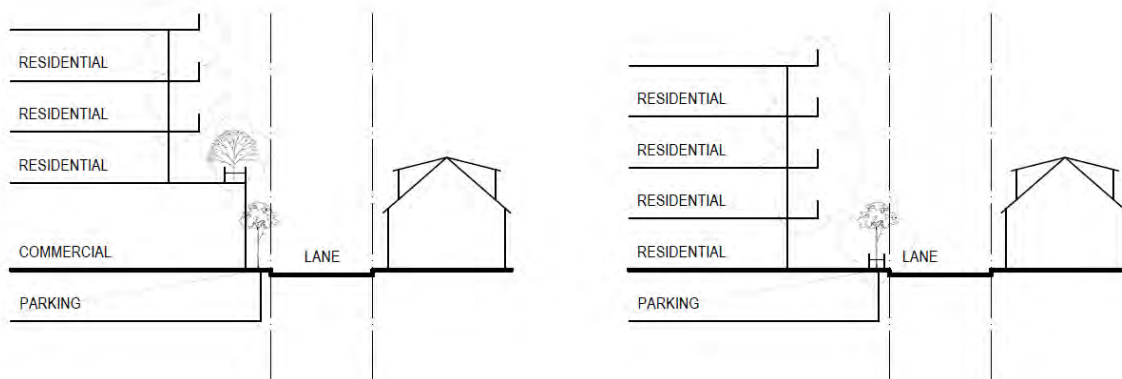
The rear yard regulations act in conjunction with the building height envelope to position the rear of the building at a distance from residential neighbours. Beyond the normal projections permitted by ~~the~~ Section 10 of the Zoning and Development Bylaw ~~General Regulations~~, the following are intended, 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 7~~8~~ below, and to accommodate patios and roof gardens.

(Refer to Section 4.12 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



4.74.6 Floor Space Ratio

The maximum discretionary densities in the District Schedule have been tested with the building 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

4.94.7 Off-Street Parking and Loading

Parking and loading are essential service functions. However, they can detract from residential liveability 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 By-law. 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.

4.104.8 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 2.36 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-detached house 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.

5.35.2 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.

5.45.3 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.

5.55.4 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.

5.65.5 Awnings and Canopies

Section 2.47 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



5.75.6 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



76 Open Space

7.26.1 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.

7.36.2 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~~should be provided for all units with two or more bedrooms.
- (d) All studio and one bedroom units ~~shall~~should 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 ~~67~~67.1 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.

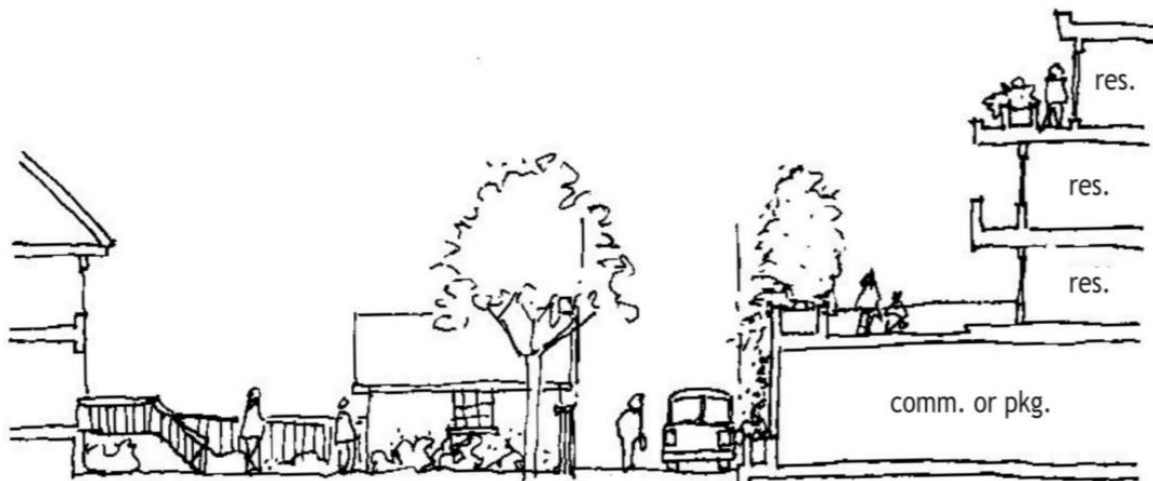
87 Landscaping

Landscaping can improve the liveability 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



98 Utilities, Sanitation, and Public Services

9.28.1 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.

9-38.2 Garbage and Recycling

Garbage and recycling are essential services. They can seriously detract from residential liveability 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 January 26, 2022

Table of Contents

1	Application and Intent	3
2	General Design Consideration.....	3
2.12	Street Character	3
2.28	Noise	3
3	Uses.....	4
4	Guidelines Pertaining to the Regulations of the Zoning and Development By-law.....	4
4.12	Frontage	4
4.23	<u>Building</u> Height	5
4.34	Front Yard and Setback.....	6
4.49	Off-Street Parking and Loading	6
4.542	Dedication of Land for Lane Purposes (Commercial Drive only).....	6
540	Sites Adjacent to the ALRT Guideway	6
540.1	Orientation	6
540.2	Privacy.....	7
540.3	Roofs	7

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

1 Application and Intent

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

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

2 General Design Consideration

2.22.1 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.

2.82.2 Noise

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

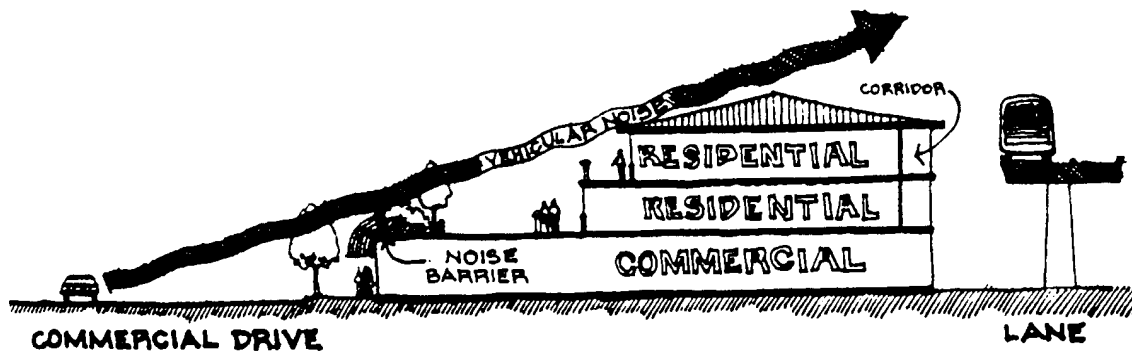
All development proposals containing residential units should provide evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below ~~shall~~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

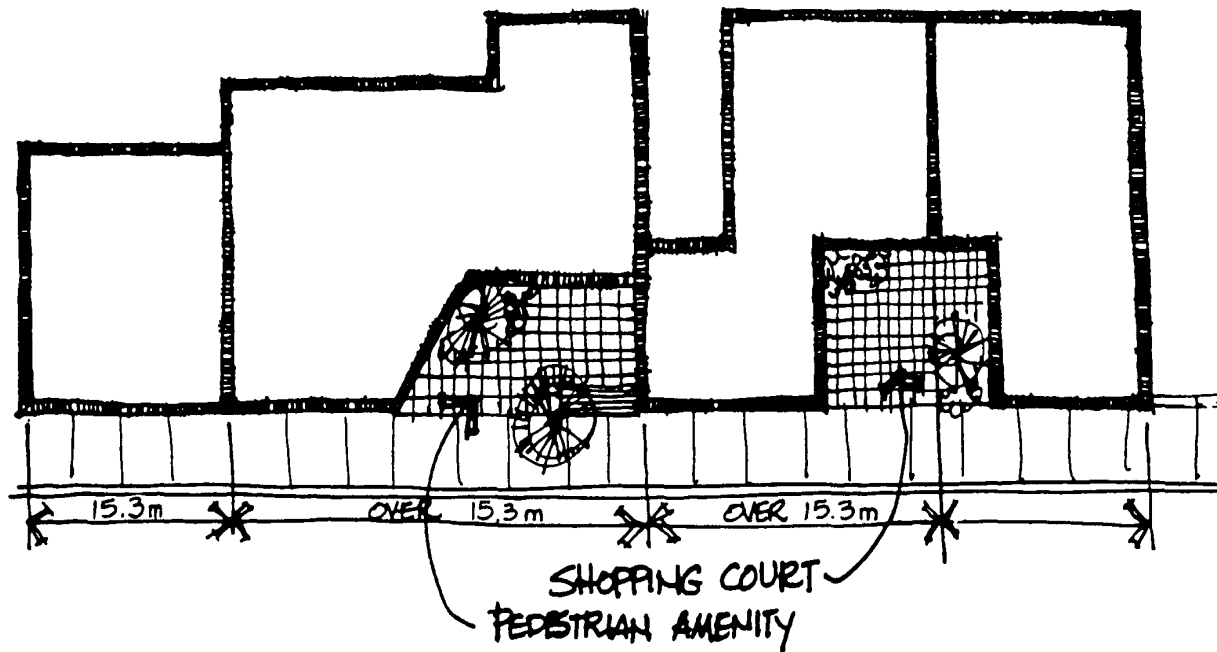
4.24.1 Frontage

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.

4.34.2 Building Height

For building height relaxations permitted under section 4.3.2 of the Zoning and Development By-law 3.2.2.7 of the district schedules, 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 liveability 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.

4.44.3 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 [Section 10 of 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.

4.94.4 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.

4.124.5 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)

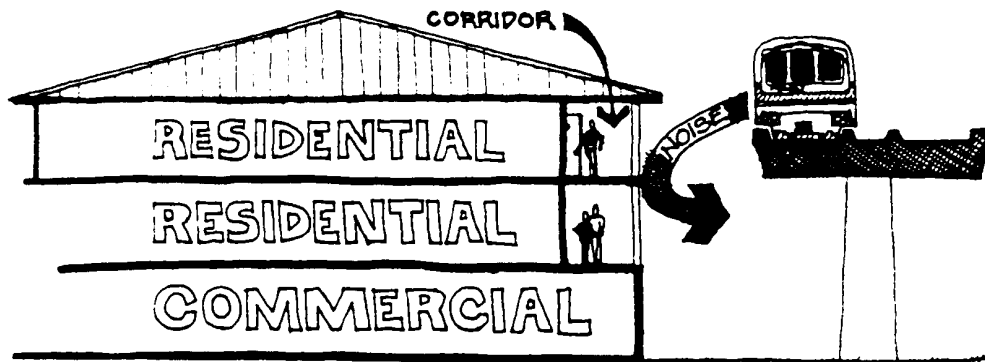
405 Sites Adjacent to the ALRT Guideway

40.45.1 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



10.25.2 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.

10.35.3 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

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

Approved by Council January 26, 2022

Table of Contents

1	Application and Intent	4
1.1	Intent.....	4
1.2	Application	5
2	General Design Considerations.....	7
2.1	Neighbourhood and Street Character.....	7
2.23	Orientation	7
2.34	Views	7
2.46	Light and Ventilation	7
2.57	Weather	10
2.68	Noise	11
2.79	Privacy.....	12
2.840	Safety and Security	12
2.944	Access and Circulation	13
2.102	Heritage	14
3	Uses.....	14
3.1	Residential Uses.....	15
3.2	Other Uses	15
4	Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law ..	16
4.12	Frontage	16
4.23	<u>Building</u> Height	19
4.34	Front Yard and Setback.....	26
4.45	Side Yards and Setback	27
4.56	Rear Yard and Setback	28
4.67	Floor Space Ratio.....	30
4.78	Off-Street Parking and Loading	31
4.89	Horizontal Angle of Daylight	32
5	Architectural Components	32
5.1	Roofs and Chimneys	32
5.23	Entrances, Stairs and Porches	32
5.34	Balconies	32
5.45	Exterior Walls and Finishing	32
5.56	Awnings and Canopies.....	33

5. 67	Lights	34
67	Open Space	35
6.17.2	Semi-Private Open Space	35
6.27.3	Private Open Space	35
78	Landscaping	36
89	Utilities, Sanitation, and Public Services	37
89.1	Underground Wiring	37
89.2	Garbage and Recycling	37
940	Sustainability	38
940.1	Energy Requirements	38
940.2	Simplified Form	38

1 Application and Intent

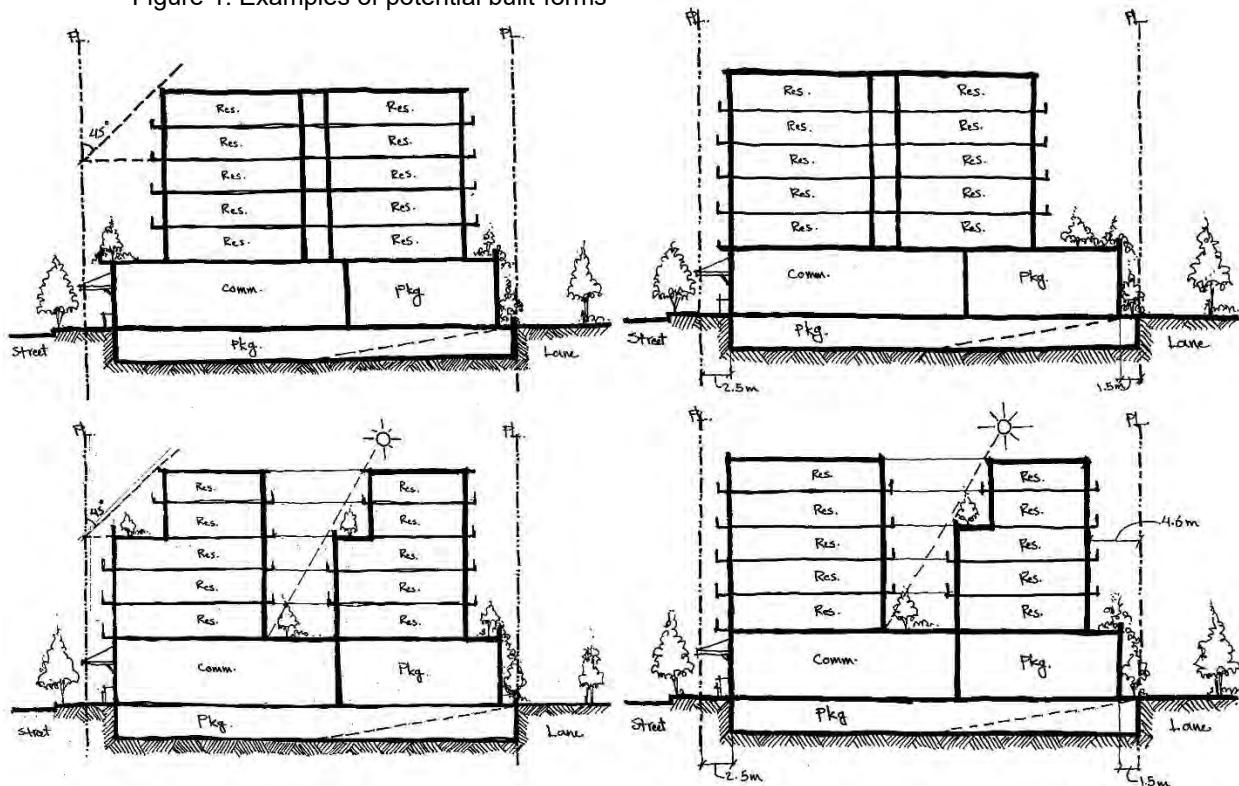
These guidelines are to be used in conjunction with the C-2, C-2B, C-2C, or C-2C1 District Schedules of the Zoning and Development By-law for development permit applications involving mixed use residential rental tenure buildings. Generally, these developments will take the form of 6 storey mixed-use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

1.1 Intent

The intent of the ~~d~~District ~~s~~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 building 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 ~~D~~istrict ~~S~~chedule 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 liveability 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-height envelope requirement

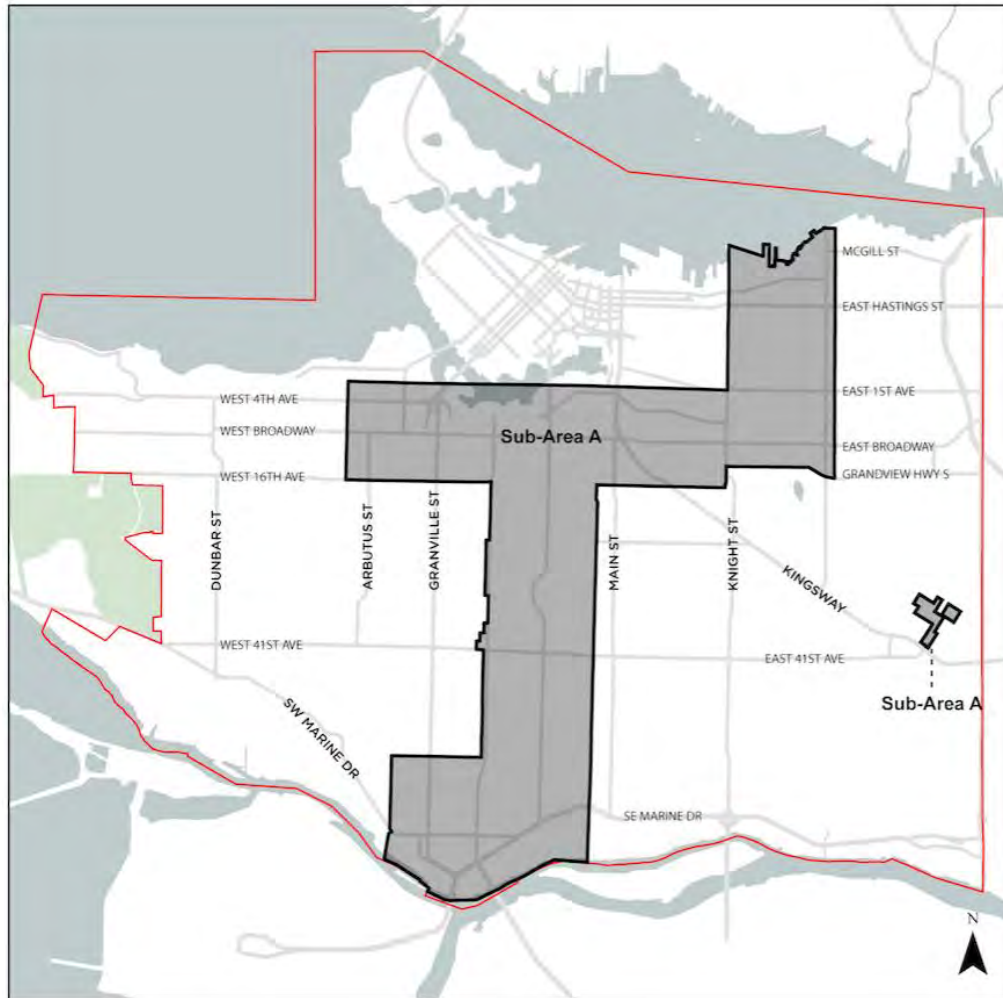
Examples without chamfer-height envelope requirement

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 enables 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 dDistrict sSchedules allow the Director of Planning to vary the building 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

2.22.1 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.

2.32.2 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~~135 degree height envelope requirement applies to the site frontage facing the arterial street, as described in section 4.32 regarding building height, the ~~45-degree chamfer~~135 degree height envelope requirement will not apply to the side-street elevation. (See section 4.21 regarding determination of frontage.)

2.42.3 Views

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

2.62.4 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 liveability 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

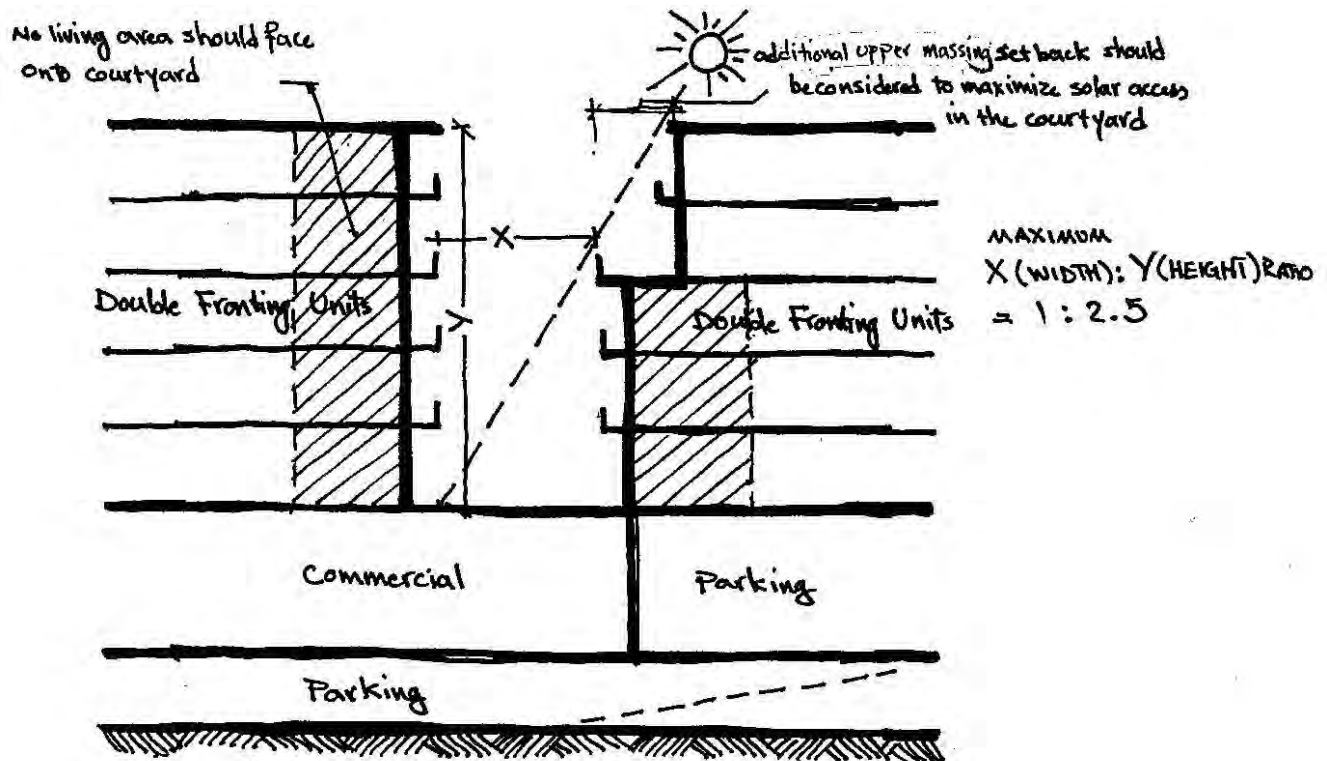
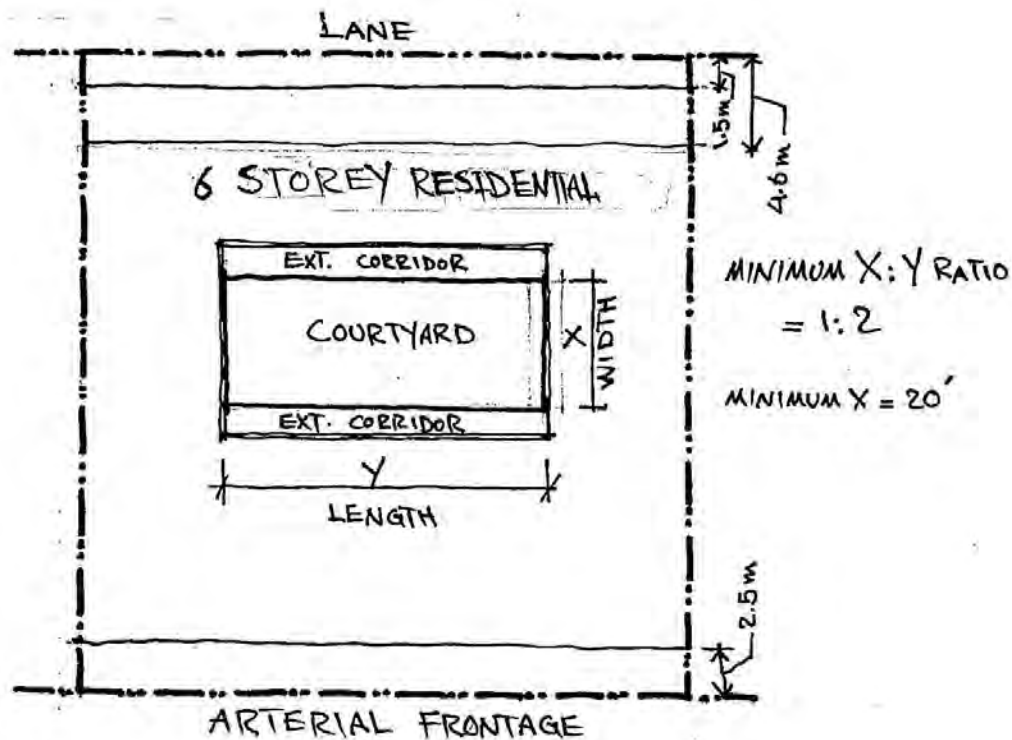


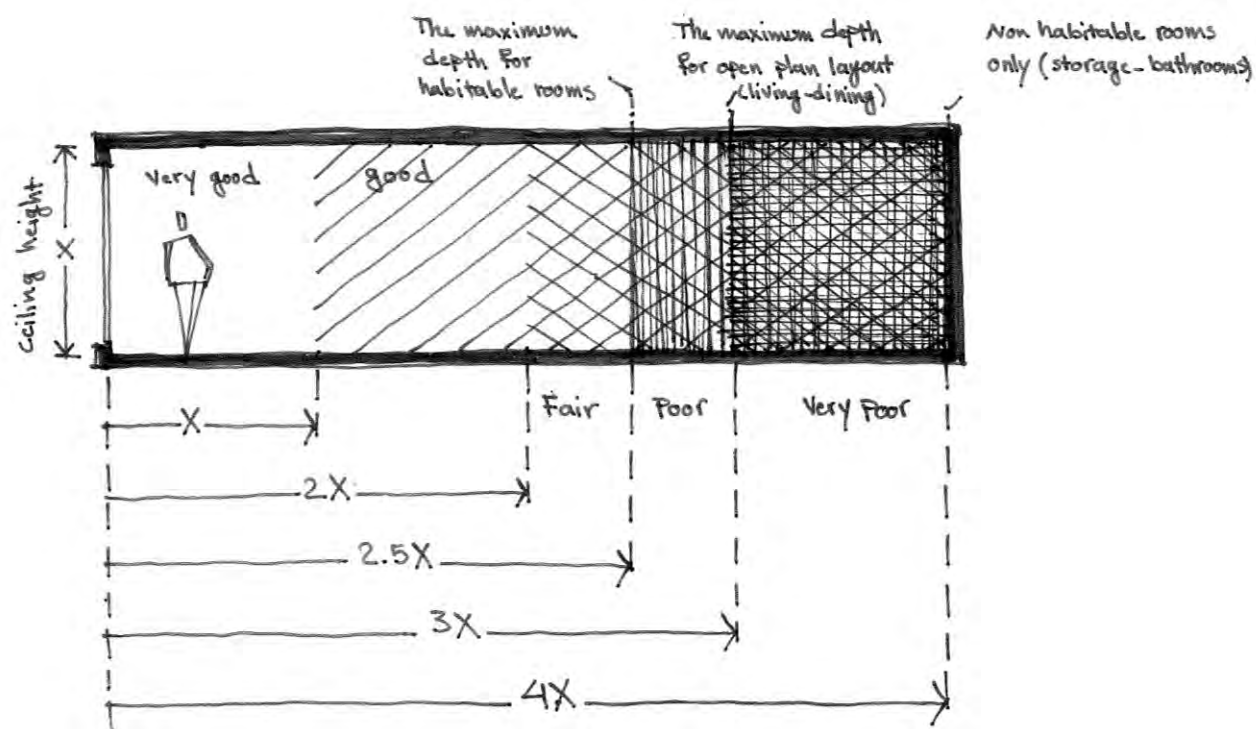
Figure 3: Typical Courtyard Plan



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 liveability 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 Liveability



2.72.5 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



2.82.6 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.~~ Noise Control By-law should be consulted.

2.92.7 Privacy

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

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

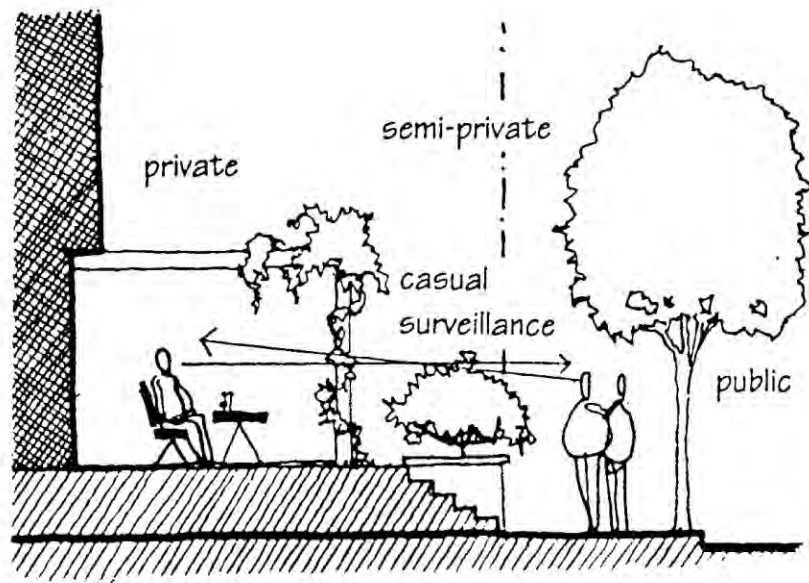
- (a) Balconies and decks should be oriented, screened or landscaped to enhance privacy;
- (b) Habitable rooms within the developments should be oriented away from pedestrian circulation routes, noting, however, that this may not be possible in courtyard developments (see sSection 2.46 above); and
- (c) Residential units located at street level should ensure privacy through setbacks, level changes, and/or screening.

2.102.8 Safety and Security

Safety and a sense of security are key components of liveability. 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



2.112.9 Access and Circulation

2.11.1.2.9.1. 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.

2.11.2.2.9.2. 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



2.41.3.2.9.3. Street Access

Not applicable

2.42.10 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-combination~~ 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 ~~d~~District ~~s~~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 ~~a mixed-use residential building development, i.e., as “in conjunction combination with” other uses listed in the district schedules.~~

- (a) Residential use above-grade level is appropriate and encouraged on any site. The ~~d~~District ~~s~~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 liveability 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 liveability for families with children are addressed.

3.2 Other Uses

C-2 zoning districts permit a wide range of outright and conditional ~~approval~~ 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.~~12~~ below). Other uses are also permitted at grade, but should be designed to ensure pedestrian scale and interest as per section 5.~~45~~-(b) below.

Figure 8: Active pedestrian interest



Large scale retail or service uses are permitted by the dDistrict sSchedule. 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 5.45(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

4.24.1 Frontage

4.2.4.4.1.1. Determination of Frontage

For sites with a boundary on more than one street, sSection 10.265 of the Zoning and Development By-law 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 building 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

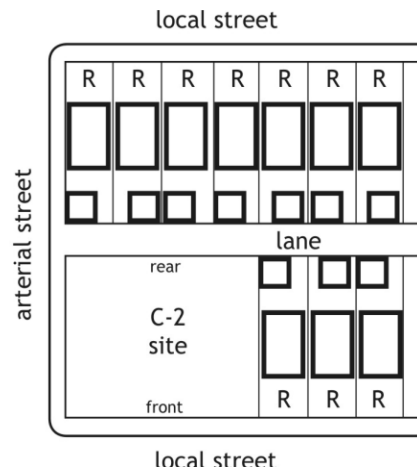
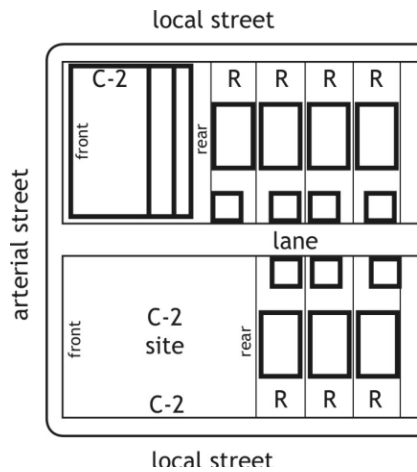


Figure 10. Rear of C-2 site benefitting units in C-2 development

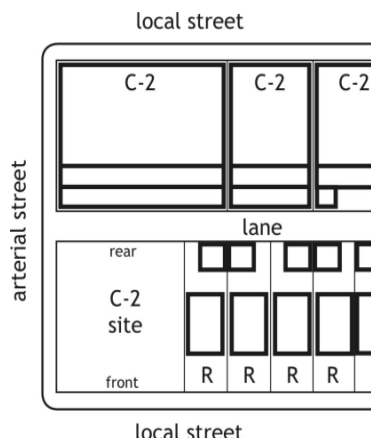
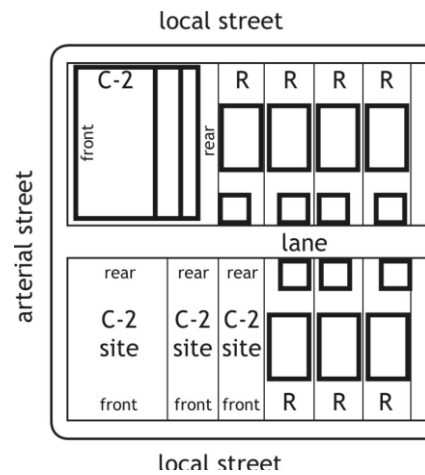


Figure 11. Rear of C-2 to fit pattern of adjacent C-2



4.2.24.1.2. 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.

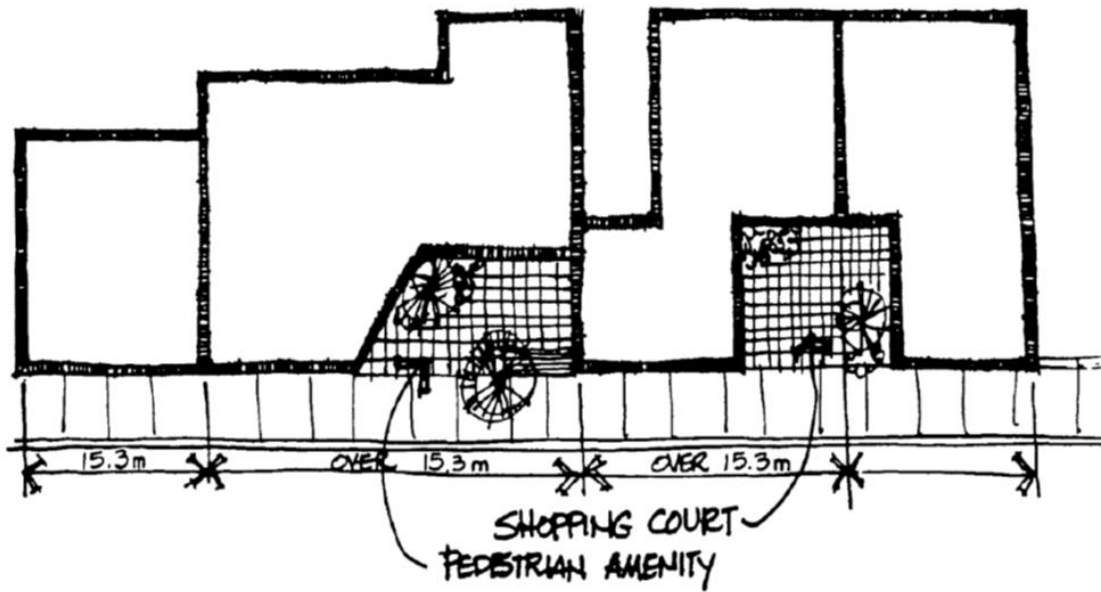
Of particular concern are larger development sites with wide façades, which may compromise pedestrian interest through repetitive façade design. On developments with frontages of 50.0 m or more, monotonous facades should be avoided by incorporating variety, secondary volumes, vertical elements, colours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

4.34.2 Building Height

In some cases, there will be an additional ~~building envelope~~ requirement for a ~~45-135~~ degree ~~chamfer~~ height envelope, described in section 3.1 Section 4.3 of the ~~d~~District ~~s~~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~~height envelope 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

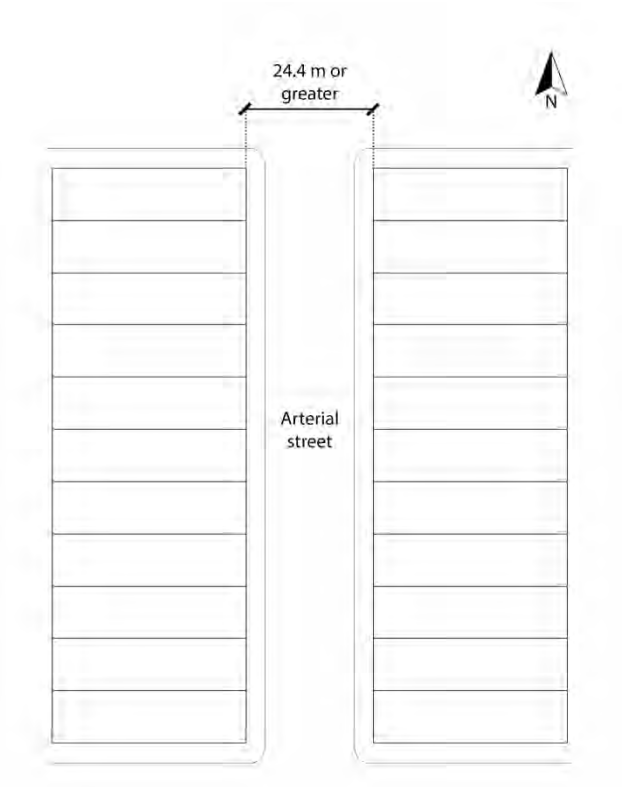
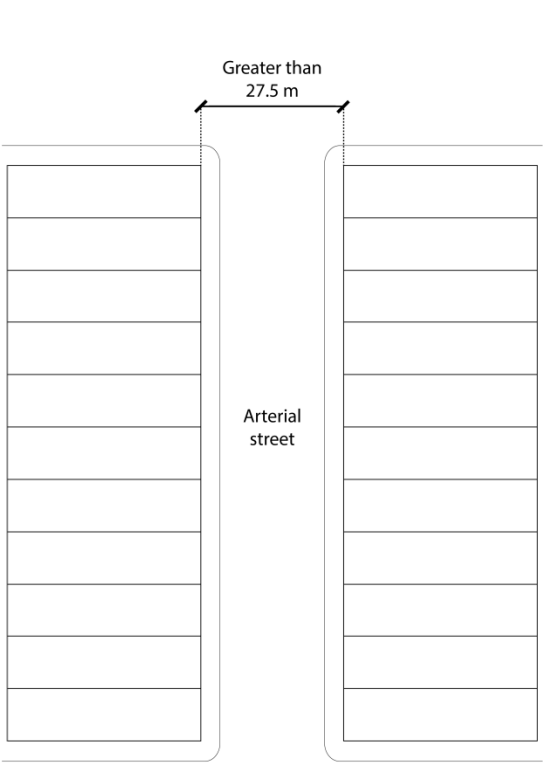


Figure 15: Arterial street width greater than 27.5 m running any direction



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 844 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

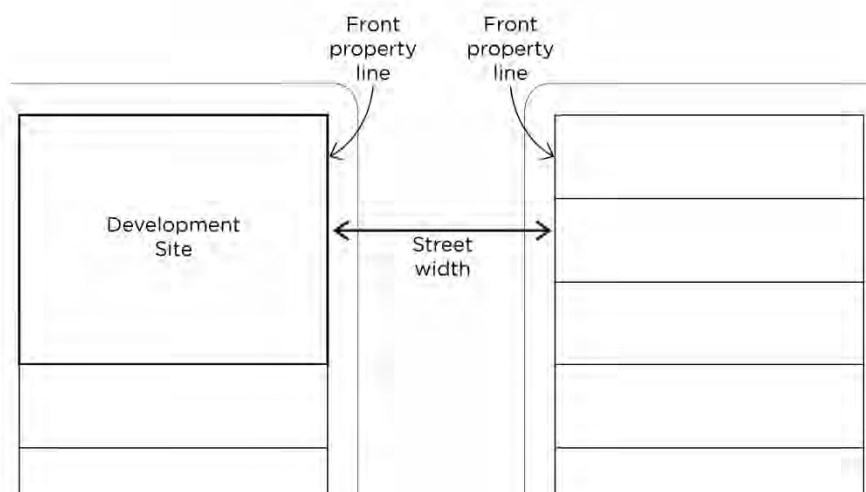
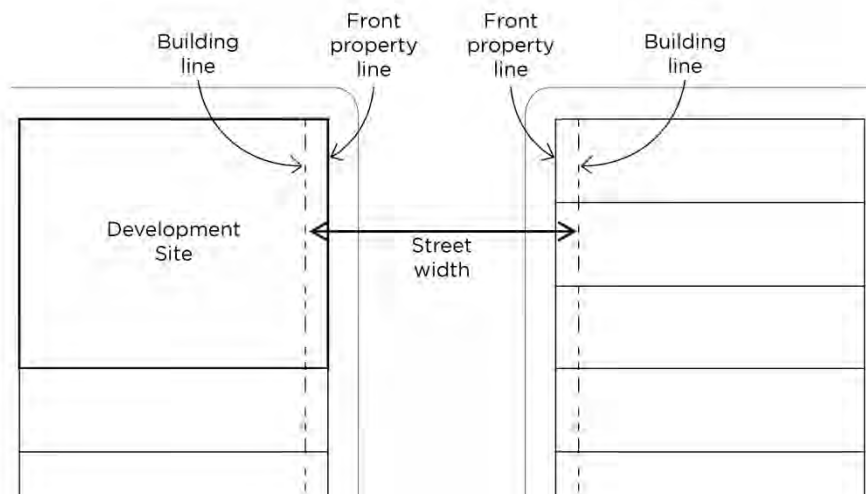
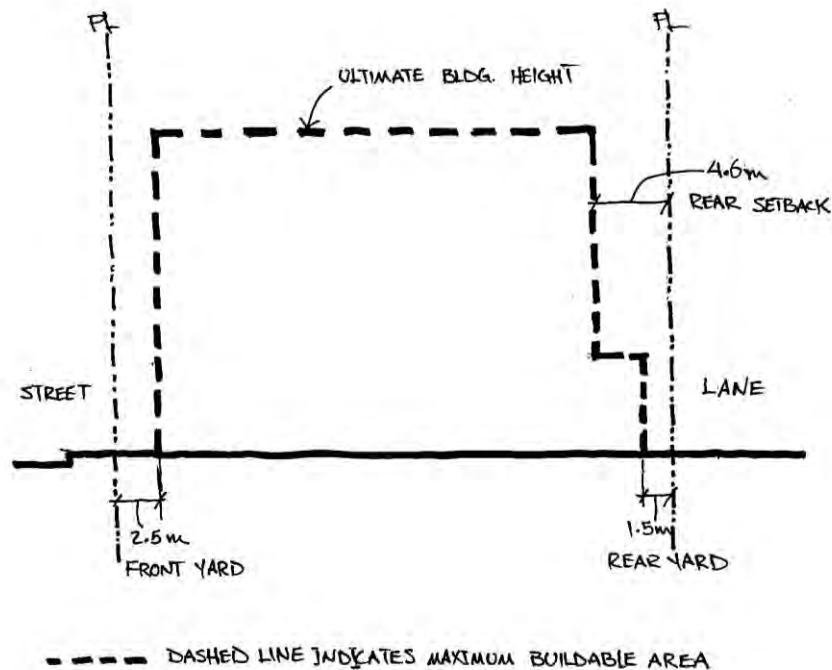


Figure 17: Street width measurement where building lines exist



Where the ~~45 degree chamfer~~ 135 degree height envelope requirement does not apply, the building envelope ~~shall~~ should be, as illustrated in Figure 18.

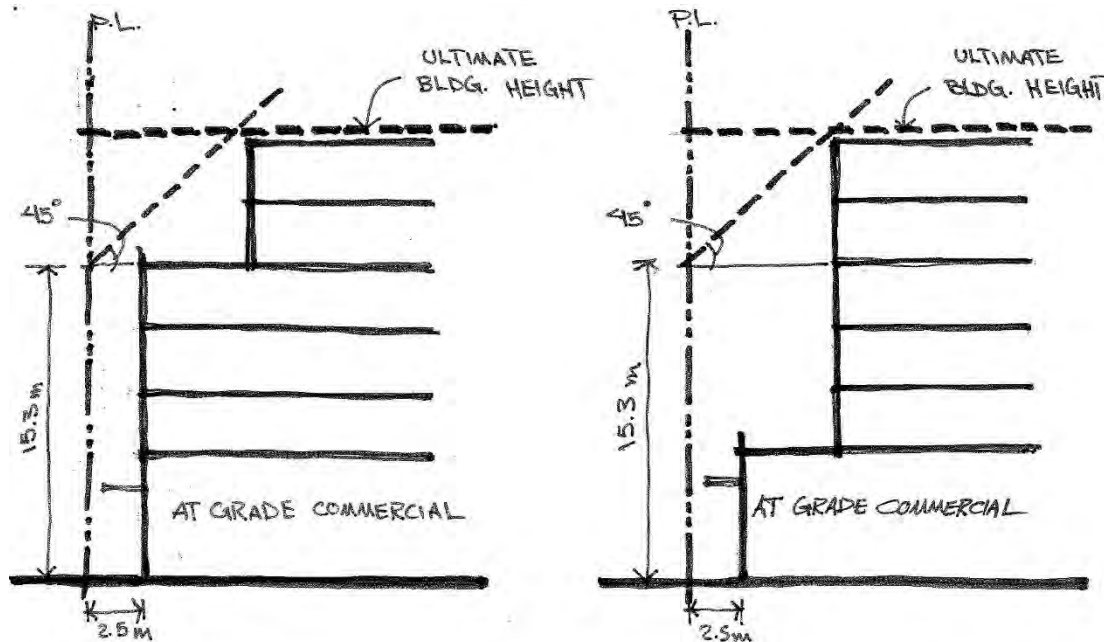
Figure 18: Allowable building envelope where ~~45 degree building chamfer~~ 135 degree height envelope requirement does not apply



In all other cases, the ~~45 degree chamfer~~ 135 degree height envelope 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~~ 135 degree height envelope 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~~ 135 degree envelope. 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~~135 degree envelope requirement [diagram to be updated to show 145 degree angle measured from the vertical to align with how other height envelopes are measured]



In Section 4.3.3 (b)3.1.2.2(a)(i) 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 building height increase is intended to achieve the following elements within 22.0 m:

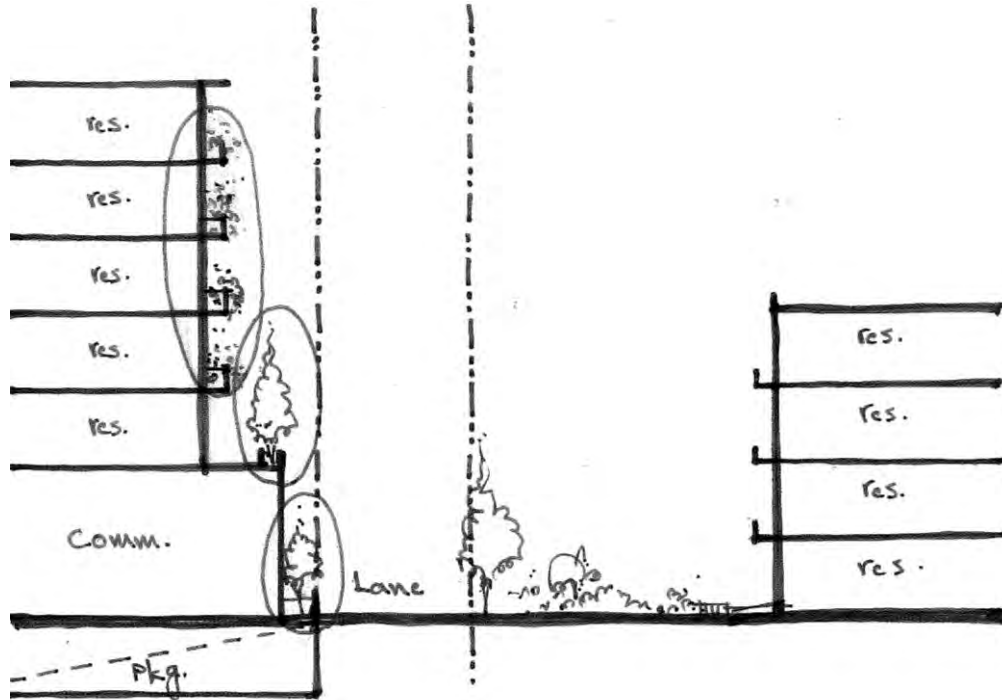
- (a) A minimum 5.2 m floor-to-floor height for the ground floor. This will enable a variety of ground-floor commercial uses which require higher ceilings, as well as provide pleasant, lofty, airy interiors that encourage gathering and socialisation. It recognises the role that shops, cafes, etc. play 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 liveability; 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 building 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 building height relaxations permitted by Section 10 of the Zoning and Development By-law General Regulations, the following building height relaxations are intended. However, where the ~~45-degree chamfer~~135 degree height envelope requirement applies, any building height relaxation considered should not intrude into the ~~45-degree chamfer~~135 degree height envelope.

- (a) The building 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: Building Hheight envelope relaxed for balconies, railings and planters at rear



- (b) Semi-private indoor and outdoor spaces are highly encouraged to improve liveability for apartment living. As a result, the building 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~~ 135 degree height envelope.
- (c) For sites which slope upward from street to lane by more than 3.1 m, the building height envelope may be measured from the base surface, as illustrated in Figure 21. For such sloping sites, an additional minor building 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: **Building h**Height envelope relaxed for upward sloping sites

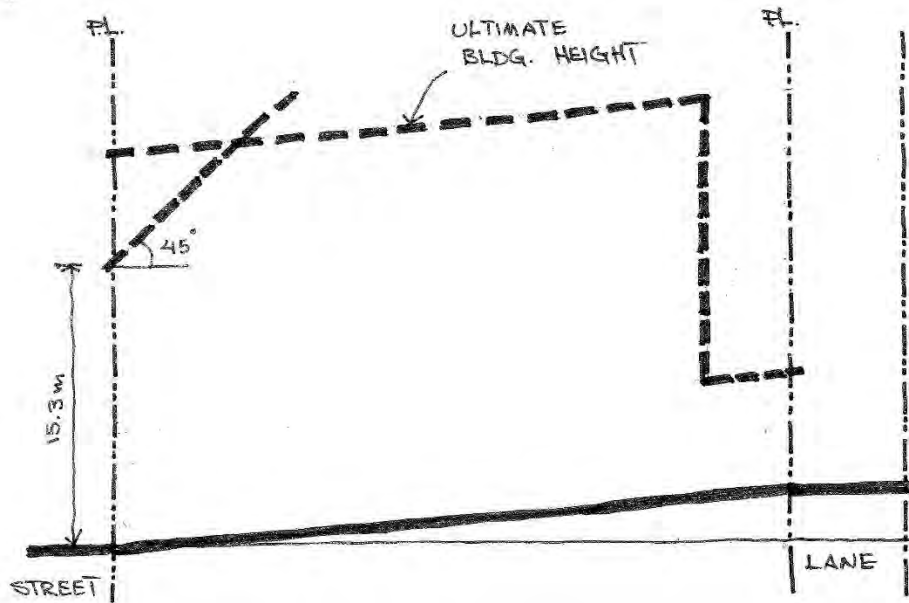
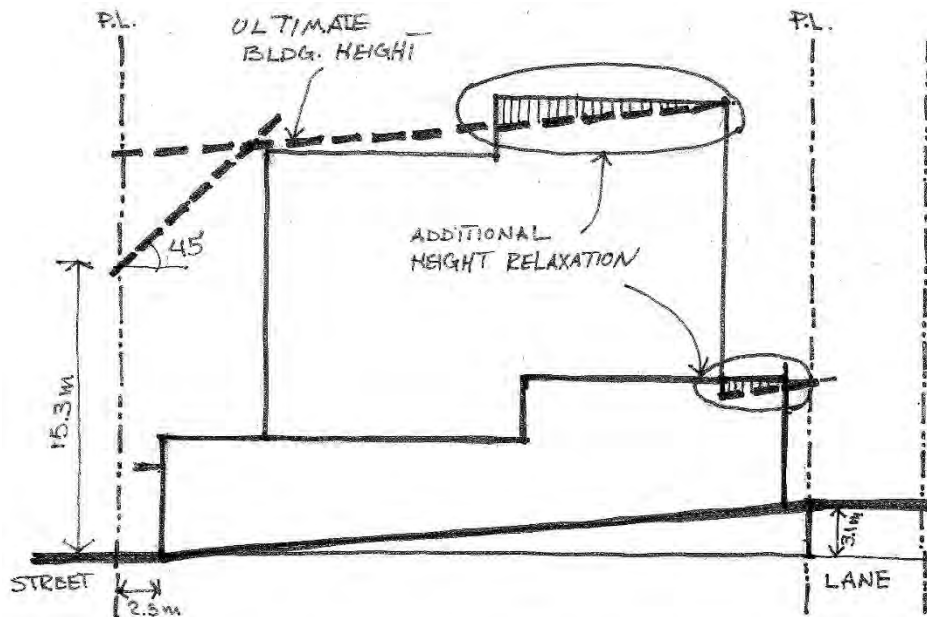


Figure 22: **Building h**Height envelope relaxed for stepped building on sloping site



- (d) For sites which slope across the frontage of the site, a minor **building** 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.

4.44.3 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(e)~~3.1.2.7 of the C-2 District Schedule and 3.1.2.8 of the C-2B, C-2C and C-2C1 District Schedule, 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.

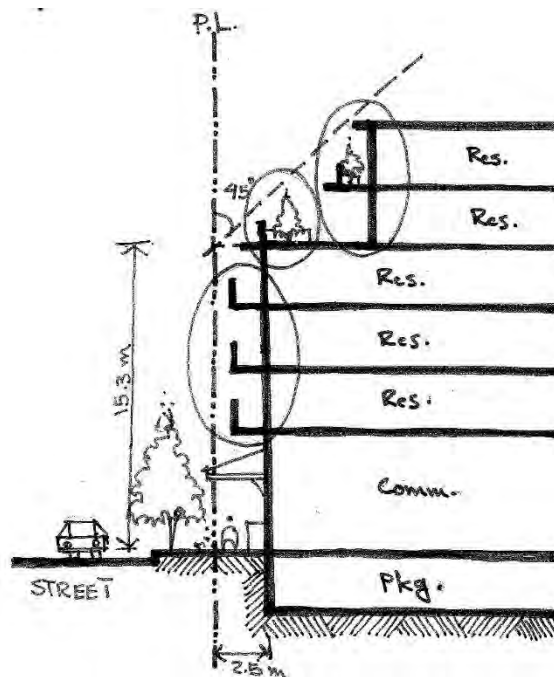
The SRW agreement will accommodate underground parking within the SRW area. Where the amount of space within the front yard required to accommodate pedestrian movement according to City engineering standards is less than 2.5 m, the SRW area will be reduced to the area required by those standards; however,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

Beyond the normal projections permitted by Section 10 of 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



4.54.4 Side Yards and Setback

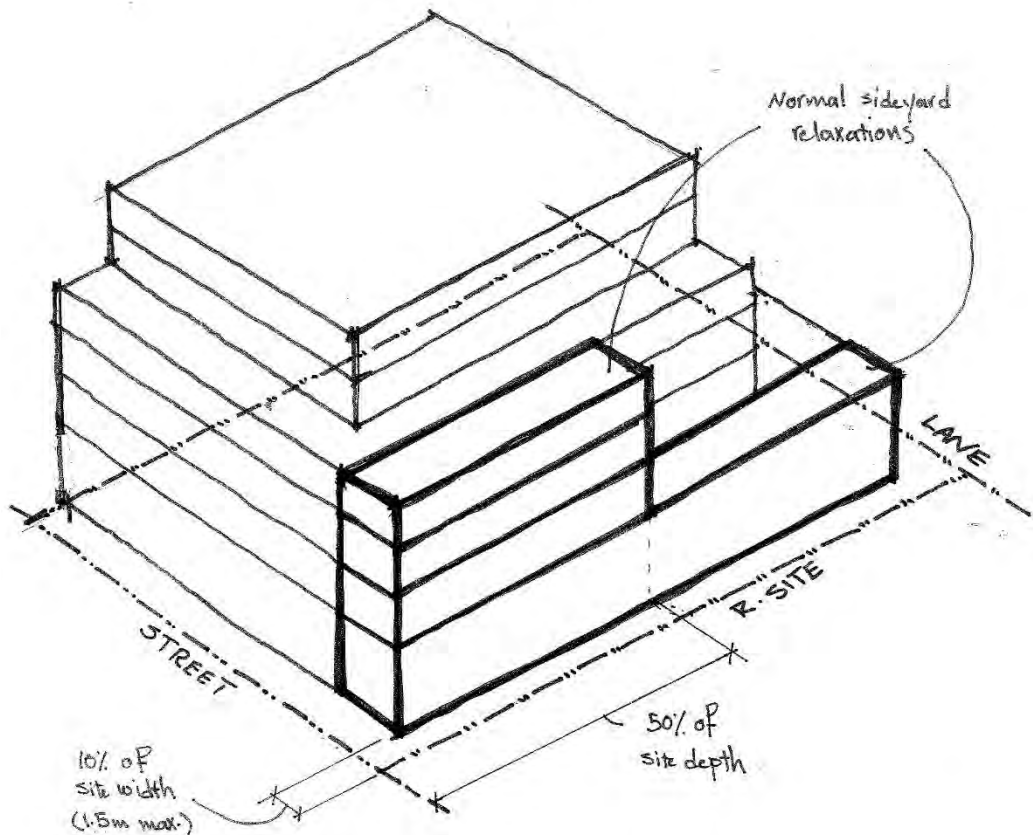
In the most typical situations for corner sites, the expected side yard setback for a flanking street is intended primarily to accommodate commercial patio space along the flanking street sidewalk, where some increased distancing from the from the vehicular traffic along the arterial is possible.

For sites adjacent to R district sites, without an intervening lane, the dDistrict sSchedules 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



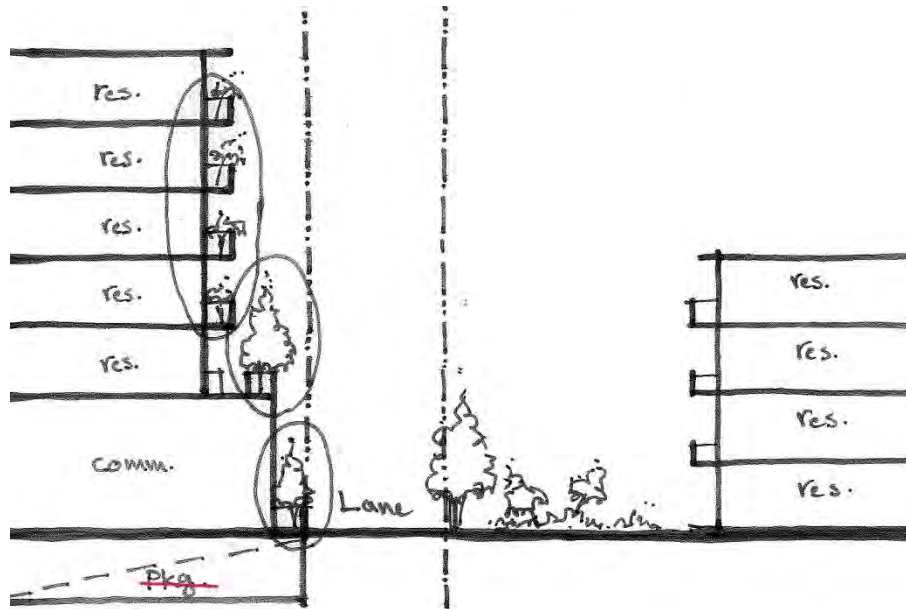
4.64.5 Rear Yard and Setback

The rear yard regulations act in conjunction with the building height envelope to position the rear of the building at a certain distance from residential neighbours. Beyond the normal projections permitted by Section 10 of 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 sSection 6 below, and to accommodate patios and roof decks.

(Refer to sSection 4.12 of these gGuidelines regarding determining the front and rear of a site with more than one boundary on a street.)

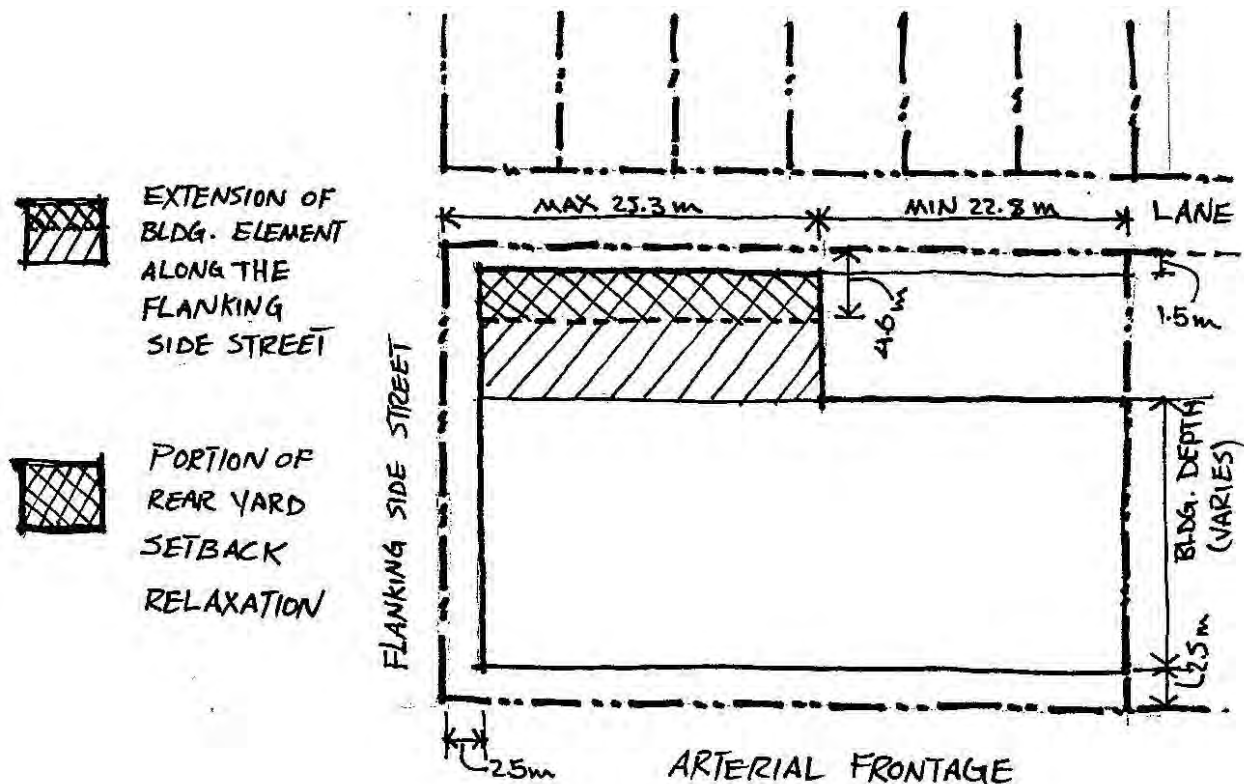
Figure 25: Projections into front yard/setback



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 section 3.1.2.16](#) of the [dDistrict sSchedules](#)) 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 [sSection 4.7.2. \(b\) 3.1.1.2](#) of the [dDistrict sSchedules](#)) for a maximum floor space ratio of 3.7.

Figure 26: Building element along the flanking street



4.74.6 Floor Space Ratio

The maximum discretionary densities in the dDistrict sSchedules for residential rental tenure have been tested with the building 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) section 3.1.1.2 of the dDistrict sSchedules, 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) 3.1.1.3 of the dDistrict sSchedules, to be counted towards the exterior circulation for courtyard typology development.

4.84.7 Off-Street Parking and Loading

Parking and loading are essential service functions. However, they can detract from residential liveability 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 By-law. 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.

4.94.8 Horizontal Angle of Daylight

- (a) The relaxation of horizontal angle of daylight requirements provided for in the dDistrict sSchedules are primarily intended to help achieve the courtyard conditions described in sSection 2.46 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.

5.35.2 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.

5.45.3 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 sSection 67 Open Space, for further design considerations for balconies.

5.55.4 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.

5.65.5 Awnings and Canopies

Section 2.57 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



5.75.6 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



7.6 Open Space

7.26.1 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 liveability of adjacent residential units.
- (e) Refer to the High-Density Housing for Families with Children Guidelines for guidance on common open space.

7.36.2 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 6.17.2](#) 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

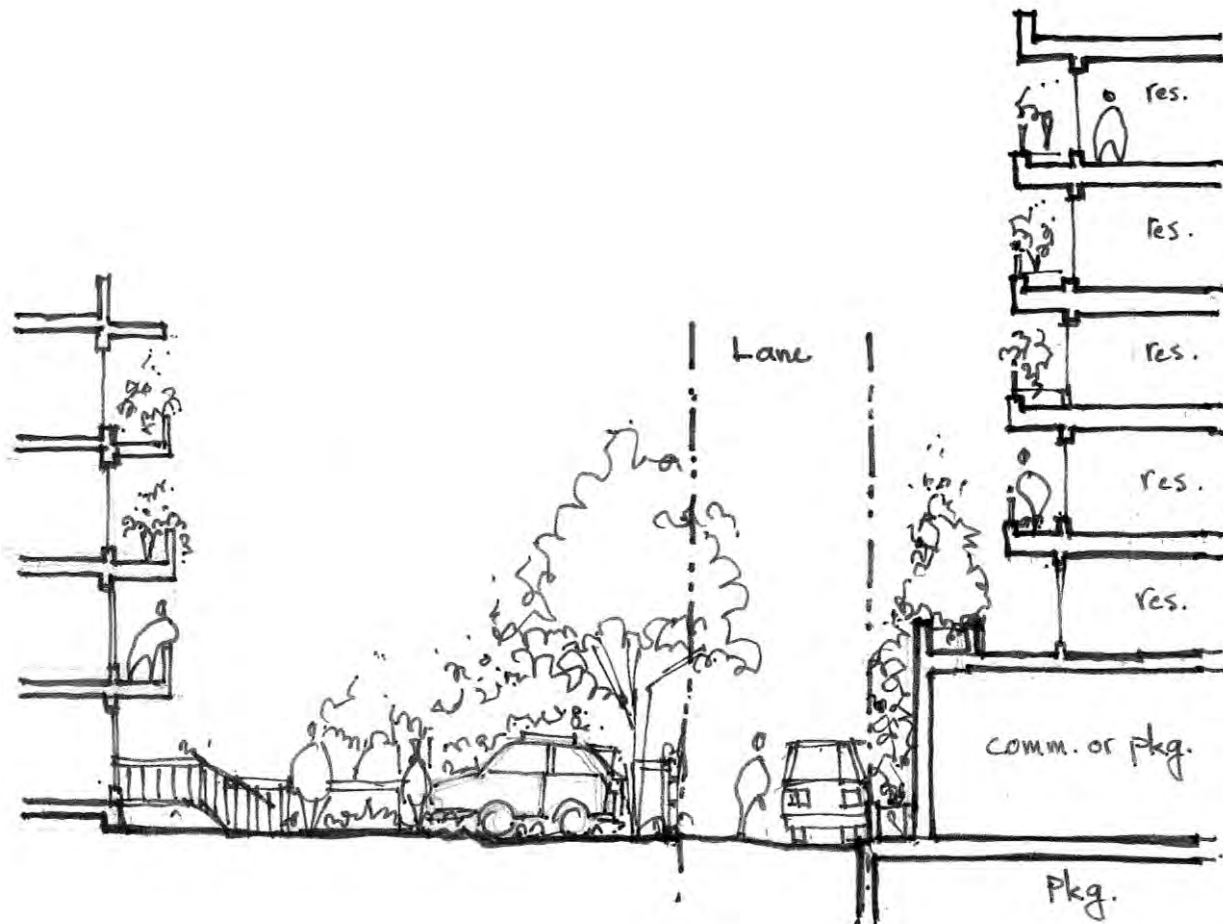
space. Furthermore, this allowance may also aid the applicant in achieving the higher building energy efficiency.

87 Landscaping

Landscaping can improve the liveability 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 liveability



98 Utilities, Sanitation, and Public Services

9.18.1 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.

9.28.2 Garbage and Recycling

Garbage and recycling are essential services. They can seriously detract from residential liveability 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.

109 Sustainability

10.19.1 Energy Requirements

Development must be designed to reduce energy consumption and emissions. For specific requirements, refer to the dDistrict sSchedules. 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.

10.29.2 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.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

BROADWAY/COMMERCIAL C-2C GUIDELINES

Adopted by City Council on August 2, 2001

Contents

	Page
1 Application and Intent	1
2 General Design Considerations	2
2.1 2.2 Neighbourhood and Street Character.....	2
2.2 3 Orientation.....	3
2.3 7 Weather.....	3
2.4 8 Noise.....	3
2.5 9 Privacy.....	3
2.6 10 Safety and Security.....	4
3 Uses	4
3.1 Uses at Grade.....	5
3.2 Uses Above Grade	5
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law	5
4.1 2 Frontage.....	5
4.2 3 Building Height and Length	5
4.3 4 Front Yard and Setback.....	6
4.4 7 Floor Space Ratio	6
4.5 9 Off-Street Parking and Loading.....	6
5 Architectural Components.....	7
5.1 Roofs.....	7
5.2 Windows.....	7
5.3 Entrances	7
5.4 5 Exterior Walls and Finishes	8
5.5 6 Projections, Awnings and Canopies.....	8
5.6 7 Lighting	9
5.7 8 Signs	9
67 Open Space	10
6.1 7.1 Public Open Space.....	10
6.2 7.3 Private Open Space.....	12
78 Landscaping.....	12
7.1 8.1 Streetscape	12
Submission Requirements.....	14

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

1 Application and Intent

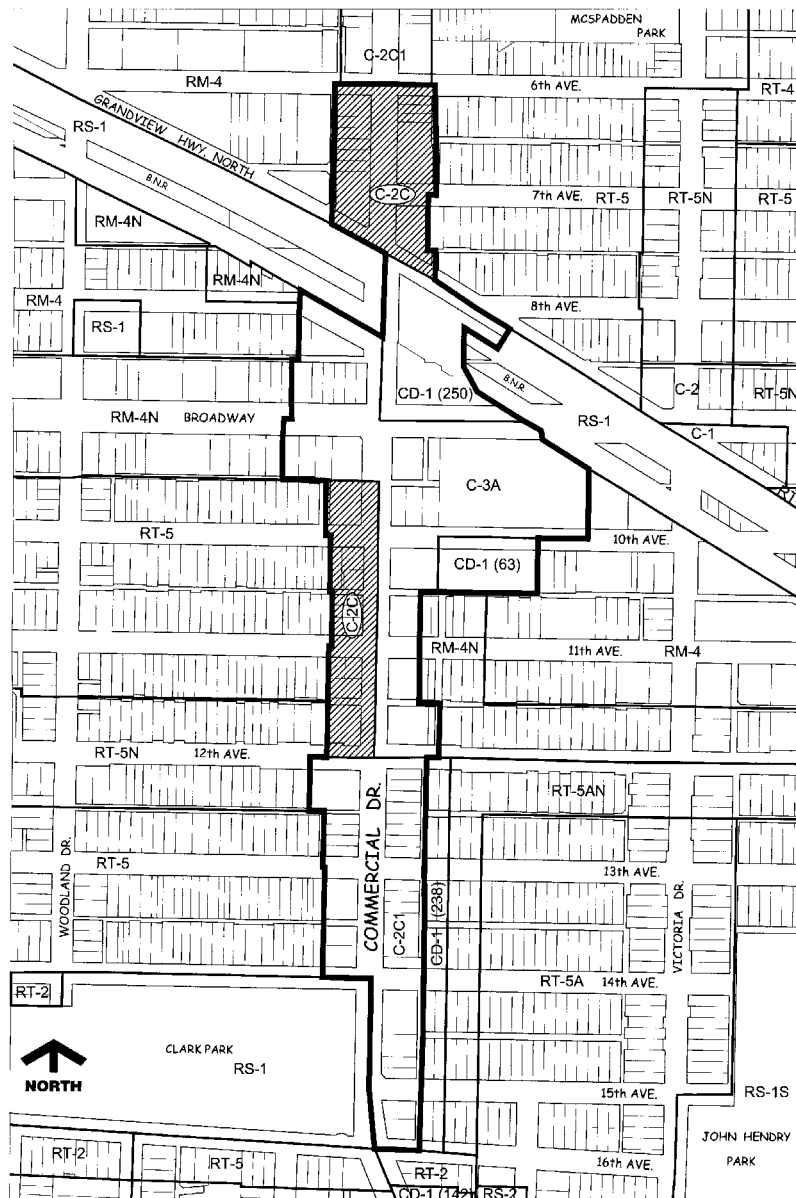
As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to:

- (a) reinforce Commercial Drive as an attractive, vibrant and pedestrian- friendly neighbourhood centre and transit hub by providing at-grade retail continuity between 8th Avenue and 12th Avenue;
- (b) provide opportunities for supplementing the area's housing choice and sense of safety with residential uses above grade;
- (c) ensure a high standard of liveability for new residents; and
- (d) ensure new development is neighbourly to nearby residential areas.

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.

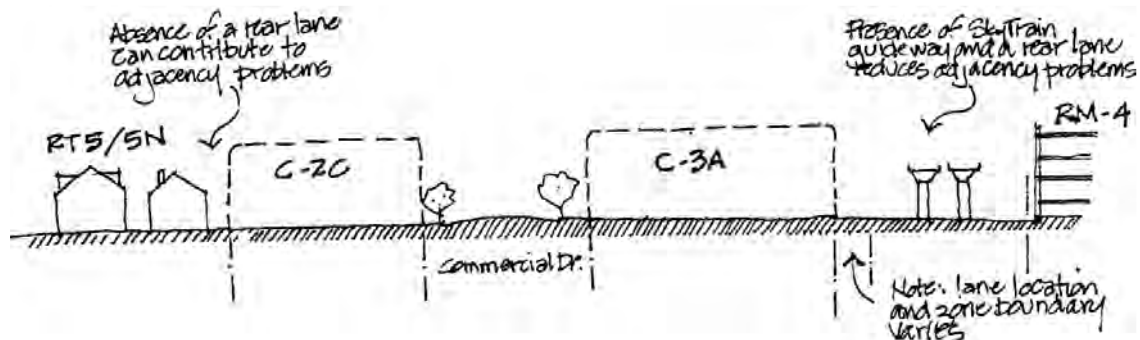
Figure 1. Broadway and Commercial Station Precinct C-2C District (shaded), within the context of the overall commercial precinct



The existing retail area along Commercial Drive and Broadway is composed of grade level retail and service uses with health offices and restaurants above grade in some C-3A zoned sites. Two SkyTrain lines and stations and other significant transit service at this location has altered the previous retail structure of the area toward more convenience and fast food outlets. A number of medical buildings, drug stores, banks, and a large supermarket combine to anchor the area and draw many people from the larger community. A recent mixed-use development is located on the southwest corner of Broadway and Commercial The EastVan Medical Building is located on 10th Avenue just east of Commercial Drive. Recent building types have departed from the smaller grain of storefronts that previously existed here and which residents continue to prefer.

The C-2C zone south of Broadway abuts an RT-5/5N residential zone, with no intervening lane. This adjacency, in combination with limited site dimensions of many sites, complicates the possibility of full development of C-2C sites due to considerations of scale, overlook, privacy and overshadowing (Figure 2).

Figure 2. Adjacencies, lot depths, lane locations and zoning varies in the area. Between 10th and 12th Avenues the C-2C abuts an RT5/5N residential district, with no intervening lane



The Commercial Drive Station, in combination with the existing Broadway Station, could provide the catalyst for improved transit-related and pedestrian-friendly development on underutilized sites between Broadway and 12th Avenue. The corners should become activity nodes, especially where pedestrian bulges provide space for additional landscaping, seating, public art, and the like.

Physical changes should enhance the appearance and character of the street as a shopping area and contribute to a stronger visual image for the general area as well as the vicinity of the two SkyTrain stations. Such features as storefront awnings and canopies providing rain protection, display windows, outdoor display, signage, individuality of shop frontages and a high quality of architectural design and streetscape amenity are encouraged. Above grade, residential uses are preferred in the C-2C zone wherever possible.

2.1/2.2 Neighbourhood and Street Character

Several architectural styles exist in the Broadway/Commercial area, however, most buildings have been built since the late 1960s in a relatively non-descript modern commercial style. This has led to an uneven character on each block with a variety of one-storey older buildings interspersed with three to four storey newer buildings. The historical character of the commercial strip, now largely gone, is still visible on Commercial Drive north of 6th Avenue and in photographs of the Solo Market, which was demolished to make room for the Broadway SkyTrain station. Many of the traditional architectural elements of scale, transparency, outdoor display, masonry cladding and detailing were or are present in these old commercial buildings (Figure 3). Contemporary interpretations of this character should be pursued on new development sites.

Within the C-2C district there are two sub-areas, each with different conditions:

- (a) Between 6th Avenue and Grandview Highway North, parcel sizes are generally 25 to 50 ft. in width, and with conventional depths with a lane behind. with a mix of building heights. The most recent development is from the 1970s; and
- (b) Between the lane south of Broadway and 12th Avenue, frontages are wider but lots are generally shallower, which affects potential redevelopment. Most buildings are one and two storeys, again with little recent development.

Figure 3. Examples of traditional character. (Left) Solo Market, (right and centre) older commercial buildings on Commercial Drive north



2.23 Orientation

- (a) Building faces should be oriented to the established street grid; and
- (b) On corner sites, both street-facing facades should be fully developed as front elevations.

2.37 Weather

- (a) Weather protection should be provided for retail frontages, and be of sufficient depth and height to protect pedestrians from wind-driven rain.

2.48 Noise

Proper acoustical design of residential units is essential to assure liveability in new construction near noisy traffic arterials. New residential developments should minimize the noise impact to their habitable areas through measures which may include:

- (a) Sensitive site planning and unit design, including setbacks or terracing, locating operable windows, location of living rooms and bedrooms away from noise sources;
- (b) Building construction: masonry construction, additional wall insulation, triple glazing; and
- (c) Noise buffers: glazed balcony railings, fences, landscaping;

2.59 Privacy

Privacy in relation to other units, passers by, and adjacent development is a crucial aspect of residential liveability and neighbourliness.

- (a) Unit orientation, window placement and screening should be used to enhance privacy;
- (b) Balconies and patios should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other uses in the same development (Figure 4);
- (c) In developments with courtyards, stacked units are encouraged to reduce privacy conflicts due to access corridors; and
- (d) Residential units located at street level should ensure privacy through setbacks, level changes, and/or screening.

2.610 Safety and Security

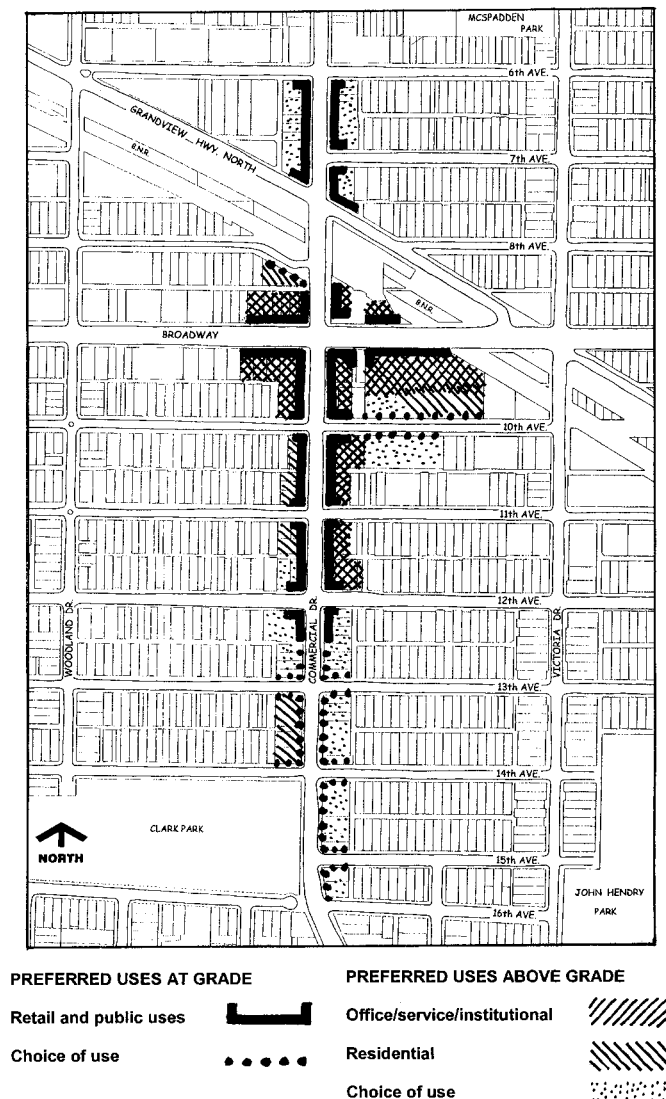
Safety and a sense of personal security are essential components of station area design. New development should take into consideration the following Crime Prevention Through Environmental Design (CPTED) guidelines, having particular regard to reducing opportunities for mischief and vandalism, and increasing personal safety:

- (a) Maximize opportunities for natural surveillance;
- (b) Provide unobstructed and transparent sight lines to exits and destinations;
- (c) Foster territoriality and a sense of ownership;
- (d) No hiding places; and
- (e) Lighting of public places.

3 Uses

- (a) Commercial Drive should be reinforced as a shopping street with local and district shopping uses being the dominant activity in any new development (Figure 4);
- (b) District-serving uses should be concentrated closer to the two SkyTrain stations, between Grandview Highway North and 12th Avenue;
- (c) Community-serving uses should be emphasised at a distance from the stations; and
- (d) Continuous small frontages reflecting historical parcel widths and expressing a variety of activities for shoppers are appropriate at grade in the C-2C district.

Figure 4. Preferred land uses at and above grade in the commercial precinct



3.1 Uses at Grade

- (a) Retail shops, restaurants, grocery stores, public amenities, and personal service uses such as dry cleaners, barber shops and beauty parlours are encouraged at street level.

3.2 Uses Above Grade

- (a) South of Broadway, the preferred use above the first storey in the C-2C district is residential in those locations where no lane exists between the development site and neighbouring residential developments;
- (b) North of Grandview Highway North, on sites where a lane exists between a development site and neighbouring residential developments, a choice of use is acceptable above the first storey, with an emphasis on office, service and institutional uses near the intersection of Broadway and Commercial to take advantage of proximity to the transit hub.

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

4.12 Frontage

- (a) Building facades along Commercial Drive should be built to the front setback line at grade level, above grade, or both;
- (b) New commercial development should incorporate design elements that reinforce an incremental rhythm at the street level;
- (c) All businesses should provide a continuous retail frontage which will be a benefit to both the pedestrian and merchant;
- (d) Individual storefronts should not exceed 15 m in width in order to encourage window shopping and continuity of pedestrian interest;
- (e) Building walls fronting on Commercial Drive should be articulated to the scale of pedestrians, emphasizing a traditional vertical expression and proportions; and
- (f) Upper story bay window treatment within the setback is encouraged.

4.23 Building Height and Length

- (a) New development should generally occupy the full frontage of the property, and create a minimum two-storey street wall located at the setback line;
- (b) New development should respect the scale and building height of adjoining buildings in residential areas;
- (c) Stories above the third floor should step back from the main facade of a development (Figure 5, left), or (d) Alternatively, the facade should be animated with offsets and changes in fenestration and material in the street wall (Figure 5, right); and
- (e) A strong projecting cornice line is encouraged to enhance facade articulation.

Figure 5. Examples of two kinds of facade articulation (left) step back of top floor, (right) offsets in street wall and variety in material and fenestration



4.34 Front Yard and Setback

Most existing commercial development has no front yard setback. While this can help to create a cohesive image for the street, the existing sidewalks, particularly at the Broadway/Commercial Drive intersection and on Commercial Drive are of insufficient width to accommodate the increased number of pedestrians attracted to the existing and new SkyTrain stations in reasonable comfort. Also, it is desirable to outdoor displays of produce and outdoor seating for cafes and restaurants wherever possible (Figure 6). Accordingly,

- (a) The setback on Commercial Drive should be 1.0 m;
- (b) Retail continuity should be preserved and consideration given to the provision of pedestrian amenities; and
- (c) Outdoor extensions of cafes and restaurants are encouraged, especially where corner bulges provide additional space.

Figure 6. Examples of desirable sidewalk activity, sidewalk restaurants and produce display



4.47 Floor Space Ratio

- (a) Not all projects and sites will be able to achieve the maximum discretionary 3.0 FSR. For example, while 1.5 FSR residential density maybe achievable on three levels above grade, the ground floor level is unlikely to accommodate a full 1.0 FSR of other use due to requirements for off-street parking, loading and setbacks. Factors influencing the achievable density and use mix include:
 - (i) site dimensions;
 - (ii) proportion of non-residential and residential use;
 - (iii) corner or mid-block location;
 - (iv) site frontage;
 - (v) mix of dwelling unit sizes;
 - (vi) response to guidelines on **building** height and setbacks; and
 - (vii) ability to provide required parking.

4.59 Off-Street Parking and Loading

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

- (a) Off-street parking areas for commercial uses in a C-2C development should be provided on-site or in nearby collective parking;
- (b) Off-street parking for residential uses should be provided on-site;
- (c) On-site parking and loading should be provided at the rear of buildings with access from the lane;
- (d) Where there is no lane, access should be from the flanking street on corner sites. On interior sites, access should be located and designed to minimize impact on the pedestrian realm; and
- (e) Access to, and the design of, parking and loading facilities should minimize impact on adjacent residential properties.

5 Architectural Components

5.1 Roofs

- (a) Flat roofs with decorative parapets are encouraged, in keeping with traditional architecture of Commercial Drive;
- (b) Mechanical equipment should be suitably screened from view from eye level from neighbouring properties and from the far side sidewalk.

5.2 Windows

- (a) Windows in activities at grade are essential to enhance pedestrian experience and provide casual surveillance of the street;
- (b) Windows on upper storeys should have a predominantly vertical proportion in keeping with traditional commercial architecture; and
- (c) Bay windows projecting into the setback area are encouraged (Figure 7).

Figure 7. Examples of projecting bay windows and cornices



5.3 Entrances

- (a) New commercial development at grade level should provide entrances no further than 15 m apart, preferably closer (Figure 8, left);
- (b) Outdoor produce display and seating are encouraged (Figure 8, lower left);
- (c) Corners provide opportunities for interesting entrance treatment (Figure 8, lower centre); and
- (d) Entrances to uses above grade should be highly visible from the street, and have direct sight lines from the sidewalk into elevator lobbies (Figure 8, lower right)

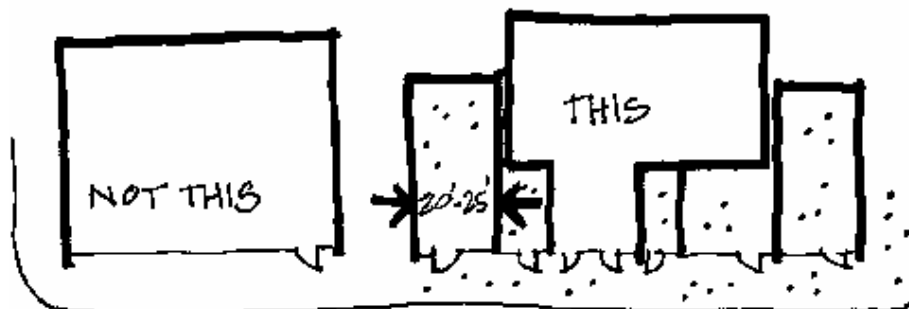
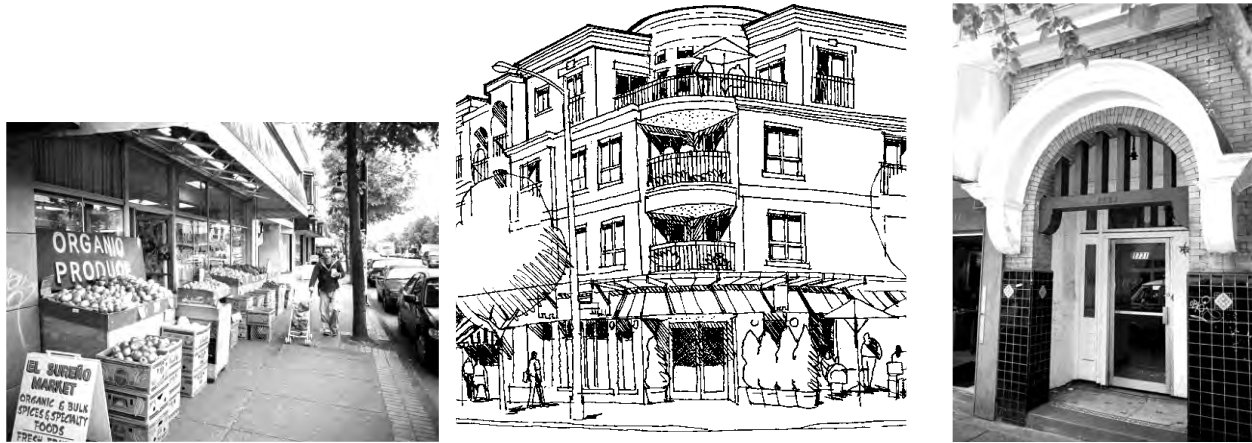


Figure 8. Animating the ground floor with small storefronts, outdoor display and seating, corner entrances and transparent entrances to upper floor uses



5.45 Exterior Walls and Finishes

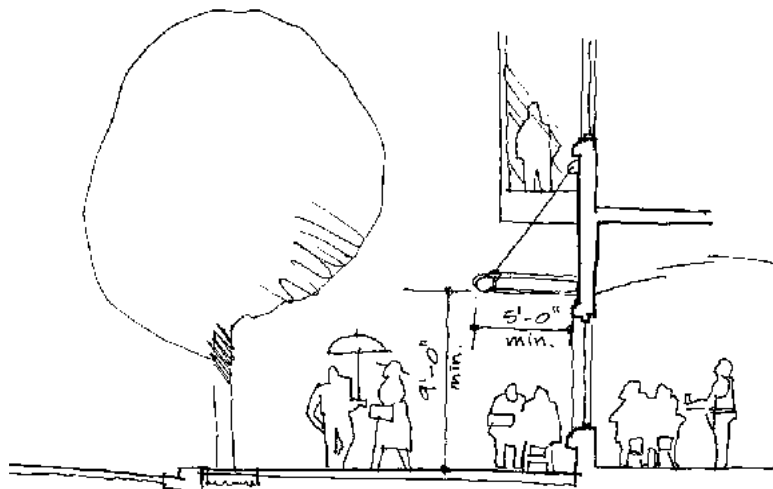
- (a) The lower levels of development should be carefully designed to enhance the close-up view for the pedestrian;
- (b) The use of high quality and durable materials with robust detailing that reflects traditional masonry construction is encouraged;
- (c) Blank walls adjacent to streets are discouraged; and
- (d) 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 emphasising quality materials, textures, articulation, colour and/or landscaped with climbing or hanging plants.

5.56 Projections, Awnings and Canopies

Projecting upper stories and overhangs, awnings and canopies are all desirable measures for providing necessary weather protection. In terms of appearance, using a uniform awning or canopy design across the length of a large development can be detrimental to the sense of small scale storefronts intended for the area.

- (a) Design architecturally integrated, high quality transparent or translucent awnings and canopies, but ensure some variety in form;
- (b) Ensure that awnings and canopies are deep enough and close enough to the ground to provide adequate shelter, and do not have large gaps between them (Figure 9);
- (c) Awnings and/or canopies should have a minimum depth of 5 ft.; and.
- (d) Awnings and/or canopies should have a minimum height of 9 ft.

Figure 9. Awnings and canopies

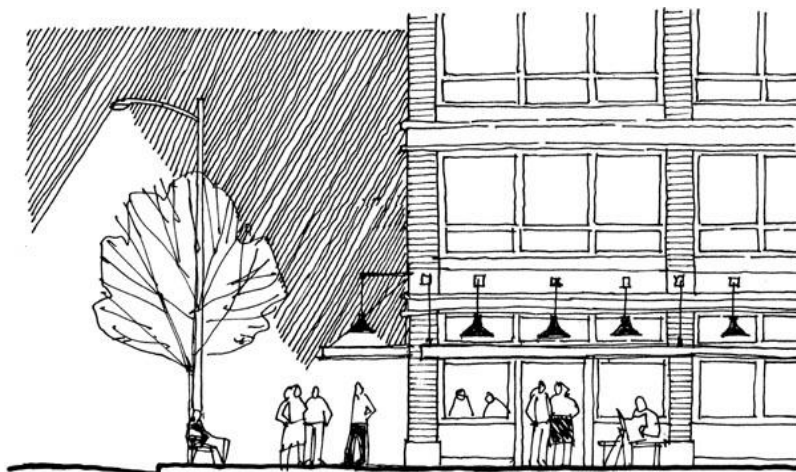


5.67 Lighting

Integrated building lighting can make a positive contribution to the sense of safety and security pedestrians experience in the shopping district (Figure 10).

- (a) Lighting should be sensitive to nearby residential areas. Visible, glaring light sources should be avoided through use of down-and/or up-lights with cutoff shields, and
- (b) Full-spectrum “white” light or incandescent sources are preferred in public areas.

Figure 10. Illuminating building features can help create a sense of safe and intimate space around a building

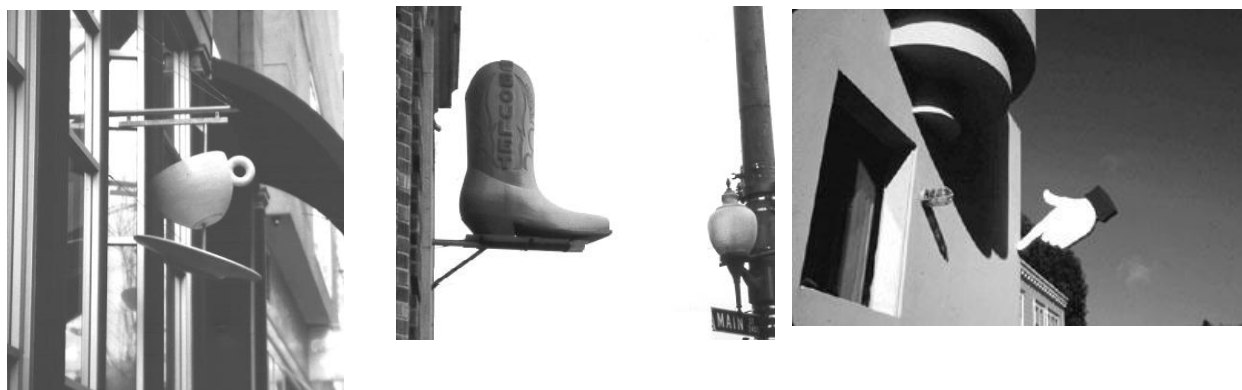


5.78 Signs

Directional and informational signs are a necessary aspect of retail identity and promotion. However, lack of coordination over the design of individual tenant signs within a development can lead to visual clutter and detract from the overall appearance of a development and of the streetscape.

- (a) Visual or representational signs can replace or supplement conventional textual signs to help establish a special character to the shopping strip (Figure 11);
- (b) Where space and clearances permit beneath awnings and canopies, small projecting two-dimensional or “blade” type signs are encouraged;
- (c) Internally lighted plastic box signs are discouraged;
- (d) Externally lighted signs are encouraged; and
- (e) Vertical banners are encouraged.

Figure 11. Examples of business signs that both inform and add delight to the streetscape

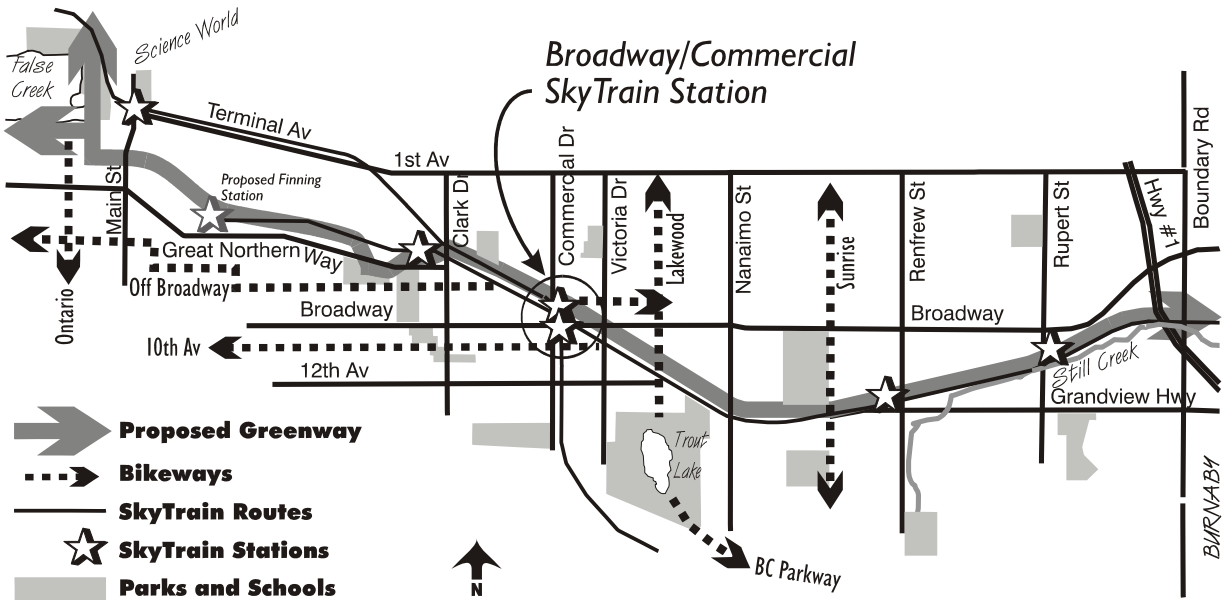


67 Open Space

67.1 Public Open Space

Figure 12 shows the Broadway/Commercial precinct in relation to SkyTrain lines and a segment of the Central Valley Greenway and Bikeway being planned adjacent to the Millennium SkyTrain extension.

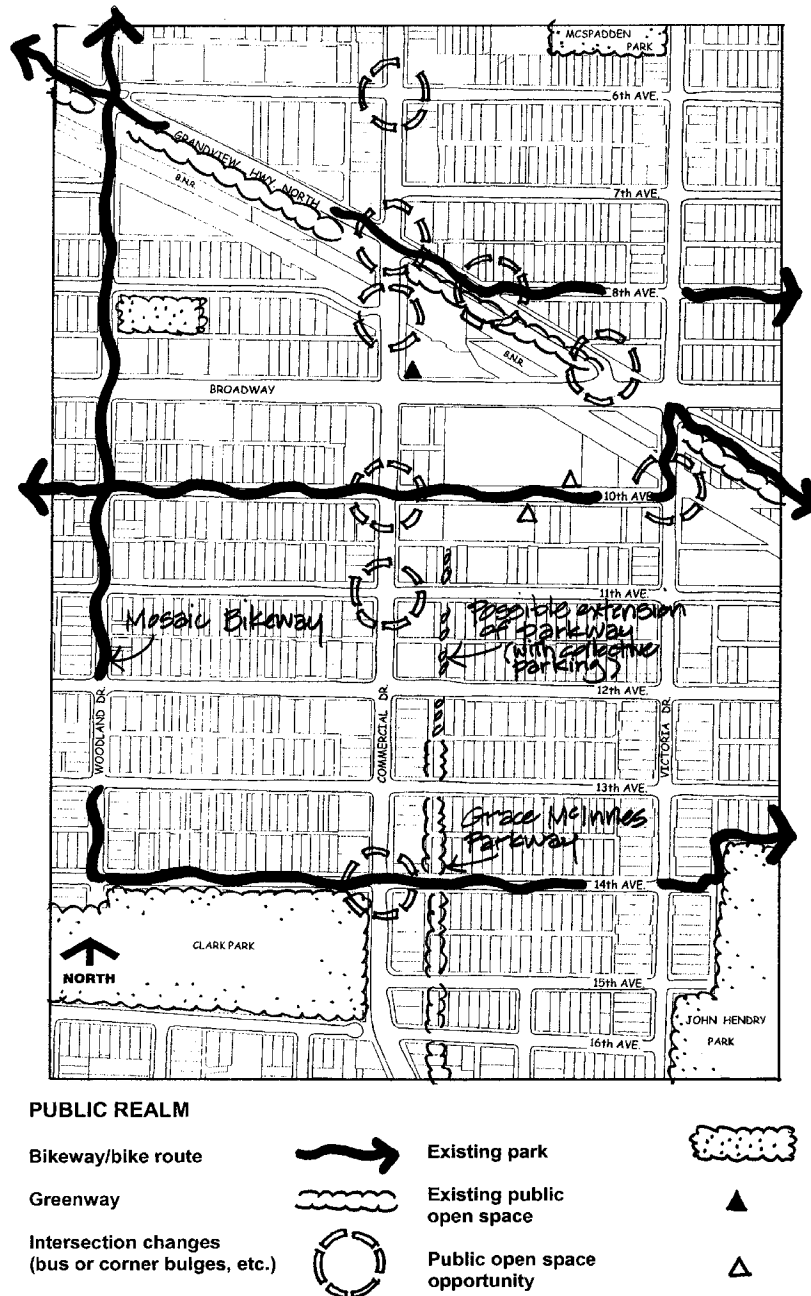
Figure 12. The Broadway/Commercial area in relation to the Central Valley Greenway/Bikeway Plan and other relevant Greenway/Bikeway routes



Parks are located in residential areas at a distance from the commercial core. Bike routes are planned for 10th and 14th Avenues, connecting with the Mosaic Bikeway on Woodland Drive. Grace McInnes Parkway parallels the elevated SkyTrain guideway south of 12th Avenue. A small public plaza and covered ticket hall are planned for the new Commercial Drive station site at the northeast corner of Broadway and Commercial Drive (Figure 13).

- (a) An opportunity exists to extend the Grace McInnes Parkway further north, but only in conjunction with implementation of a collective parking facility.

Figure 13. Basic components of the existing and planned public realm



67.3 Private Open Space

- (a) Each residential unit should have direct access to a private outdoor space in the form of a balcony, deck or patio with a minimum horizontal dimension of 1.8 m and a minimum area of 4.5 m²; and
- (b) Private open space should be located to avoid noise and oriented to capture sun and take advantage of views, and should be designed to ensure visual privacy and security; and
- (c) Balcony enclosures to reduce noise will be appropriate in many cases.

78 Landscaping

78.1 Streetscape

Specific landscape guidelines for the Broadway/Commercial retail area may be adopted in the future. In the meanwhile, a number of standard guidelines should be followed to enhance existing street trees and green boulevards on neighbourhood streets, in order to help “Green the Drive.”

- (a) Street trees should be planted along new development to the satisfaction of the General Manager of Engineering Services and the Director of Planning (Figure 14);
- (b) Exterior boulevards between the sidewalk and the curb should be grass (Figure 14, right);
- (c) Street improvements call for corner bulges at a number of intersections in the area. Figure 15 shows some ideas for street furniture, landscaping and public art in these spaces; and
- (d) Developers are encouraged to integrate public art in new developments, which can include simple sidewalk stamps and mosaics (Figure 16).

Figure 14. Examples of streetscape with mature trees: (left) on the frontage, (right) on side street with grass boulevard



Figure 15. Examples of streetscape improvements from the Broadway/Commercial SkyTrain Station Precinct plan

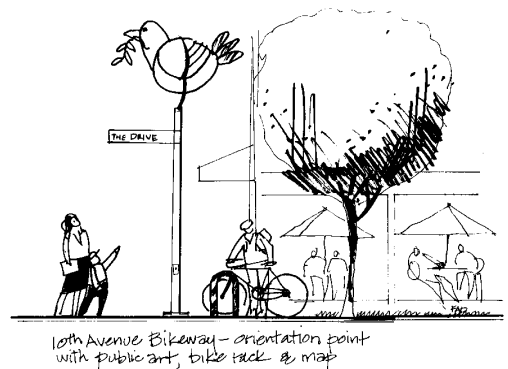
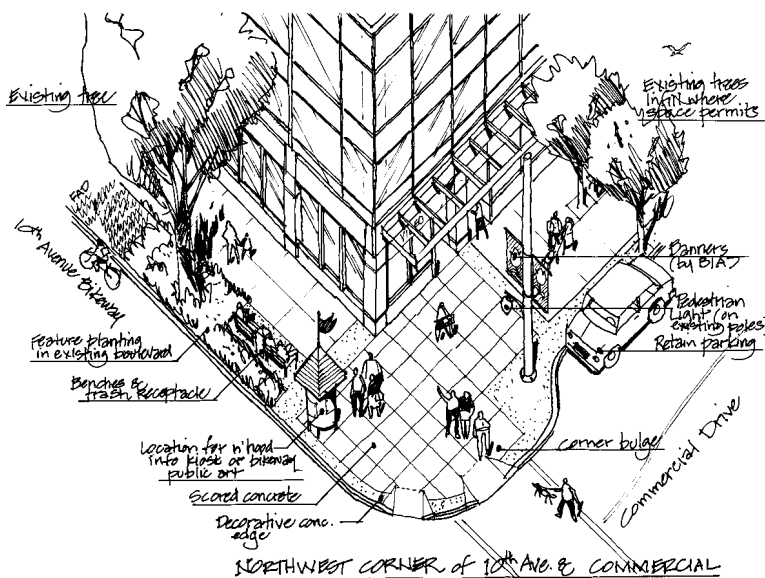
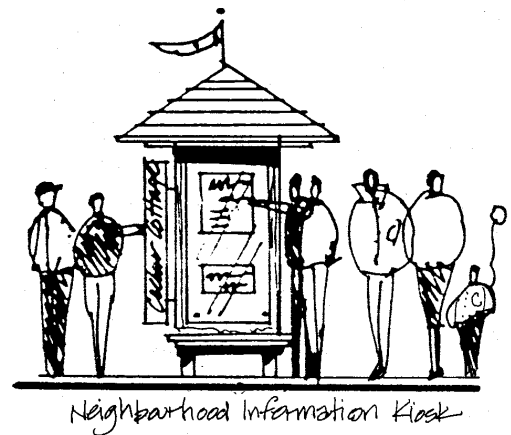
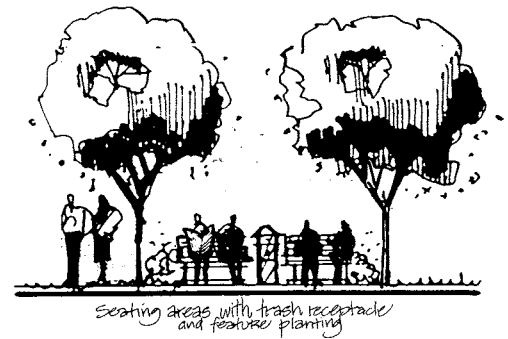
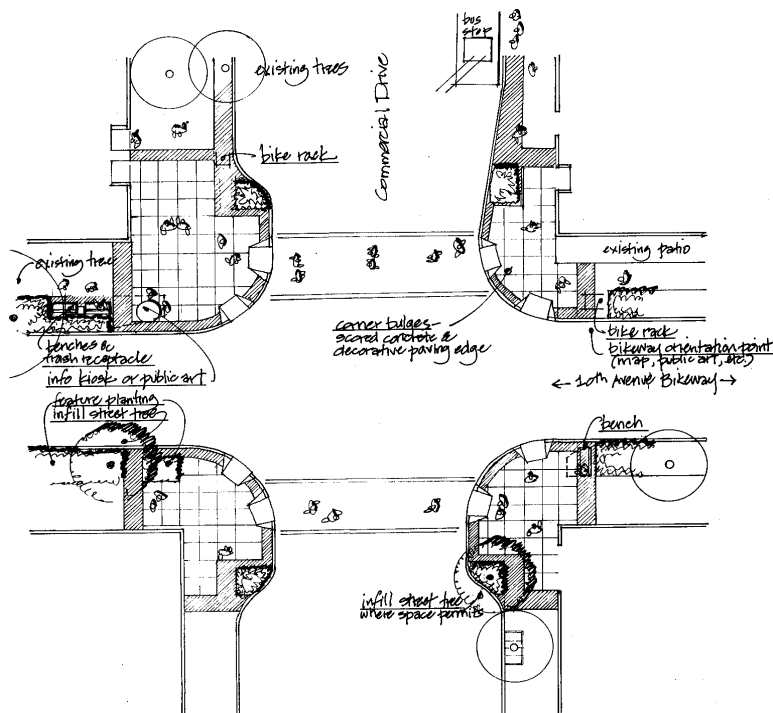


Figure 16. Sidewalk stamp to be used on Commercial Drive (left), and example of sidewalk mosaic from Mosaic Creek Park (right)



Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3 - **How To... Development Permits for Major Applications.**



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

605 - 645 WEST EIGHTH AVENUE C-3A GUIDELINES

Adopted by City Council on November 14, 1995

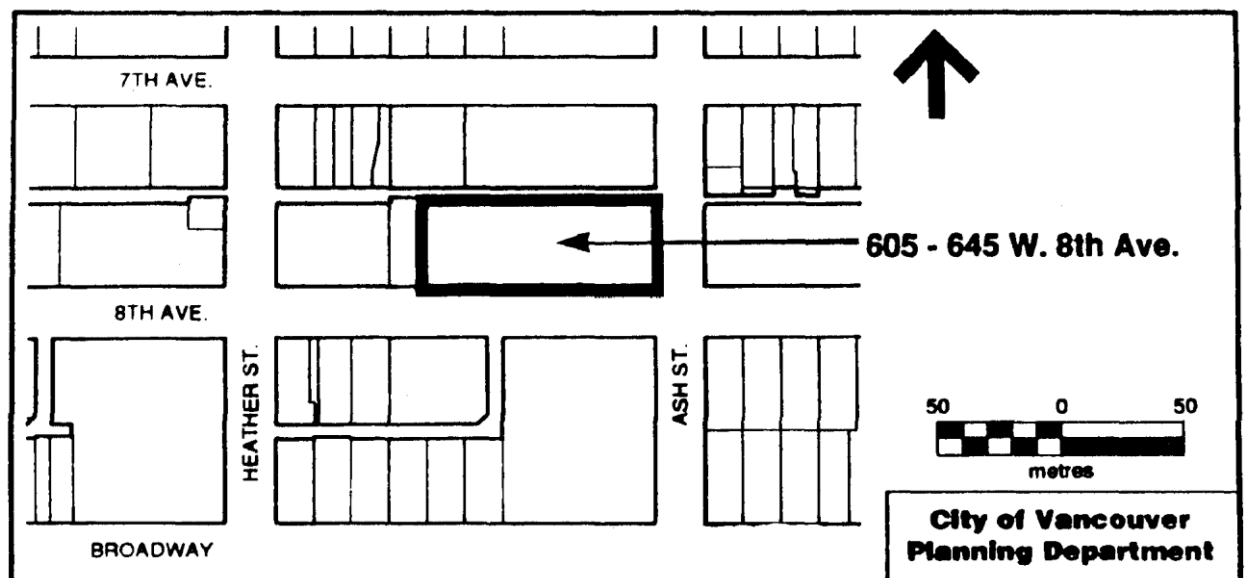
Note: ~~These guidelines are organized under standardized headings. As a consequence, there are gaps in the numbered sequence where no guidelines apply.~~

1 Application and Intent

These guidelines are to be used in conjunction with the C-3A District Schedule of the Zoning and Development By-law for development permit applications involving conditional approval on the site shown in Figure 1 only.

The intent of the guidelines is to augment the provisions of the Central Broadway C-3A Urban Design Guidelines to respond to the needs of adjacent residential development. The Central Broadway C-3A Urban Design Guidelines apply in all instances except where these guidelines provide additional direction.

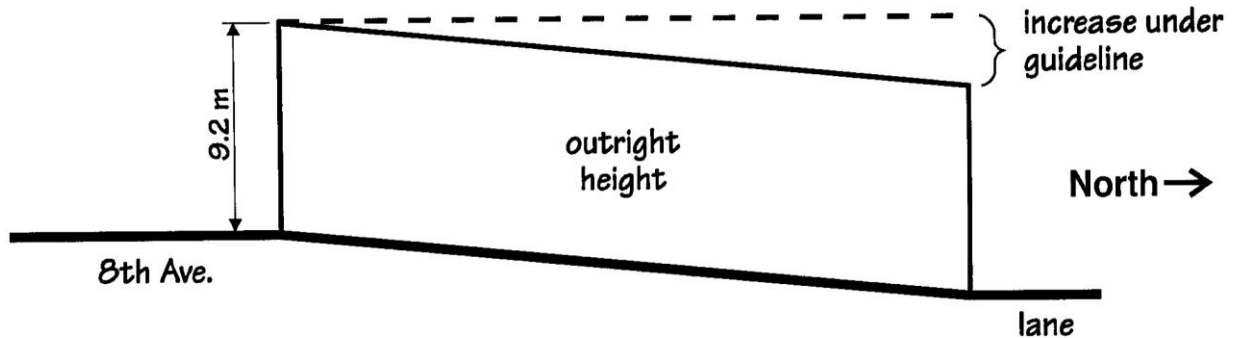
Figure 1.



2 General Design Considerations

2.14 Views

To protect views to the north from residential units on the south side of Eight Avenue, building height should not exceed 9.2 m on the westerly 61.0 m of this site, except that this building height may be exceeded to the extent of being measured horizontally from the top of a vertical line measured 9.2 m in building height from building grades at the south property line.



2.29 Privacy

Windows above the first storey should not create visual intrusion or lighting glare affecting the privacy of residential units along the south side of West Eighth Avenue.

2.314 Access and Circulation

Access to both parking and loading should be from the lane and designed and located to encourage access from Ash Street.



City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

BROADWAY-ARBUTUS C-3A AND 2000 BLOCK WEST 10TH AVENUE (NORTH SIDE) GUIDELINES

Adopted by City Council on July 7, 2004
Amended on September 15, 2020

Contents

	Page
1.0 Application and Intent	1
2.0 General Design Considerations	2
2.1 Neighbourhood Character.....	2
2.2 Streetscape Character.....	2
2.3 Orientation	6
2.4 Views	6
2.5 Light and Ventilation	7
2.6 ⁷ Weather Protection.....	7
2.7 ⁸ Noise	7
2.8 ⁹ Privacy	8
2.9 ¹⁰ Safety and Security	8
2.10 ¹¹ Access	9
3.0 Uses	10
3.1 Residential Use	10
3.2 Other Uses	10
4.0 Guidelines Pertaining to the Regulation of the Zoning and Development By-law and the Parking By-law	11
4.1 ¹² Frontage	11
4.2 ³ <u>Building</u> Height and Massing	12
4.3 ⁴ Front yard and Setback	13
4.4 ⁵ Side Yard and Setbacks.....	14
4.5 ⁶ Rear Yard and Setbacks	15
4.6 ⁷ Floor Space Ratio	16
4.7 ⁹ Off-Street Parking and Loading.....	16
4.8 ¹⁰ Horizontal Angle of Daylight	17
5.0 Architectural Elements.....	17
5.1 Roofs.....	17
5.2 ⁴ Balconies	17
5.3 ⁵ Exterior Walls and Finishing	18
6 ⁷ .0 Open Space	18
6 ⁷ .1 Public Open Space.....	18
6 ⁷ .2 Semi-Private Open Space	19
6 ⁷ .3 Private Outdoor Space	19
7 ⁸ .0 Landscaping.....	20
7 ⁸ .1 Street Trees	20
7 ⁸ .2 Site Landscaping.....	20

89.0	Utilities, Sanitation and Public Services	20
8.19.2	Underground Wiring.....	20
8.29.3	Garbage and Recycling.....	20

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

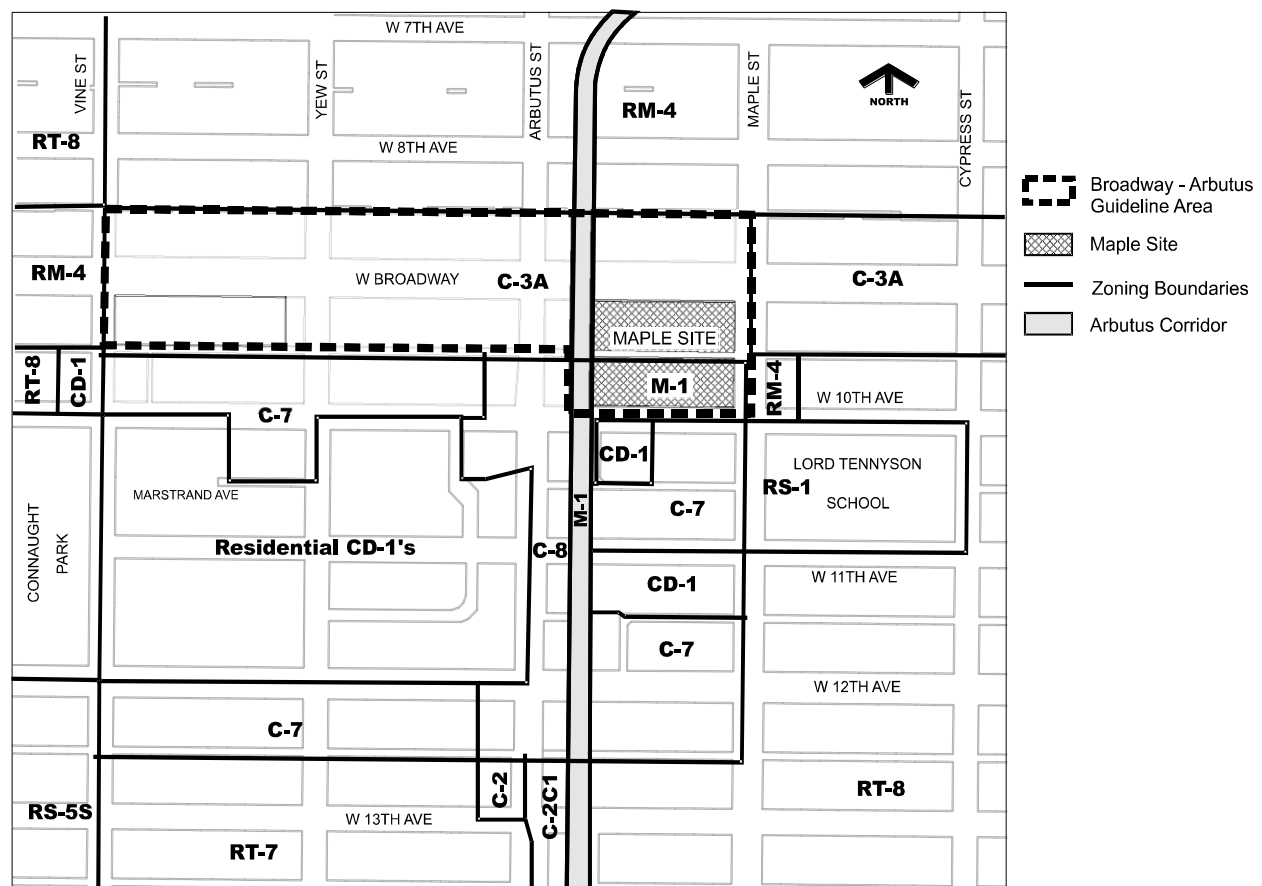
1.0 Application and Intent

These guidelines are to be used in conjunction with the C-3A District Schedule of the Zoning and Development By-law in seeking approval for conditional approval uses or discretionary variations in regulations in the Arbutus portion (north and south side of Broadway from Maple Street to Vine Street) of the C-3A district. They also provide policy and guideline direction for the potential rezoning of the M-1 site in the 2000 Block West 10th Avenue, north side (see Figure 1).

The intent of the guidelines is to:

- Assist in the transition of the Broadway-Arbutus C-3A district to an attractive, vibrant area which connects and unifies the Broadway and Arbutus Street portions of this local shopping area within the Arbutus Neighbourhood Centre;
- Ensure that the size and scale of future city-serving retail, office and service uses on Broadway are compatible with the surrounding neighbourhood and do not detract from the primarily local-serving nature of the Arbutus shopping area;
- Further support the Arbutus Neighbourhood Centre by encouraging a strong residential component above the Broadway and Arbutus street level and on the north side of the 2000 Block of West 10th Avenue with a high degree of liveability;
- Ensure that the physical form and design of new developments enhances both the public and private realms through high-quality architectural building expression and building form which respects adjacent buildings and takes into consideration sun light access and private views;
- Contribute to an enhanced pedestrian-friendly streetscape and give priority to walking, biking and transit by helping to make these modes attractive, safe and convenient; and
- Ensure that vehicular traffic is well managed so that the area remains accessible, and surrounding residential areas are not negatively impacted.

Figure 1. Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Area



2.0 General Design Considerations

2.1 Neighbourhood Character

The Broadway-Arbutus area borders a residential ~~multi-family~~multiple dwelling (RM-4) area on the north and the Arbutus Neighbourhood (C-7/C-8) area on the south. Together with area schools, parks, the Kitsilano Community Centre and an attractive local shopping area focused on Arbutus Street, a neighbourhood centre has emerged in this portion of Kitsilano. The Arbutus Corridor Official Development Plan, adopted in July 2000, calls for the Arbutus Corridor to be preserved for rapid transit and Greenways purposes. Future extension of the Millennium ALRT line along Broadway with a possible station at the intersection of Broadway and Arbutus could significantly influence the development of this area. These potential transportation improvements would further enhance the attractiveness of this Centre.

Broadway-Arbutus also has a role, as the westerly terminus of Central Broadway C-3A district which is a key commercial area of the city and an important east-west vehicle and transit arterial. The Central Broadway zoning and guidelines support an “Uptown” office district in the area between Oak Street and Yukon Street on Broadway. Outside this area (e.g. Broadway-Arbutus) predominately residential uses are encouraged to support adjacent neighbourhoods. Given its context, the street character of Broadway-Arbutus is to step down from the more prominently scaled developments of Central Broadway occurring at the geographic high point (Fairview Slopes sub-area).

Broadway-Arbutus shares the intent of the remainder of Central Broadway C-3A with regard to:

- (a) creating building massing which allows sun access to the north sidewalk of Broadway in the winter and considers private views;
- (b) Stepping down building massing on the north property line or lane to respect residential uses to the north (8th Avenue);
- (c) Encouraging a high degree of residential liveability;
- (d) Providing for high quality building design with pedestrian amenity on the streets; and
- (e) Providing useable open space and neighbourhood linkages where appropriate.

2.2 Streetscape Character

The area currently has a mix of one to eight storey buildings of various ages, including major office buildings and mixed-use buildings with commercial uses at grade. Because of varying site sizes, uses and forms of development, the area lacks a consistent architectural character.

2.2.1 Broadway-Arbutus streetscapes should link with the existing Arbutus shopping area with a more consistent character through:

- (a) Emphasizing the street edge with a strong commercial presence at the sidewalk edge where street arcades and recesses are not encouraged;
- (b) Providing street fronting commercial floor levels at the sidewalk level (maximum of .6 m above or below). This will require stepping the floor slab on sloping sites;
- (c) Emphasizing small scale commercial frontages of 7.6 m and a maximum 15.3 m width;
- (d) Providing high ceiling heights for commercial uses (4.3 – 5.2 m from the commercial floor to the floor level above) with a viable commercial depth of at least 15.3 m minimum;
- (e) Providing fine grain, high quality shop front detailing with extensive clear glass storefront windows to enhance pedestrian interest;

Figure 2. Storefront Detail to Provide Pedestrian Interest



- (f) Providing pedestrian amenity such as weather protection, street trees, specialty street lighting, new sidewalks with specialty boulevard treatments and street furnishings;

Figure 3. Pedestrian Amenities



- (g) Providing commercial or residential entrance lobbies which are well defined and at grade without stairs or ramps in the public realm;
- (h) Providing continuous setbacks from the Broadway property line, where appropriate, such as at transit stops to allow for higher pedestrian traffic and continuation of street trees;
- (i) Providing a safe, continuous pedestrian experience by not allowing vehicular access off streets; and
- (j) Provision of useable, meaningful open spaces to support the street activities.

2.2.2 2000 Block West 10th Avenue (North Side) Streetscape

West 10th Avenue is a designated City Bikeway and should have a strong residential character with:

- (a) A 3.7 m setback to the principle building façade to provide for a townhouse building form within the higher streetwall form with stairs, porches and front doors on the street as illustrated in Figure 4;
- (b) A 1.8 m extension of the public realm within the setback to include a second row of trees set close to the property line with layered planting at the base of the building, raised patio or stepped planters (Figure 4);
- (c) Grass boulevards with street trees and new sidewalks;
- (d) Provision of bikeway standard furnishings and features such as lighting, benches, drinking fountain and drought resistant curb bulge landscaping; and
- (e) Lobbies as noted in section 2.2.1(g).

Figure 4. Townhouse Building Form and Landscaped Setback

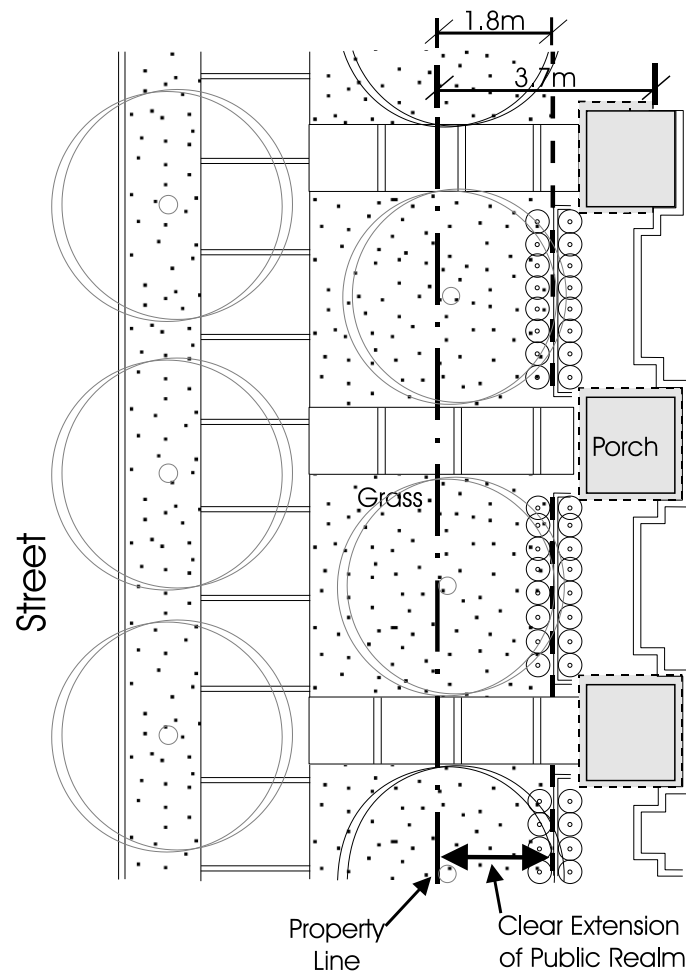


Figure 5. Desirable Townhouse Streetscape



2.2.3 Side Streetscapes

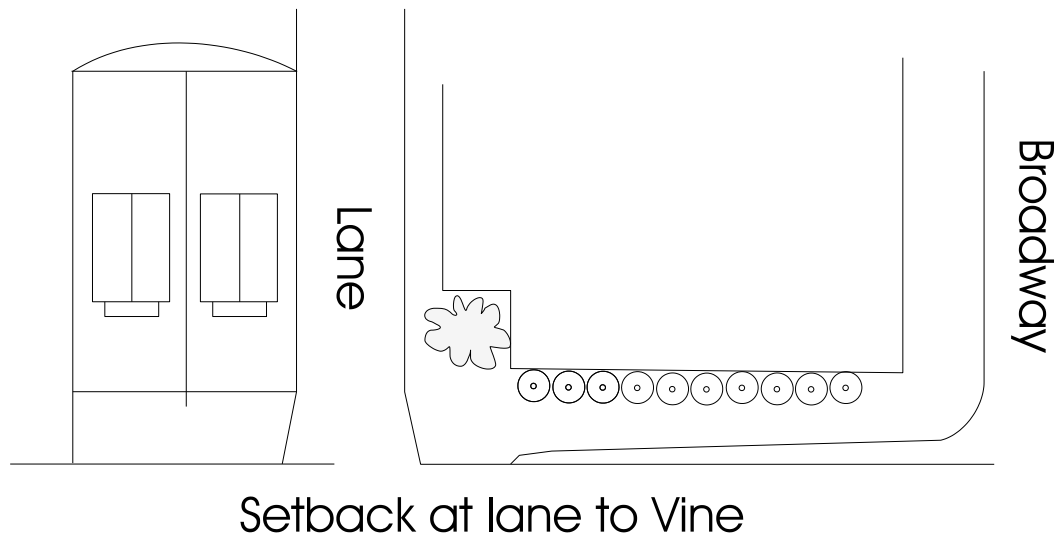
- (a) Commercial uses should wrap around the side streets and may extend the full length of the side street to the lane with streetscape treatments similar to Broadway and Arbutus;

Figure 6. Commercial Uses on Side Street



- (b) If residential uses are proposed at grade, a landscaped setback and townhouse form as described in section 2.2.2 should be provided;
- (c) A transition setback may be necessary at the rear of the development to respect adjacent residential front yards (Figure 7);

Figure 7. Transition Setback at Rear of Development



- (d) Layered planting can also be considered on the inside boulevard of commercial frontages. In this case, weather protection may not be necessary.

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.

2.4 Views

Vancouver's spectacular views are an asset that should be shared between a proposed development and existing and future developments on surrounding sites.

2.4.12 Private Views

- (a) Where the discretionary **building** heights are sought, the massing of any development should be situated so as to minimize the intrusion of distant views from existing or future development on surrounding sites;
- (b) A view analysis should be provided for consideration of **building** heights proposed above the outright 9.2 m;
- (c) Roof mechanical rooms and elevator penthouses should be located and shaped so as to minimize view intrusion. Roof mechanical equipment should provide attractive screening; and
- (d) New development should be designed to provide attractive near views for existing adjacent development through the use of landscaping and higher quality building materials. Roof materials should be enhanced with landscape treatments, decorative patterns and colours where adjacent residential overlooks.

2.5 Light and Ventilation

Provision of sufficient daylight access to individual units and open spaces is one of the most challenging aspects in the design of housing. The horizontal angle of daylight guidelines in section 4.8+9 should be supplemented with the following considerations:

- (a) Living rooms should not face into courtyards;
- (b) Below grade residential units often have inadequate daylight, and are discouraged;
- (c) Secondary living spaces (bedrooms, dining rooms) may face into the courtyard provided that the clear minimum courtyard width is 9.2 m;
- (d) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;
- (e) Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability. In some cases, such as a restaurant use, a mechanical report may be required to ensure exhaust will not affect residential liveability; and
- (f) Development should locate residential units and open spaces away from areas of noxious odours and fumes related to nearby land uses.

2.67 Weather Protection

- (a) Weather protection canopies or awnings with a minimum projection of 2 m should be provided on commercial streets fronts, common entrances, and for grade level or upper level individual residential entrances;
- (b) Weather protection should include continuous, high quality, architecturally integrated weather protection, signage system and lighting;
- (c) Generally, weather protection canopies or awnings should be made of permanent, clear or translucent materials such as glass and metal frame. However, vinyl fabric awnings may be considered provided they are high quality (e.g. custom frames and textured fabric).

2.78 Noise

Non-residential components of mixed use developments, such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. In addition, noise from traffic and the potential for a transit line along Broadway and the Arbutus Corridor should be considered in building design. The restrictions on uses noted in section 3 will ensure a level of compatibility for uses within buildings. In addition, ~~section 4.15 of the District Schedule~~ Section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for all developments containing dwelling uses:

- (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 units facing Broadway or directly adjacent the Arbutus Corridor, additional noise mitigation measures such as locating areas not affected by noise (e.g. stairwells and single-loaded corridors) between the noise source and the dwelling units should be considered.
- (b) Local noise generated by the development itself, such as parking and loading activities, exhaust fans, and restaurant entertainment and outdoor seating, should be mitigated by location and design; and
- (c) City regulations governing the noise levels that may be produced in various areas may affect some non-residential uses proposed. ~~Licencees and Inspections or the Environmental Health Branch should be contacted for details.~~ The Noise Control By-law should be consulted.

2.89 Privacy

Privacy between units, adjacent development and passersby is a crucial aspect of project liveability and neighbourliness:

- (a) Unit orientation, window placement and screening should be used to enhance privacy;
- (b) Balconies and patios should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project;
- (c) Residential units placed on the street should be in a townhouse form raised above the street level; and
- (d) Habitable rooms should not be located directly on pedestrian access corridors.

2.910 Safety and Security

Safety and security are key components of liveability, particularly for buildings with mixed uses where residents are likely to share underground parking, exit stairs etc. New and renovated buildings should take into consideration the principles of crime prevention through environmental design (CPTED). The most common crime issue has shown to be theft in the parking areas. The secondary issue is break and enter into the units and finally issues related to mischief in places such as exit alcoves, open exit stairs and open service areas. Blank walls on lanes tend to attract graffiti. Skateboarding on plazas has shown to have negative impacts on property and creates noise for residents. Mail theft has also become a more common crime.

- (a) For parking security, the residential should be separate and secure from other uses with perimeter access points into the underground parking secured. Perimeter exit stairs from the underground should be located such that they are visible to residents rather than the street or lane and an alcove or open stairwell to the lane should not be created. Walls and ceilings of enclosed parking should be painted white and the structure should be designed to be visibly open.

Figure 8. CPTED Exit Stairs



- (b) For break and enter, elevator lobbies should be separated from exit stairs in the underground. Each unit should have internally secure access to mail boxes, garbage and parking without having to use public property and residential units at or accessible from grade should not have “areas of concealment” created by solid hedging or guardrails outside of the windows and doors. Bollards in front of shops will not be supported, ideally security grilles on shop windows should be avoided but may be considered provided they are decorative, and use a custom design that reflects the use of the unit.
- (c) For mischief, exit alcoves and open exit stairs on the street and lane should not be created. Street level elevator lobbies should be visible from the street. Blank walls should be minimized and landscaped with vines and where unavoidable, they should be treated with materials or finishes to reduce opportunities for graffiti.
- (d) For mail theft, mail boxes should be located to be visible to the residential elevators with no areas of concealment from that view.

2.104 Access

2.104.1 Pedestrian Access and Circulation

Reference section 2.2 Streetscape Character for pedestrian features on streets;

- (a) Internal public circulation systems such as shopping malls, are discouraged; and
- (b) Corridors should be adequately sized for moving furniture and should not be overly long (no more than 23.0 m in any one direction) or circuitous.

2.104.2 Vehicular Access

To ensure an active and safe pedestrian environment, vehicular and service functions should not conflict with street frontage and pedestrian activity.

- (a) All vehicular access to underground parking, loading, and service areas should be provided from the lane only, where one exists, noting that a lane dedication will be required to complete the 6.1 m lane system where this width has not already been achieved;
- (b) Vehicular entrances should be designed integrally with the building. 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 landscape setbacks;
- (c) All non-local vehicular access and circulation should be contained at the lane to minimize traffic impacts and reduce filtering into adjacent neighbourhood streets including the 2000 Block West 10th Avenue;
- (d) For the 2000 Block West 10th Avenue site, closure or exchange of the City-owned lane should occur only if access, circulation, parking and utility needs are met and overall design and functioning of the development is improved;
- (e) Where a full lane dedication can not be achieved as part of a development, additional setbacks equivalent to a lane width may be necessary to achieve proper vehicle circulation; and
- (f) Where a lane access cannot reasonably be achieved, access should be taken from the point of least impact on the pedestrian realm and designed to minimum standard crossing width, preferably on a flanking street for corner sites.

Figure 9. Lane Setback



3.0 Uses

The intent for Broadway-Arbutus C-3A is to 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, supported by predominately residential uses above grade. Wherever reference is made to residential uses, the provision also applies to Artist Studio - Class A, Artist Studio - Class B with the associated residential unit.

3.1 Residential Use

- (a) Residential use is not permitted at grade along Broadway or Arbutus Street but may be considered at grade along Vine, Yew or Maple side streets;
- (b) On the 2000 Block West 10th Avenue, residential use is preferred but small-scale service, office, institutional, cultural or recreational uses that are compatible with residential uses and the neighbourhood context would be considered. A child day care use is anticipated on this site.
- (c) Buildings with residential uses or developments within 7.6 m of a residential use should ensure compatibility with the residential use, paying particular attention to the type and amount of traffic, noise and odours generated by non-residential uses; and
- (d) Residential use at grade along the rear may be considered if the project can 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 a nearby project.

3.2 Other Uses

Other uses may be considered subject to the guidelines below, but are discouraged when the proposed use is incompatible with residential uses, either in the same building or on an adjacent site. These uses should be designed to have a positive impact on the vitality of the street and generate pedestrian traffic and interest. The size of individual retail stores and other non-residential operations is limited in order to reflect the small and medium scale of operations appropriate in the Broadway-Arbutus Neighbourhood Centre and specifically to address impact, incompatible scale, and the loss of residential use factors.

- (a) For the uses listed in 3.2.1, 3.2.2 and 3.2.3, the single unit or strata lot size should be limited to a maximum of 930 m²; except for grocery and drug stores where the maximum size should be 2790 m².

3.2.1 Retail Uses

- (a) Retail uses are encouraged at grade along Broadway and Arbutus; and
- (b) For the 2000 Block West 10th Avenue, retail is not supported on the 10th Avenue frontage and residential uses are preferred. However, if this site develops comprehensively as a single land parcel with the C-3A portion to the north, including the lane, then flexibility to transfer a portion of the C-3A commercial density on to the 10th Ave. site may be considered, if a better overall development is achieved.

3.2.2 Office and Service Uses

Small-scale primarily local-serving office uses are supported within the total allowable 1.0 FSR non-residential density and may be considered at grade or on the second floor in C-3A. When located at grade, office or service uses should be of the type that generates pedestrian traffic (e.g. travel agency, restaurant or beauty salon).

3.2.3 Institutional, Cultural and Recreational Uses

Several institutional, cultural and recreational uses may be considered in the Broadway-Arbutus C-3A area. However, only the following uses may be considered at grade on Broadway and Arbutus:

- (a) Artist studio (not with an integral residential unit);
- (b) Community centre/neighbourhood house;
- (c) Fitness centre;
- (d) Library;
- (e) Museum/archives;
- (f) Theatre; and
- (g) Social service centre.

3.2.45 Parking Uses

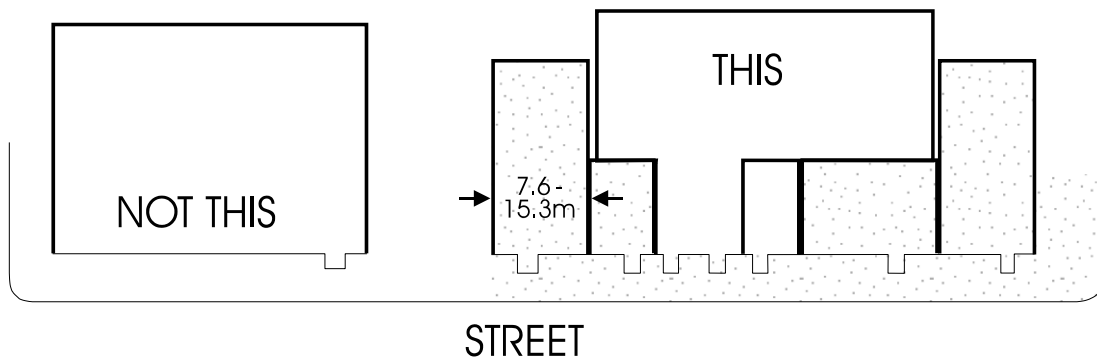
Surface parking areas fronting onto streets are not acceptable. Underground parking structures should not project above grade.

4.0 Guidelines Pertaining to the Regulation of the Zoning and Development By-law and the Parking By-law

4.12 Frontage

- (a) Small scale commercial frontage expression (7.6 m width) is preferred and should not exceed a maximum of 15.3 m;
- (b) Where larger commercial units are proposed, they should be placed behind smaller scale commercial units on the street (see Figure 10).

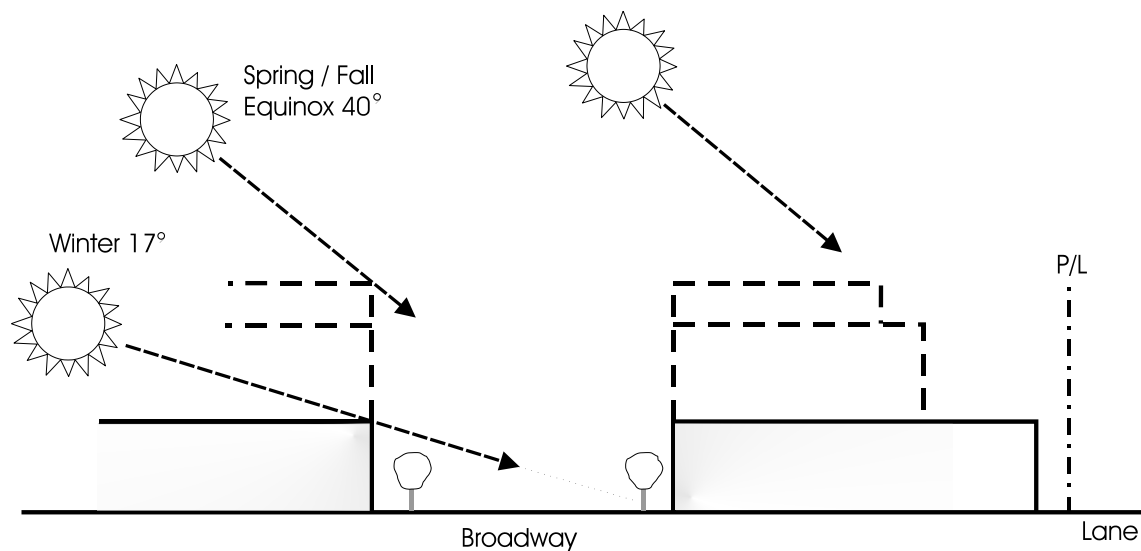
Figure 10. Diagram showing Small Scale Commercial in Front of Larger Scale Units



4.23 Building Height and Massing

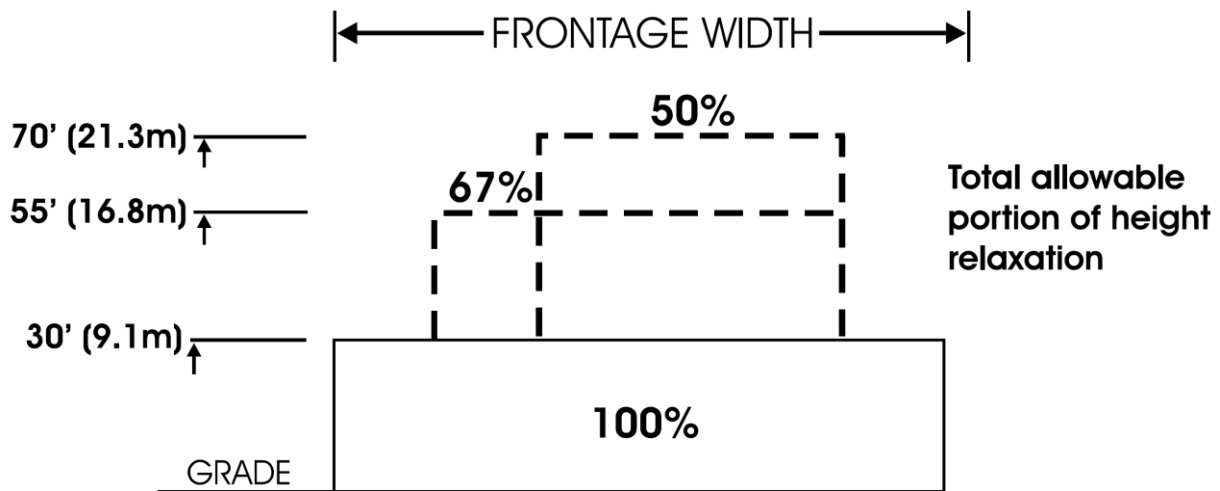
- (a) A minimum 9.1 m **building** height should occur on Broadway as continuous development and matching existing buildings where appropriate;
- (b) On sites with less than 38 m frontage, the criteria for **building** height are based primarily on maximizing sun penetration onto the street and adjacent residential properties. **Building** heights above 9.1 m, up to a maximum of 16.8 m will only be achieved where a minimum of 33% of the site allows a 17 degree sun angle penetration;

Figure 11: Sun Angle and Building Form



- (c) For sites on Broadway with more than 38 m of frontage, **building** height increases up to 21.3 m for up to 50% of site frontage and **building** heights up to 16.8 m up to 67% of the frontage could be achievable where it can be shown that:
 - (i) overshadowing or overlook impacts to adjacent residential areas is minimized through locating massing closer to Broadway and away from the adjacent existing or future residential;
 - (ii) a better scale relationship to adjacent buildings is created;
 - (iii) intrusion on private views from upper storeys of adjacent buildings is minimized through locating and shaping upper massing;
 - (iv) on-site street level public open space is achieved where appropriate;
 - (v) slimmer building form results; and
 - (vi) overall **liveability** of the residential units is improved.

Figure 12. **Building** Height and Massing



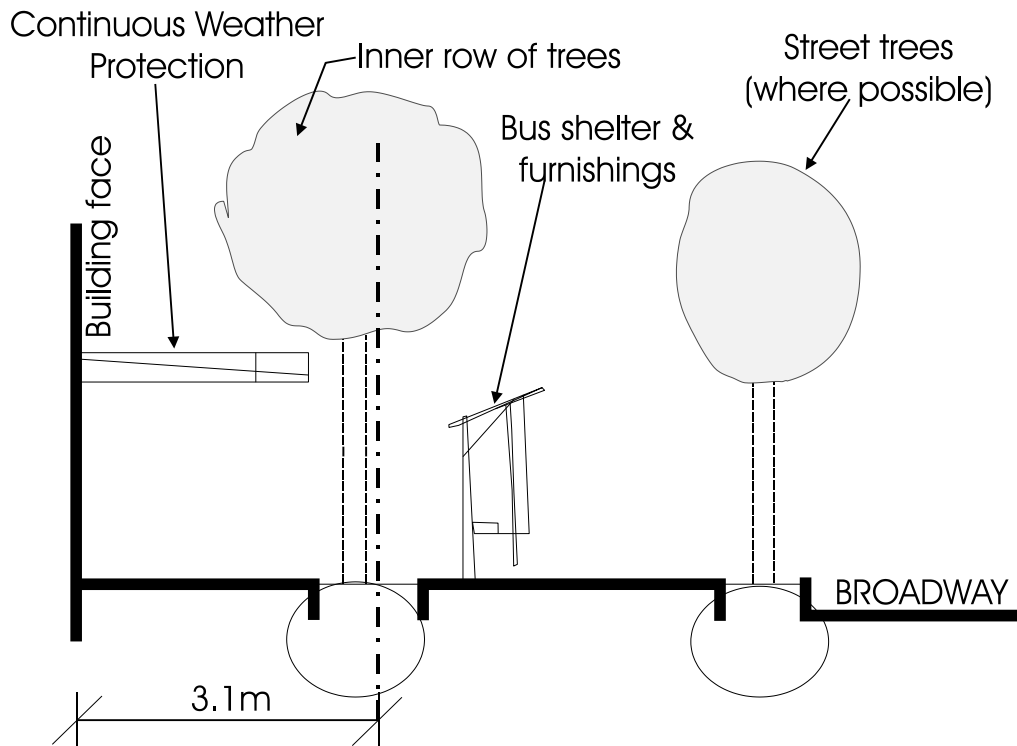
- (d) On the north side of Broadway, higher massing should be located at the Broadway frontage and **building** heights should step down to the north building edge to reduce shadowing and overlook impacts to adjacent RM-4 residential buildings. Massing at the lane should be reduced and landscaped setbacks should be provided to achieve a sensitive interface;
- (e) At Arbutus on both sides of Broadway, where setbacks are provided for transit, the higher massing should provide a better sense of street enclosure on Broadway to compensate for the extra street width;
- (f) Massing above 9.1 m should be articulated such that a monotonous and monolithic façade is not created, and on sites with frontages of 30.0 m or more, a significant articulation or breaking up of the massing should be provided;
- (g) Upper massing should also be slimmer at the Broadway frontage;
- (h) Blank sidewalls on developments should be avoided through setbacks and articulation.
- (i) On the 2000 Block West 10th Avenue site generally limit **building** heights to 13.7 m but relaxations up to 18.3 m should be considered to accommodate a day care, including required on-site play space, or to improve liveability adjacent existing and future C-3A development, if it can be shown that there will be minimal increases in overshadowing and overlook impacts to adjacent residential areas or reduction of views for surrounding neighbours, and a better scale relationship to adjacent buildings is created.

4.34 **Front yard and Setback**

The current pattern in the area is for buildings to be built to the front property line, or with minimal setbacks and continuation of this pattern is encouraged particularly given the width of the Broadway right-of-way:

- (a) New developments should respect and respond to setbacks of adjacent significant buildings and provide front setbacks where appropriate;
- (b) At Arbutus, on both sides of Broadway up to 65 m from a potential rapid transit station or major bus interchange, a continuous 3.1 m setback should be provided at grade to provide for increased pedestrian traffic and permit an enhanced pedestrian environment including larger trees and outdoor seating (see Figure 13);

Figure 13. Public Realm Treatment



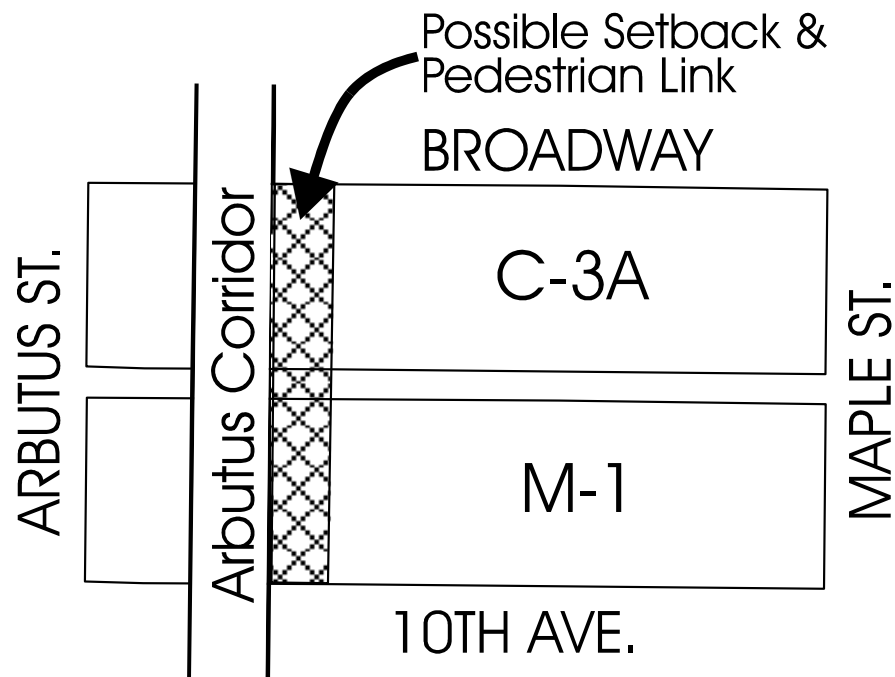
- (c) Some setbacks may be necessary to accommodate sunscreens and cornices on the building which should not project over the property line; and
- (d) Outdoor display of goods and outdoor seating is encouraged in the public realm subject to Engineering approvals.

4.45 Side Yard and Setbacks

Side yards and setback treatments are generally discussed under section 2.2.3 Side Streetscapes.

- (a) On the eastside of the Arbutus corridor, for both the C-3A site and the 2000 Block West 10th Avenue site, if residential use is proposed, a 3.7 m setback and townhouse form should be provided similar to that discussed under section 2.2.2. In addition, there may be an opportunity for a direct pedestrian link between Broadway and West 10th Avenue to be provided in this location; and
- (b) Where commercial uses occur adjacent to the Arbutus corridor, extensive blank walls should be avoided through setbacks, architectural wall treatments, landscaping and locating residential lobbies where the side street meets the Arbutus Corridor.

Figure 14. Possible Pedestrian Link at Maple Site



4.56 Rear Yard and Setbacks

- (a) For rear yard and setbacks, massing and setbacks are discussed under Section 4.23 [Building Height and Massing](#);
- (b) Improved lane treatment should be provided through a 1 m rear yard landscaped setback particularly where the lanes meet streets and wherever possible while considering parking, loading and service access requirements; and
- (c) Mechanical vents from parking are encouraged to be located at the lane walls with custom trim and finishing.

Figure 15. Lane or Rear Yard Setback Treatments



4.67 Floor Space Ratio

Not all projects and sites will be able to achieve the maximum discretionary 3.0 FSR for the C-3A portion and non-residential uses will be considered to a maximum of 1.0 FSR. Factors influencing the achievable density include the following:

- (a) Proportion of non-residential and residential uses;
- (b) Corner or mid-block site location;
- (c) Site frontage and/or size where small frontage sites will achieve only lower massing;
- (d) Mix of dwelling unit sizes;
- (e) Response to the guidelines on identified views, sunlight access and setbacks; and
- (f) Ability to provide required on-site parking and loading.

For the 2000 Block West 10th Avenue site, a maximum of 2.25 FSR will be considered with a FSR exclusion for child daycare space.

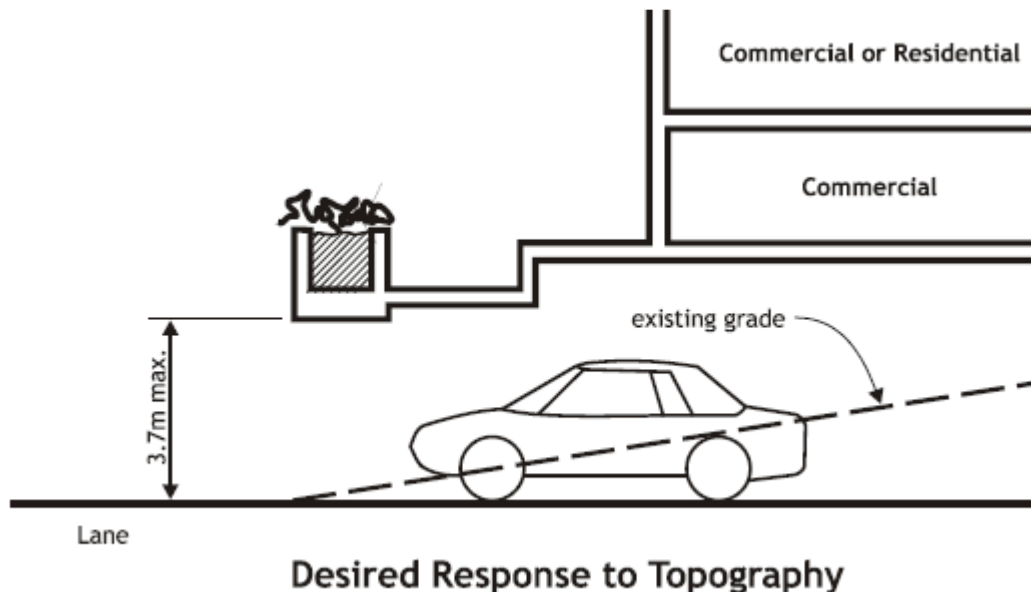
4.79 Off-Street Parking and Loading

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

- (a) Parking should be located underground. Where it is not possible to place all parking underground, any at-grade stalls should be located at the rear of the site and enclosed within the building. Exceptions may be considered for small sites, or where a limited number of at-grade stalls are provided for visitor parking;
- (b) For slabs over parking/loading areas, under-slab height at the point of parking access should be limited to 3.7 m maximum. Where structural or mechanical elements project below a slab over parking/loading area, requiring an increase in the 3.7 m maximum height at the lane, these elements should be screened from view (Figure 16);

- (c) Parking/loading at grade should be screened effectively from view of pedestrians and neighbours. Depending on the specific site, this would include; solid roofs to avoid noise and visual impacts to residential; appropriate lighting; architecturally treated surfaces; screen walls; overhead doors; and landscaping on the lane edge;
- (d) Convenient loading of furniture to residential units should be facilitated by the design of loading areas and access routes;
- (e) All loading manoeuvring should occur on the site or on the lane, not on the street;
- (f) Traffic associated with larger proposed commercial uses may require special on and off-site traffic management features to ensure that increased traffic does not affect adjacent neighbourhood streets.

Figure 16. Response to Topography



4.810 Horizontal Angle of Daylight

- (a) Where the horizontal angle of daylight is proposed to be decreased as permitted in section [5.24.3.6](#) of the C-3A District Schedule, 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
- (b) In situations where the horizontal angle of daylight is decreased to the minimum of 3.7 m, additional overshadowing of windows by overhead balconies or other projections should be avoided.

5.0 Architectural Elements

5.1 Roofs

Roof treatments are also discussed under Section [2.4.12](#). Private Views.

- (a) Roofs should be designed to be attractive as seen from above through landscaping, elements such as gazebos and trellises, and choice of materials and colour. Elements such as roof decks should be provided to increase usability of roofs whenever issues of view intrusion and privacy can be adequately addressed;
- (b) Consideration should be given to providing sustainable roof features such as landscaping or light coloured, reflective materials to reduce heat generation and encourage rainwater retention.

5.24 Balconies

Balconies are also discussed under Section [6.7.3](#) Private Outdoor Space

- (a) Open balconies should be designed to maximize light into the unit; and

- (b) Enclosed balconies should be clearly expressed on the building facade.

5.35 Exterior Walls and Finishing

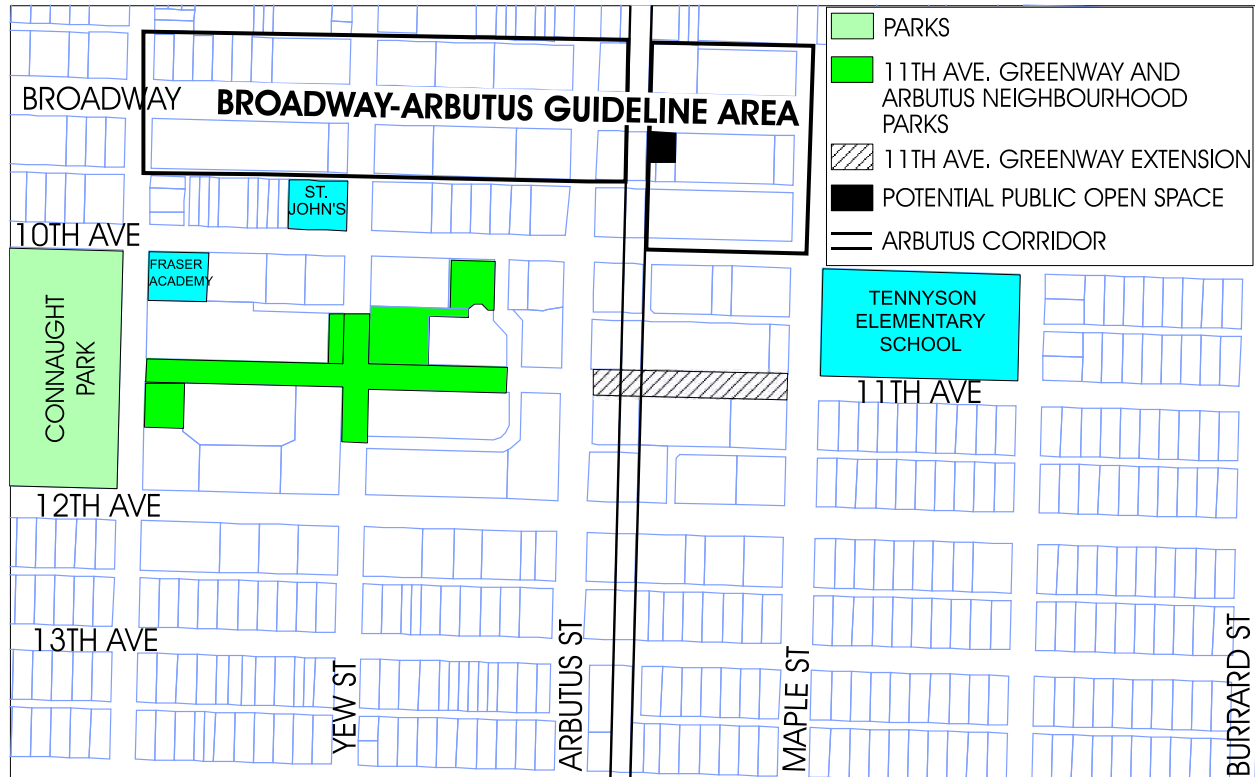
- (a) High quality, more durable building materials such as masonry, concrete, glass and finished metal are encouraged for the buildings on all visible facades.

67.0 Open Space

67.1 Public Open Space

The Arbutus Neighbourhood parks, the 11th Avenue Greenway and Connaught Park are the closest significant open spaces to this section of Broadway.

Figure 17. Arbutus Neighbourhood Parks



- (a) New developments should enhance the side streets which serve as pedestrian links to area parks and greenways. Building setbacks to provide a widened public realm or corner plaza should be considered where appropriate;
- (b) Large sites should provide usable public open space such as small courtyards at street level that could function as seating areas for adjacent uses
- (c) On the east side of the Arbutus corridor at Broadway, a dedicated public open space should be provided near the northwest corner of the site measuring approximately 15 m x 15 m. The space should be designed to function as a possible future access to a rapid transit station and should be free of underground parking;
- (d) In ground mechanical vents should not be located in the public open space;
- (e) Public open spaces should have a "seamless connection to the street" to allow open visibility, without a change of grade; and
- (f) Public open spaces should be designed to reduce opportunities for skateboarding through treatment of planter wall and seating edges.

Figure 18. Example of Useable Open Space on the Street



67.2 Semi-Private Open Space

- (a) "Active" or "social" semi-private open space of approximately 4.5 m² per residential unit and should be consolidated into a larger useable area. It could be located above the commercial level or on the rooftop but should maximize sun exposure, provide attractive overlook for adjacent neighbours, and be protected from noise and overlook from neighbouring buildings. Privacy of adjacent units and properties, view blockage and noise impact should also be addressed;
- (b) In courtyard projects, courtyards typically serve a combination of functions, such as circulation, as a buffer between units, and as a source of daylight and air to courtyard-facing rooms. Owing to their often forced linearity and requirements of protecting privacy while providing access, this type of courtyard is rarely suitable as social semi-private open space;
- (c) Residential developments with 2 bedroom units should provide a secure outdoor play space for children; and
- (d) Consideration should be given to using the landscaped open space to reduce peak rainwater run off loads.

67.3 Private Outdoor Space

- (a) Private open space should be provided for each unit in the form of balconies, decks or patios with 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; and
- (c) Balcony enclosure to reduce noise may be appropriate for units facing Broadway and the Arbutus corridor in the event that a future streetcar system is built.

78.0 Landscaping

78.1 Street Trees

Street trees should be provided on all streets not currently having them or where the spacing is inconsistent. Park Board and Engineering staff will specify species, spacing, and location.

78.2 Site Landscaping

- (a) Existing trees and significant landscape features should be retained where possible;
- (b) Landscaping should be provided on amenity roof decks and for screening to provide privacy where required;
- (c) Landscaping should also be considered adjacent to rear lanes, provided that branches are kept clear of the lane right-of-way, and provided that security is not unduly compromised; and
- (d) Landscape design on other parts of the site should relate to anticipate activities.

89.0 Utilities, Sanitation and Public Services

8.19.2 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.

8.29.3 Garbage and Recycling

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

- (a) Garbage and recycling facilities should be located adjacent to the lane, but should be fully enclosed by a roof and sides, and screened from the lane.
- (b) Garbage for commercial uses should be separated from residential.



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

BROADWAY/COMMERCIAL C-3A GUIDELINES

Adopted by City Council on August 2, 2001

Contents

	Page
1 Application and Intent	1
2 General Design Considerations	2
2.1 /2.2 Neighbourhood and Street Character.....	3
2. 23 Orientation.....	3
2. 37 Weather.....	3
2. 48 Noise.....	3
2. 510 Safety and Security	4
3 Uses	4
3.1 Uses at Grade.....	5
3.2 Uses Above Grade	5
Guidelines Pertaining to the Regulations of the Zoning and Development Bylaw	5
4. 12 Frontage	5
4. 23 <u>Building</u> Height and Length	5
4. 34 Front Yard and Setback.....	6
4. 45 Side Yards and Setbacks	6
4. 57 Floor Space Ratio	6
4. 69 Off-Street Parking and Loading.....	7
4. 712 Dedication of Land for Lane Purposes	7
5 Architectural Components.....	7
5.1 Roofs.....	7
5.2 Windows.....	7
5.3 Entrances	8
5. 45 Exterior Walls and Finishes	8
5. 56 Projections, Awnings and Canopies.....	8
5. 67 Lighting	9
5. 78 Signs	10
67 Open Space	10
67.1 Public Open Space.....	10
6.27.3 Private Open Space.....	12
78 Landscaping	12
78.1 Streetscape	12
Submission Requirements.....	14

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

1 Application and Intent

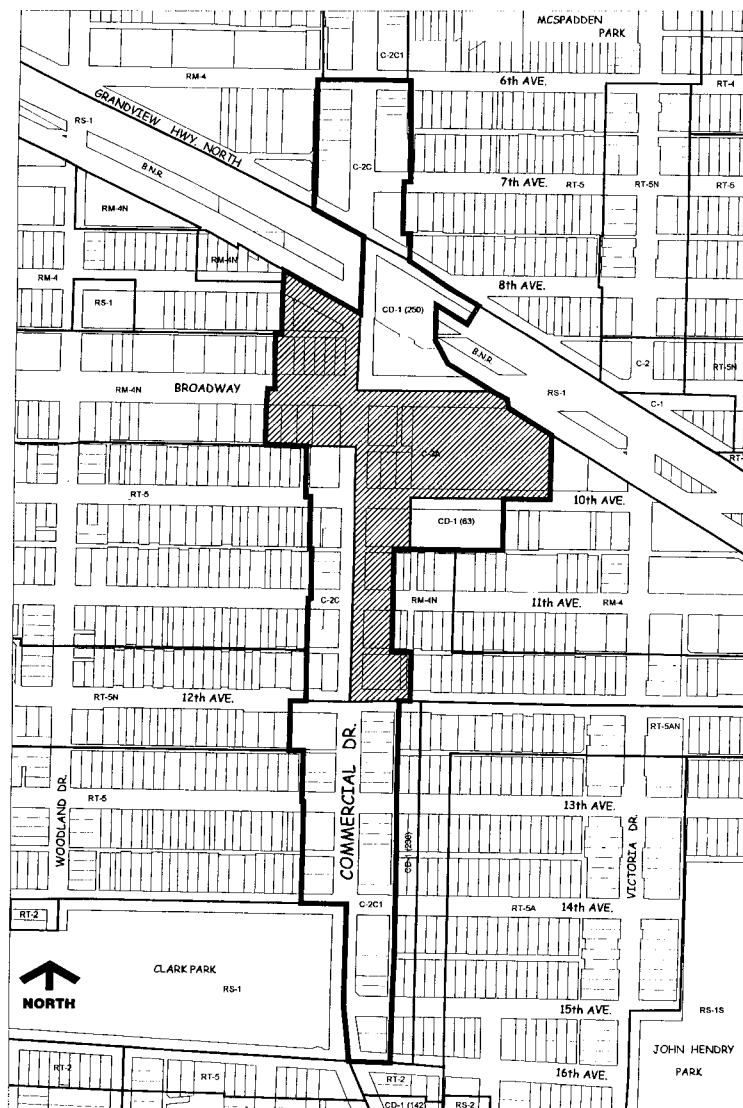
As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to:

- (a) assist in the creation of an attractive, vibrant and pedestrian-oriented neighbourhood centre with a special traditional character and a high quality public realm;
- (b) strengthen Commercial Drive between Broadway and 12th Avenue as a core shopping and mixed-use business area by providing continuity of retail development at grade, supplemented with office, service and residential uses above grade;
- (c) promote employment opportunities, especially in office uses, in order to provide daytime vitality and to take advantage of the transportation infrastructure;
- (d) accommodate convenience retail and services at the transit hub catering to transit users; and
- (e) ensure a high standard of liveability for new residents.

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.

Figure 1. Broadway and Commercial Station Precinct C-3A District, within the overall commercial precinct



General Design Considerations

The existing retail area along Commercial Drive and Broadway is composed of grade level retail and service uses with medical/dental offices above grade in some cases. While many retail activities depend on local support, the presence of medical buildings, drug stores, banks, and a large supermarket combine to anchor the area and draw many people from the larger community. A mixed-use development is located on the southwest corner of Broadway and Commercial. The East Van Medical Building is located on 10th Avenue just east of Commercial Drive.

The elevated Expo SkyTrain guideway is located in the lane east of Commercial Drive, with the Broadway Station located just south of Broadway. A pedestrian overpass links this station with the new Commercial Drive SkyTrain station located on the north side of Broadway, which serves the Millennium SkyTrain line. The visual and physical presence of the elevated line creates challenges for the design of adjacent buildings in the C-3A zone. There is also an opportunity to capitalize on the significant transit service in this area to increase economic vitality by attracting employment, especially in general office and health care office uses.

Physical changes should enhance the appearance and character of the street as a shopping area and contribute to creating a stronger visual image for the general area as well as SkyTrain station precinct. References to traditional smaller or refined scale and character and detailing is particularly valued by the community. Such features as storefront awnings and canopies providing rain protection, display windows, fascia-type signage, individuality of shop frontages and a high quality of architectural design and streetscape amenity are encouraged.

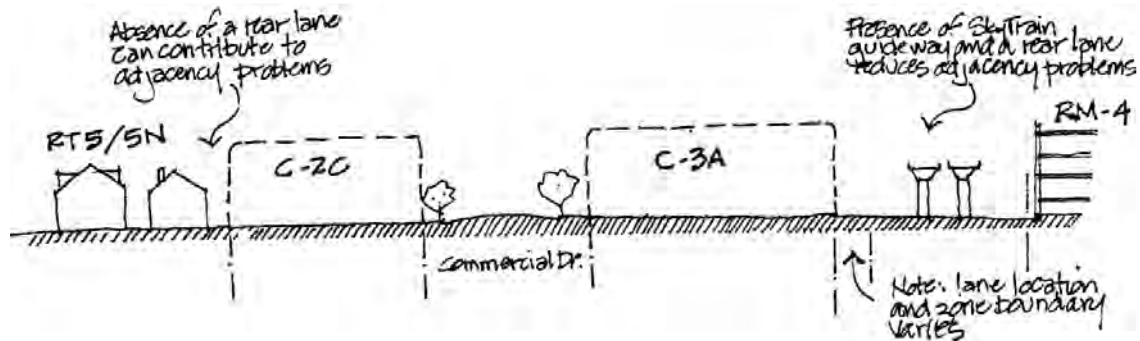
The Commercial Drive Station, in combination with the existing Broadway Station, could provide the catalyst for improved transit- related and pedestrian-friendly development on under utilized sites between Broadway and 12th Avenue (Figure 2). The corners should become activity nodes, especially where corner bulges provide additional space.

Figure 2. Looking toward the northeast corner of Broadway and Commercial at the Commercial Drive SkyTrain station. The ticket hall is under the big shed roof and a portion of the retail development at the corner, designed with a contemporary interpretation of traditional architecture. The pedestrian overpass linking to the Broadway station is on the right.



Zoning varies from one side of Commercial Drive to the other due to variations in conditions (Figure 3). The C-3A zone is generally located at the intersection of Broadway and commercial, and on the east side of Commercial Drive adjacent to the elevated Expo SkyTrain guideway, with the RM-4/4N apartment zone to the east. The proximity of this noise source suggests that measures should be taken to ensure visual and acoustical privacy in new residential developments, and that sealed building types in particular may be better suited in the C-3A zone.

Figure 3. Zoning varies from one side of Commercial Drive to the other due to adjacency conditions and presence or absence of a rear lane. This diagram shows the area between 10th and 12th Avenues



2.1/2.2 Neighbourhood and Street Character

Several architectural styles exist in the Broadway/Commercial area, however, most buildings have been built since the late 1960s in a relatively nondescript modern commercial style. This has led to an uneven character on each block with a variety of one-storey older buildings interspersed with 3-4 storey newer buildings. The traditional scale and character of the commercial strip in this area, now largely gone, is still visible on Commercial Drive north of 6th Avenue and in photographs of the Solo Market building, which was demolished to make room for the Broadway SkyTrain Station (Figure 4). Contemporary interpretations of this character should be pursued on new development sites.

Figure 4. Examples of traditional scale and character - (left) Solo Market, (centre and right) older buildings on Commercial Drive north of 6th Avenue incorporate aspects of scale, character, materials and detailing valued by the community



2.23 Orientation

- (a) Building faces should be oriented to the established street grid; and
- (b) On corner sites, both street-facing facades should be fully developed as front elevations.

2.37 Weather

Weather protection should be provided for retail frontages, and be of sufficient depth and height to protect pedestrians from wind-driven rain.

2.48 Noise

Proper acoustical design of residential units is essential to assure liveability in new construction near noisy traffic arterials. As well, sites directly adjacent to the SkyTrain guideway are particularly subject to noise exposure. New residential developments should minimize the noise impact to their habitable areas through measures which may include:

- (a) Sensitive site planning and unit design, including setbacks or terracing, locating operable windows, location of living rooms and bedrooms away from noise sources;
- (b) Building construction: masonry construction, additional wall insulation, triple glazing; and
- (c) Noise buffers: glazed balcony railings, enclosed balconies, fences, landscaping.

2.510 Safety and Security

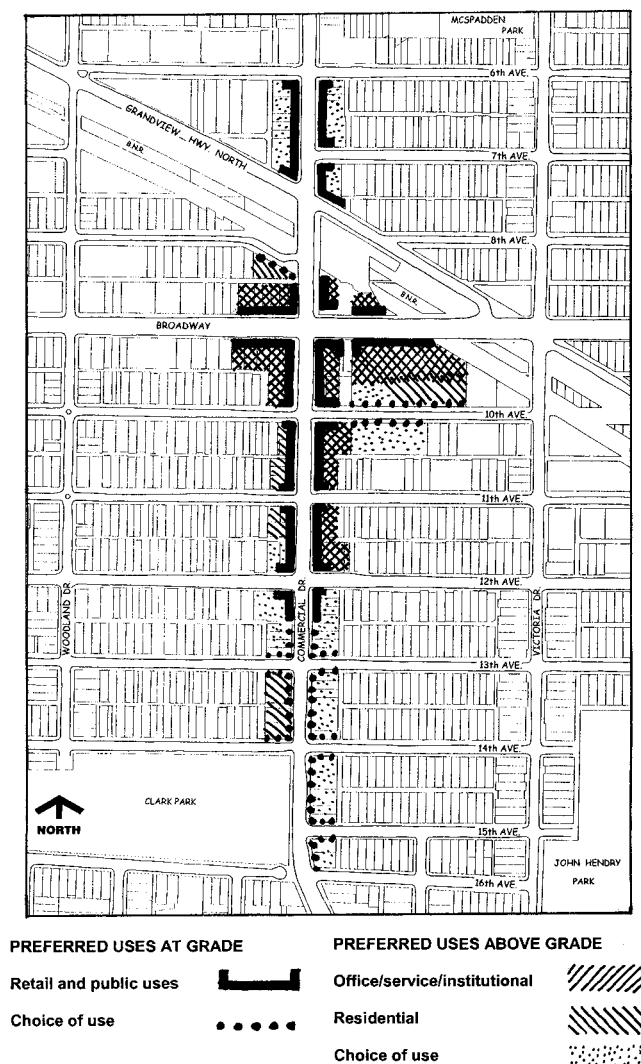
Safety and a sense of personal security are essential components of transit station area design. New development should take into consideration the following Crime Prevention Through Environmental Design (CPTED) guidelines, having particularly with regard to reducing opportunities for mischief and vandalism, and increasing personal safety.

- (a) Maximize opportunities for natural surveillance;
- (b) Provide unobstructed and transparent sightlines to exits and destinations;
- (c) Foster territoriality and a sense of ownership;
- (d) No hiding places; and
- (e) Lighting of public places.

3 Uses

- (a) Commercial Drive should be reinforced as a shopping street with local and district shopping uses being a dominant activity in any new development (Figure 5);
- (b) Transit-oriented retail and office uses should be concentrated close to the two SkyTrain stations;
- (c) Community-serving uses should be emphasized at a distance from the stations; and
- (d) Continuous small frontages reflecting the area's historical 25 ft. to 30 ft. (7.6 — 9.0 m) parcel widths and expressing a variety and diversity of activities for shoppers are appropriate at grade in the C-3A zone.

Figure 5. Preferred land uses at and above grade in the station precinct



3.1 Uses at Grade

- (a) Uses that contribute to street and neighbourhood vitality should be located at grade, particularly retail shops, small restaurants, grocery stores, public amenities, libraries and personal service uses such as barber shops, beauty shops and dry cleaners; and
- (b) Uses that either do not contribute to street level vitality, require a high percentage of solid streetwall (such as drug stores and supermarkets), or have limited hours of operation during the day or week should not be located on Commercial Drive or Broadway at-grade frontages; and
- (c) Restaurants requiring more than 50 ft. (15.2 m) of frontage should not be located on the first storey on Commercial Drive.

3.2 Uses Above Grade

- (a) Office development is encouraged in the C-3A zone, and should be local in character and serve the needs of adjacent communities with such tenants as dentists, doctors, lawyers and accountants, and should be located above grade;
- (b) Uses serving a wider public and transit users, such as cultural, recreational and institutional uses are encouraged in the immediate vicinity of the transit stations, and should also be located above grade; and
- (c) Residential uses above the first storey are conditionally permitted in the C-3A zone, and should have particular regard for noise mitigation measures as noted in 2.8.

4 Guidelines Pertaining to the Regulations of the Zoning and Development Bylaw

4.12 Frontage

- (a) New development in the C-3A district should incorporate design elements that reinforce an incremental rhythm of 25 to 30 ft.;
- (b) Businesses located at grade should provide a continuous and transparent retail frontage to enhance the pedestrian experience;
- (c) Individual storefronts should not exceed 15 m in order to encourage window shopping and continuity of pedestrian interest;
- (d) Building walls fronting on streets should be articulated to the scale of pedestrians, emphasizing a traditional vertical expression and proportions;
- (e) Upper story bay window treatment within the setback is encouraged; and
- (f) The large Safeway site provides different conditions on its 10th Avenue frontage from its Broadway frontage, due to the adjacency of ~~multiple-family~~ multiple dwelling residential developments. Accordingly, consideration should be given to landscaped yards on 10th Avenue and along the easterly edge of the site.

4.23 Building Height and Length

- (a) New development should generally occupy the full frontage of the property, and create a minimum two storey streetwall located at the setback line;
- (b) Stories above the third floor should step back from the main facade of a development a minimum of 1.8 m and be expressed in a different manner (Figure 6 left and centre) or alternatively, the main facade should be articulated with vertical offsets (Figure 6, right);
- (c) Projections reflecting a contemporary interpretation of the bay window are encouraged;
- (d) A projecting cornice line is encouraged to enhance facade articulation;
- (e) The maximum building height of mixed use C-3A zoned developments on sites between Commercial Drive and the elevated SkyTrain guideway between Broadway and 12th Avenue may be increased up to 18.4 m on C-3A sites adjacent to the SkyTrain stations to allow for:
 - (i) provision of open space at grade;
 - (ii) provision of public social, cultural or recreational amenity;
 - (iii) future C-3A building heights to improve liveability of dwellings; and
 - (iv) non-combustible construction of the residential component.

Figure 6. Examples of two kinds of acceptable facade articulation: (left) step back above the third storey, (right) offsets in streetwall with variety of treatment



4.34 Front Yard and Setback

Most existing commercial development has no front yard setback. While this helps create a cohesive image for the street, the existing sidewalks, particularly at the Broadway/Commercial Drive intersection and on the east side of Commercial Drive are of insufficient width to accommodate the increased number of pedestrians attracted to the existing and new SkyTrain stations in reasonable comfort. The Commercial Drive Station will add to the pedestrian loads and waiting areas on sidewalks and at bus stops and entry points.

- (a) The setback on Commercial Drive should be 1.0 m;
- (b) The setback on Broadway should be 1.0 m;
- (c) The setback on the north side of 10th Avenue east of the SkyTrain guideway should be consistent with that of the RM-4/4N district schedule; and
- (d) Outdoor extensions of cafes and restaurants are encouraged on Commercial Drive and Broadway, especially at those places where corner bulges provide additional space.

4.45 Side Yards and Setbacks

- (a) For corner sites located on 10th and 11th Avenues west of the SkyTrain guideway, and on 8th Avenue, exterior side yards and setbacks should not be provided and the first storey should be built up to the street so that a continuous street definition is maintained; and
- (b) A side yard or setback may be considered where a pedestrian courtyard or other features benefiting pedestrian character are provided. In these locations setbacks above the first storey may be appropriate to provide balconies for residential units. However, the visual impression of street definition should be maintained for at least two storeys by using recessed balconies, frame walls, etc.

4.57 Floor Space Ratio

- (a) Not all projects and sites will be able to achieve discretionary increases to the outright 1.0 FSR. Factors influencing the achievable density and use mix include:
 - (i) site dimensions;
 - (ii) proportion of non-residential and residential uses;
 - (iii) corner or mid-block location;
 - (iv) site frontage;
 - (v) mix of dwelling unit sizes;
 - (vi) response to guidelines on building height and setbacks; and
 - (vii) ability to provide required parking.

4.69 Off-Street Parking and Loading

Parking and loading are essential service functions. They can seriously detract from residential livability and community appearance unless skilful design is employed to locate and screen them from residential uses in and near the development.

- (a) Off-street parking areas should be located underground on-site or in nearby collective parking;
- (b) On-site parking and loading should be provided at the rear of buildings with the access from the lane;
- (c) Where there is no lane, access should be from the flanking street on corner sites. On interior sites, access should be located and designed to minimize impact on the pedestrian realm; and
- (d) Access to and the design of parking and loading facilities should minimize impact on adjacent residential properties.

4.742 Dedication of Land for Lane Purposes

Lanes intersecting Commercial Drive should be closed when alternate north-south standard lane outlets are developed and the closed lane sold for commercial redevelopment that will enhance pedestrian continuity.

5 Architectural Components

5.1 Roofs

- (a) Flat roofs with decorative parapets are encouraged, in keeping with traditional commercial architecture of Commercial Drive;
- (b) On sites adjacent to the SkyTrain guideway, any roof lower than the guideway will become visible to riders and therefore 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; and
- (c) Mechanical equipment should be suitably screened from eye level view from SkyTrain platforms, neighbouring properties and the far side sidewalk.

5.2 Windows

- (a) Windows on the first storey of a development facing the street are essential to enhance pedestrian experience and provide casual surveillance of both the street and station areas;
- (b) Windows on the first storey should be transparent, and interior displays should not be placed so as to block views either into or from the place of business;
- (c) Windows on upper storeys should have a predominantly vertical proportion in keeping with traditional commercial architecture; and
- (d) Bay windows projecting into the setback area are encouraged (Figure 7).

Figure 7. Examples of Projecting Windows and Cornices



5.3 Entrances

- (a) New commercial development at grade level should provide entrances no further than 15 m apart, preferably less (Figure 8, upper);
- (b) Outdoor seating and display of produce is encouraged (Figure 8, lower left);
- (c) Corners provide opportunities for interesting entrance treatment (Figure 8, lower centre); and
- (d) Entrances to upper floor uses should be easily distinguishable from first storey uses (Figure 8, lower right).

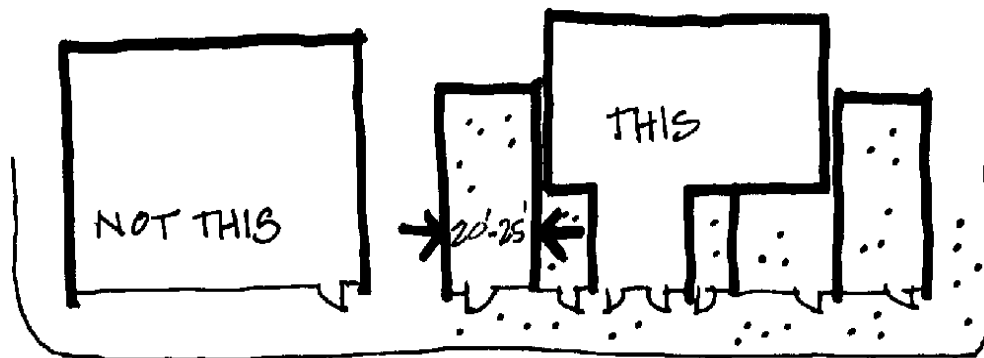


Figure 8. Examples of animating the ground floor: small storefronts, outdoor produce display, corner entrances, and transparent entrances to upper floor uses



5.45 Exterior Walls and Finishes

- (a) The lower levels of development should be carefully designed to relate to pedestrian scale, and enhance the close-up view for the pedestrian;
- (b) The use of quality and durable materials with robust detailing that reflect traditional masonry construction is encouraged;
- (c) Blank walls adjacent to streets are discouraged; and
- (d) 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 emphasising quality materials, textures, articulation, colour and/or landscaped with climbing or hanging plants.

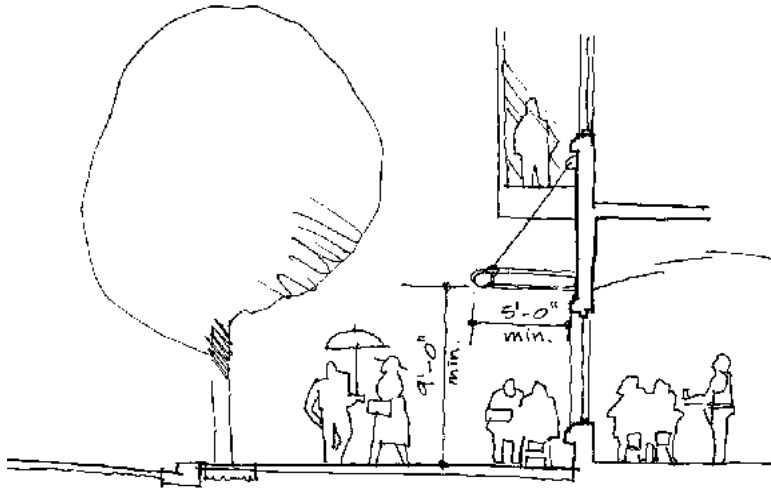
5.56 Projections, Awnings and Canopies

Projecting upper stories and overhangs, awnings and canopies are all desirable measures for providing necessary weather protection. Using a uniform awning or canopy design across the

length of a large development is inappropriate to the sense of small scale storefronts intended for the area.

- (a) Design architecturally integrated, high quality transparent or translucent awnings and canopies, but ensure some variety in form;
- (b) Ensure that awnings and canopies are deep enough and close enough to the ground to provide adequate shelter, and do not have large gaps between them (Figure 9);
- (c) Awnings and/or canopies should have a minimum depth of 5 ft.; and
- (d) Awnings and/or canopies should have a minimum height of 9 ft.

Figure 9. Awnings and Canopies



5.67 Lighting

Integrated building lighting can make a positive contribution to the sense of safety and security pedestrians experience in the shopping district (Figure 10).

- (a) Lighting should be sensitive to nearby residential areas. Visible, glaring light sources should be avoided through use of down- and/or up-lights with cutoff shields; and
- (b) Full-spectrum “white” or incandescent light sources are preferred in public areas.

Figure 10. Illuminating building features can help create a sense of safe and intimate space around a building



5.78 Signs

Directional and informational signs are a necessary aspect of retail identity and promotion. However, lack of coordination over the design of individual tenant signs within a development can lead to visual clutter and also detract from the overall appearance of a development and of the streetscape.

- (a) Visual or representational rather than textual signs are encouraged to help establish a special character in the shopping strip (Figure 11);
- (b) Where space and clearance permit, small projecting two-dimensional or “blade” type signs beneath awnings and canopies are encouraged;
- (c) Internally lighted box signs are discouraged;
- (d) Externally lighted fascia and blade signs are encouraged; and
- (e) Vertical banners are encouraged.

Figure 11. Examples of commercial signs that both provide business identity and visual delight to the streetscape

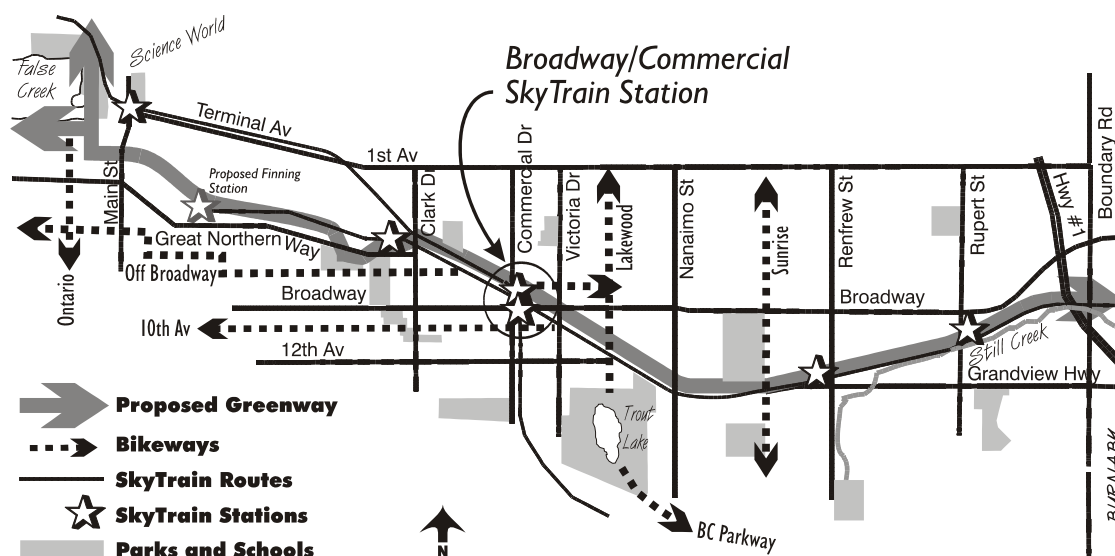


67 Open Space

67.1 Public Open Space

Figure 12 shows the Broadway/Commercial precinct in relation to SkyTrain and a segment of the Central Valley Greenway and Bikeway being planned for Grandview Highway North adjacent to the Millennium SkyTrain Extension.

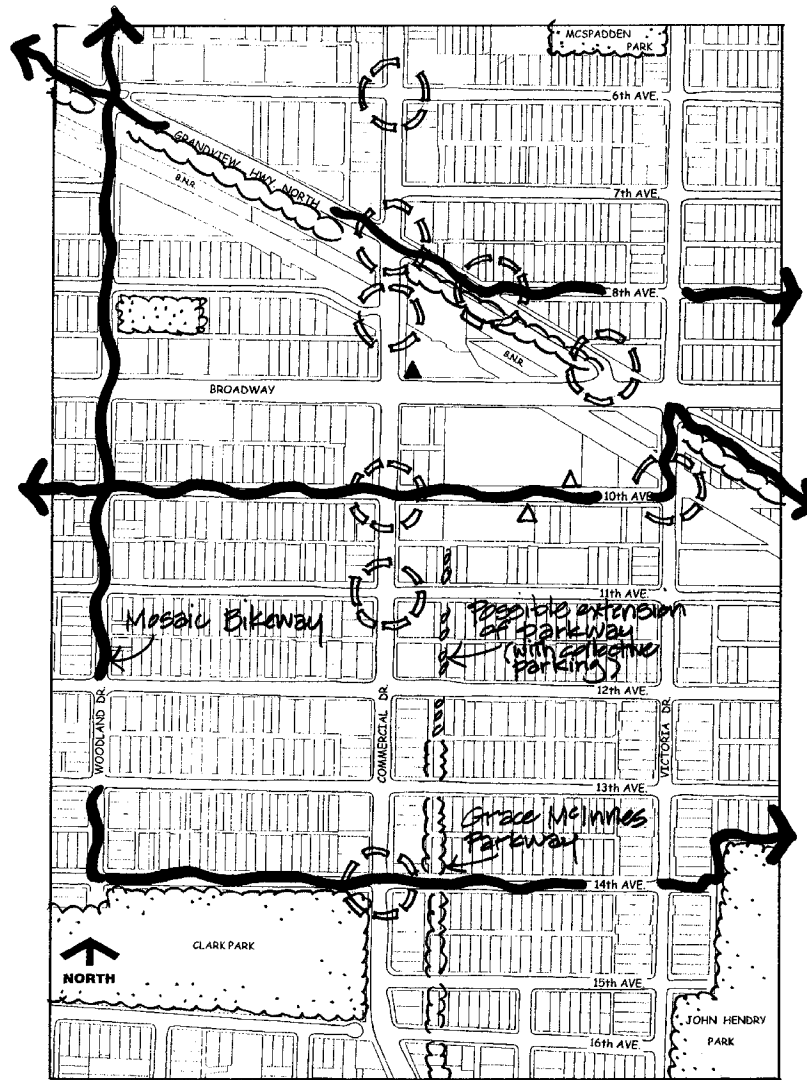
Figure 12. The Broadway/Commercial area in relation to the Central Valley Greenway/Bikeway and other relevant Greenway/Bikeway routes



Parks are located in residential areas at a distance from the commercial area. Bike routes are planned for 10th and 14th Avenues, connecting with the Mosaic Bikeway on Woodland Drive. Grace McInnes Parkway follows the elevated Expo SkyTrain line south of 12th Avenue. A small public plaza and covered ticket hall are planned for the new Commercial Drive station site at the northeast corner of Broadway and Commercial (Figure 13).

- (a) An opportunity exists to extend the Grace McInnes neighbourhood greenway further north, but only in conjunction with implementation of a collective parking facility and/or comprehensive redevelopment of the VanEast Medical Building; and
- (b) Opportunities also exist for new public open spaces on 10th Avenue east of Commercial Drive on the Safeway property and the VanEast Medical Building, at such time as those properties undergo planning for comprehensive redevelopment.

Figure 13. The basic components of the existing and planned public realm



PUBLIC REALM

Bikeway/bike route



Existing park



Greenway



Existing public open space



Intersection changes
(bus or corner bulges, etc.)



Public open space opportunity

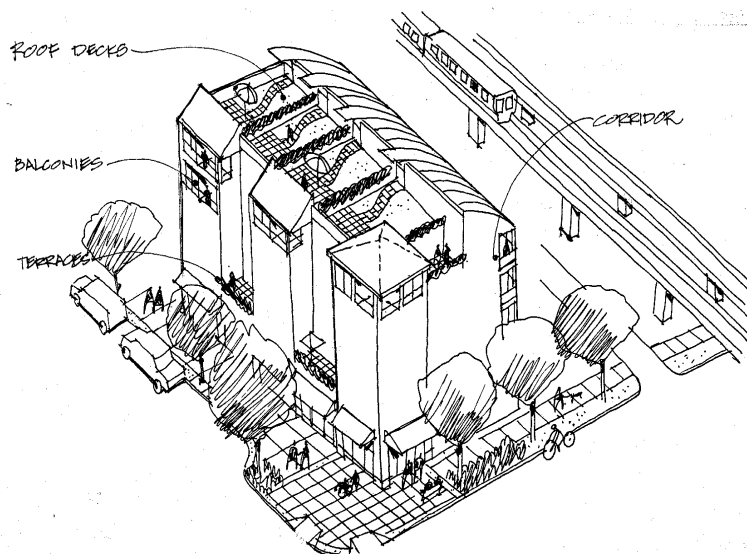


6.27-3 Private Open Space

The guidelines do not encourage residential development for those C-3A sites immediately adjacent to the elevated SkyTrain guideway. However, the C-3A zone conditionally permits such uses. Accordingly:

- (a) Each residential unit should have direct access to a private outdoor space (a balcony, deck, patio) with a minimum horizontal dimension of 1.8 m, and a minimum area of 4.5 m². Where possible, these should be located away from major noise sources, capture sun and take advantage of views;
- (b) Private open spaces should be designed to ensure visual privacy and security and;
- (c) For sites directly adjacent to the elevated SkyTrain line any residential private open space areas should be oriented away from the guideway and protected from noise intrusion by the use of barriers (Figure 14).

Figure 14. Opportunities for residential open space



7.8 Landscaping

7.8.1 Streetscape

Specific landscape guidelines for the Broadway/Commercial retail area may be adopted in the future. In the meantime, a number of standard guidelines should be followed to enhance existing street trees and green boulevards on neighbourhood streets.

- (a) Street trees should be planted along frontages of new development to the satisfaction of the General Manager of Engineering Services and the Director of Planning (Figure 15, left);
- (b) Exterior boulevards on side streets between the sidewalk and the curb should be grass (Figure 15, right).

Figure 15. Example of streetscapes with mature street trees. (Left) on the frontage, (right) on side streets, with grass boulevard



- (c) The approved streetscape plan corner bulges and ideas for street furniture, landscaping and public art (Figure 16); and
- (d) Developers are encouraged to integrate public art in the developments, which can include simple sidewalk stamps and mosaics (Figure 17).

Figure 16. Examples of streetscape improvements from the Broadway/Commercial SkyTrain Station Precinct plan

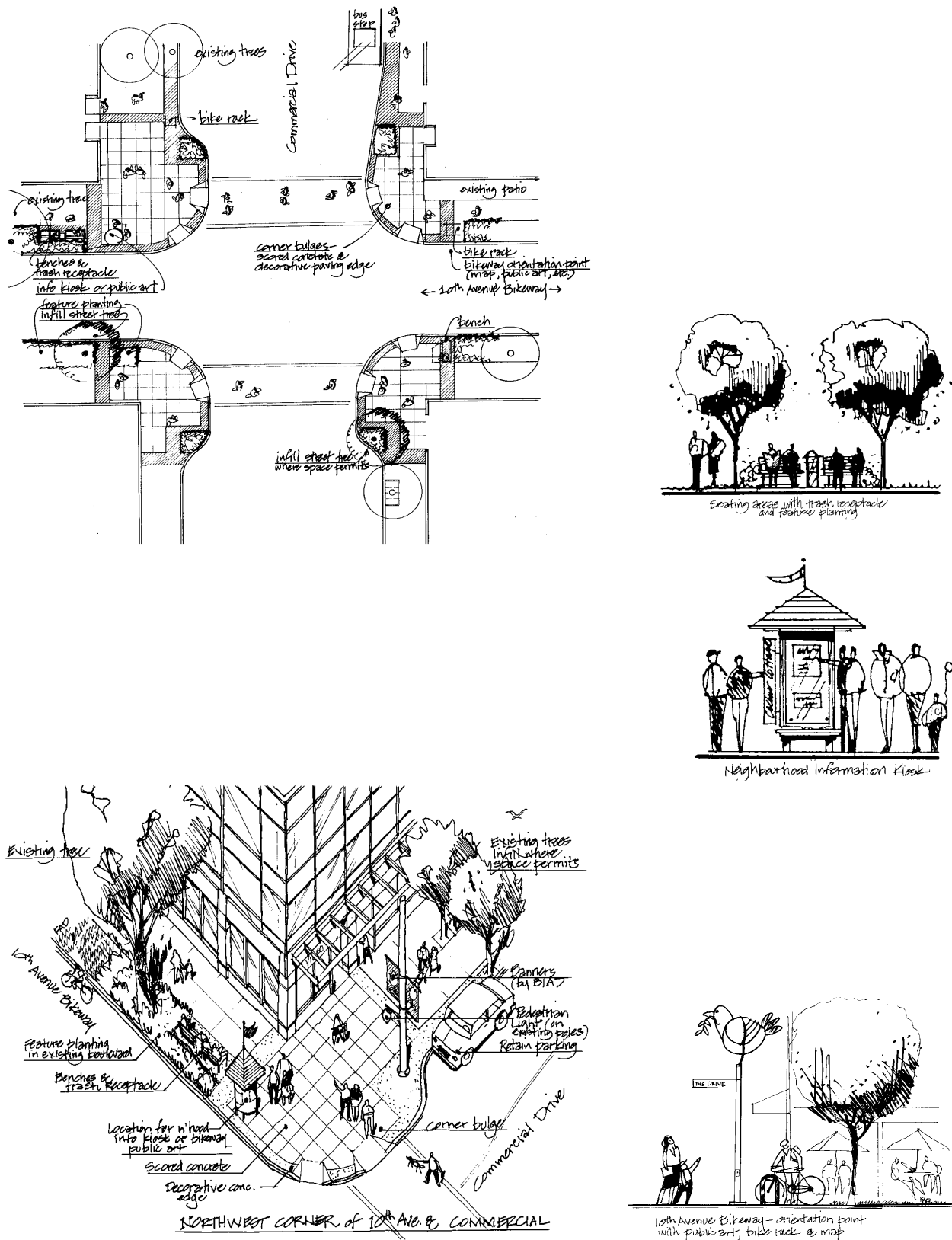


Figure 17. Sidewalk stamp to be used on Commercial Drive (left), and example of sidewalk mosaic from Mosaic Creek Park (right)



Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3 - How To... Development Permits for Major Applications.

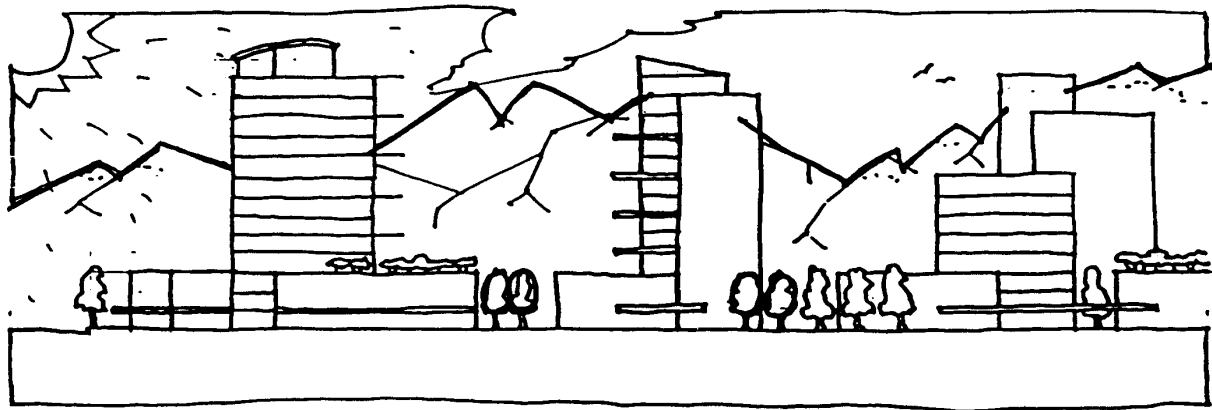


City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

BURRARD SLOPES C-3A GUIDELINES

Adopted by City Council on June 24, 1993

Amended September 10, 1996, January 20, 1998 and September 15, 2020



Contents

	Page
1 Application and Intent	1
2 General Design Considerations	1
2.1 Neighbourhood and Streetscape Character	1
2.23 Orientation	3
2.34 Views	3
2.45 Topography	6
2.56 Light and Ventilation	6
2.67 Weather	6
2.78 Noise	6
2.89 Privacy	7
2.910 Safety	7
2.1011 Access and Circulation	9
2.1112 Heritage	10
3 Uses	12
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law and Parking By-law	12
4.13 <u>Building</u> Height and Length	12
4.24 Front Yard and Setbacks	16
4.35 Side Yards and Setbacks	17
4.46 Rear Yard and Setback	17
4.57 Floor Space Ratio	18
4.69 Off-Street Parking and Loading	18
4.710 Horizontal Angle of Daylight	19
5 Architectural Components	19
5.1 Roofs and Chimneys	19
5.23 Entrances	20
5.34 Balconies	20
5.45 Exterior Walls and Finishing	20
5.56 Awnings, Canopies, Recesses, and Arcades	23
5.67 Lights	23
6 Internal Design and Facilities	23
6.1 Internal Circulation	23
6.2 Amenity Areas	23
7 Open Space	24
7.1 Public Open Space	24
7.2 Semi-Private Open Space	27
7.3 Private Open Space	27
8 Landscaping	27
8.1 Streetscape	27
8.2 Site Landscape	28
9 Utilities, Sanitation, and Public Services	29
9.13 Garbage and Recycling	29
Appendix A	30
Residential Compatibility Matrix	30

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

1 Application and Intent

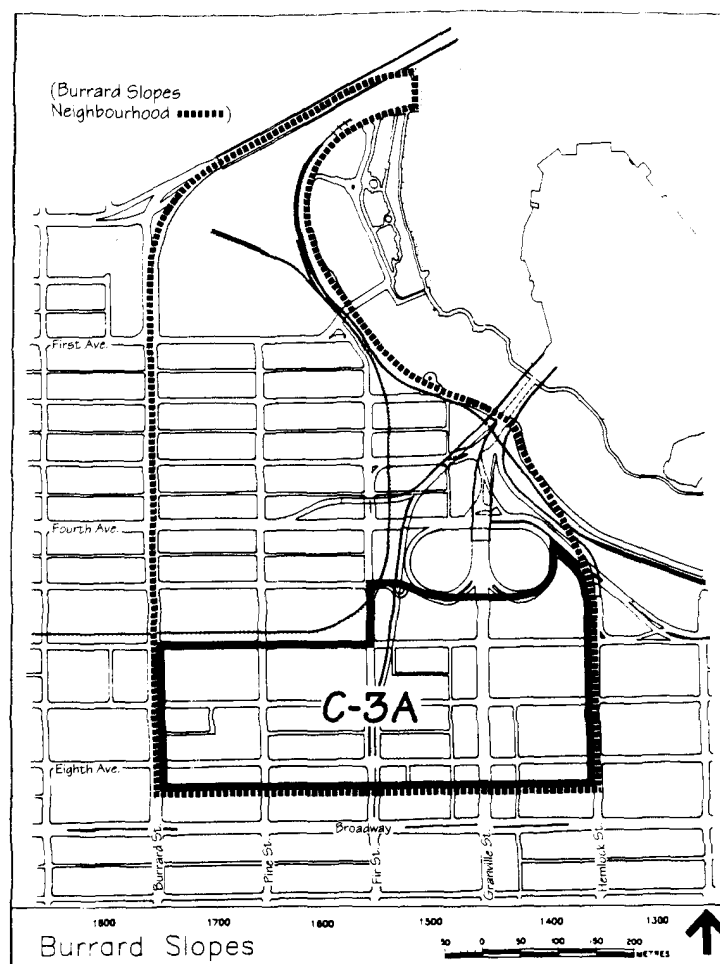
These guidelines are to be used in conjunction with the C-3A **District** Schedule of the Zoning and Development By-law for development permit applications involving conditional approval in the Burrard Slopes C-3A District (Figure 1). As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The overall intent is to:

- (a) assist in the creation of an attractive, cohesive, and primarily residential neighbourhood;
- (b) integrate existing and future non-residential uses into the neighbourhood;
- (c) enhance Granville and Burrard as important downtown entryway streets; and
- (d) ensure a high standard of liveability.

Wherever reference is made in these guidelines to residential uses (with the exception of the Compatibility Matrix), the provision also applies to Artist Studio - Class A, Artist Studio - Class B and the associated residential unit.

Figure 1. Burrard Slopes C-3A District



2 General Design Considerations

2.1 Neighbourhood and Streetscape Character

Up until recently, the Burrard Slopes C-3A District saw almost exclusively the development of low- to mid-rise commercial and light industrial uses. Recently, however, the emergence of a residential component to the neighbourhood has been witnessed by the construction of several major new residential towers both within this area and on its immediate Broadway edge.

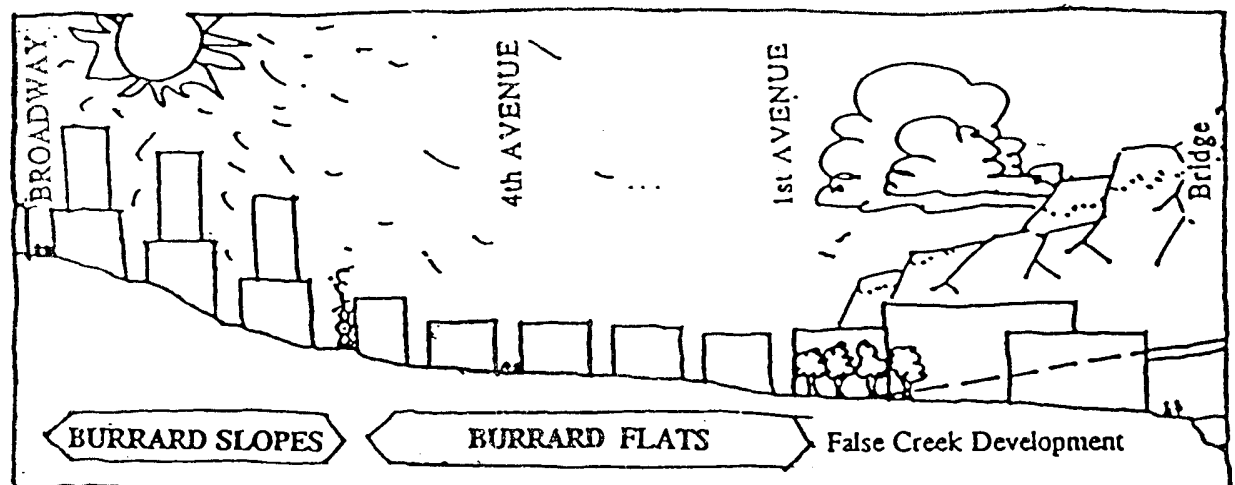
The area occupies the slope of the topographic bowl above the “flats”, and thus affords potential scenic views for residential units. There are also a number of important public views from major routes and bridge ramps that affect the area. Because of the varying site sizes and lane configurations, as well as the variety of uses and forms of development, the overall existing character of the area is incoherent. There are a few heritage buildings in the area clustered in the Granville and 8th area.

Granville and Burrard Streets, important entryways to downtown, are within the area. Granville has a strong role as a specialty retail street, emphasizing art galleries, home furnishings, and antiques. Burrard is also a specialty street, but in this case it is automobile showrooms which have grouped themselves.

The streetscapes in the area are generally poor, with few significant street trees. While new developments have upgraded their streets in some cases, this has been on an individual basis without streetscape guidelines.

The area has no parks. Some major new developments have been asked to provide small public open spaces associated with the street, and in one case a mid-block pedestrian linkage. Pedestrian movement in the area is for the most part along the streets, but there are some informal diagonal linkages leading towards Granville Island.

Figure 2. Burrard “Slopes” and “Flats”

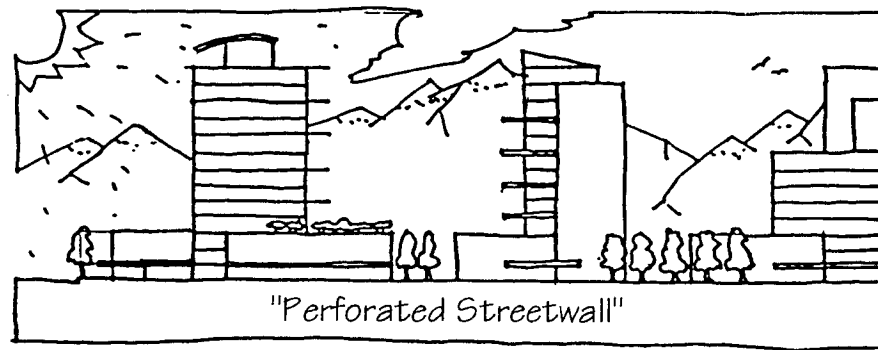


With respect to the future neighbourhood and streetscape character, the guidelines seek to:

- (a) recognize the area's sloping topography and view potential by continuing to allow towers, while maintaining the visual dominance of the buildings along the Broadway ridge;
- (b) create a more coherent, integrated neighbourhood character, while recognizing the diversity of sites and uses, through:
 - (i) emphasizing the definition of the street edge in various ways;
 - (ii) improving the streetscapes; and
 - (iii) providing direction for building massing that continues flexibility with a measure of discipline.
- (c) recognize the special role and character of Granville and Burrard streets;
- (d) recognize the area near the intersection of 6th and Fir as a potential future node of local services and activity;
- (e) preserve the scenic public views from major routes and bridges;
- (f) ensure liveability of the neighbourhood and individual developments, through:
 - (i) land use guidelines to minimize potential conflicts with residential uses;
 - (ii) massing guidelines on building spacing and heights to ensure sun access, light, and privacy; and

- (iii) specific design guidelines dealing with noise, privacy, safety, and open space.
- (g) note some future opportunities for parks, open spaces, and linkages in the area, to which adjacent new development should respond.

Figure 3. Future Character



2.23 Orientation

The orthogonal alignment of building faces to the street grid is an important ordering principle, particularly in this diverse area.

- (a) All buildings should generally be oriented to the existing street grid.

2.34 Views

2.34.1 Public Views

A number of public view cones have been identified for protection by City Council.

Council has also adopted a policy of restricting buildings adjacent to bridge ramps to the bridge deck height. Figure 7 maps the view cones and the relevant area at the south end of Granville bridge. Figures 4-6 illustrate the public view cones.

Figure 4. Granville and Broadway View Cone



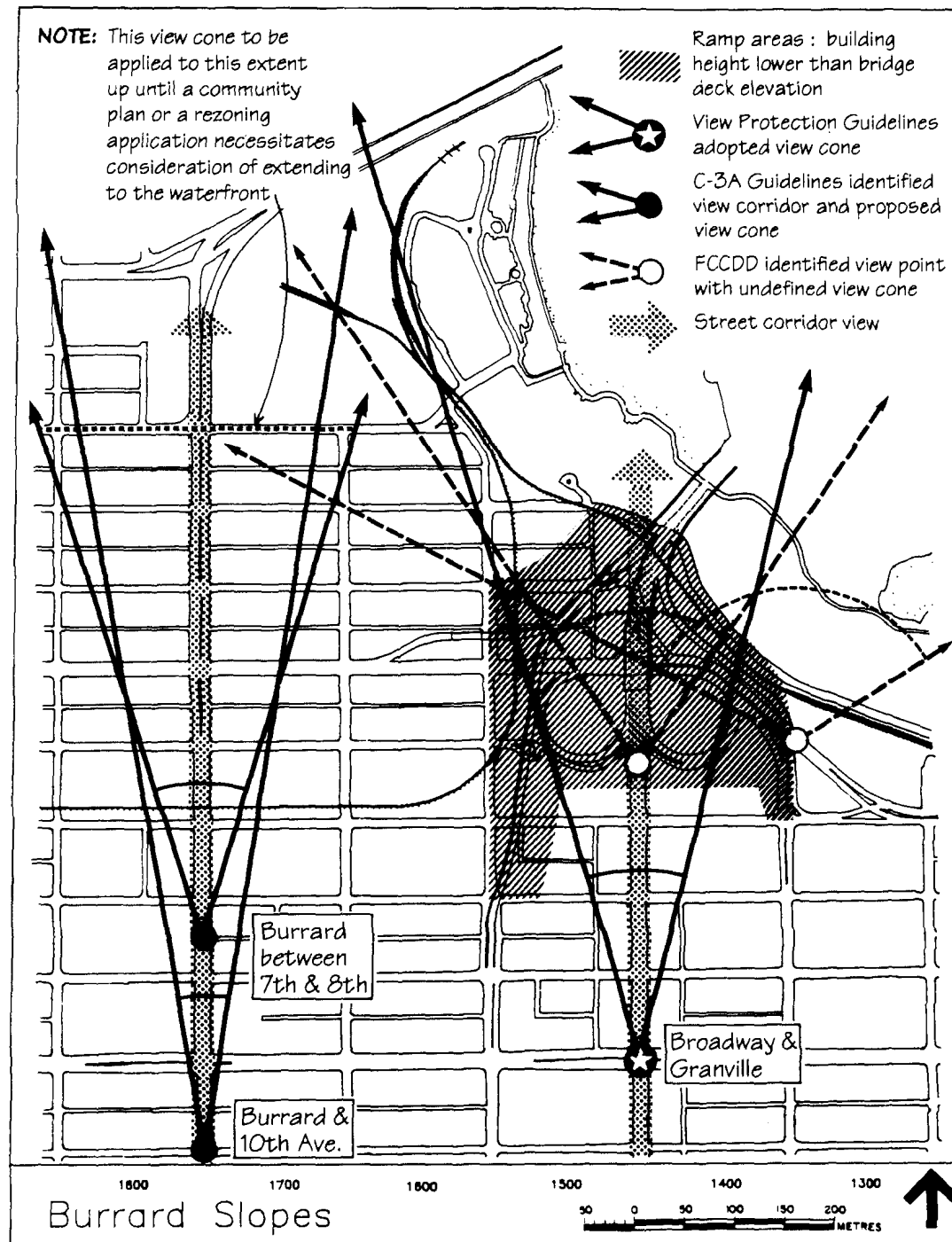
Figure 5. Burrard between 7th and 8th View Cone



Figure 6. Burrard and 10th View Cone



Figure 7. Public Views



The consultant view study of 1989 also called for the preservation of mountain views along major street corridors.

- (a) On most sites, the maximum discretionary **building** heights noted in section 4.13 will be achievable. However, in view cones and bridge deck areas, the **building** heights which can be achieved will be limited to preserve views. Developments proposed in these areas will be required to prepare a view analysis, to the specification of the Director of Planning; and

- (b) Furthermore, along Granville and Burrard, section 4.13 recommends a lower form at the street edge, with upper levels set back. This is both to preserve the street corridor view, and to achieve appropriate scale and sunlight on the street.

2.34.2 Private Views

- (a) The massing of any project should be situated so as to minimize the disruption of significant distant views from existing or future development or surrounding sites, in addition to providing views for the project; and
- (b) New developments should be designed and landscaped to provide for attractive near views for existing adjacent development as well as for the new units.

2.45 Topography

- (a) The built form should enhance the topographic bowl, emphasizing the contrast between Burrard “Slopes” and the Burrard “Flats” south of 6th Avenue. However, the built form along the Broadway ridge should remain more dominant; and
- (b) On sites which slope down from street to lane, the stepping of any slab over parking/loading areas should be required to limit under-slab height to the minimum needed to accommodate large moving vans.

2.56 Light and Ventilation

Natural light, sunlight, and ventilation are important to liveability and to the success of open spaces. The building spacing and horizontal angle of daylight guidelines in section 4 ensure a minimum separation between buildings for liveability and sun on the streets. However, the following considerations will also apply.

- (a) Shadowing of public and semi-private open spaces, should be minimized during the hours of likely use. This will vary, depending on the mix of uses, and family or non-family housing. Developments over 9.1 m (30 ft.) will require a shadow impact analysis taken at the equinox, at 10:00 a.m., noon, 2:00 p.m. and 4:00 p.m. PST;
- (b) Below grade residential units often have inadequate daylight, and are generally discouraged;

A number of the area's streets have high traffic volumes. In addition, existing non-residential uses may generate fumes or smells.

- (c) New development should locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses; and
- (d) Mechanical ventilation of commercial space should be located to have the least impact on residential liveability.

2.67 Weather

- (a) New developments along Granville and Burrard Street should provide for continuous weather protection in the form of awnings or canopies;
- (b) Building entries should have weather protection; and
- (c) Buildings should be designed to mitigate wind impact at grade.

2.78 Noise

Many developments in the area could be seriously affected by noise from traffic, a potential transit line, and adjacent uses. The restrictions on uses noted in section 3 will ensure some level of compatibility. In addition, the ~~zoning schedule~~ Section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report.

- (a) Appropriate design and construction techniques which should be used to buffer residential units from noise include:
 - (i) orienting outdoor areas and bedrooms away from noise sources;
 - (ii) providing alternative ventilation to opening windows;
 - (iii) using concrete construction;
 - (iv) using acoustically rated glazing or glass block walls; and
 - (v) using sound absorptive materials and sound barriers on balconies, patios, and terraces.

- (b) Local noise generated by the development itself 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.~~ Noise Control By-law should be consulted.

2.89 Privacy

Privacy is a crucial aspect of liveability. Minimum distances between buildings as noted in section 4 will provide some privacy.

- (a) Unit orientation, window placement, and screening should be used to enhance privacy; and
- (b) Residential units located at street level should ensure privacy through setbacks, level changes, and/or screening.

Figure 8. Ground level units with adequate privacy



2.910 Safety

Safety and a sense of security are key components of liveability. New development, both residential and commercial, must provide a secure environment. The principles of crime prevention through environmental design should be respected in any new development.

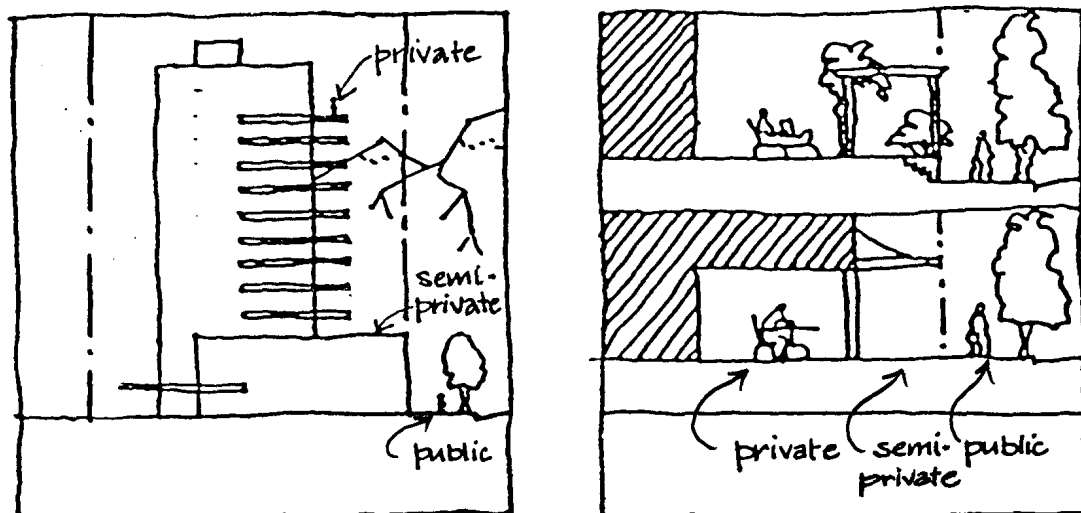
- (a) Territories should be clearly defined. Residential design should clearly delineate public, private, and semi-private spaces and minimize semi-public spaces which tend to become underutilized ~~“no man’s land”~~;

Figure 9. Good territory definition



- (b) Separate lobbies and circulation should be provided for residential and non-residential uses. Lobbies should be visible from the street and main entrances to buildings should front the street;
- (c) Developments should ensure adequate design of parking facilities for personal safety and security;
- (d) Both residential and commercial buildings should maximize opportunities for natural surveillance of sidewalks (“eyes on the street”), entries, circulation routes, semi-private areas, and parking entrances. Blind corners and recessed entryways 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) Appropriate residential lighting should be provided on-site to ensure good visibility of access routes and landscaped areas without overspill to neighbours; and
- (f) Landscaping and screening should be designed so as to not provide hiding places for intruders.

Figure 10. Territory Definition



2.104 Access and Circulation

2.104.1 Pedestrian Access

- (a) Primary pedestrian access should be from the street;
- (b) Internal circulation systems such as shopping malls, are discouraged;
- (c) Outdoor cross-site pedestrian connections may be needed when sites are large; and
- (d) Entries should be convenient for moving furniture, and corridors should not be overly long or circuitous.

2.104.2 Vehicular Access

- (a) Vehicular access should be from the lane only, where one exists;
- (b) Where there is no lane, access should be from the flanking street on corner sites (except for Burrard, where access is discouraged). On interior sites with no lane, access should be taken from the point of least impact on the pedestrian realm and designed to minimum standard crossing width; and

Figure 11. Screened street-access parking with minimized pedestrian impact



- (c) Negative impacts of parking ramps and entries should be minimized through proper treatment such as enclosure, screening, high-quality finishes, sensitive lighting, and landscaping.

Figure 12. Impacts minimized through quality treatment.



Figure 13. Lack of quality treatment



2.1~~0~~4.3 On-Site Passenger Facilities

- (a) On-site passenger facilities (“porte-cocheres”) take up substantial portions of the site with paving, and can have a negative impact on coherent street appearance. They are therefore strongly discouraged and will only be considered from the lane and for exceptionally large sites and projects, where drop-off volumes warrant; and
- (b) The overall design (layout, points of access, etc.) and treatment (canopy design, special paving, soft landscaping, and lighting) of on-site passenger facilities should be required to be of the highest quality and take into account impact on and overview from project and neighbouring dwelling units and relationship to adjacent open spaces.

2.1~~1~~2 Heritage

Burrard Slopes contains a number of buildings on the Vancouver Heritage Register. In addition, many older one to three storey buildings reinforce the character of Granville Street, with detailed facades (cornices, window sills, bay windows, storefronts, brickwork, mouldings and ironwork). These are important in the contribution they make to the general character of the street or area.

- (a) When developing a site with a heritage building, options for its retention should be explored. Various relaxation, bonusing, and transfer of development rights provisions exist for this purpose. Applicants should consult the Council-adopted Heritage Policies and Guidelines; and
- (b) New development adjacent to historic buildings should respect their scale, facade proportions and design.

Figure 14. New development relates to heritage building design



Figure 15. Vancouver Heritage Register Buildings



**1455 W 8th
C category**



**1445 West 8th
C category**



**2425 Granville
B category**



**2247 Granville
B category**

3 Uses

The objective for this area is to create a predominantly residential neighbourhood that integrates existing and future commercial uses, into the fabric of the neighbourhood. Large scale office and retail uses are not encouraged. Other uses will only be encouraged if they are small in scale and compatible with residential. (Note that discretionary FSR increases that will be considered vary by use, and are covered in section 4.57).

- (a) Conditional **approval** residential uses will be considered anywhere in the area except not:
 - (i) within 7.6 m (25 ft.) of a bridge or bridge ramp deck;
 - (ii) at grade along Granville or Burrard Streets;
 - (iii) in a mixed-use building with any use identified as “incompatible” or “noxious” in the Residential Compatibility Matrix (Appendix A); and
 - (iv) within 7.6 m of a use identified as “noxious” in the Residential Compatibility Matrix (Appendix A).
- (b) The Residential Compatibility Matrix (Appendix A) will be used to judge suitability of the other conditional **approval** uses for this predominantly residential area, whether proposed independently, in combination with residential, or adjacent to existing residential. The Director of Planning must be satisfied that all negative impacts of the use can be adequately dealt with; and
- (c) Retail or service uses are required at grade along Granville and Burrard Street frontages. In the case of Granville, the emphasis should be on small scale, individualized shops, restaurants, or personal service establishments. On Burrard, automobile showrooms and other larger scale retail or service uses are appropriate, providing they maintain street interest and character continuity.

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

4.13 Building Height and Length

4.13.1 General

The massing on sites may consist of low-rise, mid-rise, or tower forms, or combinations, depending on the use needs and the widely varying site conditions. Various massing options may be possible on a site and should be explored to determine how to best meet the guideline objectives such as preserving views and sunlight. Opportunities may exist on large sites to optimize massing and provide open spaces while still meeting the intent of the guideline objectives. Low-rise developments may not be able to achieve full potential FSR while still meeting guideline objectives.

In order to provide visual order to what is intended to be a diverse massing, strong definition of the street property line should be provided. The guidelines describe various ways of achieving this.

So as not to create or leave high blank party walls exposed, massing of developments should relate to adjacent existing buildings through proper scale, setback, and design. In some cases, this could mean building to the side property line, in other cases, stepping back could be more appropriate.

While the guidelines below use numerical standards, some flexibility is intended in the interpretation. Note that the maximum **building** heights specified may not be achievable on certain sites in order that public views are maintained.

- (a) Building massing should occupy at least 75% of the street frontages. Some portions of this building massing may be set back, as noted in setback guidelines;



Figure 16. Examples of good property line definition

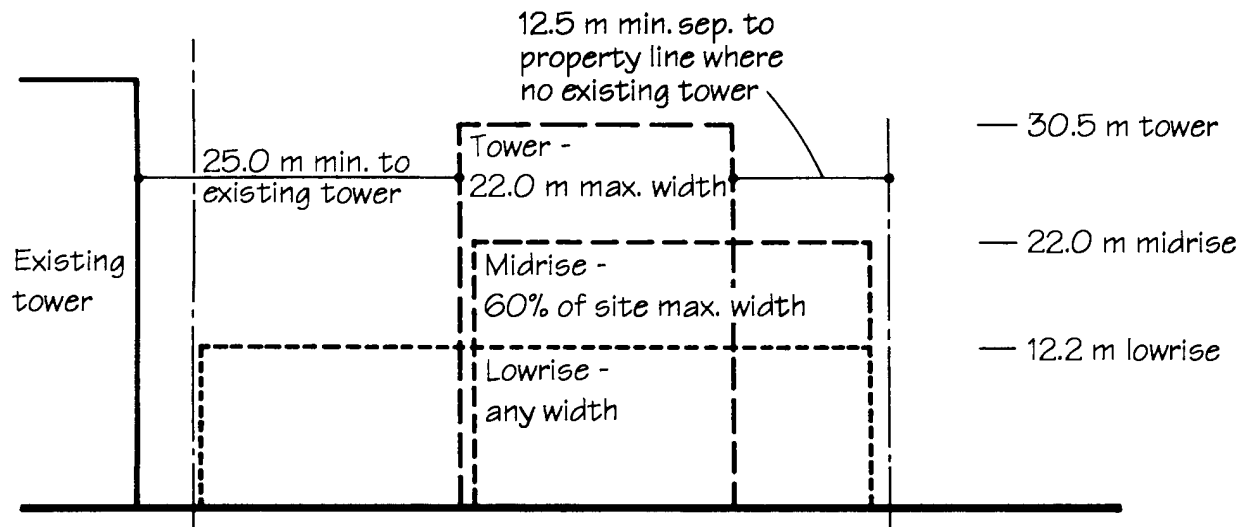


- (b) When the building massing is set back from the street, or where it is discontinuous, property line definition should be maintained through the use of pergola, colonnade, decorative (transparent) fencing, tree colonnades, etc. An exception would be when a public open space that is deemed desirable is provided;
- (c) Tower elements (considered to be any portion of a building over 22.0 m (72 ft.) in height) should:
 - (i) be separated from other existing residential tower elements by at least 25.0 m (82 ft.) and commercial tower elements by 15.2 m (50 ft.). Where adjacent sites are not fully developed, the proposed tower should maintain a distance of 12.5 m (41 ft.) from the interior side and rear property lines. However, where the rear of the site abuts a lane, this required minimum should be decreased by half of the lane width.
 - (ii) have floorplates with a maximum floor space of 510 m² (5,500 sq. ft.) (not including balconies but including all other area such as elevators and mechanical shafts, residential storage, corridors, etc.) a maximum east/west dimension of 22.0 m (72 ft.) and a maximum north/south dimension of 27.0 m (88 ft.);
 - (iii) provide a strong presence at ground level. This can be achieved by having portions of the tower carried continuously through to grade;
 - (iv) be considered on sites with 38.0 m (125 ft.) of frontage or more, except on corner sites which can be less;
 - (v) have a maximum height of 30.5 m (100 ft.).

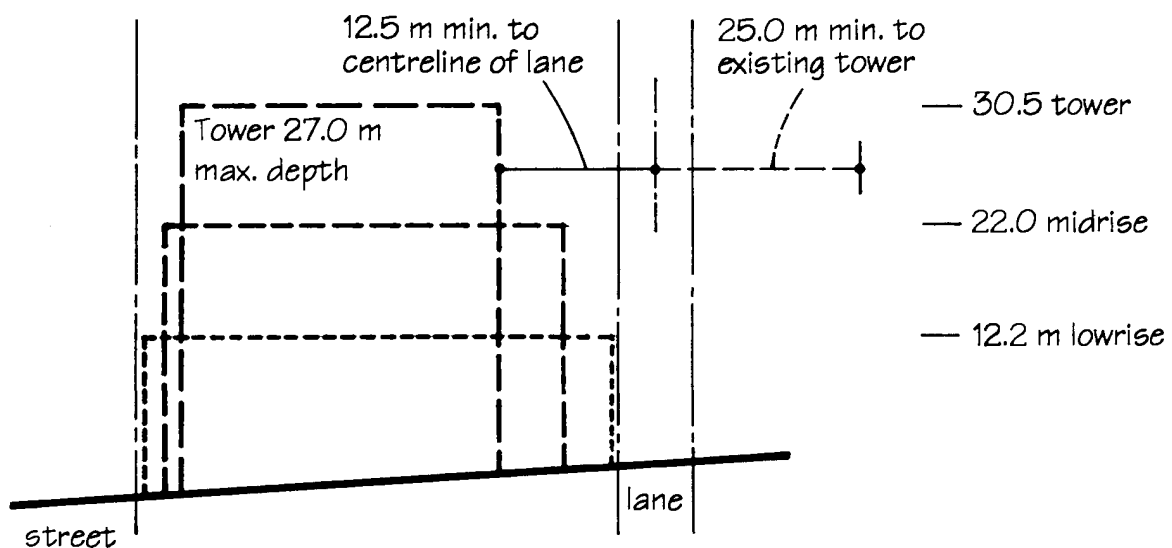
- (d) Mid-rise elements (considered to be any portion of a building over 12.2 m (40 ft.) and under 22.0 m (72 ft.) should, combined with tower elements, occupy no more than 60% of the street frontages;
- (e) Low-rise elements (considered to be any portion of a building up to 12.2 m (40 ft.)) may occupy as much frontage as desired; and
- (f) Where new development occurs beside older buildings, the massing should be organized to respect their scale.

Figure 17. Height and Length Limits

East/West Section (Mid block site)



North/South Section



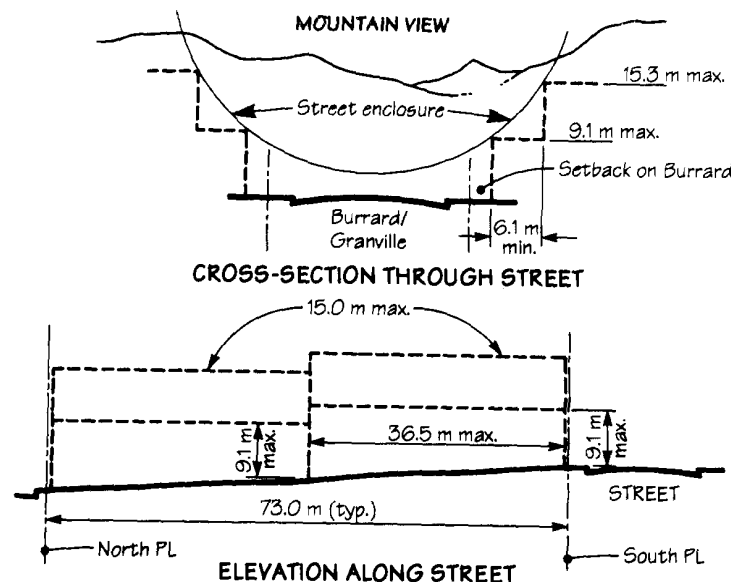
Note: Setbacks; articulation of massing; terracing for sun also required; refer to text.

4.13.2 Granville and Burrard Streets

Granville Street should continue to be a pedestrian-friendly, retail street that reflects the historical built form and property depths fronting onto the street. Burrard Street, while less pedestrian-oriented and continuing to accommodate a number of automobile showrooms, should develop as a tree-lined boulevard, with a modest scale balancing the relatively low building height on the west side of the street that relates to the adjacent Kitsilano neighbourhood (as directed in the Central Broadway C-3A Urban Design Guidelines). On both streets, maintenance of the street corridor view is important, as is allowing sun access onto the sidewalks during morning and afternoon.

- (a) Granville and Burrard Street development should:
 - (i) locate building massing at the street edge across the full frontage (subject to Burrard Street setbacks);
 - (ii) have a maximum building height of 15.3 m (50 ft.) to a depth of about 30.5 m (100 ft.) from the street right-of-way. Along the street edge, the building height should be limited to 9.1 m (30 ft.) and 2 storeys to a minimum depth of 6.1 m (20 ft.) before rising to the 15.3 m (50 ft.) maximum (measurements taken at the southern boundary of the property);
 - (iii) where sites have been assembled with a frontage of more than 36.5 m (120 ft.), the building envelope should step down to respect the street slope as illustrated in Figure 18.
- (b) Retail uses on Granville should step their floor levels incrementally to suit the sloping topography so as to maintain shop front grade level access.

Figure 18. Granville and Burrard Street Edge

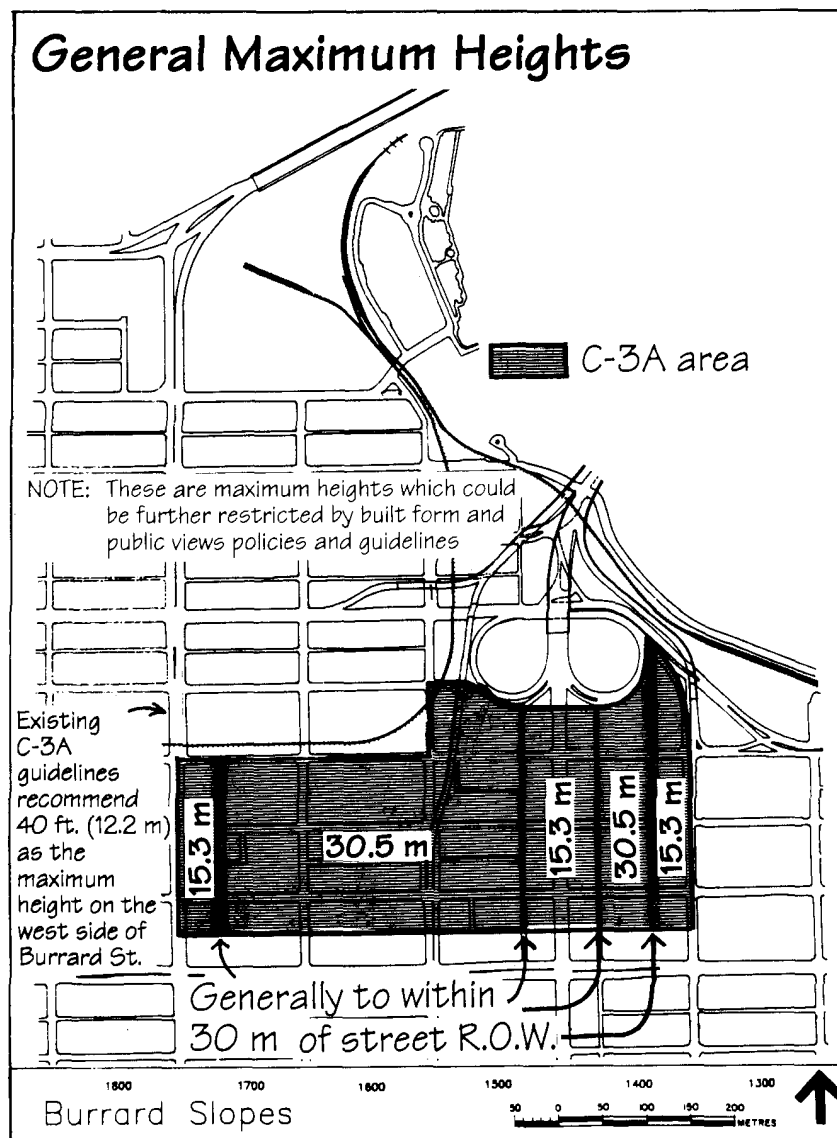


4.13.3+ Hemlock Street

Hemlock Street borders Fairview Slopes, a low-rise area. In order to avoid negative impacts, the building heights along Hemlock should be limited.

- (a) Hemlock Street development should:
 - (i) have a maximum building height of approximately 15.3 m (50 ft.) to a depth of about 30.5 m (100 ft.) from the street right-of-way; and
 - (ii) where sites have been assembled with a frontage of more than 36.5 m (120 ft.), the building envelope should step down to respect the street slope the same as along Granville and Burrard (Figure 18).

Figure 19. Maximum Heights



4.24 Front Yard and Setbacks

- (a) Residential uses should be set back a minimum of 3.6 m (12 ft.) from the front property line to provide some privacy from the street, permit semi-private outdoor space for ground level units, and provide for landscaping. At upper levels, small window bays may project into this setback;
- (b) Buildings along Granville Street should be built on the fronting property line to retain the existing order of the streetscape;
- (c) In locations along Burrard Street where sidewalks are less than 3.6 m (12 ft.), additional setback should be provided to achieve this width. The additional space is to be integrated with the public sidewalk and should remain unobstructed;



Figure 20(a). Adequately-sized commercial sidewalk



Figure 20(b). Existing Burrard St. sidewalk example

- (d) Along Burrard Street, additional ground level setbacks of up to 2.5 m (8 ft.) can be used to facilitate the integration of the sloping topography with the sidewalk and to accommodate desirable public activities and/or displays (including automobiles) associated with the adjacent business utilizing this space. The setback area should be designed in accordance with any adopted streetscape standards and supervised and maintained by the adjacent business; and
- (e) Buildings may be set back further for the provision of public open space, where they are deemed desirable by the Director of Planning.

4.35 Side Yards and Setbacks

- (a) Exterior side yards and setbacks (i.e. on corner sites) should be provided similar to front yard and setbacks, and treatment should be similar.

4.46 Rear Yard and Setback

- (a) Larger than minimum rear setbacks may be required to meet the guidelines for tower elements noted above. In addition, in most cases residential uses in mid-rise and low-rise forms will be able to provide larger rear setbacks, and this should be provided to enhance the livability of potential residential units; and
- (b) Where non-residential occurs at ground level, below a residential level, the roof over a loading area may project to the non-residential setback line (i.e. normally the lane edge). This roof may be usable as landscaped deck for residential units.



Figure 21. Parking and loading area covered and used for landscaped roof decks

4.57 Floor Space Ratio

- (a) Discretionary increases to the outright 1.0 FSR for individual uses may be considered as follows, subject to the guidelines in this document:
 - (i) residential - up to 3.0 FSR anywhere, except for not on the ground floor on Granville and Burrard Streets;
 - (ii) office - over 1.0 FSR only on Burrard and Granville Streets and above the ground floor;
 - (iii) service - over 1.0 FSR only on Burrard and Granville Streets;
 - (iv) retail - increases not encouraged; and
 - (v) other uses - increases not encouraged.

4.69 Off-Street Parking and Loading

- (a) Parking should be underground. Where on-grade parking is unavoidable, it should be located at the rear and be covered and well screened;



Figure 22. Street-fronting parking detracts from street character

- (b) Parking for commercial uses and visitors should be separate from residential parking, with security gates provided for the latter;
- (c) Commercial loading spaces may be located at grade open to the lane, but should be solidly roofed to avoid noise and visual impacts. Because loading areas are open to view from the lane and sites to the rear, appropriate height, lighting and screening (including possibly doors) should be provided;



Figure 23. Well-designed and screened service areas improve lane quality

- (d) Residential loading spaces should be provided in large residential projects at a rate of one loading bay per 200 dwelling units, should be accessed from the lane, but must be fully screened and covered; and
- (e) Where there is no lane, access should be from the flanking street on corner sites. On interior sites, access should be located and designed to minimize impact on the pedestrian realm.

4.740 Horizontal Angle of Daylight

- (a) All habitable rooms in buildings containing 3 or more dwelling units should have at least one window on an exterior wall which complies with the following:
 - (i) the window should be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, should be unobstructed over a distance of 24.0 m (80 ft.); and
 - (ii) the plane or planes should be measured horizontally from the centre of the bottom of the window.
- (b) For the purpose of calculating the horizontal angle of daylight, the following may be considered as obstructions:
 - (i) the maximum size building permitted under the zoning on any adjoining sites; and
 - (ii) part of the same building including permitted projections.
- (c) The following should not be considered as habitable rooms:
 - (i) bathrooms; and
 - (ii) kitchens, unless the floor area is greater than 10% ~~percent~~ of the total floor area of the dwelling unit, or 9.3 m² (100 sq. ft.), whichever is the greater.

5 Architectural Components

5.1 Roofs and Chimneys

- (a) Towers should contribute to the skyline, through sculpting of upper floors of the buildings and/or architecturally integrated decorative roofs;
- (b) The Zoning and Development By-law describes building height relaxation provisions that may apply for tower roofs. However, these may not be considered where they contravene public views;

- (c) Lower roofs should be designed to be attractive as seen from above through landscaping, and or choice of material and colour. Elements such as roof decks, gazebos, trellises, pergolas, and sloping roofs can enhance visual interest; and
- (d) Elevator penthouses, mechanical rooms, equipment and vents should be integrated with the architectural treatment of the roof.

5.23 Entrances

- (a) Residential and commercial entries to buildings should be separately identifiable from the street;



Figure 24(a). Entries lacking a distinct identity



Figure 24(b). Easily identifiable entries

- (b) When residential use is located on the ground level, individual unit entries with windows should be located on the street to emphasize the residential nature of the area and provide “eyes on the street”. A low, raised porch or front garden should be provided which creates defined and usable space in the setback behind the property line; and
- (c) Pedestrian-scaled entrance canopies projecting over residential lobby entryways are encouraged.

5.34 Balconies

- (a) If direct access to a private open space is not available, each unit should have a balcony having a minimum area of 4.5 m² (49 sq. ft.) with a minimum depth of 2.0 m (6.5 ft.). Wherever possible, it should be oriented to capture sun and ensure privacy.

5.45 Exterior Walls and Finishing

- (a) The low-rise portions of buildings should be clearly differentiated from mid-rise or tower elements with prominent step back and/or cornice;
- (b) The lower levels of developments should be carefully designed to relate to the scale and enhance the “close up” view of the pedestrian. The use of high quality materials, more intensive detailing, and window arrangements, etc., that contribute to pedestrian interest is encouraged;



Figure 25. Good lower level detail adds to pedestrian environment

- (c) Commercial uses at lower levels of buildings - whether retail, service, restaurant, or office – should use clear glass windows at grade, individualised shop fronts, outdoor displays, lighting, and weather protection (where required by these guidelines) to achieve pedestrian scale and interest. Mirrored surfaces, views into parking areas, blank walls, etc. should be avoided;



Figure 26(a). Good example of lower level commercial treatment



Figure 26(b). Blank walls, etc. create an undesirable pedestrian experience

- (d) Stepping at upper levels of buildings should be significant enough to “read” visually. For example, when it is desired to break a tower mass down, a single large 2 storey step will work better than two small single storey ones;



Figure 27. Single-storey stepping does not break down tower mass

- (e) Where development is to be located beside significant older buildings, building height, cornice lines, facade proportions, etc. should be respected by the new neighbour;
- (f) Blank sidewalls or exposed party walls higher than 2 storeys are to be avoided. When such walls are exposed as a result of adjacent low-scale development, they should be carefully designed emphasizing quality materials, colours, textures, articulation, and/or landscaping such as climbing or hanging plants; and



Figure 28. Good examples of materials and landscaping “softening” large sidewalls

- (g) Walls abutting the lane should be carefully designed to be attractive to neighbouring developments and passersby through articulation, use of quality materials, and landscaping.



Figure 29(a). Landscaping along lane faces improves the residential environment



Figure 29(b). Sterile lane treatment

5.56 Awnings, Canopies, Recesses, and Arcades

- (a) The required weather protection along Granville and Burrard should be provided by awnings or canopies. Arcades are not encouraged on these streets; and
- (b) Arcades may be used for weather protection on other streets, except on the south side where no sunlight will penetrate and where transparent canopies are a better choice. Arcades should not be used where residential “front doors” and/or associated open space setbacks are present. Where used, they should be located at the property line, have a minimum 1.8 m (6 ft.) width and continuous walking path (no steps or blank walls at the end), be high enough to ensure light penetration, and be well lit at night.

5.67 Lights

- (a) Lighting on sites should be sensitive to the residential use of the area. Visible glaring light sources can be avoided through using down-lights mounted on lower walls or on landscape elements, or free-standing pole lights with shaded fixtures; and
- (b) Incandescent or colour-corrected light sources should be used.

6 Internal Design and Facilities

6.1 Internal Circulation

- (a) Corridors and stairwells should be adequately sized for the movement of furniture.

6.2 Amenity Areas

- (a) Residential developments should provide indoor on-site amenities suitable for the anticipated population. Depending on function, these amenities may benefit from access to the street or on-site open space.

7 Open Space

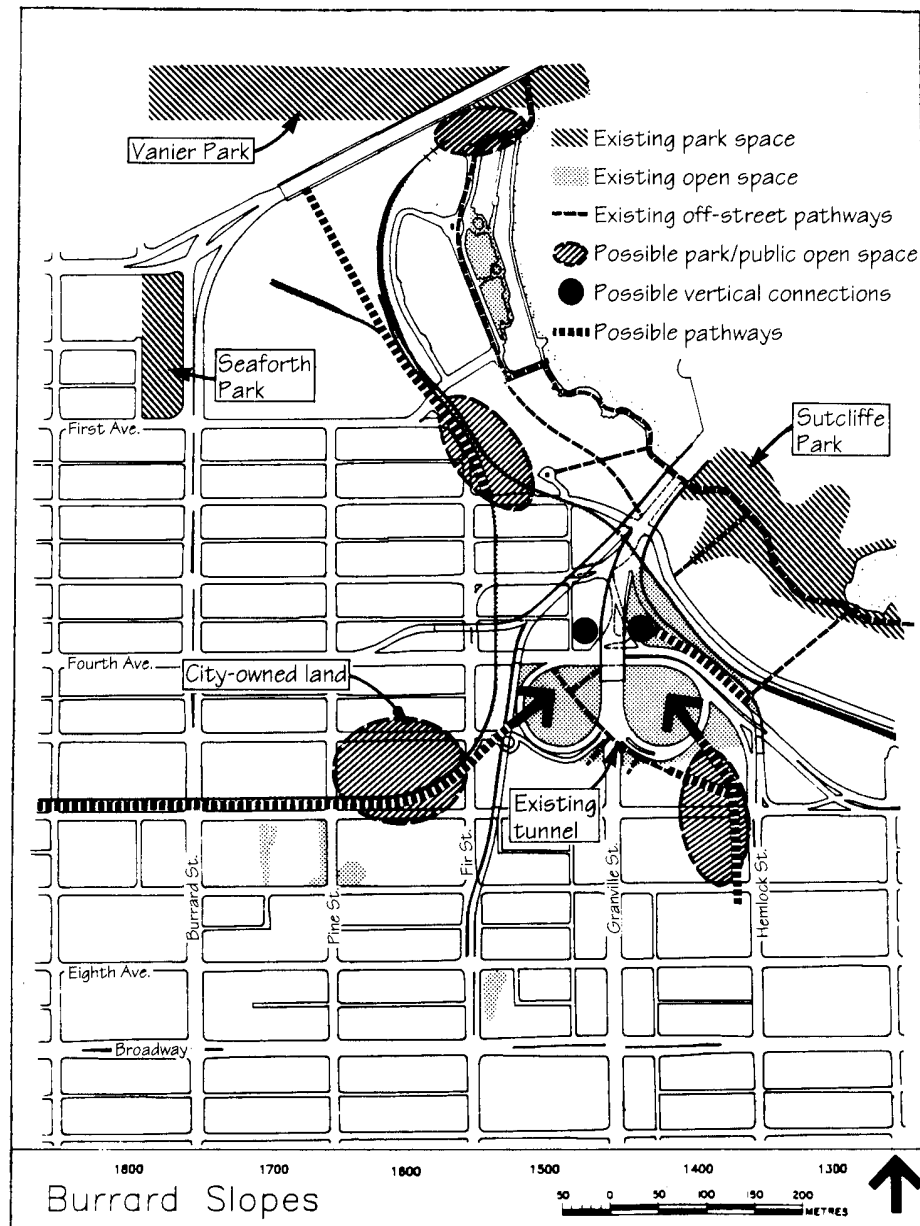
7.1 Public Open Space

The area does not currently have any dedicated parks, although the Granville Bridge loops are reserved as future park space and provide the only significant green area nearby. Several of the major new developments have provided small publicly accessible “mini-parks” at the street edge. Pedestrian links to the False Creek waterfront and Granville Island are mainly along the street network, although there are informal diagonal paths across vacant lots, under the Fir ramp, and across the Granville Loops. One new development has provided a mid-block linkage as well. A number of these linkages suffer from difficult street crossings. In addition, convenient linkages do not exist between elevated parts of Granville Bridge and areas below.

There are a number of opportunities for parks and public open space on private sites, and for better linkages. In addition, there is considerable scope for streetscape improvement. These opportunities and needs will be the subject of future planning work for this area, and the IC districts to the north. In the meantime, development proposals should demonstrate an awareness of these opportunities.

- (a) There is a potential park location on the north boundary of the area on City-owned land between 5th, Pine, 6th, and Fir. This presents the opportunity for a “community courtyard”, with some local-serving restaurants, retail, or services. Sites bordering this land should provide space suitable for these activities at grade;

Figure 30. Open Space and Linkage Opportunities



- (b) In order to compensate for the lack of open space in the area, sites may be required to contribute to a linked web of spaces throughout the area by providing publicly accessible open space beside streets or off-street linkages. The scale of these spaces could range from very small to quite substantial, depending on site size. Building design and uses should respond to these spaces. The City has adopted separate plaza design guidelines, which may be helpful in some cases. In others, a more park-like character may be appropriate;



Figure 31. Public open space that is inviting and well designed



Figure 32. Smaller-scale street corner plaza

- (c) Off-street public linkages should only be considered where they contribute to public amenity and overall safety. If they are considered, they should link into existing protected street crossing locations (e.g. signalized or marked crossings);
- (d) Sites bordering the Granville Loops should provide a strong and coherent building form, to clearly reflect where the city fabric meets the bridge; and
- (e) Council adopted “Plaza Design Guidelines” should be referred to in developing publicly accessible plazas.

7.2 Semi-Private Open Space

- (a) Residential development should provide semi-private open space at grade, or on a roof, having an aggregate size of 4.6 m² (50 sq. ft.) per unit or more. It should be located to maximize sun exposure, and be protected from noise and overlook from neighbouring buildings. Residential projects designed for families with children should have access to a secure outdoor space. (Refer to Council-adopted “High-Density Housing for Families with Children Guidelines”); and
- (b) Project open space should generally be shaped into more usable courtyard spaces that are “formed” or defined by buildings and/or landscape elements rather than “left-over” spaces that “surround” a building.



Figure 33. Focal features and defined spaces can add to project open spaces

7.3 Private Open Space

- (a) Residential units should have direct access to a private outdoor space (balconies, decks, patios) with a minimum single horizontal dimension of 1.8 m (6 ft.) and a minimum area of 4.6 m² (50 sq. ft.). Where possible, these should be oriented to capture sun and take advantage of views. They should be designed to ensure visual privacy and security, and should be adequately separated from the street if at grade.

8 Landscaping

8.1 Streetscape

There are no specific streetscape guidelines for this area. In future planning work, it is anticipated that guidelines will be developed by staff. In the meantime, there are a number of standard residential and commercial guidelines that should be followed. These include:

- (a) Street trees should be provided on all streets, behind the curb edge. Pending further streetscape planning, Park Board and Engineering staff will continue to specify species, spacing, and location;
- (b) Grass boulevards should be installed where appropriate. Grass between the sidewalk and curb contribute to the residential character of the area, and should be included in new developments. Exceptions are Granville, Burrard, Hemlock, and portions of Fir Street which may not have adequate space or may be high traffic commercial streets; and
- (c) Private setback areas used as sidewalk along Burrard Street should be treated in an integrated fashion with the public sidewalk.

8.2 Site Landscape

- (a) Existing trees and significant landscape features should be retained where possible;



Figure 34. Large trees are part of the Vancouver environment and view

- (b) Landscaping close to the street will have an important role in softening the built form, and creating a residential character. Layering of plant material, including vines on vertical surfaces, can provide a rich appearance in minimal space; and



Figure 35. Quality landscaping along the street helps create “residential character”

- (c) Landscape design on other parts of the site should relate to anticipated activities; provide privacy where necessary; enhance the appearance of the lane edge of the project; and improve the appearance of low roofs or parking areas.



Figure 36. Parking entrances and roof decks are improved through high-quality landscaping

9 Utilities, Sanitation, and Public Services

9.13 Garbage and Recycling

- (a) Garbage and recycling facilities should be underground or fully within the building and located adjacent to the lane, but screened from the lane.

Residential Compatibility Matrix

This chart indicates the compatibility of uses with residential development. It does not indicate the acceptability of potential proposals, as other factors such as land use objectives, Noise Control By-law, Parking By-law, and servicing requirements may take precedence.

Compatibility Rating Definitions:

- Compatible - Suitable for a mixed-use building with a residential component.
- Incompatible - Unsuitable for a mixed-use building with a residential component.
- Noxious - Unsuitable to be within 7.6 m (25 ft.) of a mixed-use building with a residential component and therefore residential applications are unsuitable within 7.6 m (25 ft.) of any existing noxious uses.

- 1 Uses which are not allowed under the existing zoning, are identified in this category. Certain uses are not listed if not applicable to this district.
- * Residential compatibility can be improved one rating (i.e. from noxious to incompatible or from incompatible to compatible), depending on specific use, scale, and design of either the proposed use or the existing adjacent uses.

DISTRICT	C-3A			
USE	EXISTING ZONING	Outright	Conditional	Not Allowed
CULTURE AND RECREATIONAL				
Arcade			Incompatible	
Artist Studio - Class A			Compatible	
Artist Studio - Class B			Incompatible *	
Billiard Hall			Incompatible	
Bowling Alley	Noxious			
Club	Incompatible*			
Community Centre or Neigh. House	Incompatible			
Fitness Centre	Compatible			
Hall	Incompatible			
Library	Compatible			
Museum or Archives	Compatible			
Rink	Incompatible			
Swimming Pool	Incompatible			
Theatre	Incompatible			
INSTITUTIONAL				
Ambulance Station		Noxious		
Child Day Care Facility		Compatible		
Church		Incompatible		
Detoxification Centre		Noxious		
Hospital		Noxious		
Public Authority		Incompatible		
School (elementary or secondary)		Incompatible		

DISTRICT		C-3A		
USE	EXISTING ZONING	Outright	Conditional	Not Allowed
Social Service Centre			Incompatible*	
Special Needs Residential Facility (All)			Incompatible*	
MANUFACTURING				
Bakery Products				X
Batteries				X
Brewing or Distilling				X
Chemicals or Chem Products, Class A				X
Chemicals or Chem Products, Class B				X
Clothing			Incompatible*	
Dairy Products			Incompatible*	
Electrical Products or Appliances				X
Food or Beverages, Class A				X
Food or Beverages, Class B			Incompatible*	
Furniture or Fixtures				X
Ice			Incompatible	
Jewellery			Incompatible*	
Leather Products				X
Linoleum or Coated Fabrics				X
Machinery or Equipment				X
Metal Products Class B				X
Miscellaneous Products, Class A				X
Miscellaneous Products, Class B			Incompatible*	
Motor Vehicle Parts				X
Nonmetallic Mineral, Class A				X
Nonmetallic Mineral, Class B				X
Paper Products				X
Plastic Products				X
Printing or Publishing			Incompatible*	
Rubber Manufacturing				X
Rubber Products				X
Shoes or Boots				X
Textiles or Knit Goods			Incompatible*	
Tobacco Products				X
Transportation Equipment				X
Vegetable Oil				X
Wood Products Class B				X
OFFICE				
Financial Institution		Compatible		
General		Compatible		
Health Care		Compatible		
Health Enhancement Centre			Compatible	

DISTRICT	C-3A		
USE EXISTING ZONING	Outright	Conditional	Not Allowed
PARKING			
Parking Uses (garage or area)		Compatible	
RETAIL			
Furniture or Appliance Store	Compatible		
Gasoline Station Full Serve		Incompatible	
Gasoline Station Split Serve		Incompatible	
Grocery or Drug Store	Compatible		
Liquor Store		Incompatible	
Neighbourhood Grocery Store			x
Retail Store	Compatible		
Vehicle Dealer (Not Rentals)		Compatible	
Vehicle Rentals		Noxious*	
SERVICE			
Animal Clinic		Incompatible	
Auction Hall	Incompatible		
Barber Shop or Beauty Parlour	Compatible		
Bed and Breakfast Accommodation		Compatible	
Cabaret		Noxious	
Catering Establishment	Incompatible		
Drive-through Service		Incompatible	
Funeral Home		Incompatible	
Hotel		Incompatible	
Laboratory	Noxious*		
Laundry or Cleaning Plant			x
Laundromat or Dry Cleaning Estab.	Incompatible*		
Motor Vehicle Repair Shop		Noxious	
Motor Vehicle Wash		Noxious	
Neighbourhood Public House		Noxious	
Photofinishing or Photography Lab		Compatible	
Photofinishing or Photography Studio	Compatible		
Print Shop	Compatible		
Production Studio		Incompatible	
Repair Shop Class A		Noxious	
Repair Shop Class B	Incompatible		
Restaurant Class 1	Incompatible*		
Restaurant Class 2		Noxious	
Restaurant Drive-in		Incompatible	
School Arts or Self-improvement		Compatible	
School Business	Compatible		
School Trade or Vocational	Incompatible		
Sign Painting Shop	Incompatible		

DISTRICT		C-3A		
USE	EXISTING ZONING	Outright	Conditional	Not Allowed
TRANSPORTATION				
Cold Storage Plant				X
Packaging Plant				X
Storage Warehouse			Incompatible*	
Storage Yard				X
Taxicab or Limousine Station			Noxious*	
Truck Terminal or Courier Depot				X
Weighing or inspection Station				X
Works Yard or Works Shop				X
UTILITY AND COMMUNICATION				
Public Utility			Incompatible	
Radiocommunication Station			Incompatible	
Recycling Depot			Noxious*	
Waste Disposal Facility				X
WHOLESALE				
Bulk Fuel Depot				X
Cardlock Fuel Station				X
Lumber & Building Materials Est.			Incompatible	
Wholesaling Class A			Incompatible*	
Wholesaling Class B			Incompatible*	



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
 planning@vancouver.ca

CAMBIE STREET (EAST SIDE) C-3A GUIDELINES

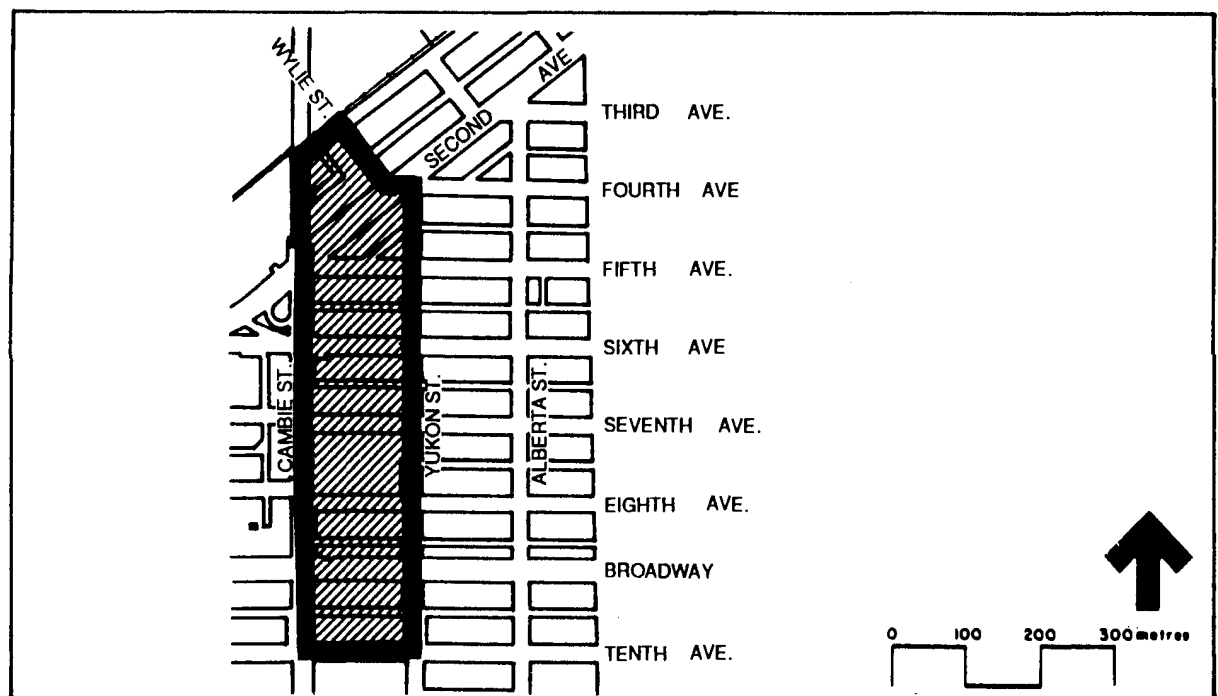
*Adopted by City Council on October 25, 1988
 Amended February 4, 1992*

~~**Note:** These guidelines are organized under standardized headings which are being used for all guideline reports. 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-3A District Schedule of the Zoning and Development By-law and the Central Broadway C-3A Urban Design Guidelines. The guidelines are to be used in conjunction with development permit applications involving conditional approval in the area shown below (Figure 1). As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

Figure 1. Cambie Street C-3A Zoning District



February 1992

These guidelines are intended to foster a high quality commercial development that will enhance the role of Cambie Street as a major and important entryway into downtown Vancouver. They are also intended to ensure that development is in keeping with major development occurring at 12th and Cambie Street and 16th and Cambie Street, and City Hall. The relationship of this stretch of Cambie Street to the industrial area to the east will be of an important consideration as well.

2 General Design Considerations

It is intended that Cambie Street's long term image be that of a formal treed boulevard lined on the east side with mid-rise principle buildings, consistently set back, which clearly define the street's space. Within this well defined, formal arrangement, a varied flexible sidewalk level and environment is proposed. This is in response to the desire to upgrade the visual and pedestrian quality of Cambie Street while recognizing the present limits of market demand for pedestrian oriented uses. This basic structure will provide the framework within which a high quality physical and visual experience for both pedestrians and motorists can occur. The treatment of the public right-of-way is the first step in this evolution. As redevelopment occurs the built form character of the street will start to take shape.

2.14 Views

Good views to the downtown and northshore mountains exist in this area as well as critically important views of City Hall from the downtown peninsula. New development along the easterly edge of Cambie Street must acknowledge the importance of the view of City Hall and respect the prominence of that building by maintaining building heights which do not in any way compete with the City Hall.

3 Uses

Cambie Street should develop as a commercial street containing a wide variety of uses and spaces at street level. Examples include retail, showrooms, service shops, galleries, restaurants and cafes, specialty food centres, banks and financial institutions, offices, cinemas, entrance lobbies and courtyards and landscaped plazas. Integration of uses and spaces from one development to another is required to achieve a coherent and harmonious experience within the pedestrian realm.

Because of the importance of the industrial enclave to the east, industrial uses are encouraged to form a part of the land uses in this area. Residential uses are considered to be unacceptable in this C-3A district.

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

4.13 **Building Height**

On the east side of Cambie Street a maximum building height of 9.2 m must be maintained at the building frontage to establish an appropriate pedestrian scale and permit views to the mountains and the downtown. Buildings ~~shall~~should be stepped back or set back above this 9.2 m street wall, in accordance with the building envelope shown in Figure 2.

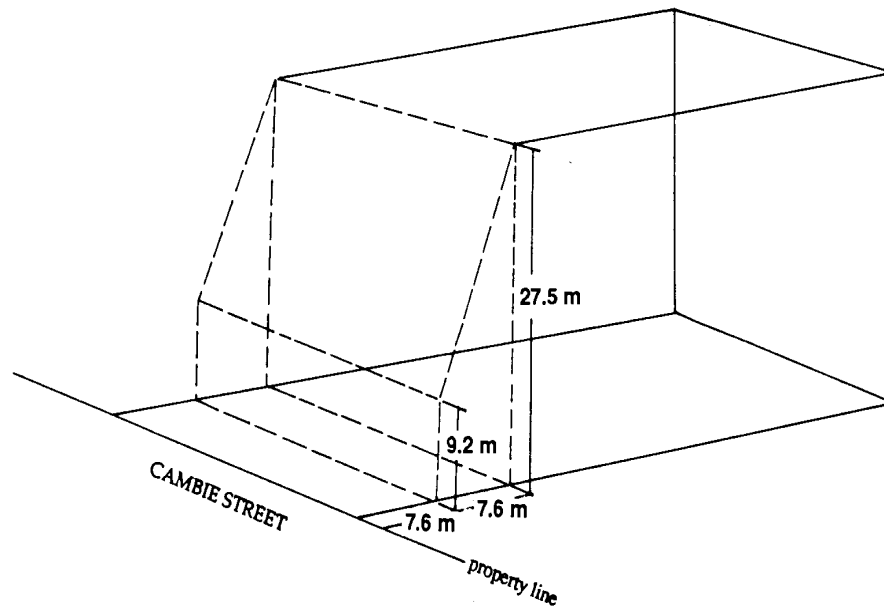
A maximum building height of 27.5 m ~~shall~~may be possible in this area.

4.24 **Front Yard**

For the purposes of establishing setbacks, Cambie Street ~~shall be~~is considered the front yard for properties and development abutting that street.

A 7.6 m setback ~~shall~~should be established to create a generous pedestrian circulation area. Trees, street furniture and space for weather protection can be provided in this setback, consistent with treatment on adjoining sites.

Figure 2. Cambie Street Building Setback and Building Envelope



5 Architectural Components

5.13 **Entrances**

New commercial development should provide entrances that are of a pedestrian scale and which create facade articulation and visual interest while providing weather protection.

68.0 Landscaping

New commercial development should provide a more urban landscape treatment and street trees should be planted along Cambie Street in agreement with the City Engineer.

Appendix

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in Brochure #3 - How To...Development Permits for Major Applications.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

CENTRAL BROADWAY C-3A URBAN DESIGN GUIDELINES

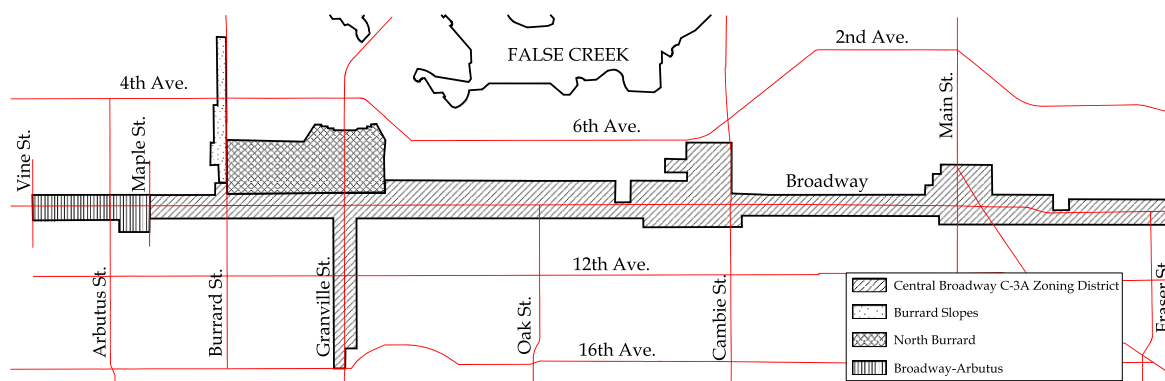
Adopted by City Council on March 23, 1976

Amended February 22, 1977, June 24, 1993, September 10, 1996 and July 7, 2004

Explanatory Note

These guidelines were adopted by City Council in March 1976 and later amended to include the west side of Burrard Street from 1st to 6th Avenues in 1977. Subsequently, this portion of Burrard Street and the Arbutus Sub-area have been removed and are dealt with in separate guidelines. The Guidelines in this document now apply to all portions of Broadway and adjacent lands zoned C-3A except for the Burrard Slopes, North Burrard and Broadway-Arbutus areas as indicated on the map. These areas are dealt with in the following guidelines:

- The "Burrard Slopes C-3A Guidelines" adopted in 1993.
- The "North Burrard C-3A Guidelines" adopted in 2002, and
- The "Broadway Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines" adopted in 2004.



Background for this document was originally collected in 1975, consequently, certain sections which describe existing development and zoning may no longer be accurate nor relevant since redevelopment or rezoning may have taken place since this time.

In order to provide more flexibility in the application of these guidelines to ensure sunlight penetration to Broadway, on May 28, 1992, Council approved the following recommendation:

"THAT Council instruct the Director of Planning and the Development Permit Board to relax the Council adopted Central Broadway C-3A Urban Design Guidelines in order to seek building forms that reduce shadowing on Broadway."

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.

Contents

	Page
Introduction	1
Purpose of Study	1
Study Approach.....	1
By-products.....	1
Acknowledgements.....	1
Urban Design Guidelines	2
Their Role	2
Organization.....	2
Users 2	
Part One: Central Broadway Within the City	3
1 Broadway as a City Sub-centre.....	3
2 Nodes of Activity.....	3
3 Community Links	3
4 East-West Arterial	4
5 Existing Physical Pattern	5
6 Gateways to the Inner City	5
7 City Reference Points	6
8 Topography and Views	7
9 Street Trees and Landscaping	8
10 Lighting	9
11 Significant Older Buildings	10
Part Two: Central Broadway Zone	10
1 Diversity	10
2 Local Area Traffic	11
3 On-street Parking	11
4 Off-street Parking	11
5 Lanes As Serviceways	12
6 Usable Open Space	13
7 Climate Control	14
8 Ground Floor Continuity	15
9 Building Character.....	16
10 Privacy	17
Part Three: Central Broadway Sub-Areas	18
Burrard Sub-area.....	18
Sub-area Description.....	19
Guidelines	20
1 Use and Activity	20
2 Street Level.....	21
3 Building Form	22
South Granville Sub-area	24
Sub-area Description.....	24
Guidelines	27
1 Use and Activity	27
2 Street Level.....	28
3 Building Form	30

Fairview Slopes Sub-area.....	33
Sub-area Description.....	33
Guidelines	36
1 Use and Activity	36
2 Street Level.....	37
3 Building Form	40
Mt. Pleasant Slopes Sub-area	43
Sub-area Description.....	43
Guidelines	44
1 Use and Activity	44
2 Street Level.....	45
3 Building Form	46
Main Kingsway Sub-area.....	48
Sub-area Description.....	48
Guidelines	50
1 Use and Activity	50
2 Street Level.....	50
3 Building Form	51
Fraser Sub-area	53
Sub-area Description.....	53
Guidelines	54
1 Use and Activity	54
2 Street Level.....	55
3 Building Form	55

Introduction

Purpose of Study

The Central Broadway area, bounded by Vine Street in the west, Prince Albert Street in the east, 5th Avenue to the north and 16th Avenue to the south, is changing within the context of the city and the Greater Vancouver region.

For many years the street has served as an east-west artery for through traffic, a centre of medical offices related to the Vancouver General Hospital and a major source of secondary office space. The growth rate of general offices has increased in recent years to a point where Broadway is a major component of Vancouver's total office space and a viable economic alternative to downtown. Hence, City Planning commenced analysis of the critical growth issues along the Broadway corridor.

In response to increasing internal growth, office overspill from downtown, GVRD policies for decentralization and numerous traffic and transit issues the City of Vancouver has created a new commercial ~~zone-by-law~~district for Central Broadway. The new C-3A ~~zoning-by-law~~district for Central Broadway is accompanied by urban design guidelines that make qualitative recommendations for future development. The purpose of this report is to document these guidelines.

Study Approach

An initial survey of information supplied by City Hall departments included earlier planning studies and data on the physical environment from City Planning; reports, maps and statistics from City Engineering; existing social characteristics from Social Planning; and, long range planning implications from the GVRD. Census tract/enumeration area statistics and general growth projections were assembled. Subsequently, on-site surveys provided a more complete understanding of specific factors influencing development throughout the C-3A zone. This information was synthesized and recorded on inventory maps and diagrams and presented to City Planning and to the public for the purposes of review and comment during the course of preparation. The results of these meetings played an important role in the final documentation of analysis data, definition of study sub-areas and the determination of urban design guidelines.

Central Broadway is a corridor of commercial development with changing character along its length. In order to better describe and set recommendations, the corridor is divided into seven sub-areas according to different activity and use, patterns of movement and existing physical characteristics. Descriptions are written and illustrated for each sub-area to summarize the existing situation and provide a base for the guidelines. These descriptions provide general information as well as a means to test the current status of a guideline; that is, if the make-up of an area has changed through time certain guidelines may have become obsolete and are due for review.

The urban design guidelines for future development in Central Broadway are documented according to three categories of scale:

- (i) those guidelines in the city-wide context;
- (ii) those general guidelines applicable to the whole of the C-3A zone; and
- (iii) those specific considerations in each of the seven sub-areas.

By-products

The study produced other data that is not fully documented in this report. Due to drawing size, relevance or amount of detail the following data provided by the consultant is available at City Planning:

INFORMATION PAPER NO. 1 - Study Area Overviews
INFORMATION PAPER NO. 2 - Data and Inventory Mapping
INFORMATION PAPER NO. 3 - Characteristics of Adjacent Areas
INFORMATION PAPER NO. 4 - Significant Older Buildings

Acknowledgements

The consultant wishes to thank the following City Hall staff, individuals and citizen groups for their ideas, comments and assistance during the process.

Mike Kemble
Pat Johnston
Dan Cornejo
Derek Hayes
Grant Anderson

Nancy Oliver
Dan Janczewski
Jeannette Hlavach
Andrew Malczewski

Ray Young
Ian Adam
James Sellner
Charles Torrence

Mt. Pleasant Citizens'
Committee
Fairview Planning
Committee

Urban Design Guidelines

Their Role

The overall objective of setting forth urban design guidelines as recommendations for new development is to improve upon the quality of life for the inhabitants of the city.

The Urban Design Guidelines described in this document are based on an inventory and analysis of Central Broadway between Vine Street on the west and Prince Albert Street on the east. Included are the contiguous portions of Burrard Street, Granville Street, Cambie Street and Main Street to which commercial C-3A zoning is applied.

In the Central Broadway context emphasis is placed upon the activity of users, both as the occupants of buildings and as passers-by affected by their surroundings. The activities, generally living, working, shopping, moving about and enjoying leisure time are daily experiences for the user. The pleasure and enjoyment, the stimulation or the frustration experienced in the pursuit of these activities directly affects a person's feeling about the quality of his environment.

It is the role of the Urban Design Guidelines to make recommendations on the physical support for these daily activities and to ensure that an acceptable level of quality is achieved in the Central Broadway Area.

Organization

The listing of guidelines is divided into three parts. The first deals with those topics that are city-wide in their context, affecting people's perception and use of the Central Broadway Area.

The second part contains those topics that are general in their nature and apply to the whole of the Broadway C-3A zone.

The third part deals with specific aspects of the seven sub-areas of the C-3A zone. Individual character, qualities, problems and needs bring about specific recommendations particular to each sub-area. These guidelines may overlap with some topics discussed in the previous sections but represent a finer-grain analysis and recommendation on the issues.

Users

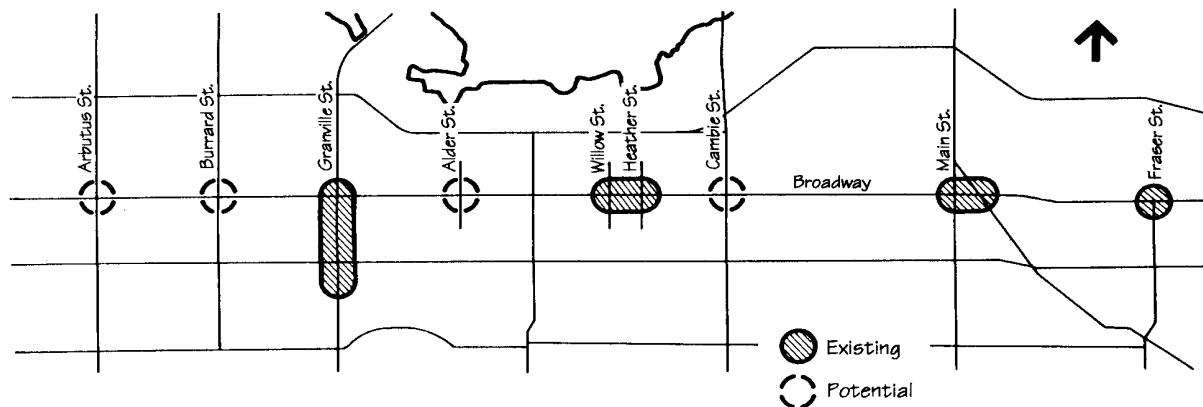
The guidelines are intended for the use of landowners, developers and their consultants while preparing proposals for development in the Central Broadway area. They express the City's objectives and will become the basis for discussion about design between the City Planning Department and the development proponent.

The newly formed Development Permit Board will in turn evaluate formal applications submitted for approval. Compliance with the general intent of the guidelines stated for the sub-area in which the applicant wishes to build, is necessary.

However, they will be open to some interpretation and capable of change by addition or deletion over time.

The guidelines are intended to be flexible for the user while making explicit the objectives of the City.

Part One: Central Broadway Within the City



1 Broadway as a City Sub-centre

The Central Broadway area contained an estimated 2.6 million square feet of office space as of December 1974, equivalent to ~~twelve per cent~~ 12% of the downtown total. With district and regional retail, automobile, office, medical and other institutional uses, the existing identity of the area is that of a major sub-centre of Vancouver.

- 1.1 Broadway's image as an alternative to Downtown should be maintained with predominantly, but not exclusively, office and retail functions built at densities lower than the Central Business District.

2 Nodes of Activity

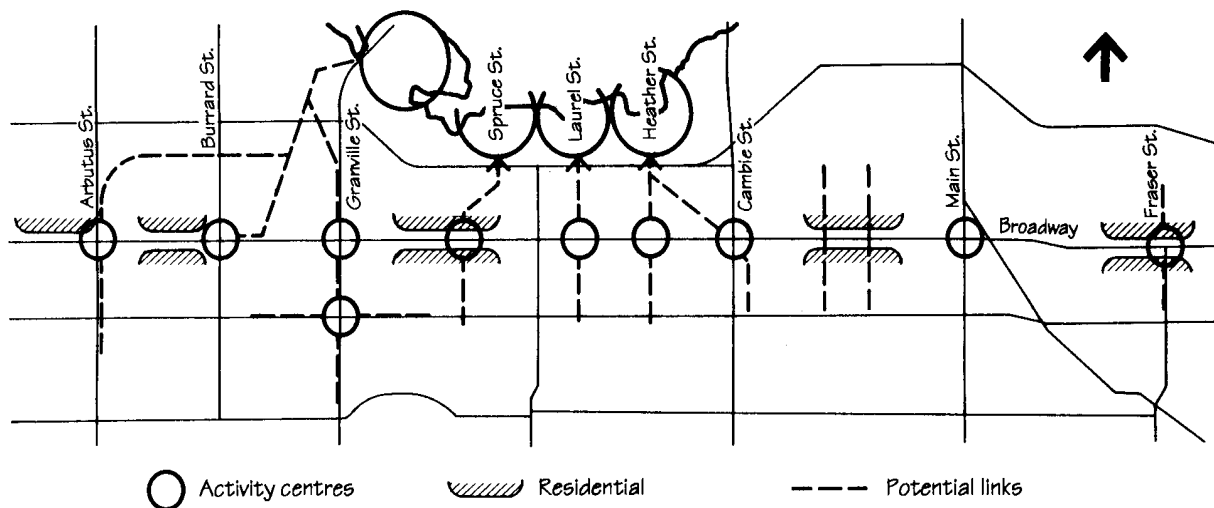
At points along Broadway, specific uses have created centres of particular character and activity (Fairmont Medical Building, South Granville shopping). Other areas are evolving or show potential for becoming nodes of activity for people to come to from many parts of the city.

- 2.1 A diversity of pedestrian related uses should be encouraged in new development to encourage identifiable nodes of activity, day and night.

3 Community Links

Broadway and Granville are major arterials that both divide and bring together residential communities adjacent to the commercial zone. At several points along the strip residential use abuts the C-3A zone.

- 3.1 A clustering of residential use at these points should be encouraged to strengthen the linking together of existing communities.
- 3.2 Local convenience shopping including the corner store, cleaners, laundromats and night time eating places, is appropriately located at these residential links along the strip.
- 3.3 Landscaped pathways should be encouraged along some boulevards on existing cross-streets and through some major new developments. These would help to link adjacent working and residential communities with activity centres in the Central Broadway area.

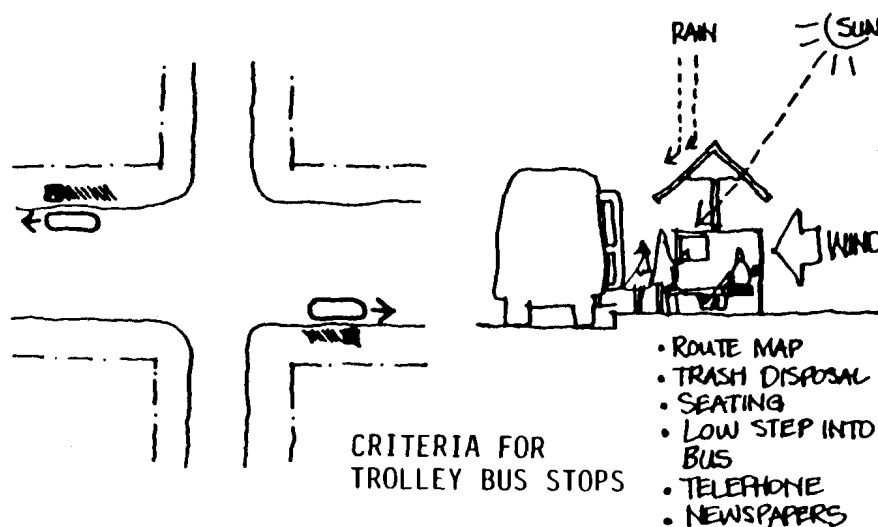


- 3.4 Central Broadway should be connected to the water amenity of False Creek with its park and open spaces, views and public activity.

4 East-West Arterial

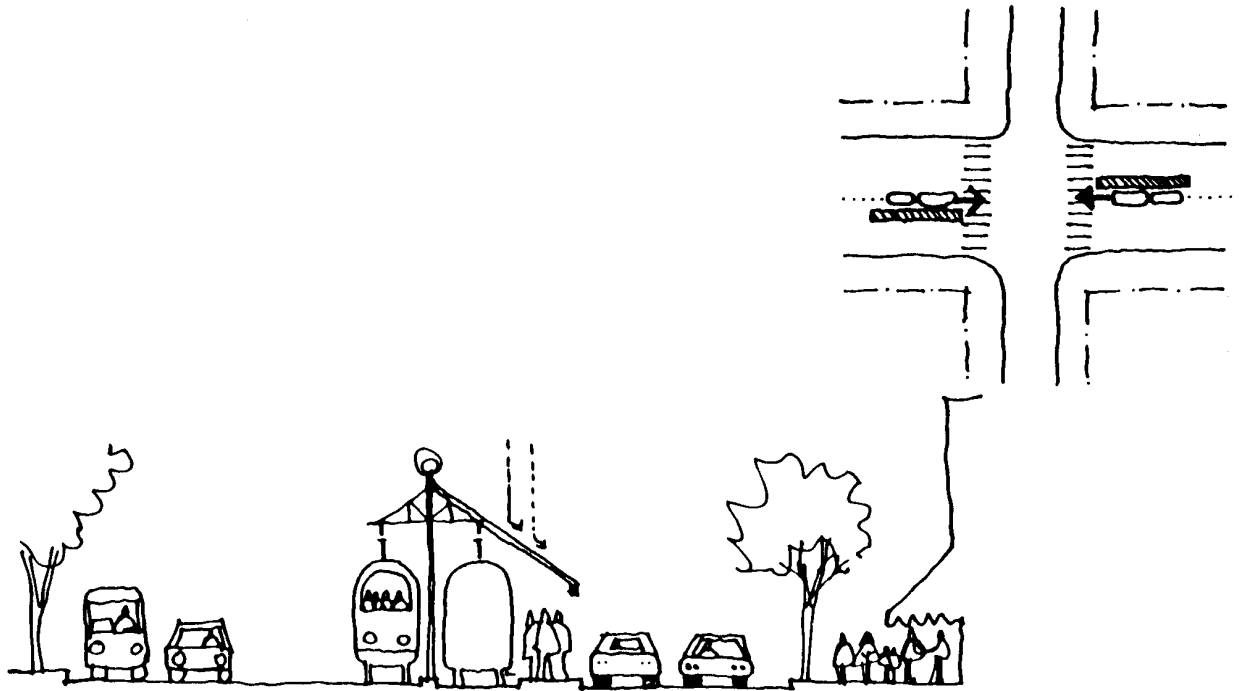
Broadway is a major east-west arterial in Central Vancouver linking U.B.C. in the west with Burnaby and other points to the east. The central portion between Burrard and Cambie is running at capacity during peak traffic periods. Regional plans propose a Broadway transit corridor from U.B.C. to Brentwood to encourage a shift to public transit.

- 4.1 Recognize that for a transit system to be effective it needs the support of a pedestrian environment, linking home to transit and transit to workplace, that will provide such features as adequate climate protection, transit service information, convenient waiting areas and other amenities.



- 4.2 Engineering strategies can reduce congestion along Broadway at points of conflict as a stopgap or short-term measure. However, any physical changes to the street should take into consideration both traffic and pedestrian use of the area.
- 4.3 The proposed Broadway Corridor system should join nodes of development and transfer points along Broadway and provide convenient and comfortable places to wait.

CRITERIA FOR STREET CAR STOPS



5 Existing Physical Pattern

Parts of the Central Broadway area, from Granville to Main, are seen from several distant points where people live (Dunbar, West End, Burnaby) where people work (Downtown, False Creek) where people enter and leave parts of the city (Downtown bridges, South Granville, East Broadway) and where people go for the view (Little Mountain, Downtown building tops, English Bay beaches, Burnaby Mountain).

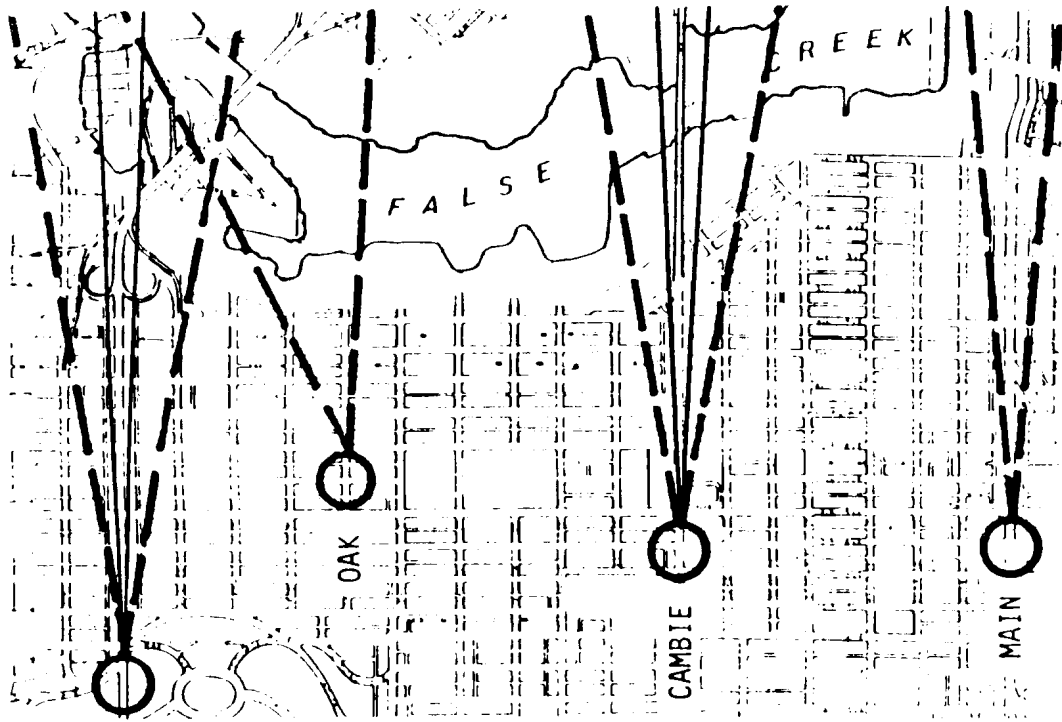
5.1 New development should enhance the overall pattern of the Broadway Area and not jeopardize its distinctive features, both natural and ~~man-made~~ artificial.

- prominent buildings on high topography
- higher buildings in central area
- low structures at the fringes of the zone
- visual linkages with False Creek development
- continuity of building shape, texture, colour
- preservation of landmarks and views

6 Gateways to the Inner City

For the traveller or daily visitor to the city, the Central Broadway area serves as a gateway to the downtown. At Granville and 16th, Oak and 10th, Cambie and 12th, and Main and 12th views open up revealing major destinations to the north: False Creek, Downtown, North Shore.

6.1 Views from these street ends assist in determining major destinations. They should not be blocked substantially by developments occurring in front of the major part of the view or by projects requesting air rights over the street.

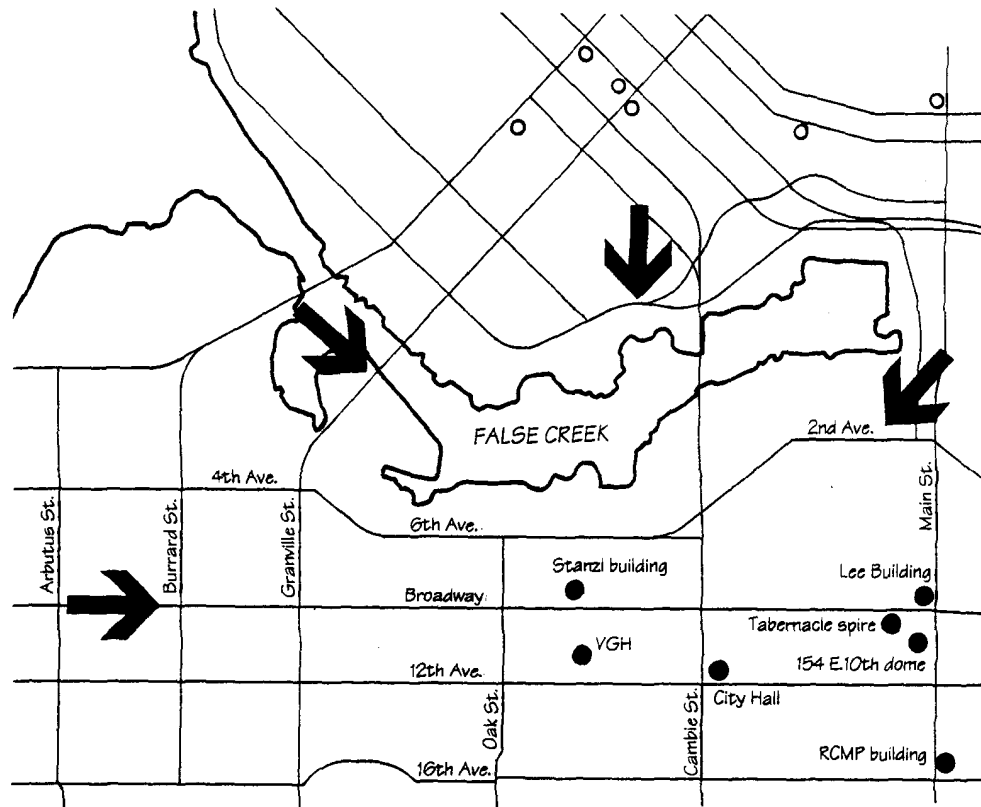


- 6.2 Higher buildings should be permitted immediately adjacent to the "gateway" or arrival point to "frame" the view, but development should be reduced in building height from this point (or terraced down with the slope of a hill) to allow for the widening of views as the bridges are approached.



- 7 **City Reference Points**
Unique building forms serve as landmarks or reference points for people's orientation in the city. When these buildings are on high points of land their visual impact is increased.

- 7.1 Ensure that the existing significant reference points in the Broadway area are not obstructed by adjacent building heights.

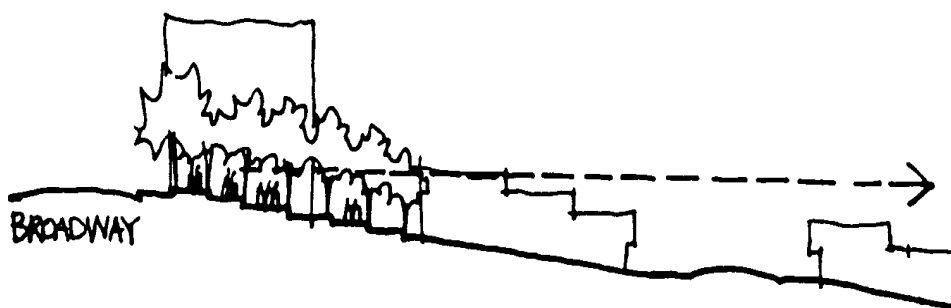


- 7.2 Public buildings that are significant within the community should be placed where they will be highly visible (City Hall).
- 7.3 Highly visible buildings should be light in colour to unify the overall form of the area.
- 7.4 Development within Broadway should not detract from views towards key reference points in other parts of the city or region (downtown buildings, the Lions, Grouse Mountain, Simon Fraser, Stanley Park).

8 Topography and Views

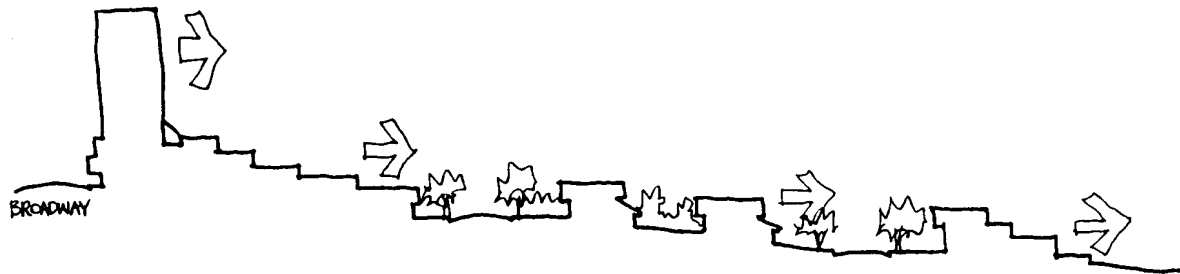
The topography of the area can be described as the north facing slope of Point Grey peninsula. This natural feature defines districts and produces variety along the strip as well as makes possible commanding views towards the north shore.

- 8.1 Maximize this view potential by placing open spaces at the tops of hills with views down streets and over lower adjacent buildings.



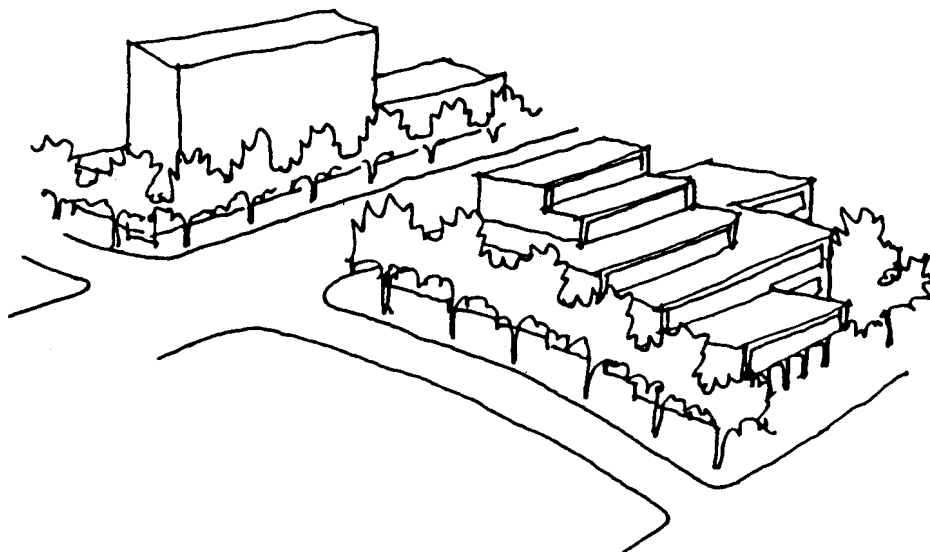
8.2 Tall slender buildings on high points of land (with low buildings on slopes and valleys) accentuate and dramatize the overall pattern of topography and preserve outward views from ground level. A clustering of larger, taller buildings identifies and emphasizes a centre of activity when seen from distant points.

8.3 Low buildings stepping up a slope accentuate the hill and ensure the sharing of the view.



8.4 Massive (bulky) buildings at or near high points of land and upper slopes overwhelm land forms, block potential views and often disrupt areas when seen as a silhouette against small scaled structures. Case example: B.C.A.A. Building, Broadway and Oak is backlit during the day when seen from downtown.

8.5 Buildings meeting the ground with stepped floors or plaza levels reflect the slope of a hill and provide outdoor terraces.



8.6 Bevelled or terraced roof forms on buildings at the top of a slope accentuate the topography.

9 Street Trees and Landscaping

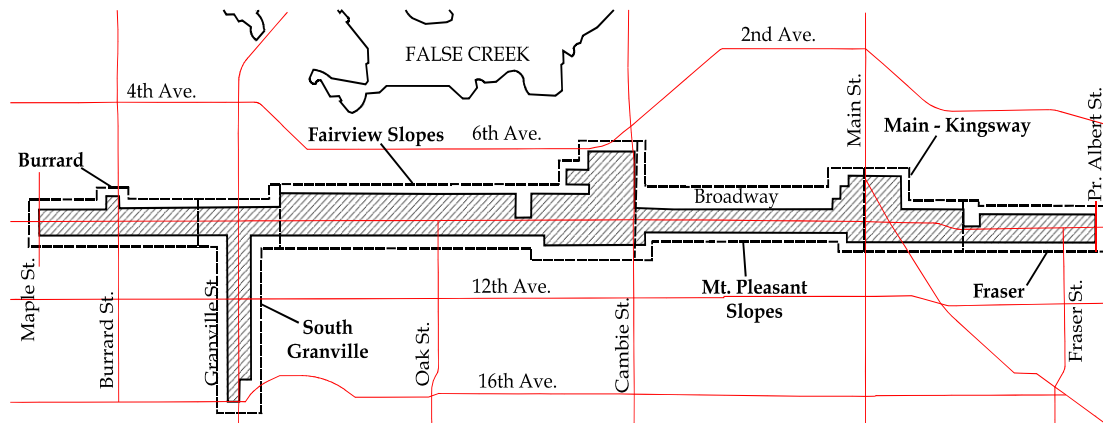
Visually prominent street landscaping and trees add to the pattern and image of a city, as well as contributing to the general pedestrian amenity of an area.

Low level planting around trees acts as a buffer between moving traffic and pedestrians, protects the trunk and provides a soft surface around the tree base for light, air and water to penetrate.

9.1 To help delineate the areas of specific character within Central Broadway, five deciduous tree zones are recommended. Trees should be planted at regular spacing preferably next to the curb on both sides of the street.

Specific tree species would be subject to further study but general characteristics are stated below and in the Sub-area Guidelines:

- (i) Low height, light branch structure and light texture (small leaves);
Vine to Maple and Prince Edward to Prince Albert (Broadway)
- (ii) Medium height and texture;
Maple to Fir and Cambie to Quebec (Broadway)
- (iii) Medium height and texture, but of a different type than (ii), and with good autumn colour;
Burrard, Cambie, Main and Broadway between Quebec and Prince Edward
- (iv) Low to medium height; a flowering tree to provide special emphasis;
South Granville and Broadway between Fir and Hemlock
- (v) Tall trees, strong branch structure and heavy texture (large leaves).
Hemlock to Cambie (Broadway)



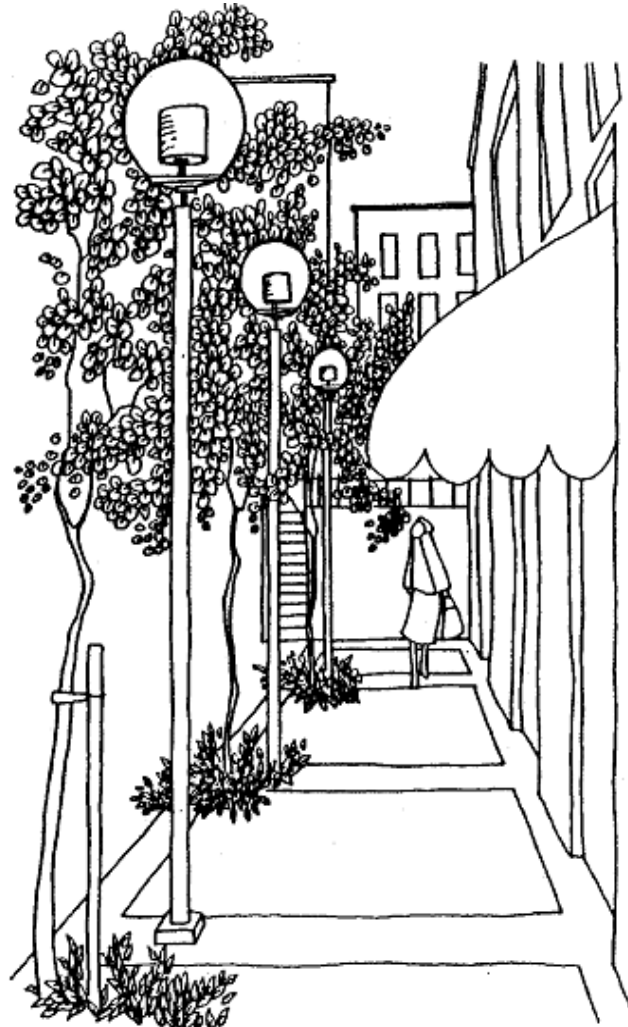
10

Lighting

Lighting enables the city to be used at night with safety and pleasure. During the day, there are many visual sources of information which show the organization of the city such as views, the horizon, etc., but at night these sources are less apparent. Lighting is a major tool in providing this information at night by marking major traffic arteries using higher intensities of street lighting, identifying shopping areas with an abundance of illuminated windows and signs, and by featuring landmark buildings with flood-lighting.

10.1

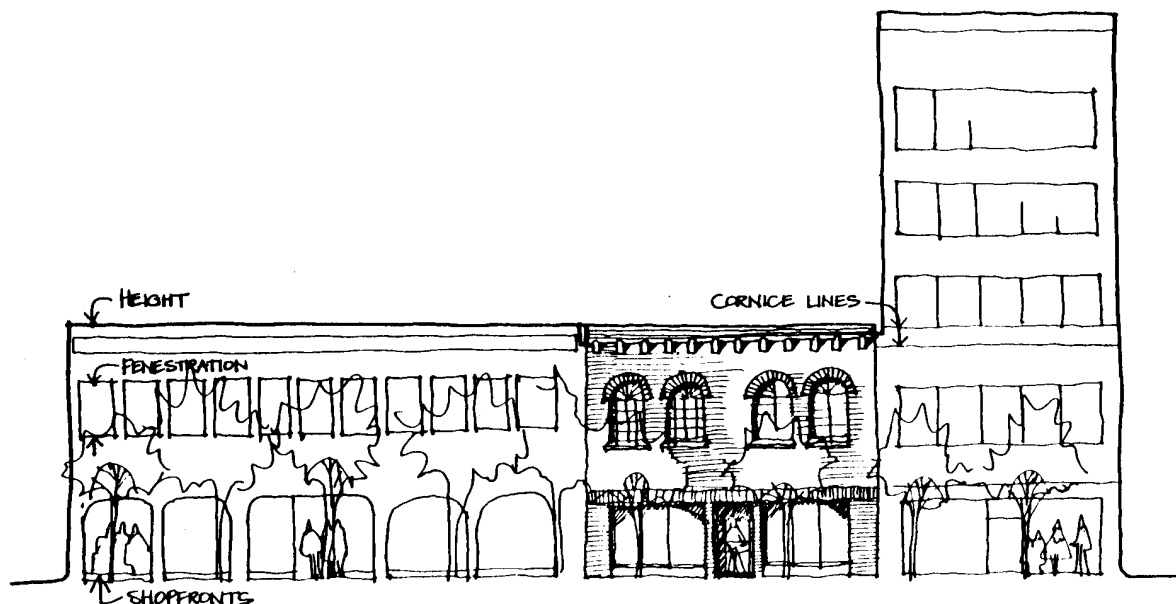
Pedestrian plazas and pathways should be given lighting of appropriate character and scale. Special lighting fixtures and quality of light can enhance the identity of these areas.



11 Significant Older Buildings

Many older buildings in the Central Broadway area are important to the whole of the City as they serve as links to the past events for both present and future generations. Specific listings occur in the seven sub-area studies of those buildings selected for their materials, form, detailing or functional use. Certain older buildings may be of heritage value.

- 11.1 Encourage the preservation of older buildings that reflect the original character and use within districts along Broadway.
- 11.2 Where new development occurs adjacent to historic buildings or in older areas, conserve the design character by detailing new facades to be scaled with the old.

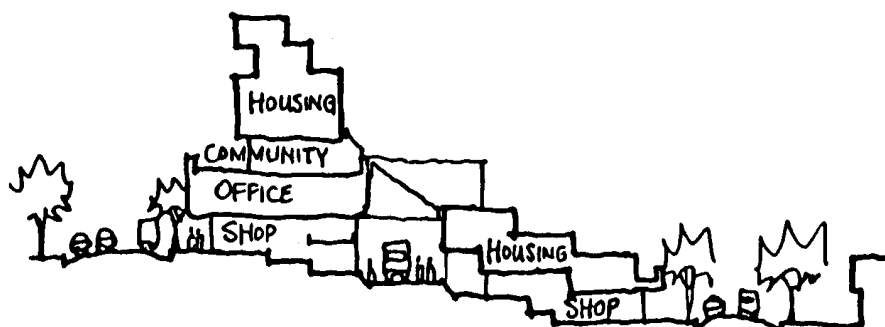


Part Two: Central Broadway Zone

1 Diversity

The healthiest environments are those where many choices and opportunities are made possible for the inhabitants of an area. A wide range of activities for both day and night time users is one means towards achieving diversity in the community.

- 1.1 Encourage a variety of uses along Broadway including residential, institutional, hotel, shopping, restaurant, entertainment, and indoor and outdoor recreation to accommodate and enhance both daytime activity.



- 1.2 A mixing of activities on one site will increase use of the area twenty-four hours a day. This use mix should be accentuated at nodes of activity (places of maximum pedestrian traffic) where the most intense developments are likely to take place.

- 1.3 Office buildings, in areas where retail and shopping functions exist, should provide public oriented retail at grade, including such uses as shops, restaurants, theatres and entertainment.

2 Local Area Traffic

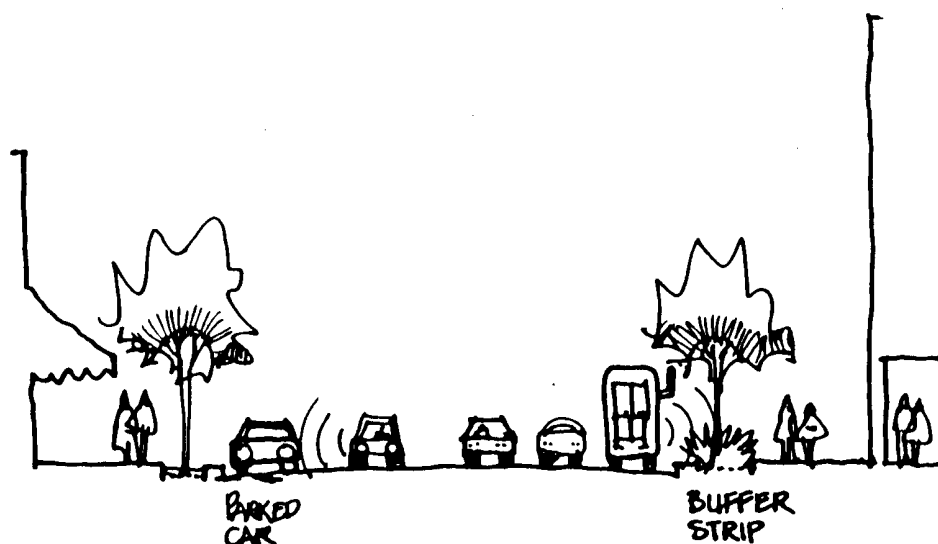
The Central Broadway Area has been inundated by the private automobile. The congestion in the commercial zone results in over-spill of traffic and parking into adjacent residential communities causing noise, danger to children and lack of resident parking.

- 2.1 On Broadway: street widening, left turn lanes and removal of curb parking are not advantageous to the pedestrian. On residential streets: reduced number of curb cuts, narrowing of the curb alignment emphasizing local versus through streets, or closure of cross streets are advantageous to the pedestrian.

3 On-street Parking

The provision of on-street parking is a convenience for people visiting shops and offices for short periods of time. Moreover, curb parking acts as a buffer zone between fast moving traffic and pedestrians on the sidewalk.

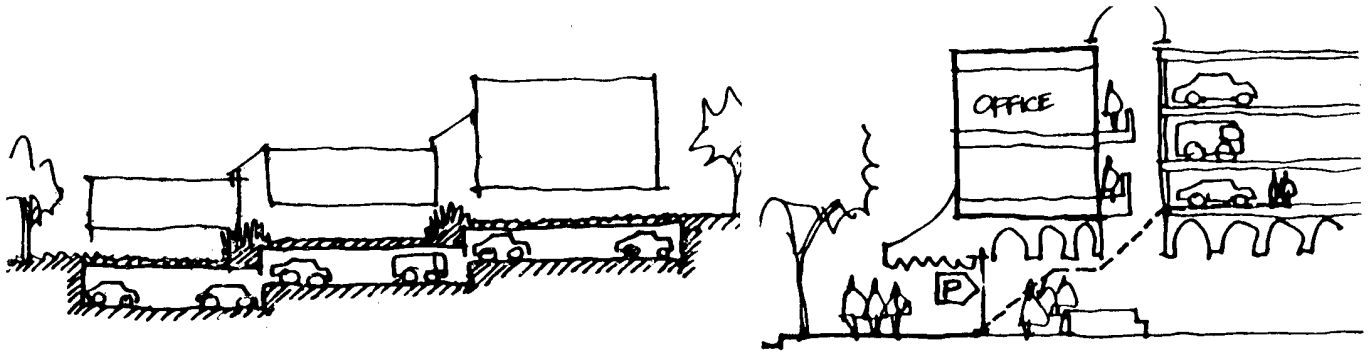
- 3.1 Curb parking should be retained where possible, and always when it is adjacent to blocks containing local shopping and residential units. Where parking is removed, a curb landscaping strip should be provided where there is no interference with loading areas.



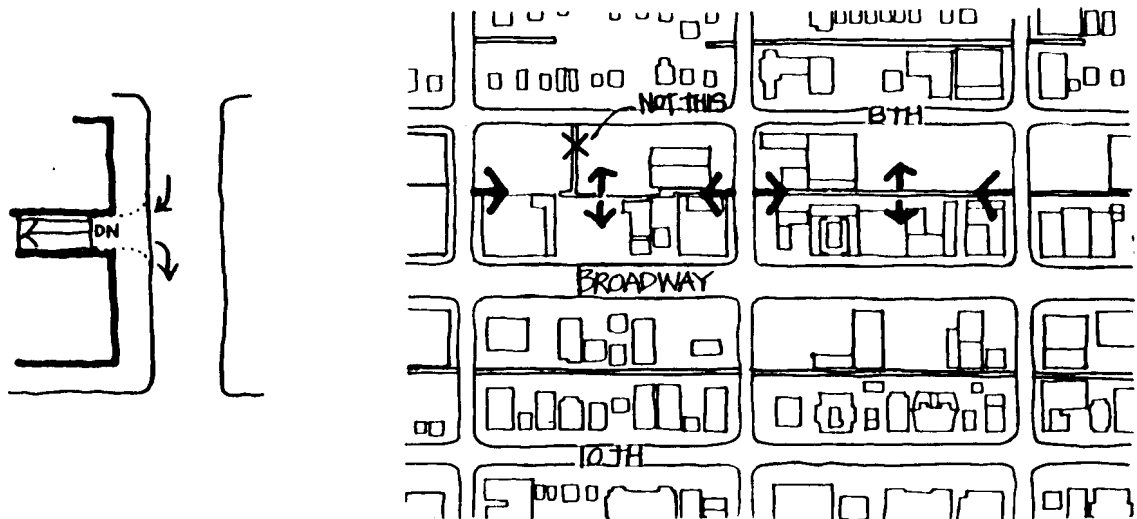
4 Off-street Parking

Large open parking lots detract from the flow of activities and the spatial order along a street.

- 4.1 Encourage out-of-sight parking, preferably underground.
- 4.2 In the case of above grade parking, the ground floor should be used for public oriented activities like shops, restaurants, cinemas, and entrances to other buildings uses. Where possible, offices should front on the street line, located between it and above grade parking.



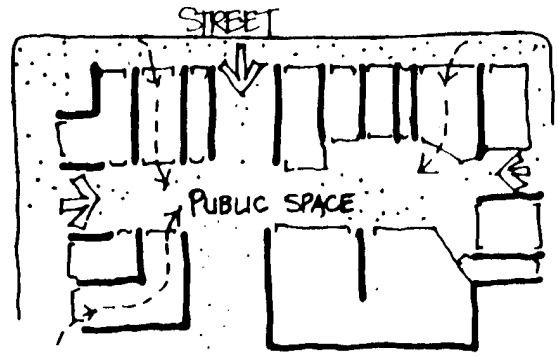
- 4.3 Pedestrian access to and from public parking areas should be visible from the street. This visual relationship assists people in finding their way.
- 4.4 Where parking can only be provided on grade, it should be located behind buildings that front onto the street and heavily screened with landscaping.
- 4.5 Locate sidewalk crossings to parking drives/ramps on the cross streets at the lanes to reduce the number of vehicles entering Broadway.



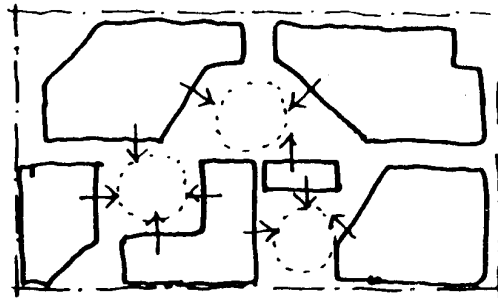
- 4.6 Entrances and exits to parking structures should not be located on adjacent streets (8th and 10th) thus lessening the disruption to adjacent residential communities.
- 4.7 Access drives and ramps should be planned at right angles to the street consuming less of the street and pedestrian space.

5 Lanes As Serviceways

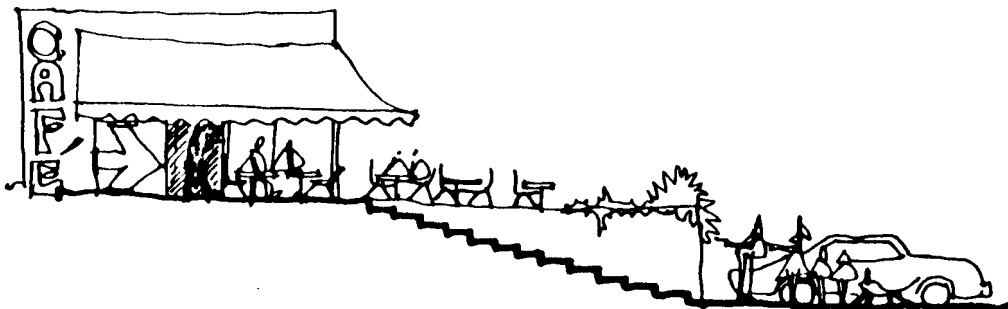
The lane system provides a viable access route for rear servicing in the commercial zone. Some larger projects have obtained the closure of the lane, thus interrupting the system. Lane closures should be planned according to the needs for the whole block.



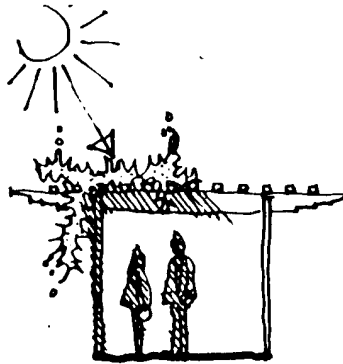
- 5.1 Lane closures should be discouraged if a proposed diversion is directed onto residential streets.
- 5.2 Any project requesting a lane closure should provide an equivalent area in the project for public use, either as open space or skylight covered open space.
- 5.3 Over-the-sidewalk servicing is feasible at non-peak traffic hours and adds to the vitality of the sidewalk in local shopping areas.
- 5.4 Avoid conflicts between pedestrian and service vehicle use of lanes.
- 6 **Usable Open Space**
Too often open space is left-over in the wake of development with little consideration given to its use and comfort.
- 6.1 Shape new development to create usable courtyard spaces that are 'formed' by buildings and/or landscaping rather than spaces that 'surround' a building.



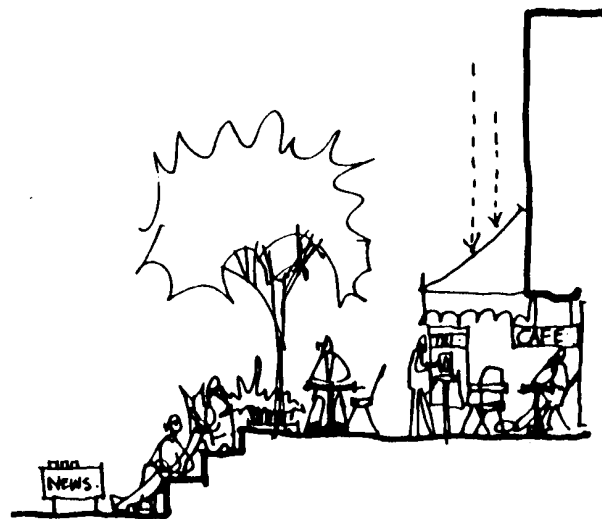
- 6.2 Locate uses and activities surrounding urban open spaces and major level changes to ensure usefulness and generate pedestrian traffic. Where pathways change level, or where elevated spaces are provided, the transition from street level should be easy with visual connections between the spaces.



- 6.3** Provide natural elements in open areas: trees for shade and scale, plant materials for spatial definition, water as a focus. Landscaping should be an appropriate size, at the time of planting, to satisfy these requirements.



- 6.4** Furnish open areas with places to sit and make provision for mail boxes, newsstands, kiosks, telephones, garbage disposal, information and displays. Provision of protected places reinforced with activities ensures enjoyable use on rainy, grey Vancouver days.

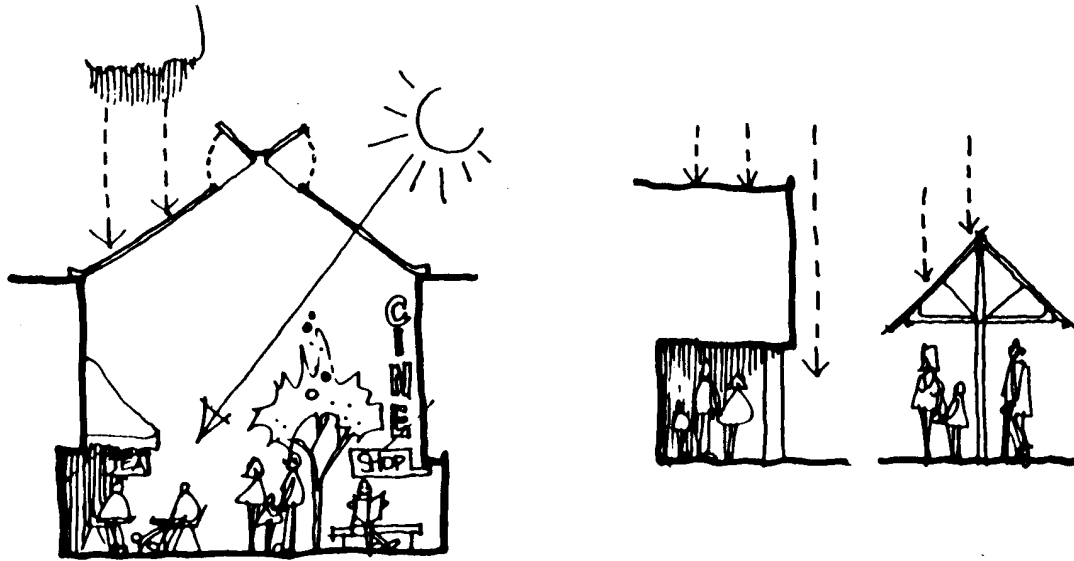


- 6.5** Roof areas are desirable outdoor spaces maximizing views, sun penetration, quiet and privacy.

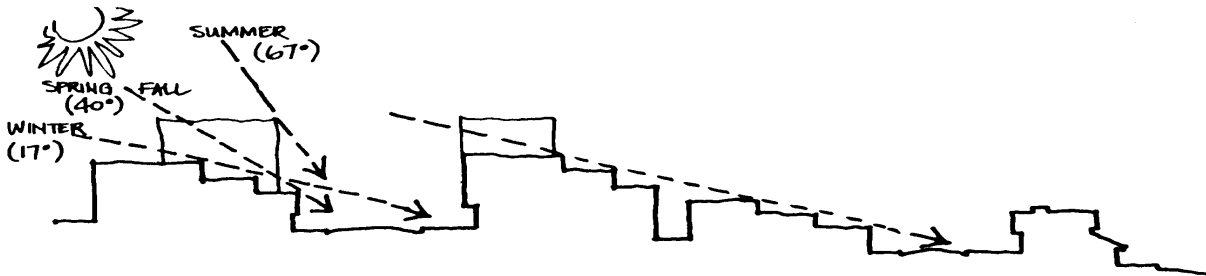
7 Climate Control

Sunshine is precious in Vancouver, particularly during winter months; rain and wind protection is all important in any new development. The provision of arcades and gallerias naturally lit with transparent or translucent cover represents an enmity for pedestrians in areas of high public use.

- 7.1** Shopping malls, circulation routes, and habitable areas located underground should be avoided in the City of Vancouver where the natural setting and moderate climate allows grade level opportunities.
- 7.2** New development, particularly in areas of high pedestrian traffic, should provide for wind (down draft), rain, and sun protection along sidewalks, e.g. awnings, canopies, colonnaded facades.



- 7.3 South side buildings should be limited in building height and/or width to ensure that sun falls on the north sidewalk at noon hour all year.
- 7.4 Buildings on the north side slope of Broadway should be sized and shaped to minimize shadow effect on adjacent communities to the north.



- 7.5 Locate and shape buildings to let noon hour sun shine into open space in office areas; morning, afternoon and evening sun in non-family residential areas.

8 Ground Floor Continuity

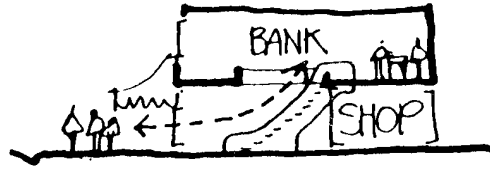
The ground floor plane is the place common to all users of the city - where face to face interaction can be maximized. New development should pay particular attention to street level design encouraging a variety of activities to occur and creating a street that is both comfortable to stay in and easy to find one's way through.

- 8.1 Ground floor building uses beside sidewalks are part of the street scene. This relationship should be heightened with maximum areas of clear glass.

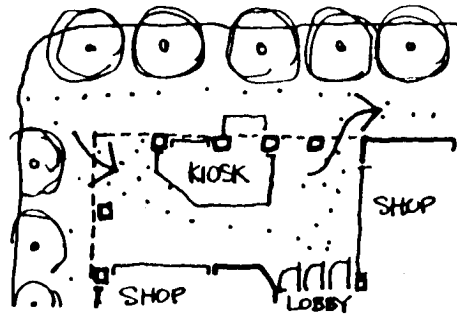
Points of entry to shops and building lobbies should open onto the street, sidewalk or adjacent courtyard as directly as possible.

Where lobbies are set back from the property they should be highly visible, clear glazed, easily recognized from the street.

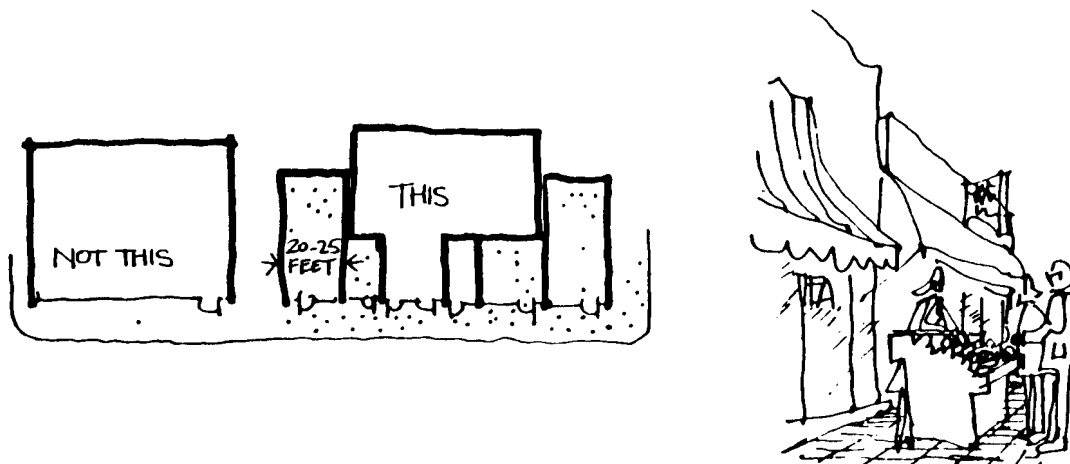
In order to ensure that people can easily find their way locate stairs, escalators and elevators from levels above to below grade so that they are clearly visible from the street.



- 8.2** Building thoroughfares should be provided in some new projects to create transition spaces between the public sidewalk and private occupancies at grade level. These spaces offer shelter and potential for shop or community displays and should preferably be accessible twenty-four hours a day.



- 8.3** Facades, storefronts, entrances and walls should be detailed to provide visual interest and variety, human scale and comfort.
- 8.4** Diversity along shopping streets may be created by encouraging narrow shopfront widths, and allowing tenants to choose their own plan configuration and storefront system, interior and exterior lighting, graphics and signage.

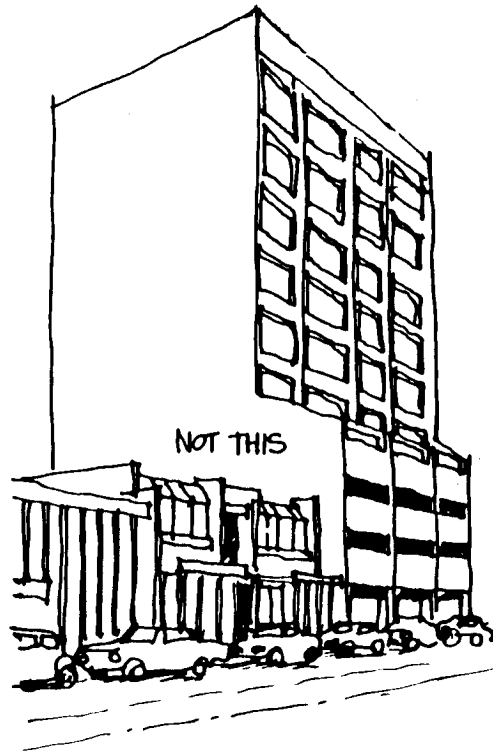


9 Building Character

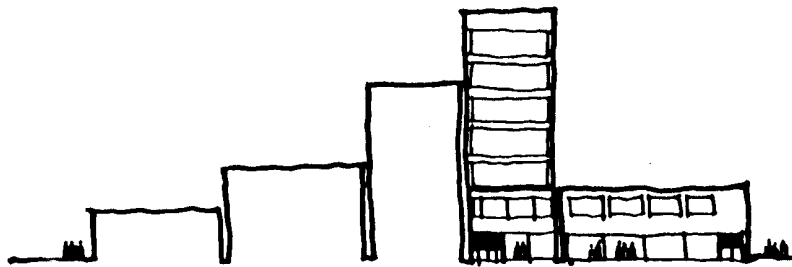
Various parts of Central Broadway have buildings of particular character. Too often new development pays little regard to neighbouring properties.

- 9.1** New development should compliment and strengthen the character of its surroundings in terms of scale, materials, colour and form.

- 9.2 Average building height should reflect the predominant building height in the surrounding area.

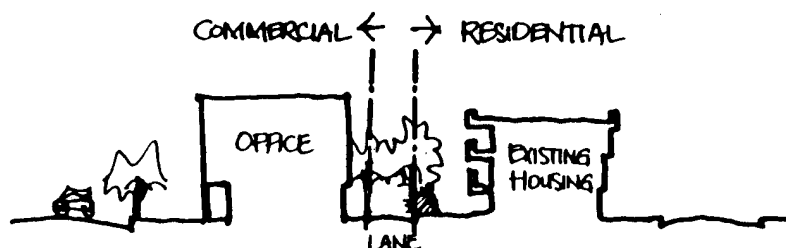


- 9.3 Where tall buildings are to be constructed beside very low buildings or beside small scaled areas encourage a gradient of building heights so that the change in scale is not too abrupt. The form and surface of the new building should be articulated to reflect the scale of the existing structures.

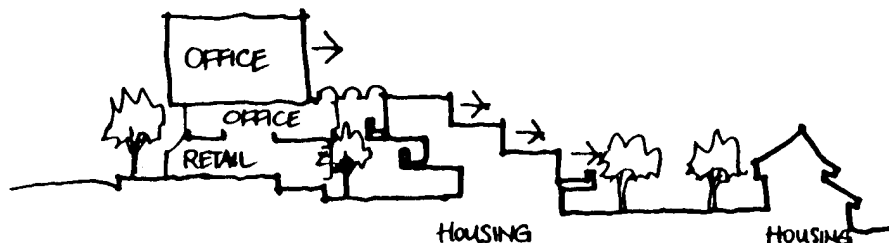


10 Privacy

The commercial C-3A zone, a long thin strip, affects many residential areas along its length.

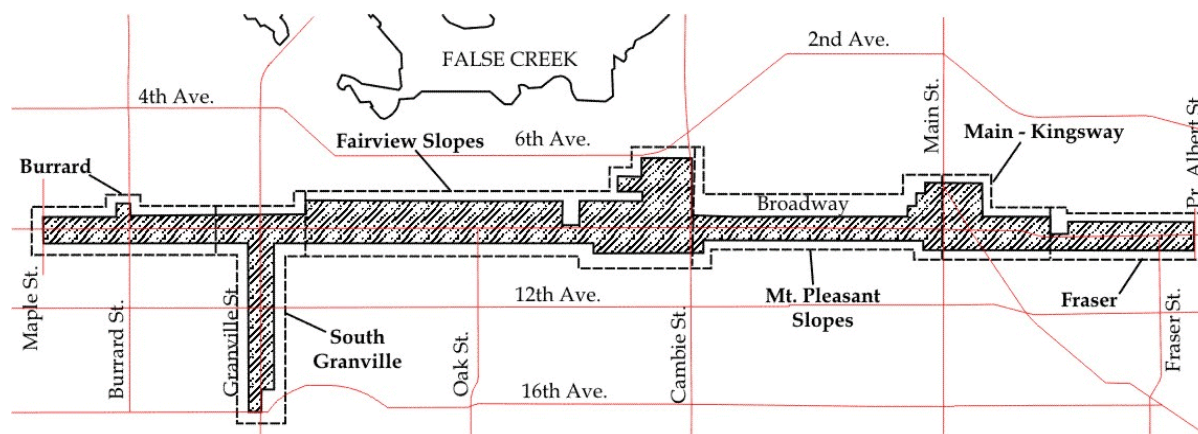


- 10.1 Adjacent residential communities backing onto the commercial zone should be assured of visual privacy from development within the strip.
- 10.2 Avoid offices looking directly into residential units and private open spaces by means of building orientation, trees and planting buffers adjacent to lanes.

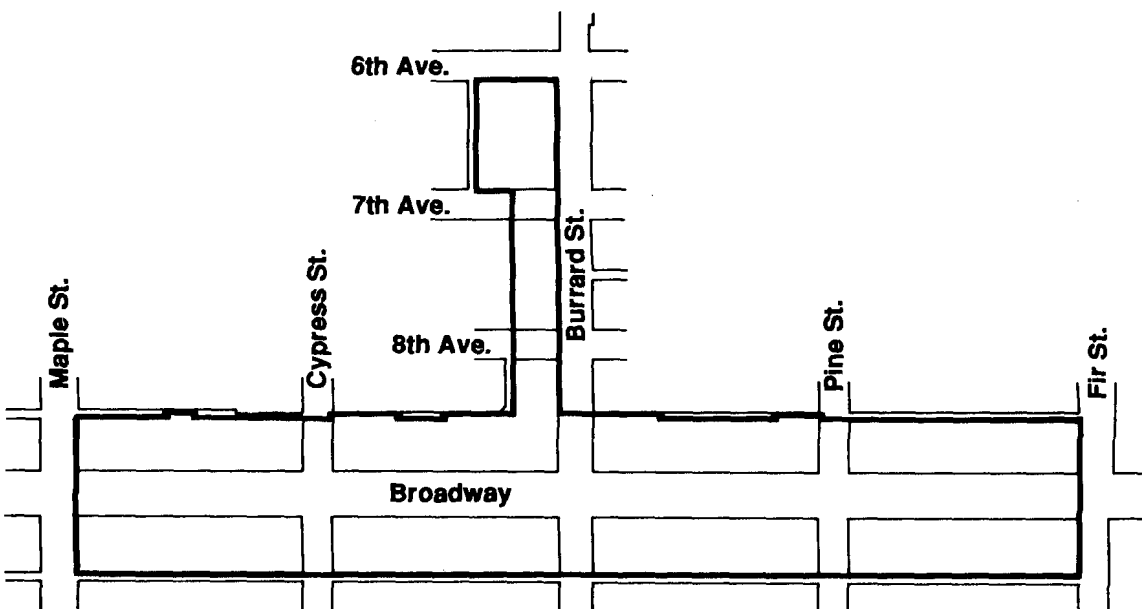


- 10.3 Encourage the grouping of compatible uses at the line where zoning changes; e.g. adjacent to residential areas, appropriately scaled housing within the commercial zone would buffer existing housing from commercial uses on Broadway.

Part Three: Central Broadway Sub-Areas



Burrard Sub-area



Sub-area Description

Surroundings

The sub-area is adjacent to IC Industrial and RM-3A Multiple Dwelling zones on the north and RM-3A Multiple Dwelling and RT-2 ~~Two-Family Dwelling Duplex~~ zones on the south.

The multiple dwelling zone west of Burrard Street is part of Kitsilano local area. The notable socio-economic factors include medium- to high-density, a high number of single and divorced persons, two or more income recipients per family and medium rents. There is a relatively high immigrant population as well as older persons in the over sixty-five age group. This part of the adjacent area is established in character although changes occur regularly on specific sites in response to high housing demand (see Information Paper No. 3).

The Burrard Sub-Area has a mixture of land uses including office, retail, housing and auto-oriented activity. Offices are generally two- and three-storey buildings with some located over grade level retail shops. Small scale retail shops line the west side of Burrard Street. Residential dwellings exist on Broadway, between Burrard Street and Maple Streets.

Movement

North/South vehicular movement along Burrard Street between the bridge-head and 16th Avenue as well as southbound traffic on Fir Street from Granville Bridge are important traffic patterns. There is peak period congestion at traffic lights along Broadway.

Pedestrian use of the area is light with concentrations occurring at the Burrard/Broadway intersection. The north sidewalk is more heavily used by people moving between Maple and Granville during the day. Larger office buildings on the north side of Broadway account for this pattern.

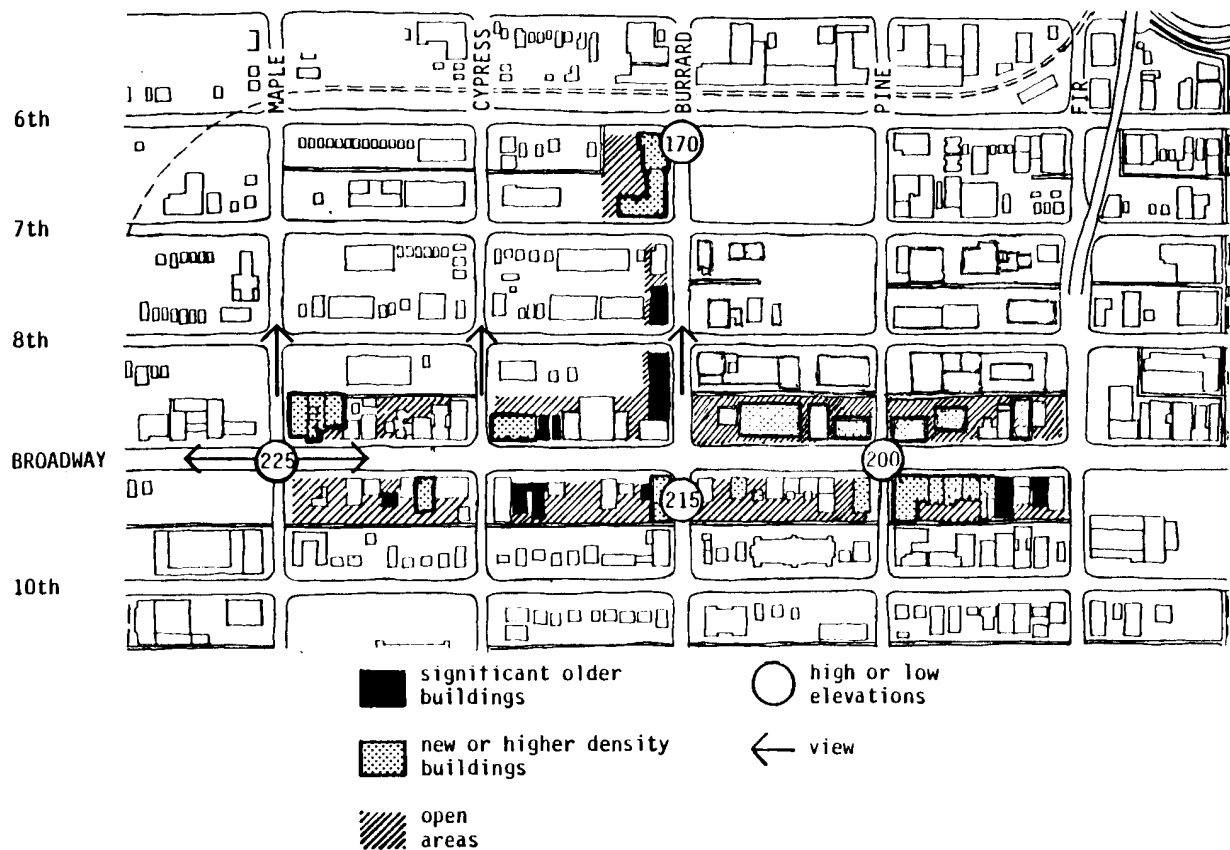
Physical Characteristics

The Burrard Sub-Area is bounded on the west by a high point in the topography at the Maple Street intersection. From this point axial views occur along Broadway east towards the Alder intersection (Bowmac sign) and west towards Dunbar and Point Grey. Major north views occur at Pine Street to English Bay and the West End, Cypress Street to the Totem Pole in Hadden Park and Burrard Street to the Planetarium in Vanier Park and West End beyond.

The sub-area is characterized by mostly two- and three-storey structures. The south side of Broadway Avenue is built continuously at two storeys high whereas the north side has building heights varying from two to six storeys.

The street wall with buildings fronting on or near the lot line reinforces the continuity of this area. Low-rise structures on the south side allow good sunlight penetration and the taller structures on the north side provide variety of form, building height and bulk.

There are several significant older buildings in this sub-area. Most of these are residential structures that contribute to the scale and diversity of use along the street. A lack of continuity in form, materials and street level detailing is shown in new development that is detrimental to the overall character of the sub-area. There are a high number of new two- and three-storey office structures that are changing the face of the area.



Significant Older Buildings

Buildings listed below have been reviewed by the Vancouver Heritage Advisory Committee. Some have been categorized as either 'A', 'B', or 'C' category buildings. Buildings not specifically categorized by the V.H.A.C. are included if considered important in terms of the contribution they make to the general character and amenity of the street or area.

1871 & 1863 W. Broadway - 'C' Category
 1946 W. Broadway
 1886 W. Broadway
 1876 W. Broadway
 1812 W. Broadway
 1636 W. Broadway
 1616 W. Broadway
 2397-2351 Burrard
 2455-2401 Burrard

Guidelines

1 Use and Activity

1.1 Residential

The adjacent residential areas north and south of Broadway touch the commercial zone between Maple and Burrard. Significant older residential buildings exist along Broadway at this point. Encourage more housing to increase the nighttime population, street security and to reinforce the existing residential pattern.

1.2 Office Uses

New offices should be located between Burrard and Fir to reinforce development trends. Location of retail facilities at grade level should provide support services to the office population and continue the commercial character of the street.

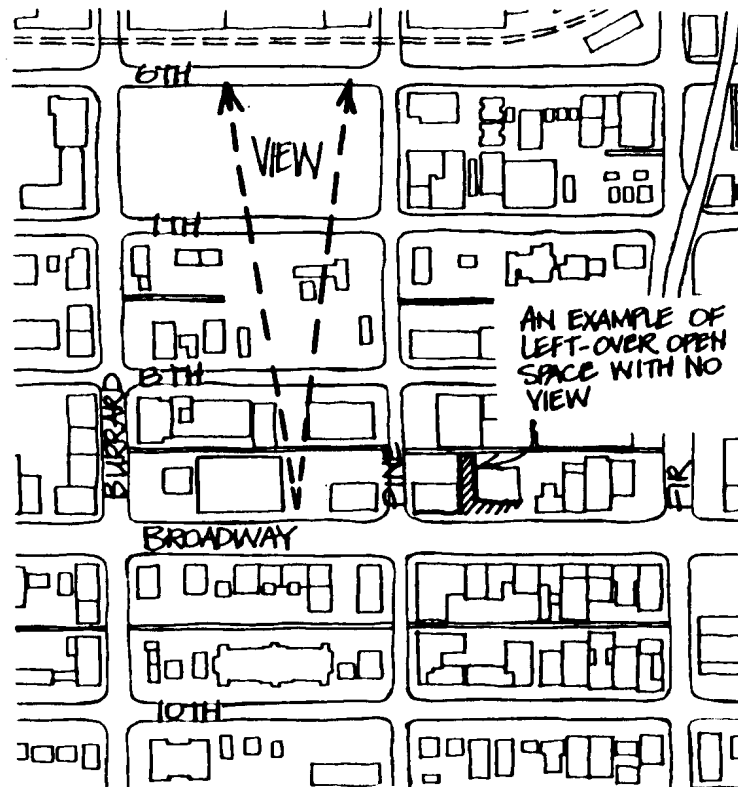
1.3 On-Street Parking

On-street parking between Maple and Burrard and on the west side of Burrard should be maintained except during peak periods. It is a vital buffer for residential use and convenient for short term shopping.

2 Street Level

2.1 Open Space

Street wall continuity exists along the south side of Broadway. Any on-street open spaces in new development should be minimal so as not to interrupt the current pattern.



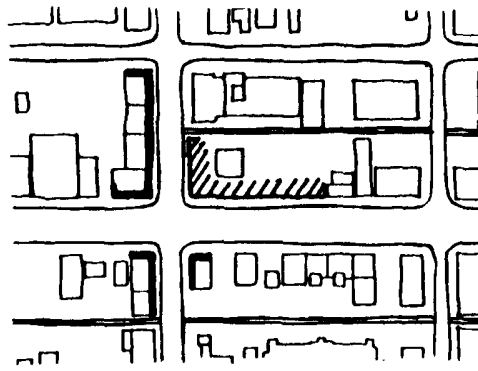
Open spaces between office buildings on the north side of Broadway from Burrard to Fir should maximize the north view potential.

2.2 Street Trees

Tree planting along curbs throughout the sub-area should be encouraged. Two different types of trees should be planted to distinguish between Burrard and Broadway. They should be medium height and texture, in scale with development in the sub-area.

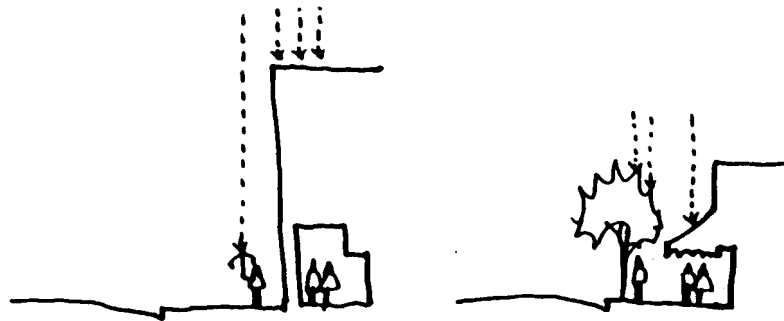
2.3 Burrard-Broadway Intersection

With new office development growing in the area pedestrian use of this intersection will increase. The service station use at the corner fails to contribute positively to either the physical form or to the amenity of the street. Small scale infill uses or total site redevelopment should be encouraged to complete the form and activity of the intersection.



2.4 Rain Protection

Buildings on both north and south sides of Broadway should offer rain protection to pedestrians. Large buildings with fifty feet or more frontage could have arcades or canopies, smaller shop fronts should have awnings over the sidewalk.

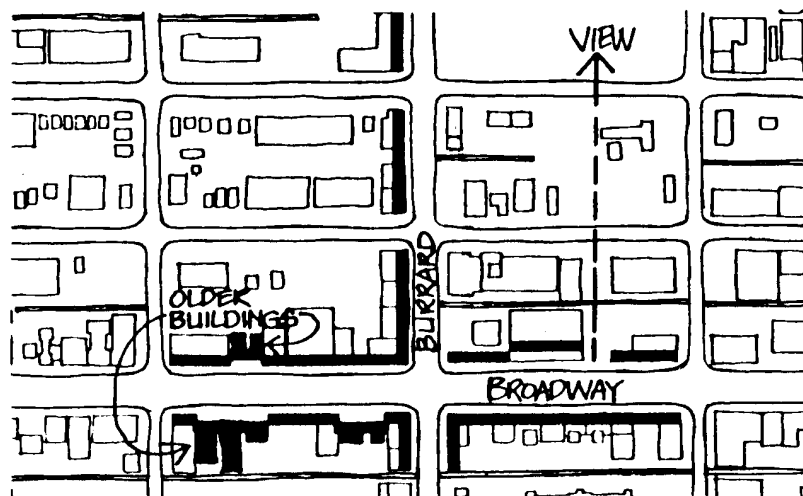


3 Building Form

3.1 Street Wall Length

The Burrard Sub-Area is characterized on the south side of Broadway by almost continuous two storey structures differentiating it from the sub-areas to the east and west. Certain buildings have been set back with no apparent contribution to the street. Maintain the building frontages on the property line on both sides of Broadway and the west side of Burrard.

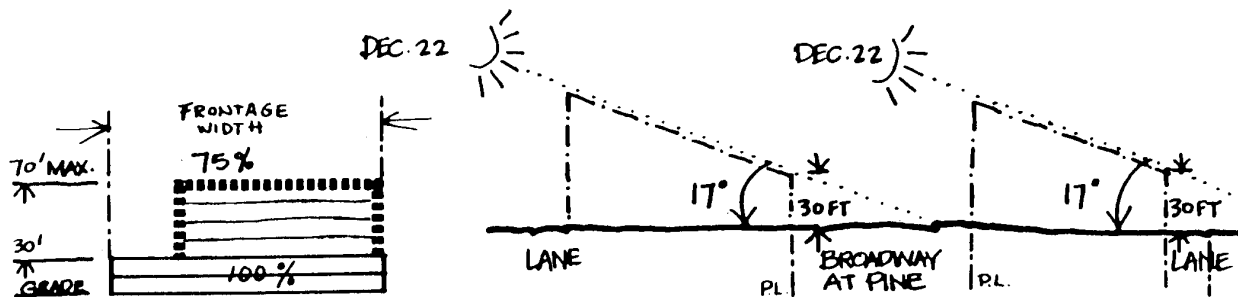
The north side of Broadway between Burrard and Fir Streets offers the opportunity for north facing views. View corridors established in this block should be continued through and between buildings to the north.



3.2 Street Wall Height

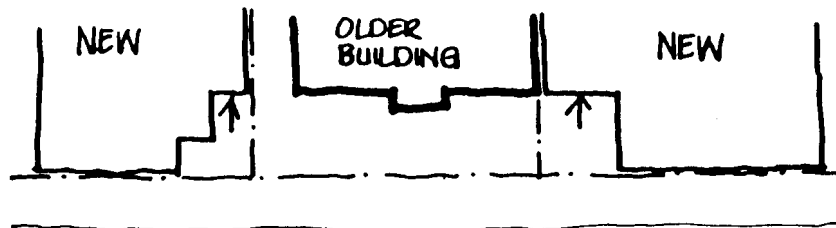
The criteria for building heights along Broadway are based on sun penetration into the street and into adjacent residential and office properties north of the C-3A zone:

- (i) two storeys, 30 feet maximum (matching existing buildings where possible) as continuous development on the south side of Broadway;
- (ii) north side of Broadway, two storeys, 30 feet maximum at the lane; and
- (iii) buildings 3-6 storeys in building height to either terrace according to the sun angle diagram or to occupy not more than 75% of the site's frontage on Broadway above two storeys.



3.3 Significant Older Buildings

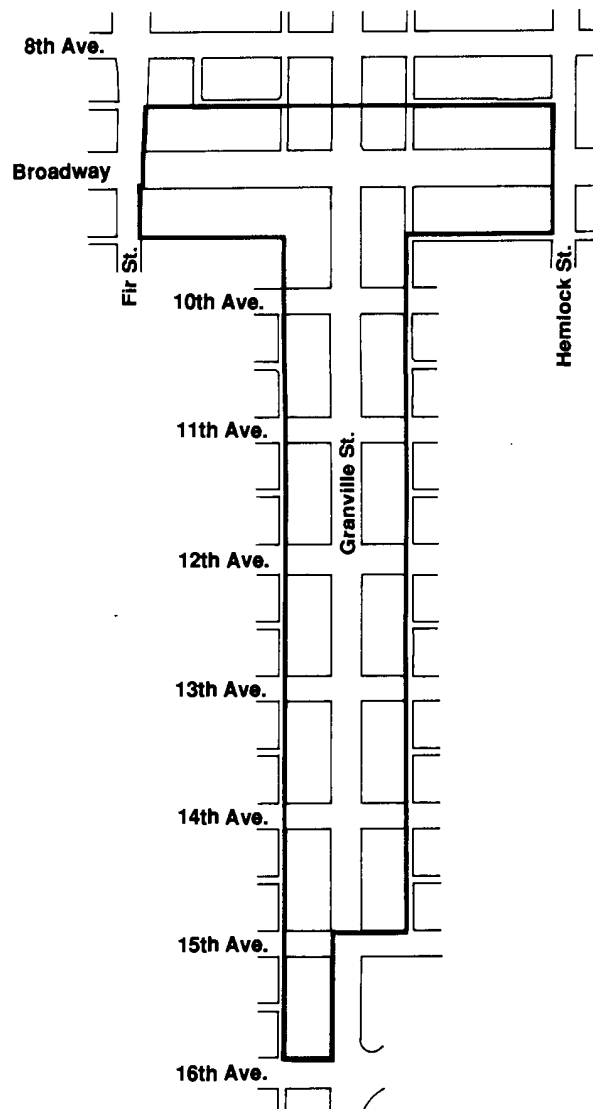
Where new construction abuts significant older buildings the building heights, materials and important features of the facade should be compatible. Several older residential buildings are set back from the street. Development of adjacent properties should respect the set back for a portion of the site beside the older building.



3.4 Highest Buildings

The north side of Broadway between Burrard and Fir Streets in the area where a pattern of higher development currently exists. Encourage higher buildings between Burrard and Fir, on the north side of Broadway, to reinforce existing development patterns and topography and to create new view corridors towards the north.

South Granville Sub-area



Sub-area Description

Surroundings

South of Broadway the adjacent areas are zoned RM-3, Multiple ~~DwellingFamily~~ Districts. These districts on both sides of the commercial zone are high-density and established in character. The residents of these adjacent areas depend on South Granville for numerous support services within walking distance of their homes. The resident socio-economic mix is diverse according to age-groups with a relatively high number of middle-age and older persons who receive generally higher incomes than those in other areas adjacent to the C-3A zone. There is a medium to high number of dwellings that were constructed before 1946 providing rental units which vary in cash rents depending on location and quality (see Info. Paper No. 3).

All of the adjacent areas surrounding South Granville contribute to its success and diversity of use and activity. The relationship is based on pedestrian access to vital services that fulfil the needs of neighbouring residential, office and industrial areas.

Use and Activity

South Granville is predominantly a pedestrian oriented commercial retail area. There are a few large office buildings and numerous second and third floor residential units. Retail facilities fulfil local and regional needs. Within the area there is a diversity of activities including specialty shops, antique stores, art galleries, a theatre and restaurants that serve as meeting places in the community. The combination of office, retail and residential use makes South Granville a pleasant place to be. These uses support numerous activities that give this sub-area a unique quality recognized by many people throughout Vancouver.

Movement

South Granville is a major north-south arterial busy most hours of the day. The parallel streets Hemlock and Fir carry peak loads to and from the Granville Street Bridge. Granville street is a gateway to the city as well as a distributor of local and retail oriented traffic. Major flow in the east-west direction occurs along Broadway, 12th and 16th Avenues. Prohibition of on-street parking during peak periods eases congestion along the street.

Granville Street, especially south of Broadway, is busy with pedestrian activity from mid-morning to mid-evening. Pedestrians cross Granville Street in response to shopping activity and residential destinations on either side of the C-3A zone.

Servicing of offices and retail stores takes place in the lanes parallel to the street and over the sidewalk on Granville.

Physical Characteristics

Granville Street at 16th Avenue serves as an arrival point or gateway to the downtown. The topography at this cross street is a high point of land affording excellent views across False Creek to the West End. At Broadway the topography falls off to the north such that views begin to open up over existing low-rise retail buildings.

The north-south axis of the street results in excellent sun penetration to both sidewalks during mid-day. East and west sun enters the street space due to the number of low buildings in the area.

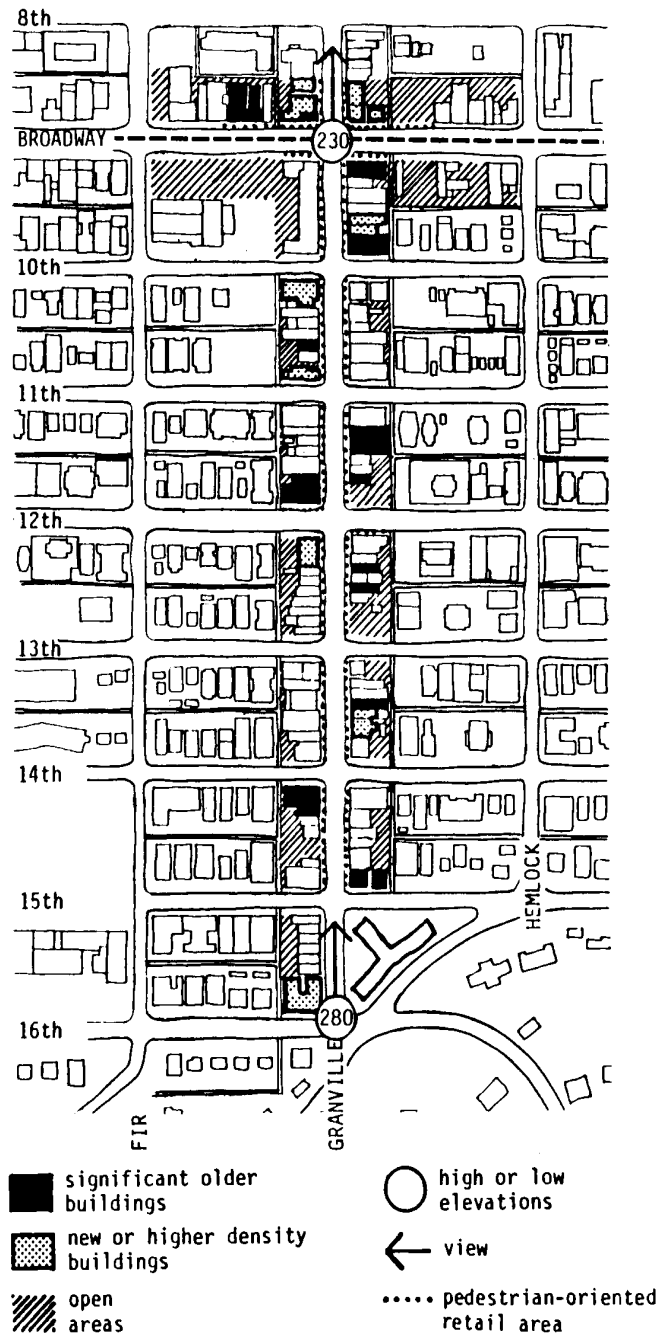
The sub-area is characterized by one-, two- and three-storey buildings with three larger office buildings and one higher apartment block. It is a continuous and enclosed street due to contiguous buildings fronting on their respective lot lines. The narrow shops are often one storey in front with similar store window design, doorways, awnings and signs perpendicular to the facade.

There are seven buildings four storeys or more in building height. These structures create a diversity in building height without blocking sun-light penetration. Several buildings have second and third storeys set back from the front property line.

The sidewalks are somewhat protected from passing cars by automobiles parked parallel to the street. Awnings and overhead signs form a "ceiling" in scale with pedestrian activity and a diversity of shop fronts invite views into stores for the passer-by.

Traffic on Granville Street moves at a higher rate of speed north of Broadway. Both Fir and Hemlock Streets form edge conditions and hence become natural boundaries for this sub-area. For these reasons pedestrians move more in a north-south direction until they intersect Broadway Avenue. Granville Street south of Broadway is often a primary destination at lunch time.

Within the sub-area approximately half the buildings are either significant older buildings or recently constructed buildings of higher density. These are the structures that possess criteria for permanence. Numerous older frame and masonry buildings typify a west coast style that will never be duplicated. The remaining buildings, for the most part, could be replaced with new construction which respects the existing design characteristics, street scale and continuity within this sub-area.



Significant Older Buildings

Buildings listed below have been reviewed by the Vancouver Heritage Advisory Committee. Some have been categorized as either 'A', 'B' or 'C' category buildings. Buildings not specifically categorized by the V.H.A.C. are included if considered important in terms of the contribution they make to the general character and amenity of the street or area.

1535 W. Broadway (Windsor Court) - 'C' Category
 1501 W. Broadway
 2596 Granville (Chapman Block) - 'C' Category
 1490 W. Broadway (Dick Building) - 'B' Category
 2637 Granville
 2741 Granville
 2740-50 Granville (Stanley Theatre)
 2774-2776 Granville
 2799 Granville (Douglas Lodge) - 'B' Category
 2930 Granville - 'B' Category

2830 Granville
2810-2814 Granville
3003-3007 Granville
2930 Granville - 'B' Category
3025 Granville
3084-3086 Granville
1483 W. 15th

Guidelines

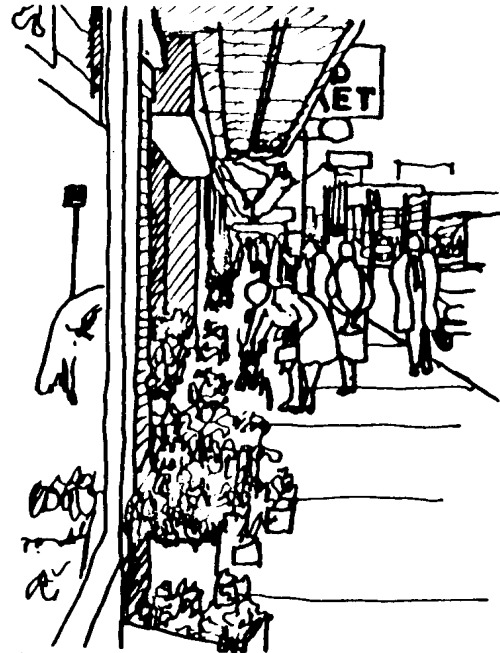
1 Use and Activity

1.1 A Shopping Street

Local and district shopping uses should be the dominant activity in any new development in the Granville Sub-Area. Continuous small scale frontages expressing variety and diversity of activity for shoppers are appropriate for all of ground level.

1.2 Corner Locations

The corners of intersections are places where people come together from several directions. The location of banks, trust companies, insurance agents and other uses that cater to a selective public should be discouraged from corners. Uses that generate the broadest cross-section of the public - restaurants, cafes, groceries, public libraries - are more appropriate activities.



1.3 Office Uses

New office development should be local in character and scale, serving the needs of adjacent communities with tenants like dentists, doctors, lawyers and accountants. Grade level should always be devoted to retail functions.



1.4 Residential

Many older buildings have residential occupancies on levels above grade. Residential accommodation is appropriate in new development within the commercial zone since it adds the

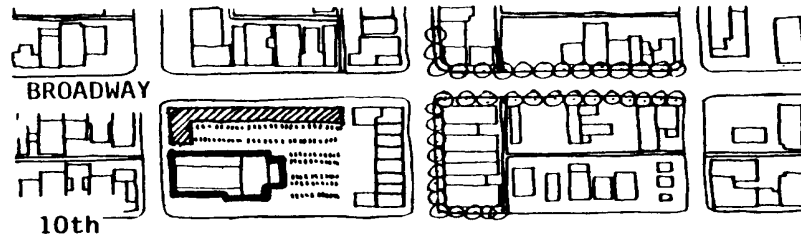
vitality of a night time population to the area. Moreover, with more people living in the area, the security of constant surveillance of the public street is made possible.

1.5 On-Street Parking

The location of on-street parking on both sides of South Granville south of Broadway supports the functioning of the shopping area for short-term trips. During peak periods one side is removed. At least one side should always be available for short term parking during peak periods and both sides at the other times.

1.6 School Board Parking

Office and retail use on the Broadway frontage should be investigated to extend Granville character west to Fir Street.



2 Street Level

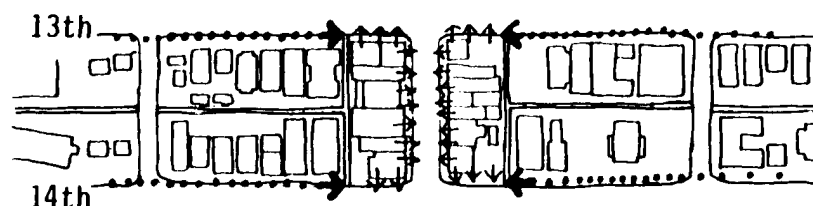
2.1 Open Space

On street open spaces in this area tend to interrupt the retail and pedestrian continuity along the strip. Any open areas provided by new development should be small off-street courts lined with public uses. Alternatively, shops with deep storefronts, capable of being opened up during the day, can provide open areas for outdoor marketing and eating.



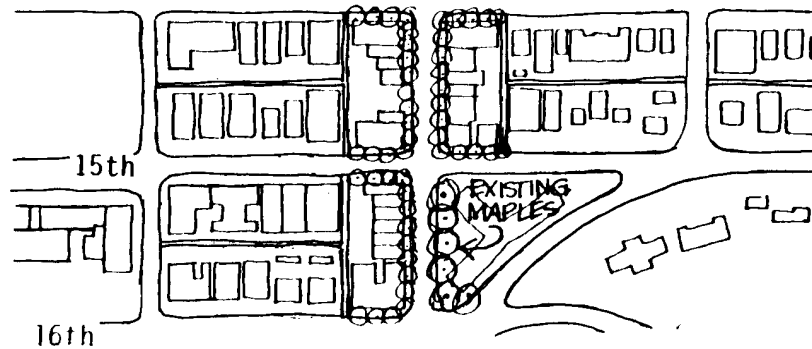
2.2 Paths

People moving to Granville from adjacent residential areas use existing sidewalks along the east-west streets. By introducing glazed storefronts and entrances on these streets between Granville and the lane a continuity of shopping activity extends around corner properties.



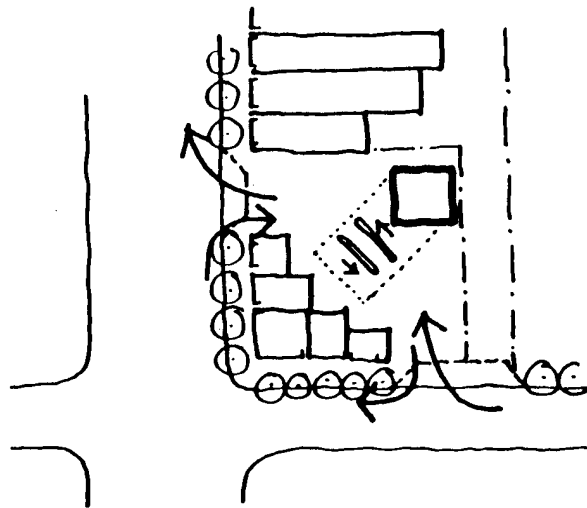
2.3 Street Trees

Tree planting along curbs on Granville Street is a priority. The selection of a deciduous tree (two inch minimum calliper planted every twenty feet) should be made on the basis of a flowering tree to provide a special identity for this sub-area. These trees should be planted along Broadway as far as Hemlock and Fir Streets and along east-west streets, to the lane where existing planting now ends.



2.4 Gas Stations

Generally, usage of this type creates vast openings in the order of the street and interrupts the flow of pedestrian activity. New stations should be discouraged in the South Granville area. Heavy planting or infilling of frontages with tiny shops are two means for reducing the visual impact of gas stations.

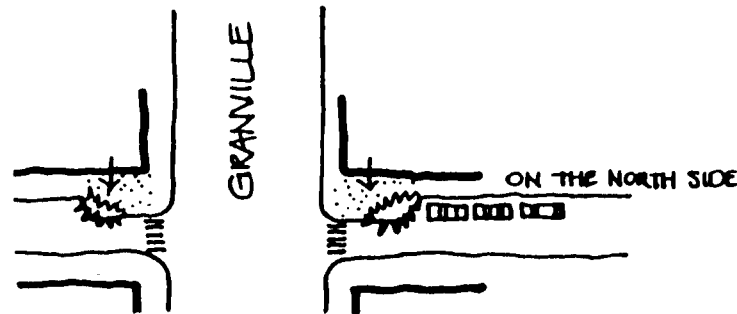


2.5 Truck Servicing

Lanes are currently used for off-street loading and should be retained by all new development. Over-the-sidewalk loading adds to the life and activity of the street and need not be discouraged during non-peak traffic hours.

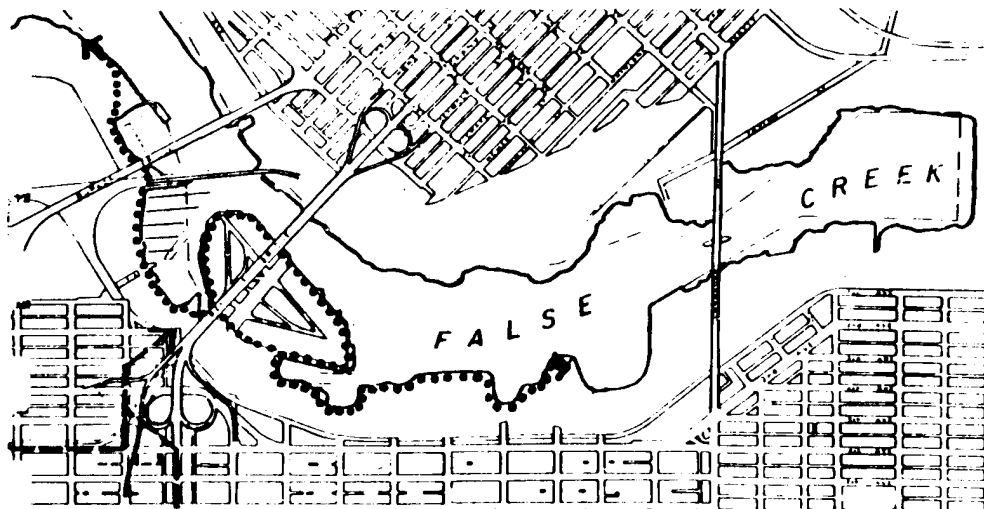
2.6 North-South Crosswalks

Consideration should be given to narrowing east-west streets south of Broadway (except 12th Avenue) to two lanes width at Granville to provide small street spaces and to reduce the length of the pedestrian crossing.



2.7 Pedestrian way to False Creek

The installation of a grade-separated footbridge to Granville Island should be investigated to connect South Granville with the public amenities of False Creek.



2.8 Rain Protection

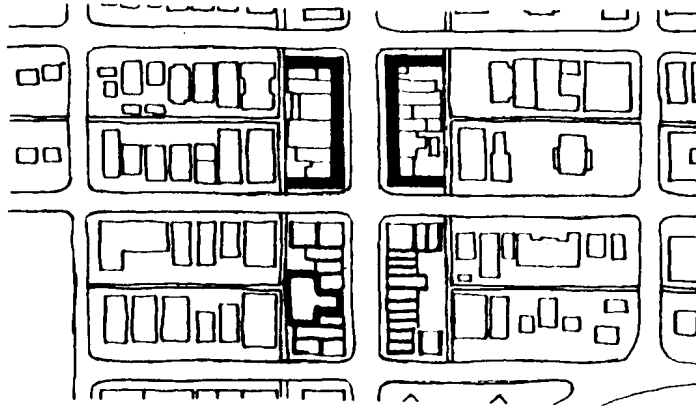
Awnings are a characteristic means of rain protection to pedestrians in this sub-area. Encourage the use of colourful awnings on both sides of Granville Street.

3 Building Form

3.1 Street Wall Length

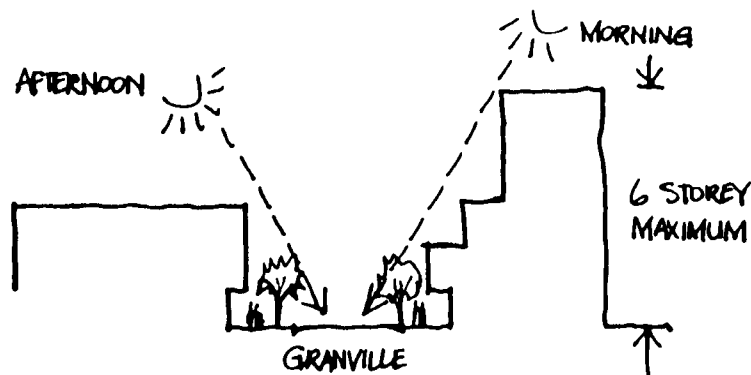
Building facades along Granville should be built on the fronting property line to retain the existing order of the street space. The length of the wall can be continuous between east-west streets.

The frontage width of ground floor uses should be limited to 20 to 30 feet to maintain a diversity of shopfronts. Larger uses should be narrow at the street and expand behind other shops.



3.2 Street Wall Height

New development should be built to a building height that matches existing adjacent structures up to three stories in building height. Floors above this building height up to six storeys should be set back to allow for greater sun penetration into the street during the morning and afternoon. Large scale developments with point block towers are inappropriate to the character of this area.



3.3 Significant Older Buildings

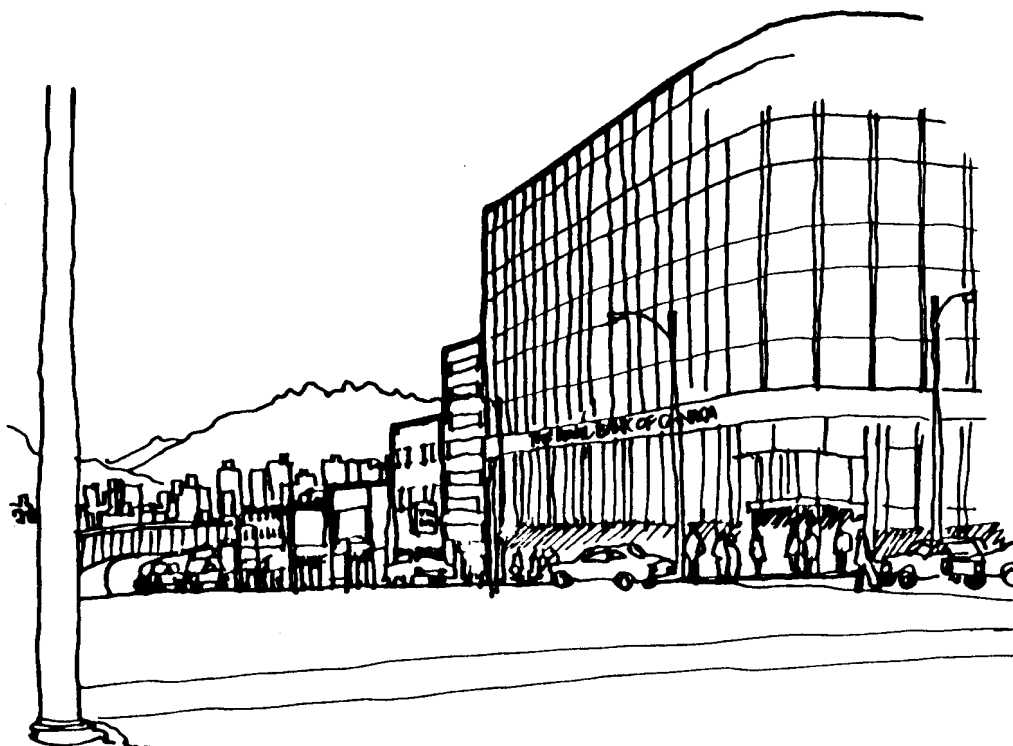
Many older one- to three-storey buildings reinforce the character of South Granville with detailed facades (cornices, window sills, bay windows, storefronts, brickwork, mouldings and ironwork). Encourage the retention and restoration of these structures.

Where development is to be located beside significant older buildings, height, cornice lines, window locations, storefront and moulding lines should be respected and enhanced by the new neighbour.



3.5 Building Corners

Public access to uses on corners should occur at the corner. 'Soft' corners, buildings that are indented or colonnaded, provide public short cuts through the building, places to wait out of the rain as well as visual widening of the intersection.



3.6 Granville Continuity to Fir and Hemlock

Many office workers gravitate to South Granville at noon hour. By encouraging development on Broadway that extends the character of South Granville to Fir on the west and Hemlock on the east the sub-area amenities are brought closer to the employment centres of Burrard and Fairview Slopes sub-areas.

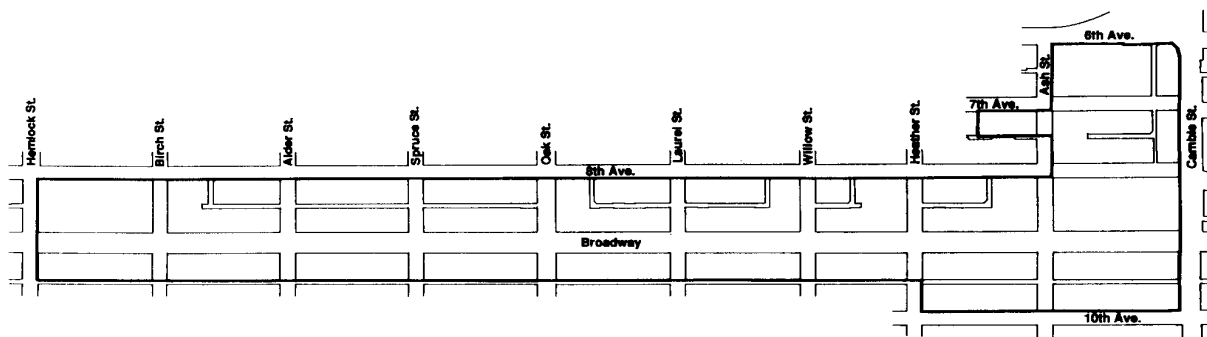
3.7 The Granville Gateway

The street slopes significantly along the north-south axis between 15th and 16th and north of Broadway. The construction of buildings terracing up these slopes with the highest structures at the high points (Hycroft at 16th, Royal Bank of Canada at Broadway) accentuates the topographic form of the area.

Encourage this gradient in building profiles to maintain the existing open views towards the city and mountains from the gateway at Granville and 16th Avenue and from Granville and Broadway.



Fairview Slopes Sub-area



Sub-area Description

Surroundings

The sub-area is adjacent to the Fairview Slopes mixed-use zone on the north and multi-family residential and institutional zone on the south. Eighth Avenue is a residential street with single ~~family-detached~~ houses on the north side. Tenth Avenue, for the most part, has single ~~family dwellings-detached houses~~ and walk-up apartments on the north side that are adjacent to the C-3A zone.

North of Broadway the Fairview Slopes has numerous significant older buildings some occupied by owners and others supplying rental accommodation. The resident socio-economic mix is diverse with a relatively high incidence of recent immigrants, singles and divorced persons (see Information Paper No. 3).

South of Broadway the adjacent area is divided into two parts. West of Oak Street there are ~~multi-family~~ apartments. East of Oak Street, Vancouver General Hospital and related institutions occupy land from 10th to 12th Avenues. The housing south of Broadway is relatively established and stable whereas V.G.H. may change by increasing its floor space, services, employment and parking. The resident socio-economic character is generally higher in terms of incomes and rents, density (people per net acre) and married and divorced persons. There are relatively lower numbers of single persons.

The Vancouver General Hospital generates significant employment, pedestrian activity, parking traffic and visual impact. V.G.H. affects Broadway as well as adjacent residential areas.

Use and Activity

The Fairview Slopes Sub-Area is the centre of medical/dental services for the City of Vancouver. It has direct vehicular and bus access from surrounding districts and thrives on close proximity to the Vancouver General Hospital and its private professional offices and clinics, drug stores and other medical/dental retail outlets.

The sub-area is dominated by regional and district offices and retail with a high number of automobile sales and service centres. There are few local area support services. Nighttime activity includes hotels, pubs and

bars, auto sales and drive-in restaurants. Much of the sub-area is open space devoted to the automobile for sales, display and parking.

Movement

Vehicular traffic at peak periods along Broadway, congests at the Willow/Heather Street intersections. This congestion is caused by employee and visitor/client parking for V.G.H. and the major office buildings. Morning traffic moves north along Hemlock loading onto Granville Bridge. Cambie Street and Oak Street carry high volumes of north-south traffic. These intersections are operating near capacity at peak periods and, therefore, cause restrictions to through traffic moving east and west along Broadway.

Pedestrian movement along Broadway is generally limited to short time and distances per person. The major activity is concentrated near high-rise office buildings and V.G.H. People from the residential districts north and south of the C-3A zone do not contribute to major pedestrian movement along or across Broadway. The sub-area is generally automobile oriented, with people driving to work, shopping and entertainment.

Physical Characteristics

The high point of the topography of the Broadway Corridor occurs just west of Alder Street (elevation, 250 feet). It is between Hemlock and Oak Streets that the north facing slope of Fairview is the steepest. Structures in the Fairview Slopes are low enough to facilitate prime north views from street level.

From Hemlock to Alder Streets, the north side of Broadway is predominantly open space (car lots) and one-storey buildings; the south side is two- and three-storey buildings. There is little continuity of building style, material or colour in this part of the sub-area.

From Alder to Oak Streets there is a notable change in character due to an increased continuity of street facades and the presence of high-rise structures at Alder. The Bowmac sign and 1177 Broadway building are high elements located on high topography serving as reference points from many parts of the city. Two- and three-storey buildings exist on both sides of the street.

From Oak to Heather Streets the Broadway street wall is dramatically interrupted with several high-rise buildings. Building heights, material textures and cornice lines differ and yet there is a continuity of light coloured stucco and concrete. The Fairmont Medical Building and the Stanzl Building both blank out the sun during winter months and cast long shadows on adjacent areas.

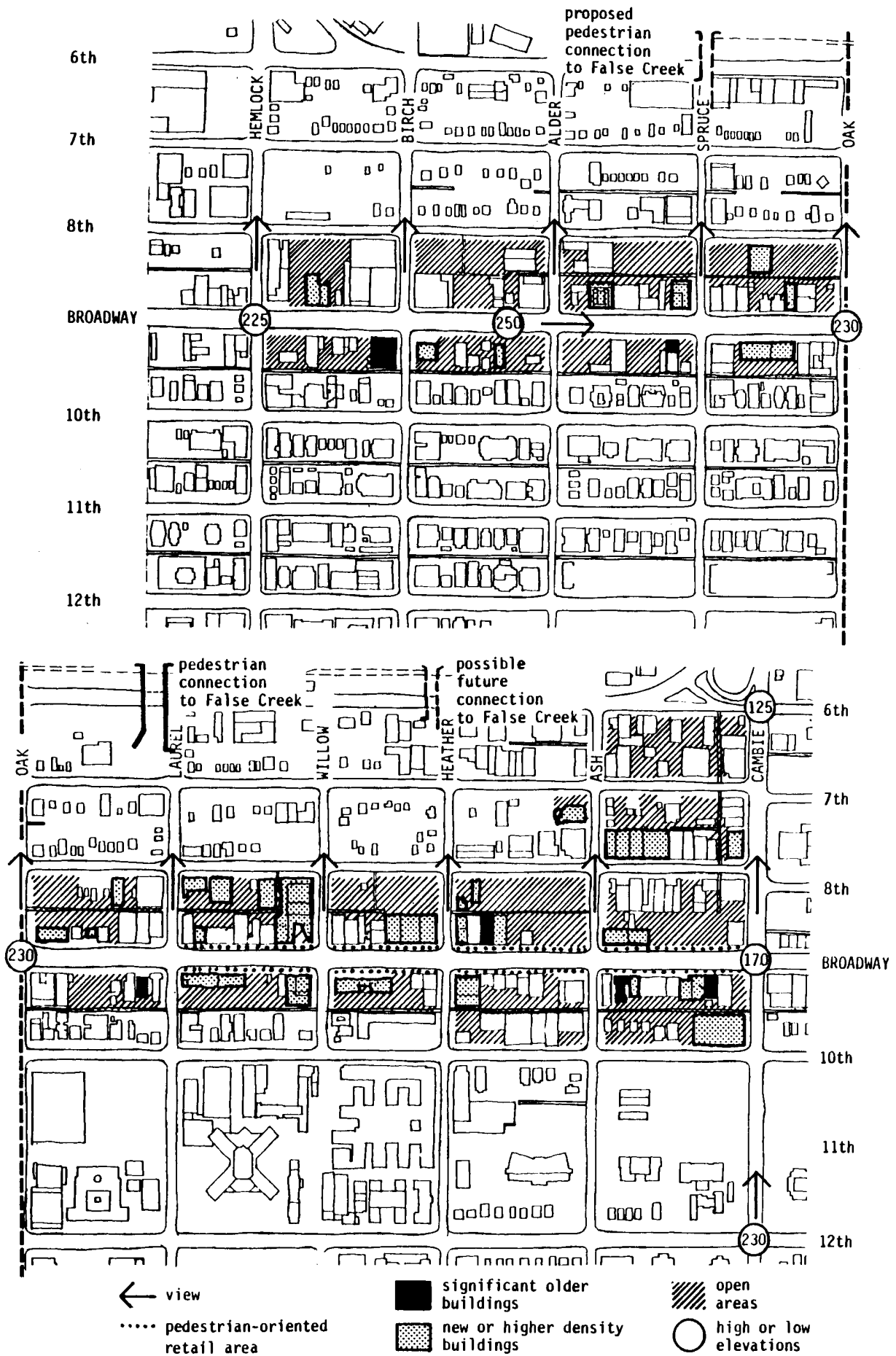
From Heather to Cambie Streets the north side of Broadway is predominantly open space and one-storey buildings. The south side is a mixture of one-, two- and three-storey structures. The area's character is low-rise and open in contrast to the physical form to the west.

Between 6th and 8th Avenues and Ash and Cambie Streets, manufacturing, wholesale and warehouse uses are not consistent in physical character with the central Broadway corridor. This area relates more to the Fairview Slopes CRM-3FM-1 zone to the west and the Mt. Pleasant Slopes IM-1 zone to the east.

The Cambie Street frontage is currently made up of office and retail uses that are compatible with the Broadway corridor. However, the east side of Cambie, currently IM-1 zoning, is wholly auto oriented creating an imbalance in terms of activity and form on opposite sides of the street.

There are several significant buildings in the sub-area. Both old and new structures should be considered valuable to the further development of sub-area character.

At present the Fairview Slopes sub-area of Central Broadway lacks a positive internal image. Many buildings on the street lack planning and design continuity with an obvious disregard for neighbouring properties. Many land ownerships on the North side of Broadway extend through to 8th Avenue and locate parking, automobile storage and other incompatible uses adjacent to housing on the Fairview Slopes. To date the location, shape and orientation of tall buildings and their grade level built form negate the principles of design which address the maximization of view, sunlight and continuity of urban form and activity.



Significant Older Buildings

Buildings listed below have been reviewed by the Vancouver Heritage Advisory Committee. These buildings, while not specifically categorized by the V.H.A.C., are considered to be important in terms of the contribution they make to the general character and amenity of the street or area.

1312 W. Broadway
1112-1114 W. Broadway
685 W. Broadway
916 W. Broadway
566-568 W. Broadway
514 W. Broadway

Guidelines

1 Use and Activity

1.1 Local Services

The local residential community of Fairview requires local shopping services such as corner convenience stores, cleaners, laundromat, delicatessens, and nighttime restaurants. These services would also satisfy certain needs of the office and hotel populations on Broadway.

1.2 Hotel and Night Life

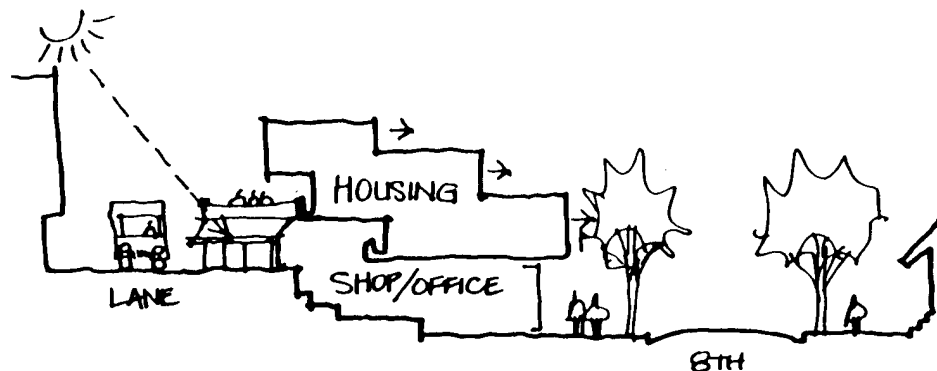
At present there are two existing hotels with another in the planning stages. A concentration of this use coupled with night life activities - clubs, restaurants and pubs - is most appropriate for this sub-area on Broadway.

1.3 Residential

The adjacent residential areas touch the commercial zone on both north and south sides west of Oak Street. Encouragement of housing in new projects along Broadway between Oak and Hemlock will bring a higher nighttime population to the area and create a continuity of the Fairview residential use between north and south sides of the strip.

Many land holdings along the north side of Broadway extend through to 8th Avenue. The location of low-scale housing on the side of 8th will compliment the existing use and character of this street. Ground level in this development should be human occupancy - housing, retail, community oriented commercial office or light manufacturing - not auto or storage use.

Residential uses should be encouraged on the south side of 8th Avenue between Hemlock and Heather by limiting commercial uses to 50% of gross floor area in a single development for all developments which exceed 1.0 floor space ratio. Also, in the case where a development extends all the way from Broadway to 8th Avenue, the 8th Avenue portion of the development should be approximately 50% residential.



1.4 Parking

Non-resident parking during the day on local streets in Fairview has become an acute problem since it is free for an unlimited length of time. V.G.H., City Hall and office employee parking should be encouraged off-street in existing pay parking lots, which are currently under-utilized, or in new

structures. Some form of employee subsidization may be necessary. Local streets could be reserved for resident parking with street signage and windshield stickers.

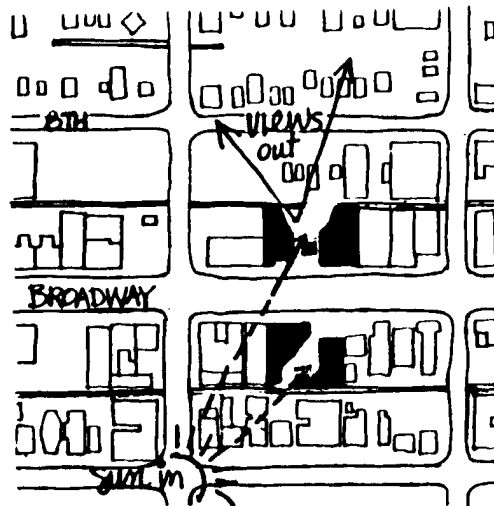
1.5 High Level Signage

Discourage high level illuminated signs oriented for observation from the downtown and other distant areas where these signs overlook residential areas adjacent to Broadway.

2 Street Level

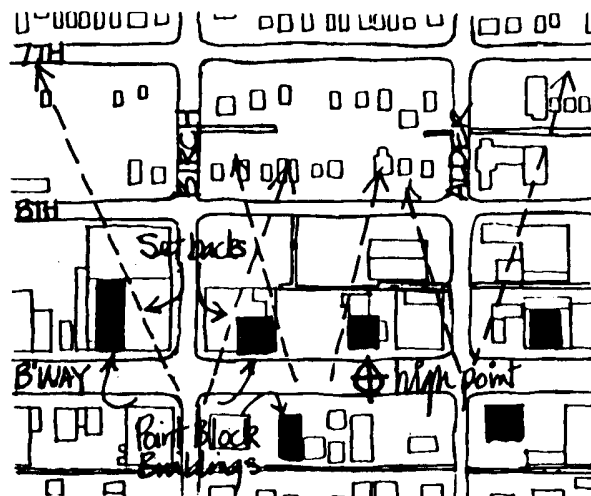
2.1 Open Space

Heavy traffic congestion, noise and air pollution along Broadway are detrimental to usable pedestrian area. By locating open areas 'off-street' people will benefit from sun exposure and places of quietude on the south side and street level views towards the mountains, water and downtown on the north side. Buildings should be shaped to make these spaces as sunny as possible.



2.2 Alder Street High Point

The location of generous open space between Alder and Birch on the north side of the street maximizes the north view for motorists and pedestrians at this highpoint of land in the Broadway corridor (see 3.5).



2.3 Boulevard Parks

Widened boulevard areas on north-south streets, north of Broadway, are appropriate for park space as they are located near the top of the slope affording excellent views and noon-hour sun. They would serve the needs of both office workers and local residents in Fairview, an area currently possessing only one park facility.

2.4 Paths

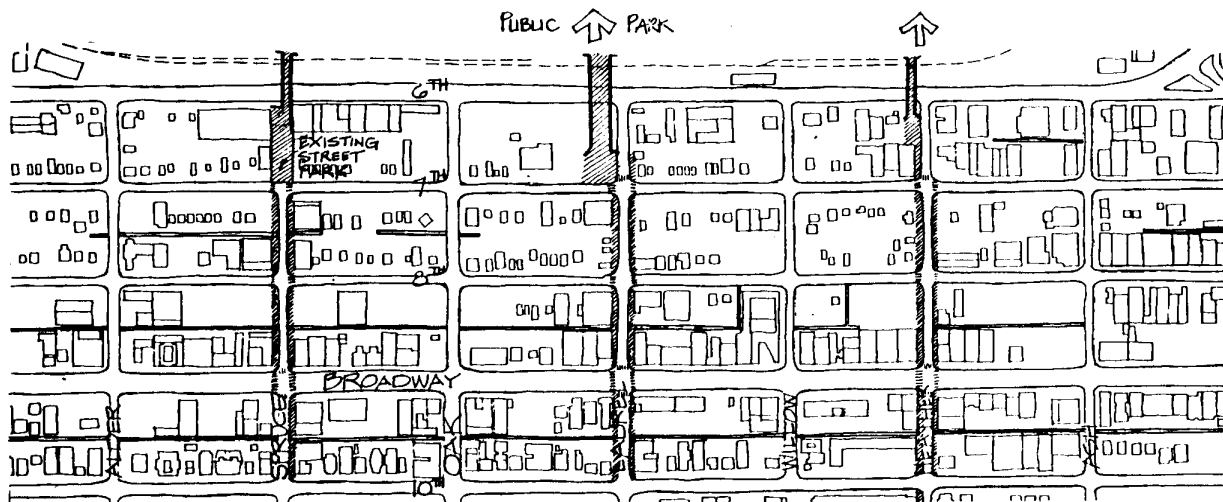
The interconnection of open area in developments with mid-block paths to the adjacent areas north and south of Broadway should be encouraged to provide alternate ways for the pedestrian to move to and from the commercial zone.

2.5 East-West Crosswalks

A narrowing of the curb alignment of north side cross streets to 24 feet shortens the crosswalk distance, improving pedestrian continuity. Lay-bys for on-street parking can thereby be formed.

2.6 False Creek Connection

Heather, Laurel and Spruce Street sidewalks should be developed as major pedestrian ways between Broadway and the False Creek Community at their north ends. Landscaped pathways, street closures\linear parks and bridges over 6th Avenue should be studied further for possible solutions.



2.7 Street Trees

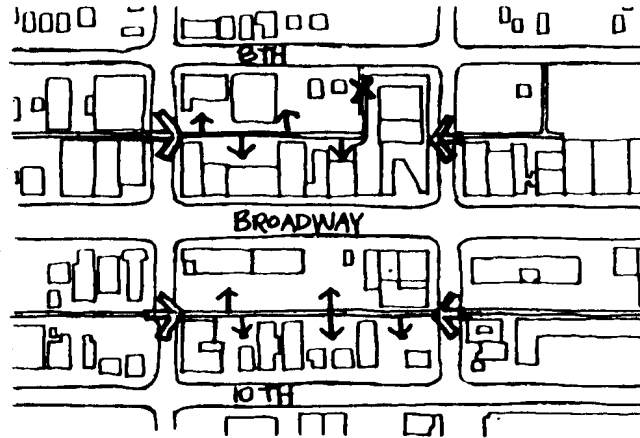
Broadway, between Cambie and Oak Streets, is a priority area in the Corridor for curb tree planting. Tree characteristics should include one type of deciduous tree, two inch calliper minimum planted every twenty feet on both sides of the street; tall trees, strong branch structure and heavy texture (large leaves). These characteristics respond to tall buildings in dense areas with a high level of pedestrian movement.



2.8 Parking and Servicing

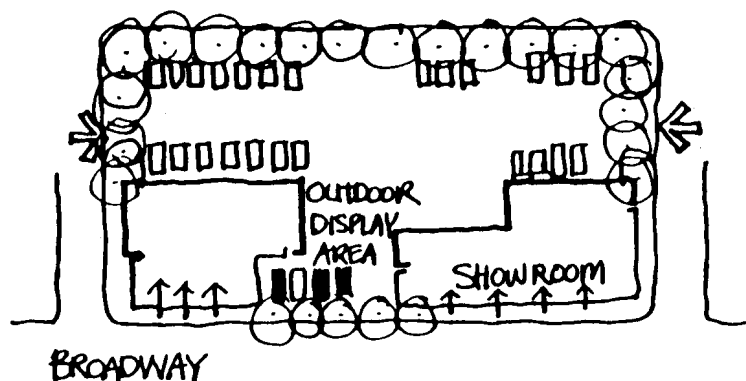
Lanes should be retained for access to parking and truck servicing. Except for the two blocks between Heather and Cambie, lanes should not be diverted to 8th or 10th Avenues, as this adds to the disruption of the adjacent residential areas.

Access and egress ramps to and from site-specific developments should be located off the north-south streets at the lanes or from the lanes, not from 8th or 10th Avenues.



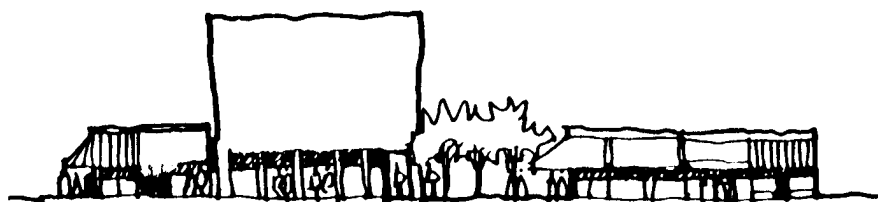
2.9 Car Dealerships

Large open car lots interrupt the spatial order along Broadway. Glazed showrooms should be located on the property line along Broadway with car storage underground, on the roof or behind the building. Open parking areas should be heavily landscaped at the street edge.



2.10 Rain Protection

Buildings on both north and south sides of Broadway should offer rain protection to pedestrians. Large buildings with 50 feet or more frontage could have arcades or canopies, smaller shop fronts should have awnings over the sidewalk or adjacent courtyard.



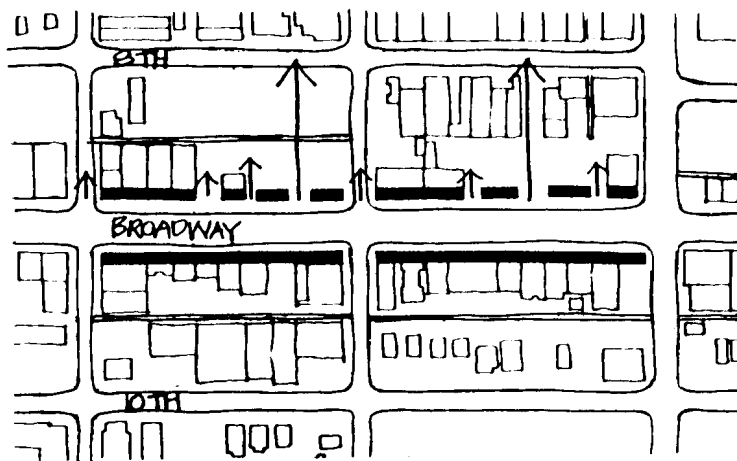
3 Building Form

3.1 Street Wall Length

Building facades along Broadway should be built to the street property line at grade levels above grade or both.

The south side street wall can be continuous along its length up to two storeys or 30 feet in building height (see 3.2).

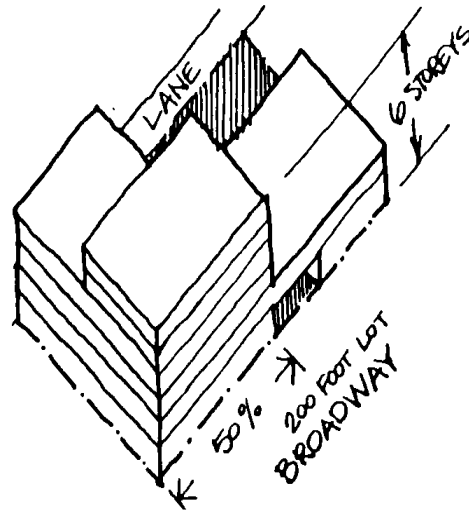
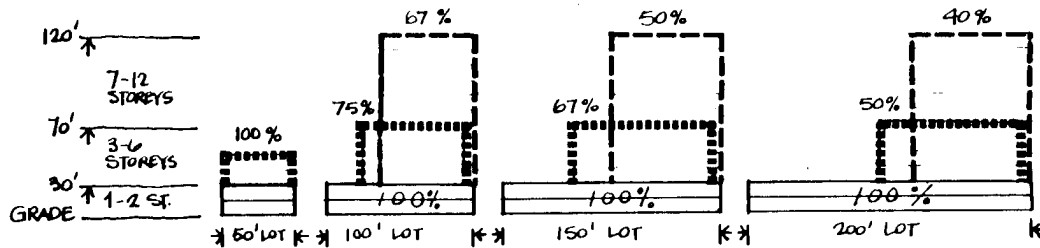
The street wall on the north side should be interrupted along its length to allow for north views from sidewalk level as well as providing access and noon hour sun to off-street spaces and pedestrian ways (see 3.4).



3.2 Street Wall Height

In order to ensure sunlight penetration into both Broadway and the Fairview Slopes all year round the following criteria would be applicable:

- (i) south side of Broadway 30 feet high, thus allowing sunlight to touch the north sidewalk at winter solstice;
- (ii) south side of 8th Avenue 20 feet high allowing sun to penetrate to the front yards of the housing on the north side; and
- (iii) heights between 8th and Broadway to fall within the winter solstice sun angle of 17° measured from the north property line of 8th Avenue.



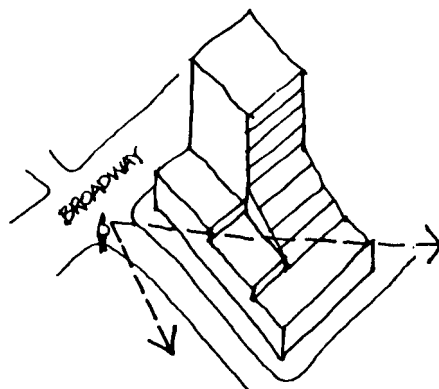
MASSING EXAMPLE: F.S.R. - 3.0
winter sun over 50% of the street wall,
off-street open space

Higher buildings should be oriented to maximize sun penetration and views towards the north. Where portions of building are to exceed the heights outlined above, the following gradient of frontage widths would be applied.

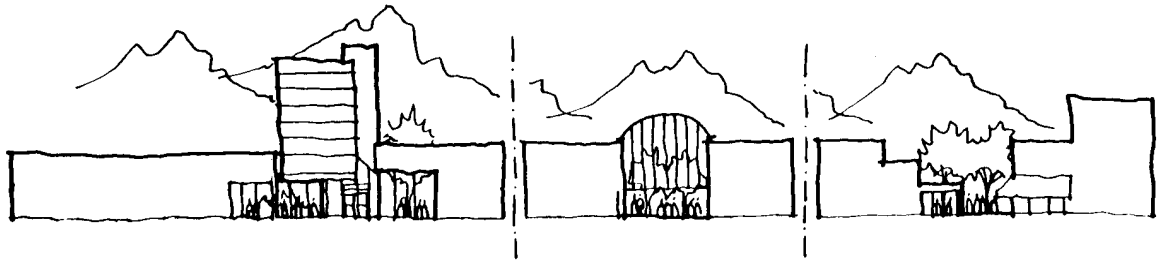
Higher building elements should be shaped so that no person is working more than 25 feet from a window. This dimension allows for light penetration, views to the outside from individual work stations and results in slimmer building forms.

3.3 Views

Buildings at intersection corners on the north side of Broadway should step back above one storey in **building** height to increase view angles to the north. Tall buildings should be located on Broadway and set back from side streets. Building height along the side streets should correspond to the change in topography (i.e. step down the hill).



Buildings between corner sites on the north side of Broadway should encourage views through the development. Designs could include: views through grade level glazing, covered open space (arcades) under buildings, and through open space.

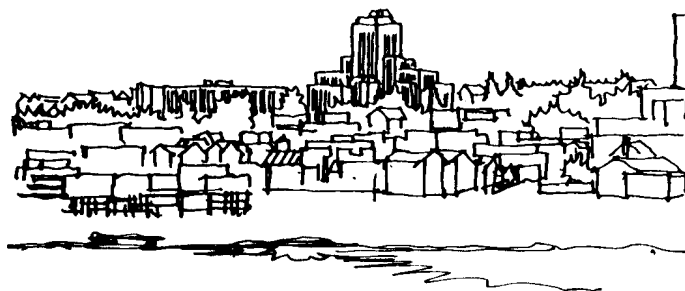
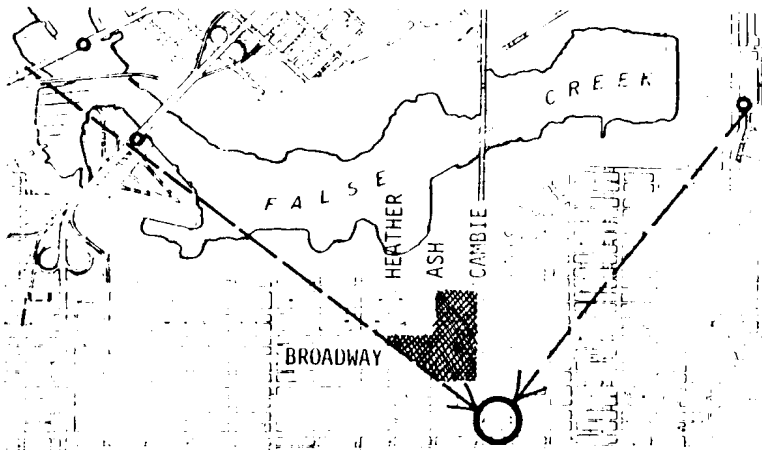
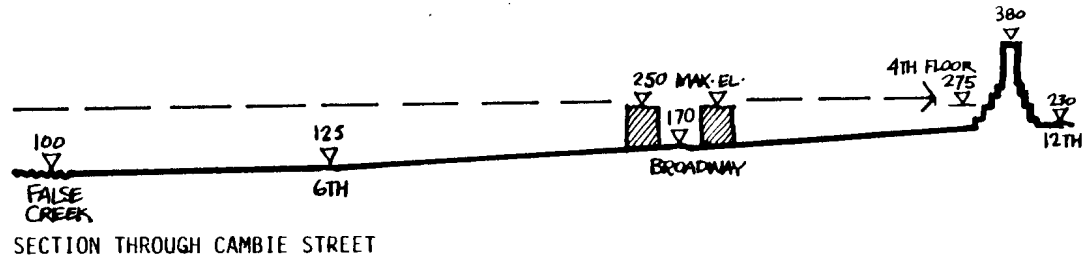


3.4 Tallest Buildings

The tallest structures in the sub-area are best allocated between Alder and Birch to accentuate the high point in the topography. This is also the area most appropriate for larger open spaces.

3.5 Building Height Restrictions

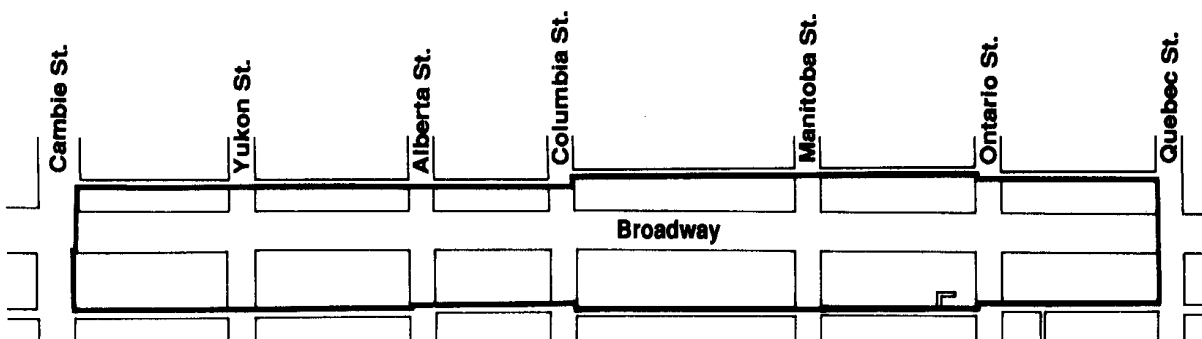
New development in the blocks between 6th and 10th, Heather to Cambie should not obstruct views of City Hall from the downtown and bridges crossing False Creek. Roof elevations should not exceed the city elevation of 250 feet (6 storey maximum).



3.6 Materials and Colour

The area is characterized by many lightly coloured, smooth textured finishes. Encourage the use of buff-coloured concrete; natural, earth and pastel tones in stucco.

Mt. Pleasant Slopes Sub-area



Sub-area Description

Surroundings

The sub-area is adjacent to an ~~IM-1~~ Industrial zone on the north and RM-3 Multiple dwelling and RT-2 ~~Two-Family Dwellingduplex~~ zones on the south.

North of Broadway the industrial zone is occupied by a daytime work force. There are numerous older single ~~family dwellingsdetached houses~~. The resident population is low-density and evenly distributed. There is a medium number of dwelling units constructed prior to 1946 (see Info. Paper No. 3).

South of Broadway the Multiple Dwelling zone is one-half block wide and adjacent to a large ~~Two-Family Dwellingduplex~~ zone further to the south. The notable characteristics for both zones include medium- to high-density population, medium numbers of young and elderly persons, concentrations of older immigrants, and generally low family incomes. There is a high percentage of older dwellings and a medium number of rental units available at cash rents in the low to medium range.

Within adjacent residential areas north and south of Broadway there are few local support services. However, a very high number of churches exist along 10th Avenue.

Use and Activity

The Mt. Pleasant Slopes Sub-Area has a mixture of land uses including regional and district services, small offices and automobile sales and service. The sub-area has few pedestrian oriented facilities.

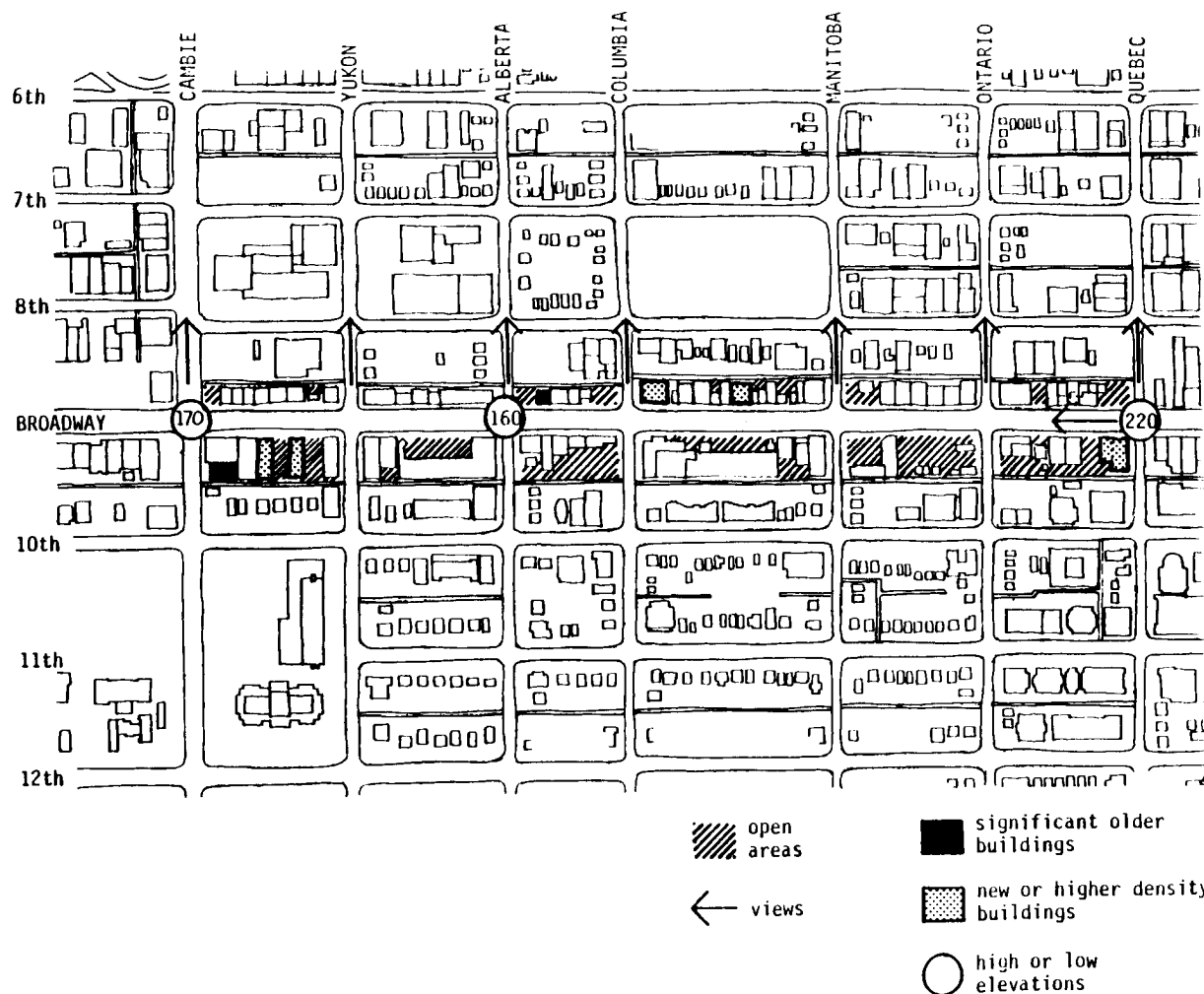
Movement

The major north/south traffic is on Cambie Street at the western boundary of this sub-area. Pedestrian movement along and across Broadway is relatively low.

Physical Characteristics

The Mt. Pleasant Slopes Sub-Area is bounded on the east by a high point in the topography at the Quebec Street intersection (elevation 220 ft.). From this point axial views occur along Broadway west toward the high buildings in the Fairview Slopes Sub-Area and beyond to the towers at the gates of U.B.C. A significant north and north-westerly view of the north shore mountains and False Creek occurs at this point. Other cross-streets afford north views. The Alberta Street intersection is the low point along Broadway. The sub-area is characterised by one-, two- and three-storey buildings. The individual building forms are not architecturally significant. However, there is a certain continuity in terms of building height, colour and type of material. On the north side of Broadway between Columbia and Ontario Streets, individual store fronts are contiguous with cornice lines reflecting the change in topography. On the south side, open spaces devoted to the display and sale of automobiles interrupt the street continuity.

There are some significant older residential buildings in this sub-area. Four of these structures now accommodate retail facilities on the ground floor. The change of use has not destroyed the original building forms.



Significant Older Buildings

Buildings listed below have been reviewed by the Vancouver Heritage Advisory Committee. These buildings, while not specifically categorized by the V.H.A.C., are considered to be important in terms of the contribution they make to the general character and amenity of the street or area.

247-243 W. Broadway
2530 Cambie

Guidelines

1 Use and Activity

1.1 Local Services

The adjacent residential community north and south of Broadway requires local shopping services like convenience stores, cleaners, laundromat and nighttime restaurants. These services should be encouraged in new developments on the south side of Broadway between Alberta and Ontario.

1.2 On-Street Parking

On-street parking along Broadway during non-peak periods assists the regional and district commercial uses. Maintain existing parking regulations in the sub-area.

1.3 Cambie Street

The area between Broadway and 2nd Avenue, Cambie and Yukon Streets is currently zoned ~~M-1 Industrial~~ C-3A, allowing a ~~35.0~~ 35.0 FSR maximum density. The east side of Cambie Street should be complimentary to the west side in terms of use and activity, and density of development to create a balanced street design.

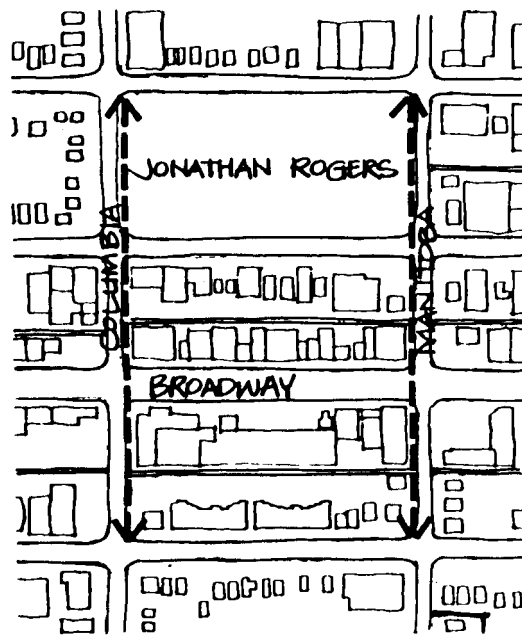
1.4 Residential

Encourage residential use in the central portion of the sub-area between Alberta and Ontario Streets to link together the adjacent residential areas.

2 Street Level

2.1 Residential Links

Columbia and Manitoba Street sidewalks should be developed as pedestrian ways to link Jonathan Rogers Park and adjacent residential areas with the residential areas south of Broadway. Landscaped pathways and crosswalks defined by special paving should be investigated as a means to accomplish these connections.



2.2 Street Trees

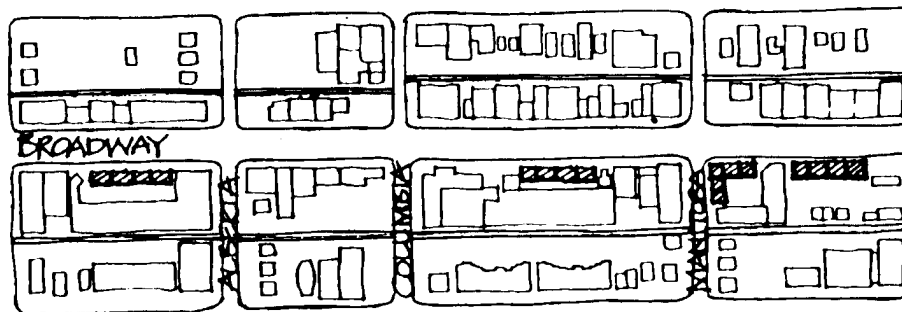
Tree planting along curbs throughout the sub-area should be encouraged. Two different trees should be used to make a distinction between Cambie Street and Broadway. They should be medium height and texture in scale with development in the sub-area.

2.3 Rain Protection

Buildings on both north and south sides of Broadway should offer rain protection. Existing buildings generally do not provide awnings or canopies. Encourage new and existing development to provide rain protection.

2.4 Car Dealerships

Open car lots interrupt the spatial order along the south side of Broadway and the east side of Cambie Street. Glazed showrooms or other retail uses should fill in these open spaces. Automobile storage should be located away from the view of adjacent residences.



3 Building Form

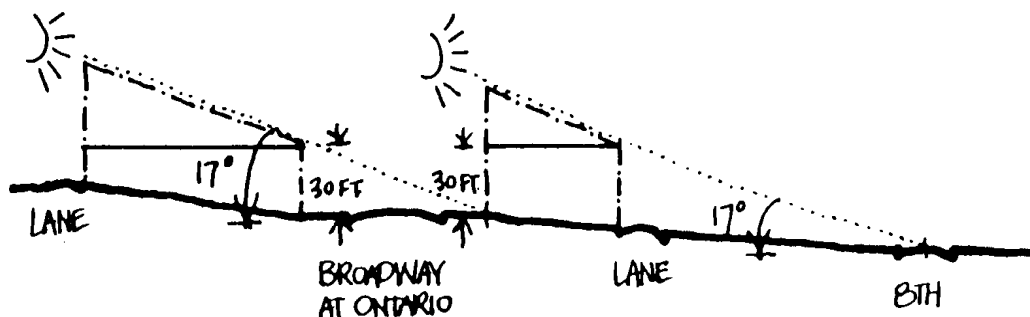
3.1 Street Wall Length

Building facades should be built to the street property line along both sides of Broadway. The present pattern of narrow shopfronts along the north side should be maintained.

3.2 Street Wall Height

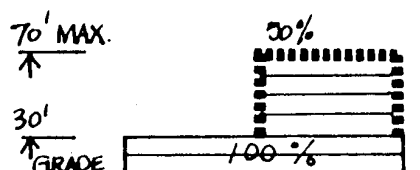
The street wall along Broadway is determined by the following criteria:

- (i) south side of Broadway: 30 feet high, allowing sunlight to reach the north sidewalk at winter solstice and maintaining northward views from the residential properties on 10th Avenue; and
- (ii) north side of Broadway: 30 feet high, allowing sun to penetrate to properties on 8th Avenue.



Where portions of buildings exceed the above base plane heights they should adhere to the following criteria:

- (i) south side of Broadway: terrace within sun angle of 17° measured from the north property line of Broadway, or, occupy no more than 50% of the property frontage up to six storeys in **building** height; and
- (ii) north side of Broadway: terrace within the sun angle of 17° measured from the centre line of 8th Avenue, or, occupy no more than 50% of the property frontage up to six storeys.



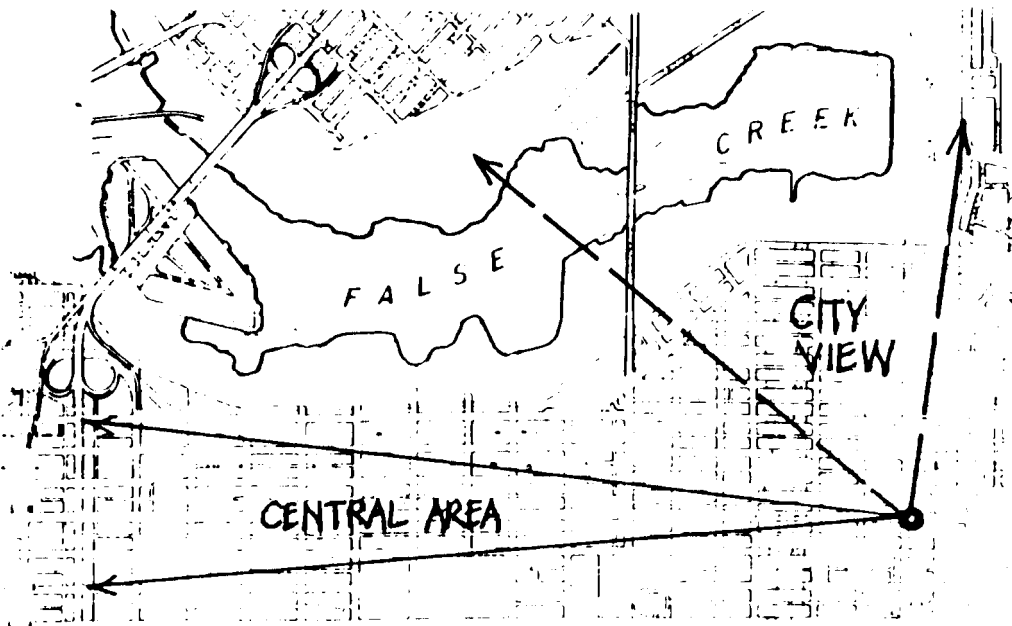
3.3 Materials and Colour

Encourage the use of light colours and textures to unify the physical characteristics of the sub-area.

3.4 The Quebec View Corridor

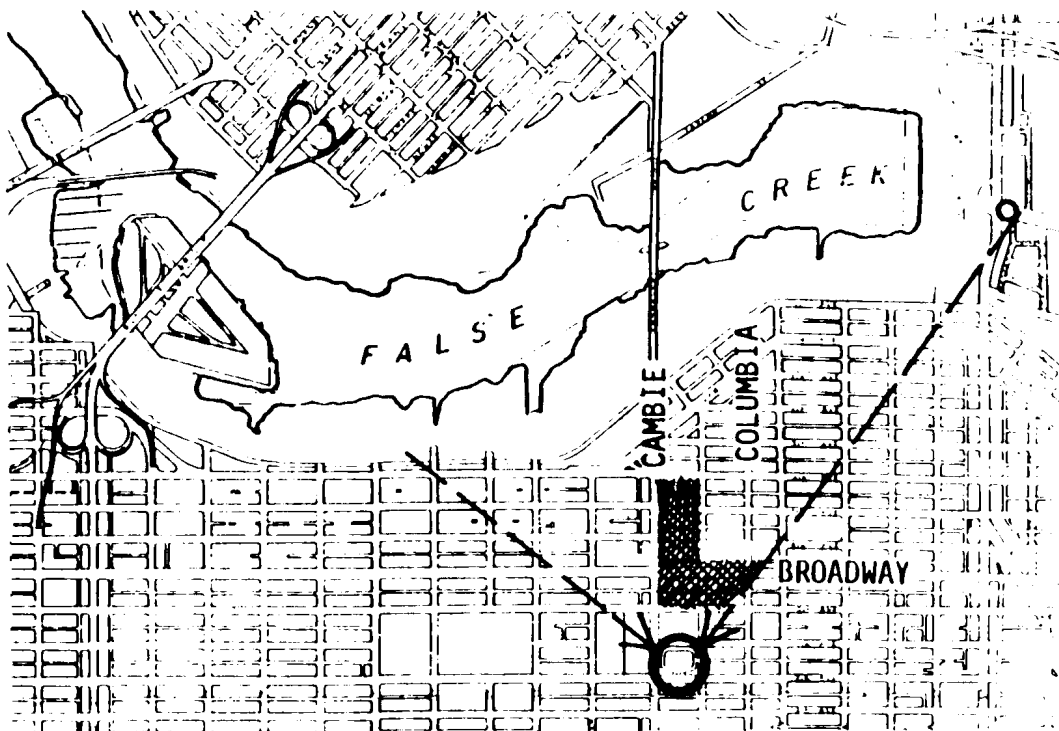
To maintain the dramatic view corridor towards the west, north-west and north the existing open area in the north west quadrant of the intersection should be preserved. Higher development could

occur east of this property. The placing of the highest buildings in the sub-area in this block dramatizes this as a gateway to the central area of Broadway for those people walking or driving along the street.

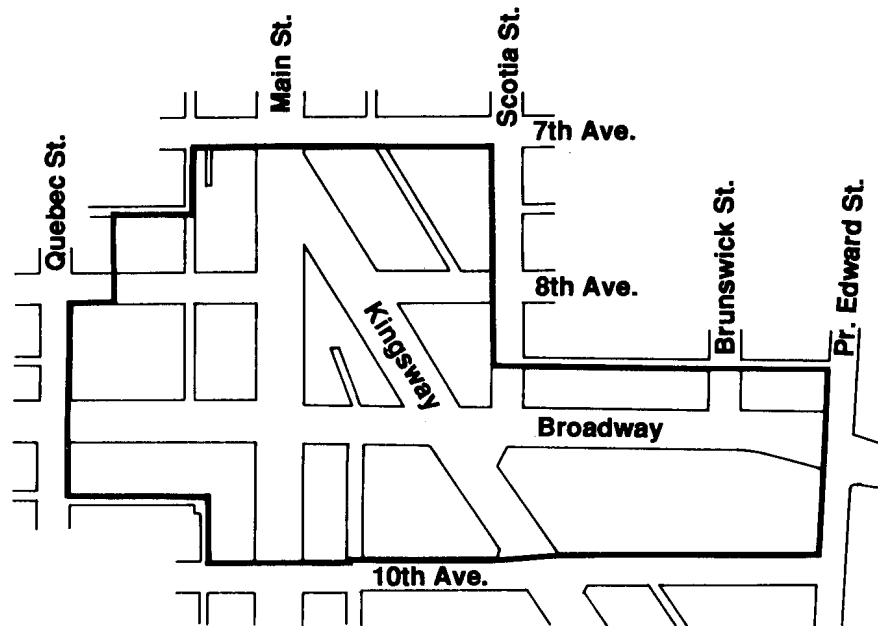


3.5 City Hall Presence

Preserve the view towards City Hall from distant points to the north by limiting building heights to a city elevation of 220 feet between Cambie and Columbia streets (4 storey maximum on Broadway).



Main Kingsway Sub-area



Sub-area Description

Surroundings

The sub-area is adjacent to an **M-1C-3** Industrial and **RM-43** Multiple Dwelling zones on the north and **C-2C** Commercial and **RM-43** Multiple Dwelling zones on the south.

North of Broadway the Industrial zone has few residential buildings and is occupied by a daytime work force bringing activity to the Main-Kingsway sub-area at noon-time and rush hours. The multiple dwelling zone to the north-east is medium- to high-density and occupied by all age groups. There are relatively high numbers of school children, divorced persons and recent immigrants. There has been extensive recent construction of multi-family residential units that rent in the medium range (see Information Paper No. 3).

South of Broadway, commercial zones extend along Main Street and Kingsway. Between these zones there is located a Multiple Dwelling zone of medium- to high-density with many recently constructed rental units. Relatively high numbers of young and divorced people live here as well as a high immigrant population. Family incomes are in the low to medium range.

Use and Activity

The Main-Kingsway sub-area is of historical significance within the Central Broadway corridor. This intersection was the 'uptown' of Vancouver connected by Main Street to the original 'downtown' at the intersection of Main and Hastings Streets. More recently, the 'uptown' emphasis has shifted to the South Granville sub-area leaving behind numerous significant older buildings. A similar shifting of the downtown centre has occurred leaving both historic areas to secondary use and activity.

Main-Kingsway has the highest number of residential units of all sub-areas within the C-3A zone. The commercial character is comprised of small shops catering to both local and district markets and automobile related uses.

Movement

Morning arterial traffic from Broadway to Kingsway collects along Main Street en route to the central business district. Afternoon arterial movement is the reverse pattern. Bus interchanges occur at the major intersections creating intense pedestrian concentrations. Kingsgate Mall generates significant pedestrian and vehicular movement.

Physical Characteristics

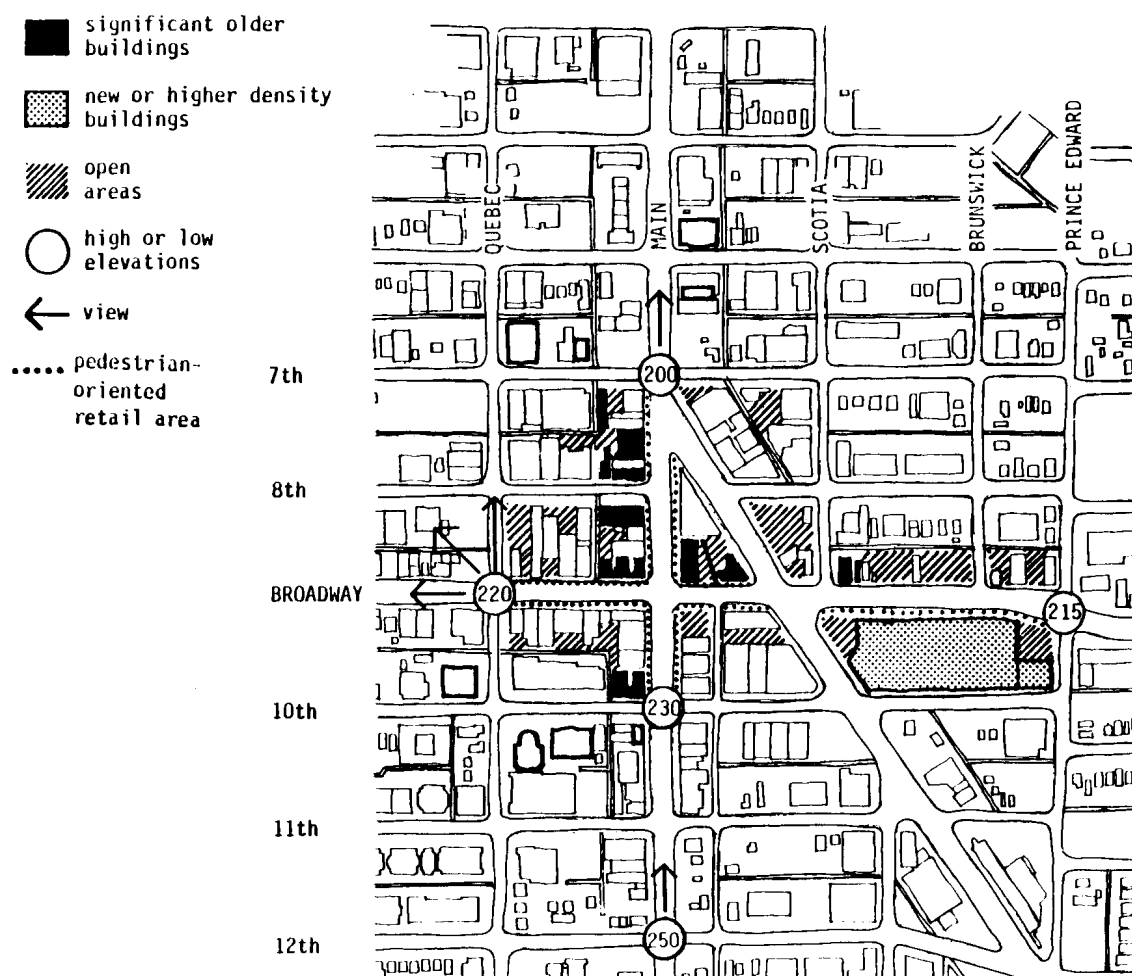
The Main-Kingsway Sub-Area is bounded on the west by a high point in the topography at the Quebec Street intersection (elevation 220 ft.) and on the south, at the 10th Avenue - Main intersection (elevation 230 ft.). From the Quebec Street high point the axial vista along Broadway west to Alder Street represents a gateway view to this central portion of the C-3A zone. Views of the downtown and north shore mountains occur at Quebec and down Main Street from 12th and 7th Avenues.

This sub-area has a high number of significant older buildings of masonry and frame construction. The detailed facades and concentration of these structures heightens the historic and 'downtown' character which is more evident here than in any other sub-area along the Central Broadway corridor.

The Lee Building on the north west corner of Main and Broadway is the most significant example because of its corner location, seven storey **building** height and street level arcade along Broadway.

Generally, the building heights vary from one to three storeys throughout the sub-area. The most obvious low-rise structure is Kingsgate Mall located on the south-east corner of Kingsway and Broadway.

This sub-area is the major gateway for traffic headed downtown from the south-east. There is a noticeable change of topography along Main at the intersections of 12th and 7th Avenues providing entrance views to the downtown peninsula and the old downtown at Main and Hastings.



Significant Older Buildings

Buildings listed below have been reviewed by the Vancouver Heritage Advisory Committee. Some have been categorized as either 'A', 'B' or 'C' category buildings. Buildings not specifically categorized by the V.H.A.C. are included if considered important in terms of the contribution they make to the general character and amenity of the street or area.

101 E. 7th (Quebec Manor) - 'B' Category
2331-2337 Main
2339-2341 Main
151 E. 8th - 'C' Category
2409 Main
175 E. Broadway (Lee Building) - 'C' Category
Evangelistic Tabernacle - 'B' Category
Mt. Pleasant Baptist Church - 'C' Category
154 E. 10th (Ukrainian Hall) - 'A' Category
2539-2549 Main
323 E. Broadway
373 E. Broadway
245 E. Broadway
2490 Main
2349 Main (Royal Bank) - 'C' Category
2152 Main - 'C' Category

Guidelines

1 Use and Activity

1.1 Residential

This sub-area, in comparison to others, has the highest number of residential units located within its boundaries. Maintain this use as a mix with office and retail.

1.2 Local Shopping

Local and district retail facilities are the predominant commercial use in the sub-area. Local shops on the ground floor should be maintained and reinforced to emphasize Main-Kingsway as a centre for shopping activity.

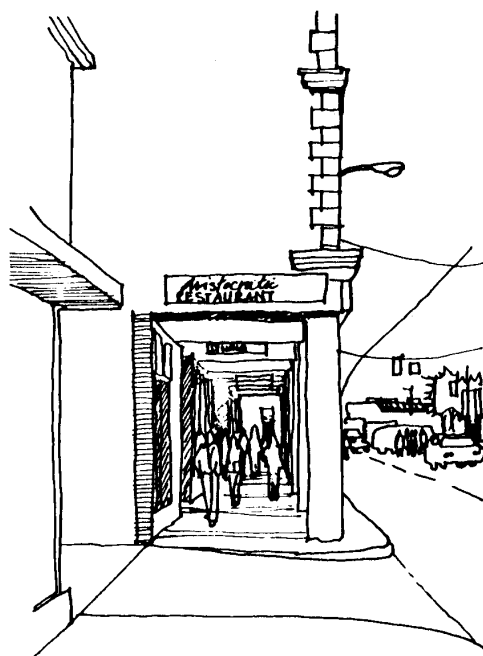
2 Street Level

2.1 Pedestrian Scale and Comfort

The Lee Building provides an historical precedent in terms of pedestrian amenity. This building tames the impact of a high structure by allowing the pedestrian to walk beneath it while focusing attention on individual shop fronts at grade. It provides shelter from rain but allows penetration of sunlight. This type of street level form should be encouraged.

2.2 Shop Front Diversity

Older buildings in this area set a precedent for width of store fronts. The frontage width of new ground floor uses should be limited to 20 to 30 feet to maintain a diversity of shop fronts. Larger uses should be narrow at the street and expand behind other shops.



2.3 Rain Protection

Encourage the use of colourful canopies on shopfronts appropriate to shopping activity and the physical character in this area.

2.4 Street Trees

Tree planting along curbs throughout the sub-area should be initiated. One type of deciduous tree, medium height and texture will compliment the existing street level character.

3 Building Form

3.1 Street Wall Length

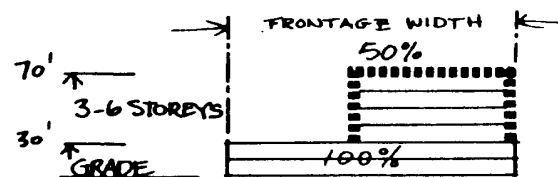
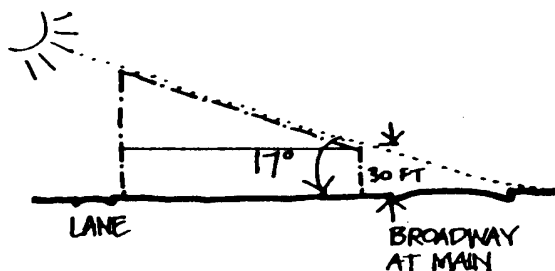
Building facades should be built on the fronting property line throughout the sub-area. The length of the wall should be continuous along east-west and north-south streets.

3.2 Street Wall Height

New development should be built to a building height that matches existing significant older buildings up to six storeys (70 feet) in building height.

The south side of Broadway should ensure sunlight penetration to the north sidewalk according to the following criteria:

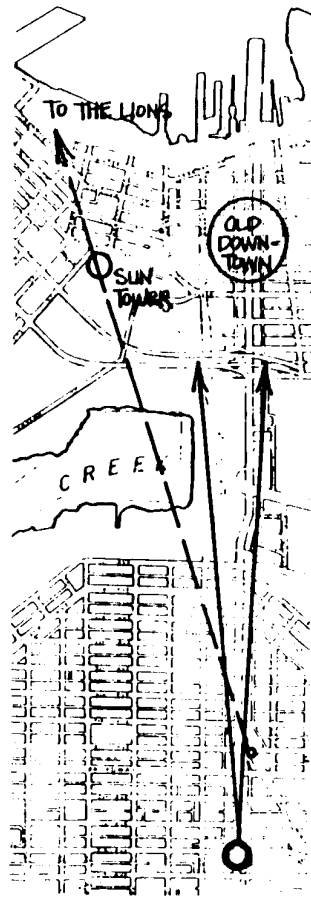
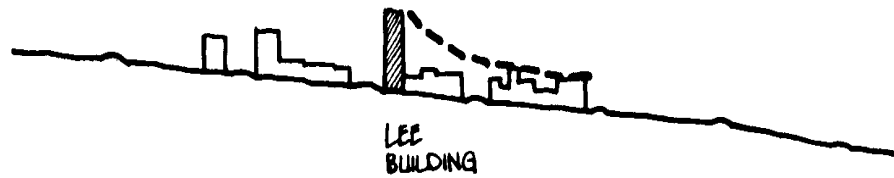
- (i) continuous street wall: two storeys (30 feet) in height; and
- (ii) buildings three to six storeys in building height to either terrace within 17° sun angle diagram or to occupy no more than 50% of the site's frontage on Broadway above two storeys.



3.3 Main-Kingsway Gateway

Maintain and enhance the view corridor to the north from Main and 12th by means of a descending scale of building heights with the Lee Building at Main and Broadway as the highpoint and 7th Avenue as the low point.

EXISTING WEST-SIDE PROFILE
2x actual height



3.4 Significant Older Buildings

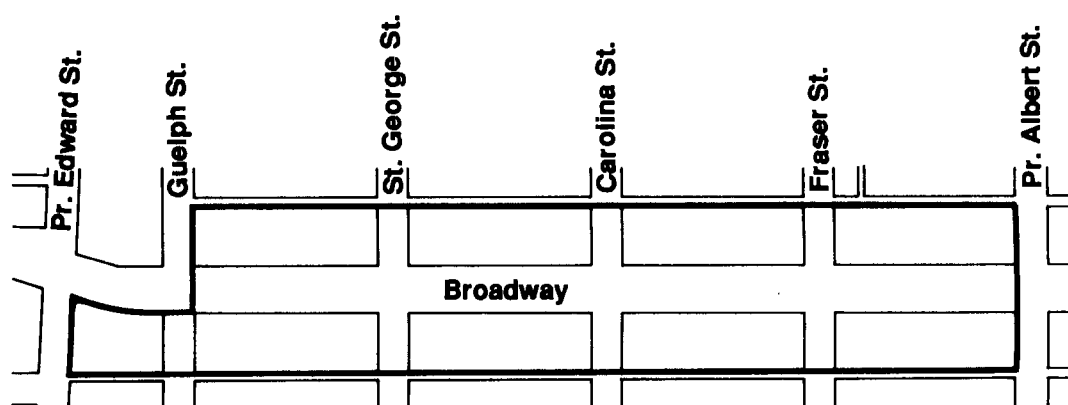
Many older masonry and frame buildings illustrate turn of the century historic character. Encourage the retention and restoration of these structures. New construction should be detailed to match existing character in terms of building height, scale and store front character.

3.5 Materials and Colours

Encourage the use of brick to blend with the colours and textures existing in this sub-area.



Fraser Sub-area



Sub-area Description

Surroundings

The sub-area is adjacent to an RM-43 Multiple Dwelling zone on the north and east and RT-52 ~~Two Dwellingduplex and RM-3 Multiple Dwelling~~ zones on the south. The Multiple Dwelling zone north and east has a medium- to high-density residential population. A full cross-section of age groups exists with notably higher numbers of pre-school and school children than most areas adjacent to the C-3A zone. North of Broadway there is a high number of recently constructed housing units whereas east along Broadway more older housing exists (see Information Paper No. 3). South of Broadway the ~~Two-Family and Multiple Dwelling zones have a~~duplex district is lower density than the adjacent area north of Broadway. High numbers of school children, elderly people, single persons, and older immigrants live here. There is a high number of dwellings constructed prior to 1946 which corresponds to the generally lower median value of owner occupied single ~~family housingdetached houses~~.

Use and Activity

The character of the Fraser Sub-area divides at St. George Street into two distinct parts. The westerly two blocks contain regional institutions and offices contributing little amenity to the street. The easterly three blocks are made up of a mixture of district and regional retail and auto services as well as a concentration of local area shopping and second and third floor residential.

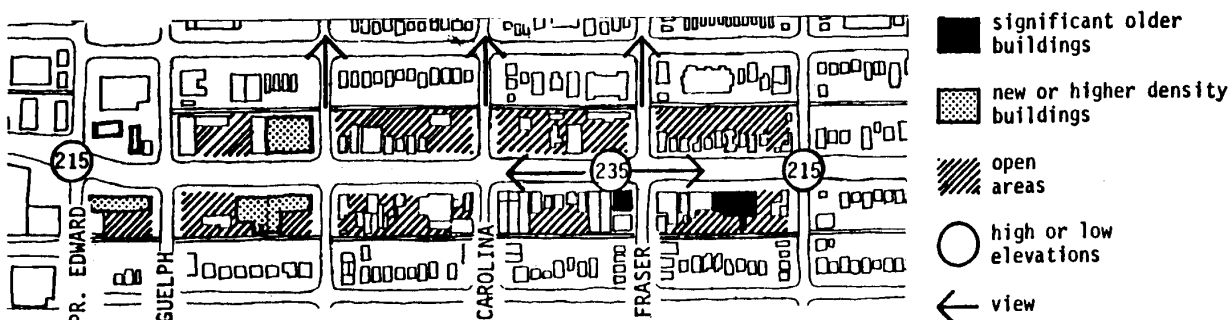
Movement

The centre of this local character is the Fraser intersection where bus connections are made. Traffic patterns are concentrated at this same intersection where the movement is east-west along Broadway and north-south along Fraser south of Broadway. Street widening and a Broadway median strip for left turning has eased the flow of traffic at this point, but has interrupted pedestrian continuity.

Physical Characteristics

The western part of the Fraser Sub-Area is characterized by newer buildings of masonry and concrete, two and three storeys in **building** height. Axial views to the west are terminated by the Kingsgate Mall which is built along a 'kink' in the Broadway alignment. The eastern part of this sub-area is characterized by a higher number of significant older buildings. Of particular consequence is a series of four structures on the south side of Broadway between Fraser and Prince Albert Streets.

The high point at Fraser Street affords excellent views northwards to the downtown, Burrard Inlet and mountains and east towards Burnaby and Simon Fraser.



Significant Older Buildings

Buildings listed below have been reviewed by the Vancouver Heritage Advisory Committee. These buildings, while not specifically categorized by the V.H.A.C., are considered to be important in terms of the contribution they make to the general character and amenity of the street or area.

409 E. Broadway (2 buildings)
501 E. Broadway
749 E. Broadway
763 E. Broadway
670 E. Broadway
716 E. Broadway
736-758 E. Broadway (4 buildings)

Guidelines

1 Use and Activity

1.1 Residential

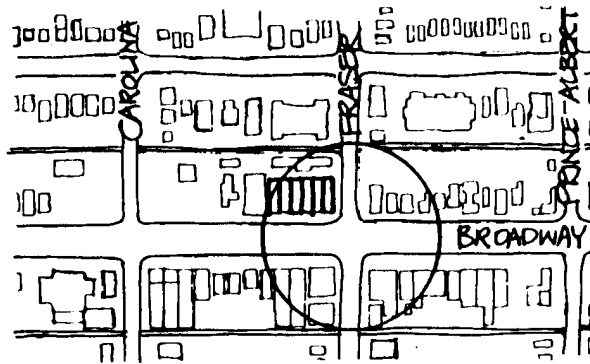
Many significant older residential buildings exist along Broadway between St. George and Prince Albert. Encourage more low-rise housing by means of infill construction to maintain and reinforce the existing residential pattern. Uses that are less compatible with local residential, such as regional auto sales and support services, should be discouraged.

1.2 Office Uses

New two- and three- storey office buildings exist between Prince Edward and St. George Streets. Restrict regional office use to these two blocks. Any office space in the easterly three blocks should be of a support nature for the local community (small professional suites).

1.3 Fraser Intersection

Encourage the increase of local area shopping and pedestrian amenities at this intersection to create a centre of activity for the adjacent residents.



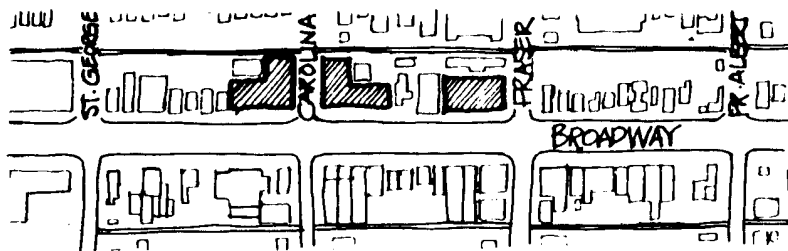
1.4 On-Street Parking

Maintain the current regulations permitting on-street parking as it adds to the convenience of local shopping and residential uses along the street.

2 Street Level

2.1 Open Space

East of St. George Street the major open spaces are devoted to the automobile and do not contribute to the existing residential and shopping character. Encourage infill construction of mixed use retail/office and residential to compliment the local pattern already established.



2.2 Street Trees

Tree planting along curbs throughout the sub-area should be encouraged. One type of deciduous tree should be planted to complement the sub-area's low-rise character. Trees should be lower in height with a light branch structure and light texture (small leaves).

2.3 Rain Protection

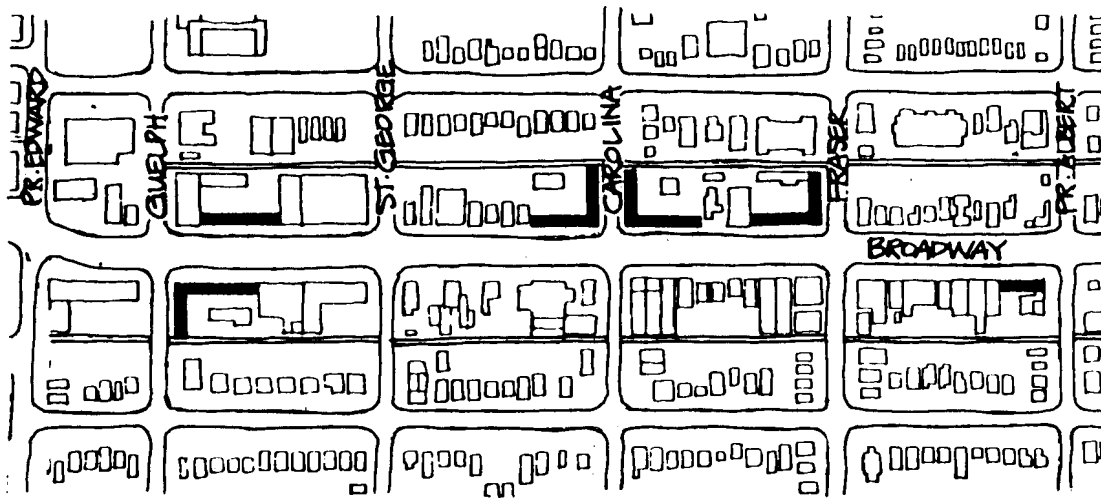
The local shopping area character on either side of the Fraser intersection should be enhanced with the use of soft, colourful awnings as rain protection for the pedestrian.

3 Building Form

3.1 Street Wall Length

West of St. George Street the newer buildings define a street wall. Future construction should maintain this definition by building contiguous to existing structures fronting on the Broadway lot line.

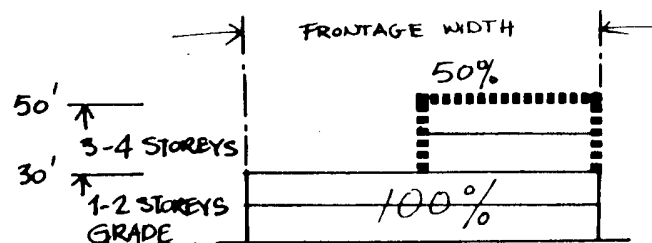
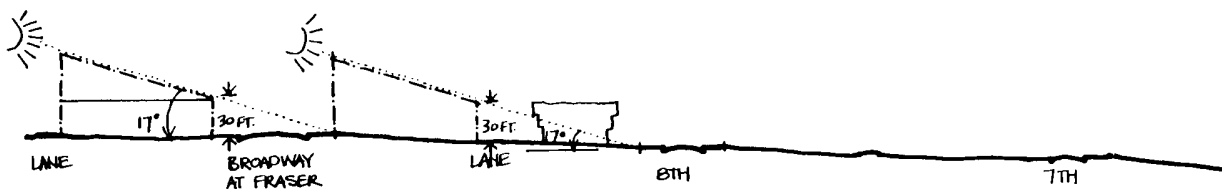
East of St. George Street the older residential buildings on the south side of Broadway are built on or close to the lot line. New construction should continue this pattern. On the north side of Broadway where there is substantial open space between Fraser Street and one-half block west of Carolina Street new construction should create a continuity of the street wall.



3.2 Street Wall Height

The criteria for building heights along Broadway are based on sun penetration into the street and into adjacent properties north of the C-3A zone. The

- (i) south side of Broadway: two storeys, 30 feet maximum (matching existing buildings where possible: see 3.3);
- (ii) north side of Broadway: two storeys, 30 feet maximum (see 3.3); and
- (iii) buildings three to four storeys in building height to either terrace within the 17 sun angle diagram or to occupy no more than 50% of the site's frontage on Broadway above two storeys.



3.3 Building Height Exceptions

Where new development is adjacent to a three-storey significant older building, building height, fenestration and ground level detailing should respect and enhance the older structure.



3.4 Materials and Colour

The area contains buildings finished with brick, stucco and wood. Encourage the use of these materials according to the finish of the immediate neighbouring structures.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

MAIN STREET C-3A GUIDELINES

Adopted by City Council on October 25, 1988

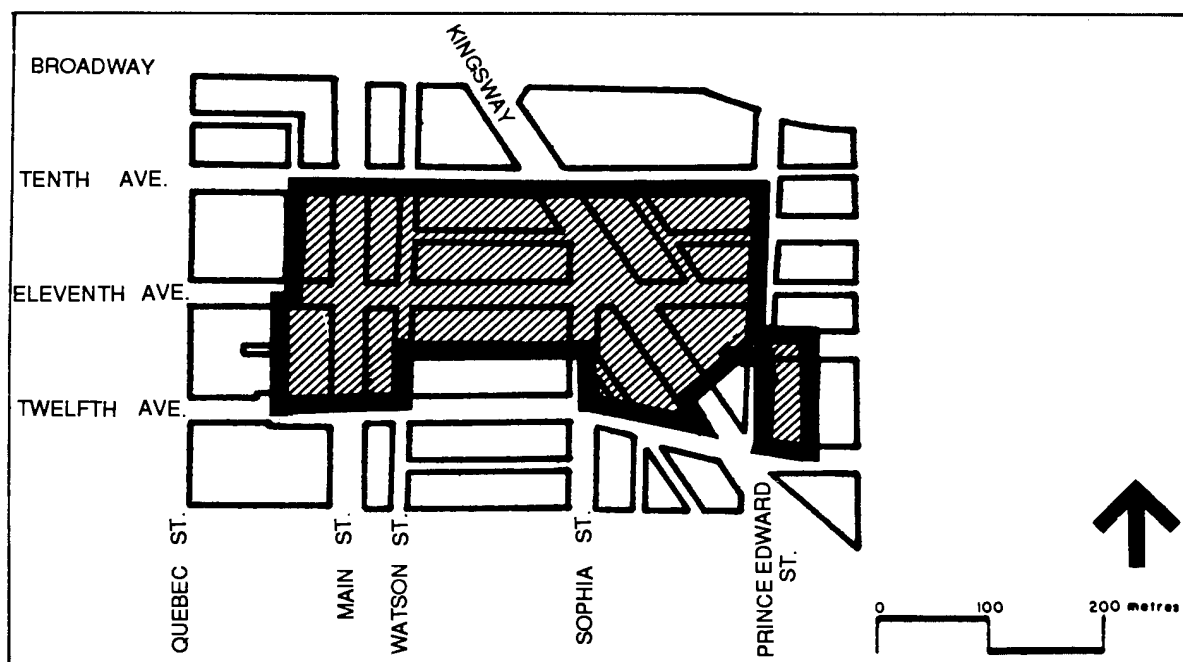
Amended February 4, 1992 and September 10, 1996

Note: ~~The guidelines in this report are organized under standardized headings which are being used for all guideline reports. 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-3A **District** Schedule of the Zoning and Development By-law and the Central Broadway C-3A Urban Design Guidelines. The guidelines are to be used in conjunction with development permit applications involving conditional approval in the area shown below (Figure 1). As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

Figure 1. Main Street Area C-3A Zoning District



The intent of the guidelines is to achieve high-quality, mixed-use developments that will enhance the Main Street and Broadway area as a core shopping area, provide continuity of retail development and integrated pedestrian spaces, and reinforce the Main Street and Broadway intersection as a focal point of activity for the community of Mount Pleasant.

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

This area has a high number of significant older buildings of masonry and frame construction. The detailed facades and concentration of these structures heightens the historic and "downtown" character which is more evident here than in any other sub-area along the Central Broadway corridor.

The Lee Building at the northwest corner of Main and Broadway is the most significant example because of its corner location, seven storey building height and street level arcade along Broadway.

Generally, the building heights vary from one to four storeys throughout the area. Larger buildings feature retail uses at grade with some limited office on upper floors but by and large upper storeys are residential in use.

2.13 Orientation

Retail uses should have their primary orientation to Main Street. On corner sites, retail orientation to both streets is desirable but not essential.

2.28 Noise

Proper acoustical design of any residential units is essential in new construction near noisy traffic arterials.

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-should~~ 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 Levels (Decibels)
bedroom	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

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

- Sensitive site planning (e.g. setback, stairwell location, single loading corridor, locate living rooms and bedrooms away from potential noise sources).
- Building construction (e.g. masonry construction, triple glazing).
- Noise buffers (e.g. glazed balconies, masonry walls and fences and landscaping).
- Alternate ventilation system (e.g. baffled wall vents).

3 Uses

Main Street and Broadway should be reinforced as shopping streets with local and district shopping uses being the dominant activity at grade in any new development in this C-3A area. Continuous small frontages expressing a variety and diversity of activities for shoppers are appropriate. Retail

shops, restaurants, grocery stores, public libraries and service-oriented uses such as drycleaners are encouraged at street level. Local real estate offices and branch banks may also be appropriate.

Generally, mixed use development is to be encouraged in the Main Street and Broadway area. Office uses may be both of district and local in service. Residential uses are in keeping with the historic mixed use of many buildings on Main Street.

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

4.12 Frontage

The lack of side yards minimizes the differences in frontage for commercial buildings. This creates a cohesiveness in most blocks at street level. New commercial development should incorporate design elements that reinforce the existing incremental rhythm at the street level. All businesses should provide a continuous retail frontage which will be a benefit to both the pedestrian and merchant. Storefronts should be small to encourage window shopping and continuing pedestrian interest.

4.23 Building Height

New development should be built to a building height that matches existing significant older buildings up to six storeys, 21.4 m in building height. In as much as it is practical, new development should match existing character in terms of building height, scale and storefront character.

4.34 Front Yard

Most existing commercial developments have no front yard setback. This pattern should be maintained as it provides a cohesive image for the street and provides significant retail continuity.

New development should provide soft corners at the Main Street and Broadway intersection. Buildings can be indented, colonnaded or cut off to provide public short cuts through the building, places to wait out of the rain, as well as visually widening the intersection. Consistency must be maintained between individual buildings in order that pedestrians are presented with a continuous environment.

4.49 Off-Street Parking and Loading

All off-street parking areas should be provided on-site or in collective parking. On-site parking and loading should be provided at the rear of buildings with the access from the lane.

5 Architectural Components

5.13 Entrances

New commercial development should provide entrances that are of a pedestrian scale and which create facade articulation and visual interest while providing weather protection.

6.8 Landscaping

New commercial development near the Main Street and Broadway intersection should provide a more urban landscape treatment and street trees should be planted along Main Street and Broadway in agreement with the City Engineer.

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in Brochure #3 - How To...Development Permits for Major Applications.



City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

NORTH BURRARD C-3A GUIDELINES

Adopted by City Council on June 13, 2002
Amended on September 15, 2020

Contents

	Page
1 Application and Intent	1
2 General Design Considerations	2
2.1 2.2 Neighbourhood and Street Character.....	2
2.2 3 Orientation.....	2
2.3 4 Views.....	2
2.4 5 Topography.....	5
2.5 6 Light and Ventilation	5
2.6 7 Weather.....	5
2.7 8 Noise.....	5
2.8 9 Privacy.....	6
2.9 10 Safety and Security.....	6
2.10 11 Access and Circulation	6
3 Uses	87
3.1 Residential Use.....	87
3.2 All Other Conditional <u>Approval</u> Uses	87
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law	98
4.1 2 Frontage.....	98
4.2 3 <u>Building</u> Height	109
4.3 4 Front Yard and Setback.....	109
4.4 5 Side Yards and Setbacks	110
4.5 6 Rear Yard and Setback.....	110
4.6 7 Floor Space Ratio	131
4.7 9 Off-Street Parking and Loading.....	131
4.8 10 Horizontal Angle of Daylight	141
5 Architectural Components.....	141
5.1 Roofs and Chimneys.....	141
5.2 3 Entrances, Stairs and Porches	151
5.3 4 Balconies	151
5.4 5 Exterior Walls and Finishing	151
5.5 6 Awnings, Canopies, Recesses, and Arcades (refer to 2.7)	161
5.6 7 Lights.....	161
67 Open Space	1615
6 7 .1 Public Open Space.....	161 5
6 7 .2 Semi-Private Open Space	161 5
6 7 .3 Private Open Space.....	171 6
78 Landscaping.....	1716
7 8 .1 Streetscape	171 6
7 8 .2 Site Landscaping.....	191 8
89 Utilities, Sanitation, and Public Services	1918
8.19.2 Underground Wiring.....	191 8
8.29.3 Garbage and Recycling.....	191 8

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

Application and Intent

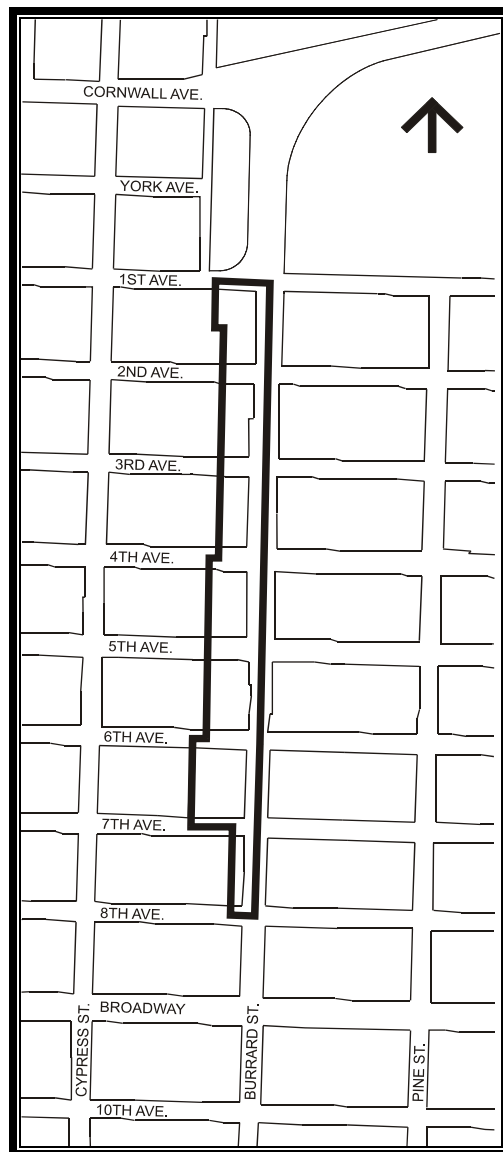
These guidelines are to be used in conjunction with the C-3A District Schedule of the Zoning and Development By-law for the North Burrard C-3A area. The guidelines should be consulted in seeking approval for conditional approval uses or discretionary variations in regulations in those portions of the North Burrard C-3A District (Figure 1).

The intent of the guidelines is to:

- (a) Assist in converting the North Burrard C-3A district to an attractive mixed use area that both recognizes adopted view cones and creates a strong street definition in this approach to the Burrard Bridge and downtown Vancouver;
- (b) Assist new development to be compatible with adjacent multi-family residential development; and
- (c) Ensure a high standard of project livability for residents.

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.

Figure 1. North Burrard C-3A District



2 General Design Considerations

2.1/2.2 Neighbourhood and Street Character

The North Burrard C-3A district occupies the west side of Burrard Street from 1st Avenue to half a block north of West Broadway. It is a location of fairly steep slopes, particularly from 4th Avenue to the southern boundary, that affords scenic public views to the north as well as potential private views from new developments. The area currently has various types of small retail, office, and service uses in one to three storey buildings, some at the property line and others set back with parking in front. Between 6th and 7th Avenues there is a large residential development with a four storey and seven storey building.

Because of varying site sizes, and lane configurations, as well as the variety of uses and forms of development, this area lacks a consistent character. There are no heritage buildings in the district.

The area is adjacent to an RM-4 area to the west and faces an IC-2 area on the east side of Burrard Street from 1st to 6th Avenues and Burrard Slopes C-3A area from 6th Avenue to Broadway. Along 4th Avenue and to the north, along 1st Avenue, are C-2B Districts.

The C.P.R. rail line crosses Burrard Street just north of 6th Avenue. The Arbutus Corridor Official Development Plan, adopted in July 2000, calls for the rail right-of-way to be preserved for rapid transit and greenways. A future transit system and the location of its stations could significantly influence the development of this area.

Burrard Street is a major arterial and entryway to downtown. Road dividers from 1st to 5th Avenues and a left turn bay at 4th Avenue facilitate through traffic on Burrard.

2.23 Orientation

The area has an established orthogonal alignment of building face to the street grid which is an ordering principle.

- (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.

2.34 Views

2.34.1 Public Views

A number of public view cones have been identified for protection by City Council. Council has also adopted a policy of restricting buildings adjacent to bridge ramps to the bridge deck height. Figure 2 maps the view cones and the relevant area. Figures 3 and 4 illustrate the public view cones.

Most sites are located in view cone areas and the building height which can be achieved will be limited to preserve views. Developments proposed in these areas will be required to prepare a view analysis, to the specifications of the Director of Planning.

Figure 2. Public Views

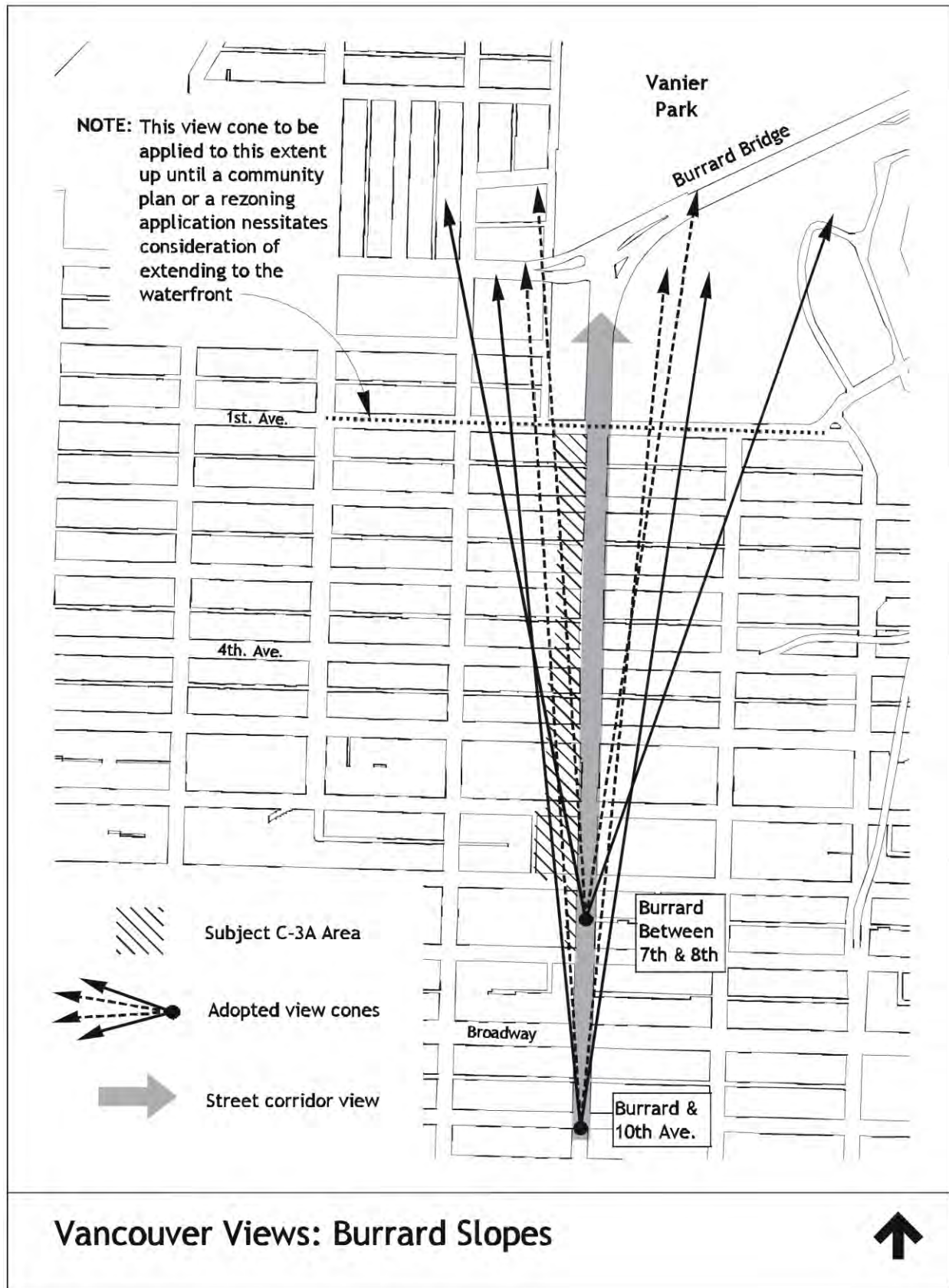


Figure 3. Burrard and 10th View Cone



Figure 4. Burrard and 8th View Cone



2.34.2 Private Views

- (a) Existing views enjoyed by adjacent developments should not be unduly compromised by incompatible siting, massing or orientation; and
- (b) Opportunities for near views of gardens and landscaped areas should be provided for residents.

2.45 Topography

On sites which slope down from street to lane, the stepping of any slab over parking/loading areas should be provided to limit under-slab height to the minimum needed to accommodate large moving vans.

2.56 Light and Ventilation

Provision of sufficient daylight access to individual units and open spaces is one of the most challenging aspects in the design of high density low-rise housing. The horizontal angle of daylight guidelines in section 4.810 should be supplemented with the following considerations:

- (a) Living rooms should not face into courtyards;
- (b) Below grade residential units often have inadequate daylight, and are discouraged;
- (c) In double-fronting units (i.e., street/courtyard or lane/courtyard), a minimum clear courtyard dimension of 6.0 m (measured to any obstruction including exterior corridors) and a courtyard height/width ratio of 1.5 to 1.0 may be acceptable provided no primary (living rooms) or secondary living spaces (bedrooms, dining rooms) face onto the courtyard. Secondary living spaces, however, may face the courtyard on the highest floor only;
- (d) Secondary living spaces (bedrooms, dining rooms) may face into the courtyard on lower floors provided that the minimum courtyard width is 9.2 m;
- (e) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;
- (f) Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability; and
- (g) Development should locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses.

2.67 Weather

- (a) Weather protection should be provided for common entrances, and for grade level or upper level individual residential entrances; and
- (b) Developments on Burrard Street should include 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 rather than signage.

2.78 Noise

Non-residential components of mixed use developments, such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. In addition, noise from traffic and the potential for a transit line along the Arbutus Corridor should be considered in building design. The restrictions on uses noted in section 3 will ensure a level of compatibility for uses within buildings. In addition, ~~section 4.15 of the District Schedule~~ Section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for all developments containing dwelling uses.

- (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 Arbutus Corridor, 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) City regulations governing the noise levels that may be produced in various areas may affect some non-residential uses proposed. ~~Licenses and Inspections or the Environmental Health Branch should be contacted for details.~~ The Noise Control By-law should be consulted.

2.89 Privacy

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

- (a) Unit orientation, window placement and screening should be used to enhance privacy;
- (b) Balconies and patios 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;
- (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 due to access corridors.

2.910 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 unkept 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.

2.104 Access and Circulation

2.104.1 Pedestrian Access

- (a) Primary pedestrian access to all uses should be from the street at street level;
- (b) Residential entries should be separate and distinct from non-residential entries and lobbies;

- (c) Internal public circulation systems such as shopping malls, are discouraged;

- (d) 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; and
- (e) Corridors should be adequately sized for moving furniture and should not be overly long (no more than 23.0 m in any one direction) or circuitous.

2.104.2 Vehicular Access

To ensure an active pedestrian environment, vehicular and service functions should not conflict with street frontage and pedestrian activity.

- (a) Vehicular access to underground parking, loading, and service areas should be provided from the lane only, where one exists, noting that a 0.6 m lane dedication will be required to complete the 6.0 m wide lane system where this width has not already been achieved;
- (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;
- (c) Where there is no lane, access should be taken from the point of least impact on the pedestrian realm and designed to minimum standard crossing width, preferably on a flanking street for corner sites; and
- (d) Vehicular entrances 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.

3 Uses

Given the intent of the guidelines to create a mixed use area, applicants have a choice of the following uses for either single use or mixed use developments. Mixed use developments which contain residential use or developments within 7.6 m of a residential use should ensure compatibility with the residential use, paying particular attention to the type and amount of traffic, noise and odours generated by non-residential uses.

3.1 Residential Use

Residential use is a conditional [approval](#) use but is permitted throughout the area except:

- (a) Residential use is not permitted at grade along Burrard Street or 4th Avenue, below grade or within 7.6 m of a potential rapid transit corridor; and
- (b) Residential use is discouraged where incompatible with other uses in the same project or uses nearby.

3.2 All Other Conditional [Approval](#) Uses

Other conditional [approval](#) uses may be considered subject to the guidelines below, but are discouraged when the proposed use is incompatible with residential uses, either in the same building or on an adjacent site. No use is permitted below grade, other than parking (Figure 5). Non-residential uses are discouraged above the second floor on sites adjacent to an RM district.

3.2.1 Retail, Office and Service Uses

These uses may be considered anywhere in the North Burrard C-3A area. Retail uses are encouraged at grade along 1st and 4th Avenues and Burrard Street.

3.2.2 Institutional, Cultural and Recreational Uses

Several institutional, cultural and recreational uses may be considered anywhere in the North Burrard C-3A area. However, only the following uses may be considered at grade on Burrard Street:

- (a) artist studio;
- (b) community centre/neighbourhood house;
- (c) fitness centre;
- (d) library;
- (e) museum/archives;

- (f) theatre; and
- (g) social service centre.

3.2.3 Manufacturing Uses

Manufacturing uses will be considered only in very limited cases adjacent to RM -zoned sites or in mixed use/residential developments within the North Burrard C-3A area, and only when it can be shown that the manufacturing use has a retail type component that is compatible with residential liveability.

3.2.4 Transport, Utility and Communication, and Wholesale Uses

In all cases, size and design of building and site must be compatible with existing and future adjacent development.

3.2.5 Parking Uses

Parking uses may be considered in the North Burrard C-3A area, however surface parking areas fronting onto Burrard Street or 4th Avenue are not acceptable.

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

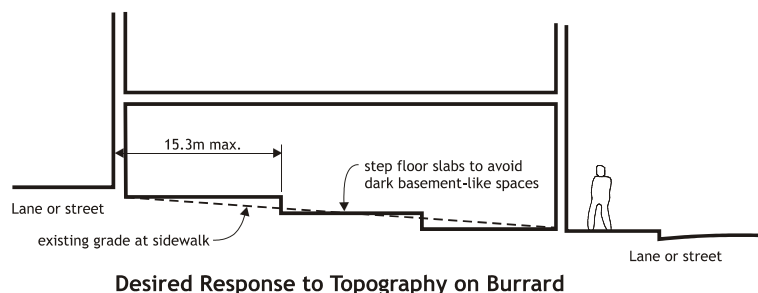
4.12 Frontage

- (a) On sites with frontages of 30.0 m or more, monotonous facades and monolithic images should be avoided by incorporating variety, articulation, vertical elements, colour and material changes to add interest; and
- (b) On Burrard Street, frontages for each individual occupancy located on a floor having an elevation within 2.0 m of street grade should be kept to a maximum of 15.3 m. The Director of Planning may consider larger frontages where pedestrian interest is otherwise maintained (Figure 6).

Figure 5. Example of undesirable response to topography - basement spaces



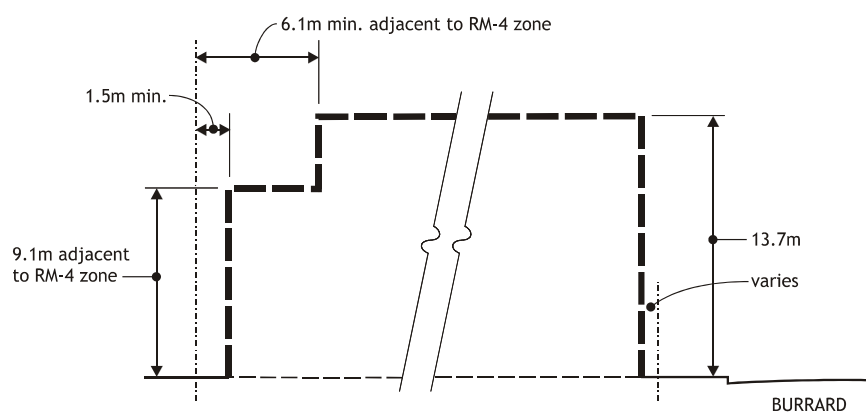
Figure 6. Desired frontage character and response to topography - small storefronts and no basement spaces



4.23 **Building Height**

- (a) In order to preserve established public views, the maximum **building** height should be 13.7 m (measured at the south property line) or 5 storeys, whichever is less (Figure 7). However, the achievable **building** height may be less for many sites depending upon location within the adopted view cones, particularly for sites between 3rd and 8th Avenues;
- (b) Where the proposed development is adjacent to an RM district, the portion of the building immediately adjacent to the residential zone should have a maximum **building** height of 9.1 m, with any massing above that setback at least 4.6 m to mitigate over-shadowing and overlook (Figure 7); and
- (c) Alternatively, developments adjacent to an RM district may achieve a **building** height of 10.7 m if they follow the side yard setback requirements for the RM district which call for a minimum setback of 2.1 m and for the outer walls of the building to be contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines.

Figure 7. Maximum Heights - East-West Section



Building Envelope - East-West Section

4.34 **Front Yard and Setback**

The current pattern in the area is for buildings to be built to the property line, or with minimal setbacks. New developments should respect and respond to setbacks of adjacent significant buildings and provide front setbacks where appropriate. In the North Burrard area most lots front onto the east-west streets as opposed to Burrard Street. This orientation should be maintained for the purposes of yards and setbacks. However, some variations will occur for lots along Burrard Street as indicated below.

- (a) No front yard or setback is required for non-residential uses except for those adjacent to an RM district which should have a front yard setback of 3.6 m within 6.1 m of adjacent RM zoned properties (Figures 8 and 9). Residential uses should have a front yard setback of 3.6 m to provide for privacy, livability and the need for unit open space. At least half of this setback should be free of underground parking to allow for significant planting and natural run-off;
- (b) For sites along Burrard Street, the first storey should be built up to the sidewalk so that a continuous commercial street frontage and street definition is maintained. A setback may be considered where a pedestrian courtyard or other features benefiting pedestrian character are provided. Setbacks above the second storey may also be appropriate to provide balconies for residential units and to respond to identified public views;
- (c) In locations along Burrard Street where sidewalks are less than 3.6m from the street property line, a setback should be provided to achieve this width. The additional space is to be integrated with the public sidewalk and remain unobstructed (Figures 11 and 12);

- (d) Along Burrard Street, additional ground level setbacks of up to 2.5m can be used to integrate the sloping topography with the sidewalk and to accommodate desirable public activities and/or displays associated with any business utilizing this space. The setback area should be designed in accordance with any adopted streetscape standards and supervised and maintained by the adjacent business; and
- (e) Buildings may be set back further for the provision of open space, where they are deemed desirable by the Director of Planning.

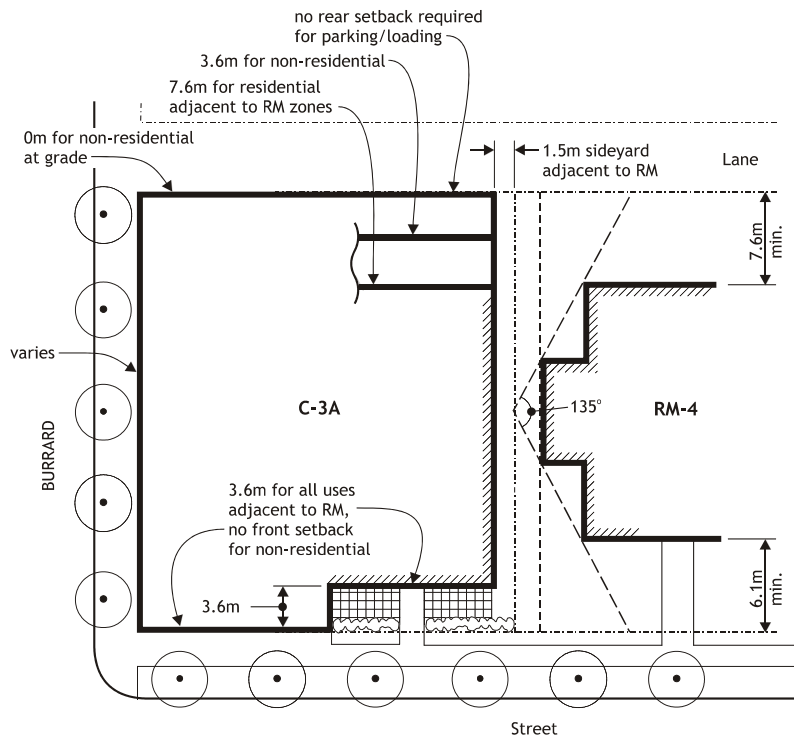
4.45 Side Yards and Setbacks

- (a) For corner sites, exterior side yards and setbacks should not be provided and the first storey should be built up to the sidewalk so that a continuous commercial street frontage and street definition is maintained. A side yard or setback may be considered where a pedestrian courtyard or other features benefiting pedestrian character are provided (section 4.4); and
- (b) An interior side yard of 1.5 m is required for sites adjacent to an RM-4 area (Figure 8). Additional setbacks will also be appropriate as described in section 4.3 (b). Figure 10 shows how setbacks and building height relate to adjacent RM-zoned properties at the interior side yard in order to minimize overlook and to provide light and air penetration. It should be noted that the specific mix of uses in a development will affect built form.

4.56 Rear Yard and Setback

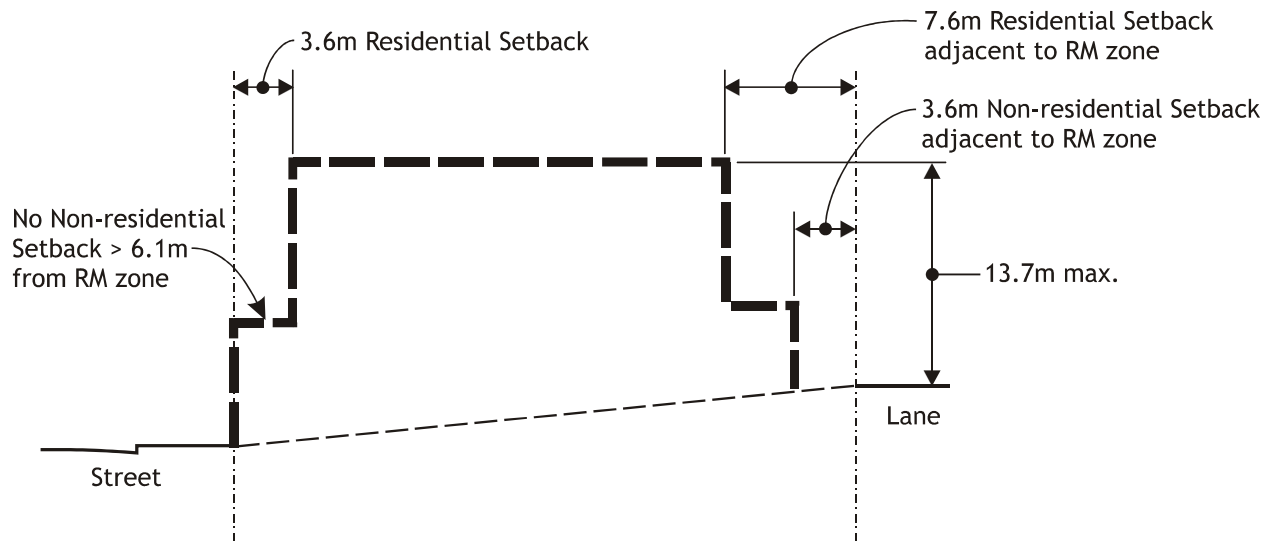
- (a) A minimum rear setback of 3.6m from the property line (7.0m if no lane exists) should be provided for all non-residential uses within 6.1 m of adjacent RM zoned properties (Figures 8 and 9). A minimum of 7.6 m should be provided for residential use within 6.1 m of adjacent RM zoned properties. Notwithstanding this, if a lane exists, the ground floor can be built to the (eventual) rear property line for parking, loading, and service uses, if these uses are screened from the lane; and
- (b) Where a non-residential use occurs at ground level, below a residential level, the roof over a loading area may project into the non-residential setback line. This roof may be usable as a landscaped deck for residential units.

Figure 8. Setbacks



Desired Setbacks

Figure 9. Building Envelope North-South Section



Building Envelope - North-South Section

Figure 10. Volumetric Building Envelope - how setbacks and height relate to adjacent RM district

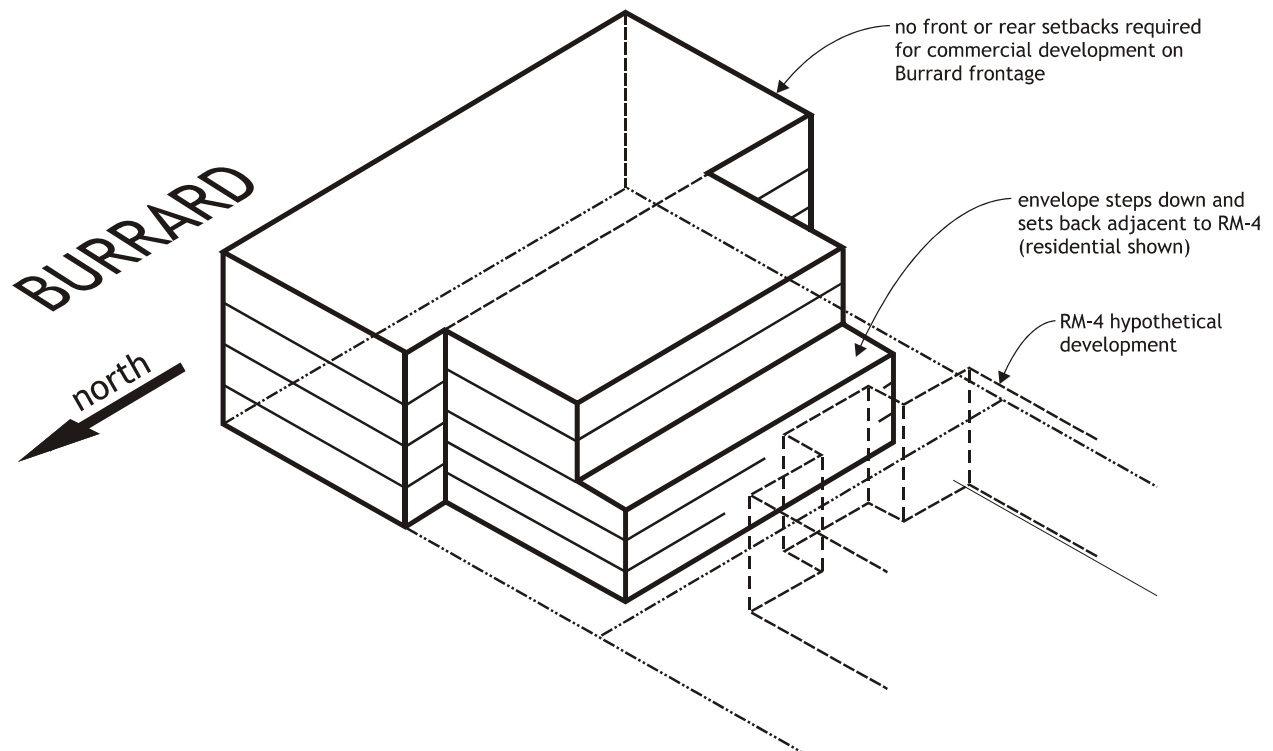


Figure 11. Burrard Street sidewalk conditions vary widely



Figure 12. An adequately-sized commercial sidewalk



4.67 Floor Space Ratio

Not all projects and sites will be able to achieve the maximum discretionary 3.0 FSR. Factors influencing the achievable density include, among other things, the following:

- (a) proportion of non-residential and residential uses;
- (b) corner or mid-block site location;
- (c) site frontage and/or size;
- (d) mix of dwelling unit sizes;
- (e) response to the guidelines on identified views and setbacks; and
- (f) ability to provide required parking.

4.79 Off-Street Parking and Loading

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

- (a) Parking should generally be located underground; exceptions may be considered for small sites, or where a limited number of at-grade stalls are provided for visitor parking;
- (b) Where it is not possible to place all parking underground, any at-grade stalls should be located at the rear of the site;
- (c) For slabs over parking/loading areas, under-slab height at the point of parking access should be limited to 3.7 m maximum. Where structural or mechanical elements project below a slab over parking/loading area, requiring an increase in the 3.7 m maximum height at the lane, these elements should be screened from view (Figure 12);

- (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;
- (f) Convenient loading of furniture to residential units should be facilitated by the design of loading areas and access routes;
- (g) Commercial loading spaces may be located at grade open to the lane, but should be solidly roofed to avoid noise and visual impacts. Because loading areas are open to view from the lane and sites to the rear, appropriate height, lighting and screening (including possibly doors) should be provided; and
- (h) Where there is no lane, access should be from the flanking street on corner sites. On interior sites, access should be located and designed to minimize impact on the pedestrian realm.

Figure 13. Examples of access to parking



4.810 Horizontal Angle of Daylight

- (a) Where the horizontal angle of daylight is proposed to be decreased as permitted in section [5.24.3.6](#) of the C-3A District Schedule, 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
- (b) In situations where the horizontal angle of daylight is decreased to the minimum of 3.7 m, additional overshadowing of windows by overhead balconies or other projections should be avoided.

5 Architectural Components

5.1 Roofs and Chimneys

- (a) Roofs should be designed to be attractive as seen from above through landscaping, elements such as gazebos and trellises, and choice of materials and colour. Elements such as roof decks should be provided to increase usability of roofs 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.

5.23 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. A 0.5 m to 1.0 m step up to residential entries should be built to provide overlook opportunities as well as visual privacy for outdoor space (Figure 14); and
- (b) Residential and commercial entries to buildings should be separately identifiable from the street.

Figure 14. Examples of commercial and residential entries - at- and above-grade



5.34 Balconies

- (a) Balconies should be designed to maximize light into the unit; and
- (b) Balconies can be excluded from FSR to a maximum of 8% of the floor area being provided. 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.

5.45 Exterior Walls and Finishing

- (a) The lower levels of developments should be carefully designed to relate to pedestrian scale, and enhance the close-up view of the pedestrian. The use of high quality materials and more intensive detailing that contribute to pedestrian interest is encouraged;
- (b) 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

- (c) Walls abutting the lane should be carefully designed to be attractive to neighbouring developments and passersby through articulation, the use of quality materials, and landscaping.

5.56 Awnings, Canopies, Recesses, and Arcades (refer to 2.67)

- (a) Arcades are not encouraged on Burrard Street or on the south side of other streets, because they will result in limited sun penetration. Where required, weather protection should be provided by awnings and canopies;
- (b) Arcades should not be used where residential “front doors” and/or other open space setbacks are present; and
- (c) Where they are used, arcades should have a minimum 1.8 m width, continuous walking path (no steps or blank walls at the end), be high enough to ensure light penetration, and be well lit at night.

5.67 Lights

- (a) Lighting on sites should be sensitive to the residential use of the area. 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; and
- (b) Incandescent or colour-corrected light sources should be used.

6.7 Open Space

6.7.1 Public Open Space

Seaforth Park north of 1st Avenue is the only dedicated park in the area. Pedestrian links to beaches, False Creek waterfront and Granville Island are mainly along the street network See section 7.8.1 also.

6.7.2 Semi-Private Open Space

- (a) “Active” or “social” semi-private open space is desirable to provide for residents and should be provided wherever possible. It could be located above the commercial level or on the rooftop but should maximize sun exposure, and be protected from noise and overlook from neighbouring buildings. Privacy of adjacent units and properties, view blockage and noise impact on units and properties below should be addressed;
- (b) Semi-private open space at or near grade is encouraged at the front and rear yards of developments, but is discouraged on Burrard and 4th Avenue and at the interior side yards of developments;
- (c) In courtyard projects, courtyards typically serve a combination of functions, such as circulation, as a buffer between units, and as a source of daylight and air to courtyard-facing rooms. Owing to their often forced linearity and requirements of protecting privacy while providing access, this type of courtyard is rarely suitable as social semi-private open space; and
- (d) Residential projects designed for families with children should have access to a secure outdoor space (Refer to Council-adopted “High-Density Housing for Families with Children Guidelines”).

Figure 15. Examples of private open space



67.3 Private Open Space

- (a) Private open space should be provided for each unit in the form of balconies, decks or patios with 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. Private open space generally should not face onto Burrard Street. Balcony enclosure to reduce noise may be appropriate in some cases, particularly for units facing Burrard Street; and
- (c) To help create defined and usable private space at grade a front garden or low, raised porch should be considered (Figure 15).

78 Landscaping

78.1 Streetscape

The Burrard Slopes Greenway and Open Space Plan (Figure 16), adopted in 1994 applies to the area between Burrard and Hemlock, Broadway and 1st Avenue/False Creek rail line. However, some of its objectives are also applicable to the west side of Burrard. It calls for enhancing streets and boulevards through extending the boulevard system west along 6th Avenue between Burrard and Arbutus to connect with the redeveloped Arbutus lands and providing street trees, pedestrian lighting and street furniture to improve pedestrian amenities. The Arbutus Corridor Official Development Plan designating the corridor for transit, bike and pedestrian routes also applies to a portion of this area.

In addition, a number of standard guidelines should be followed to enhance the existing legacy of street trees and green boulevards.

- (a) Street trees should be provided on all streets not currently having them or where their spacing is inconsistent. Park Board and Engineering staff will specify species, spacings, and location;
- (b) Other than along Burrard Street, boulevards between the sidewalk and the curb should be grassed. Interior boulevards should also be mainly landscaped. Paving should be limited to areas with foot traffic or vehicle use (Figure 17); and
- (c) Private setback areas used as a sidewalk along Burrard Street should be treated in an integrated fashion with the public sidewalk.

Burrard Slopes Greenway and Open Space Concept

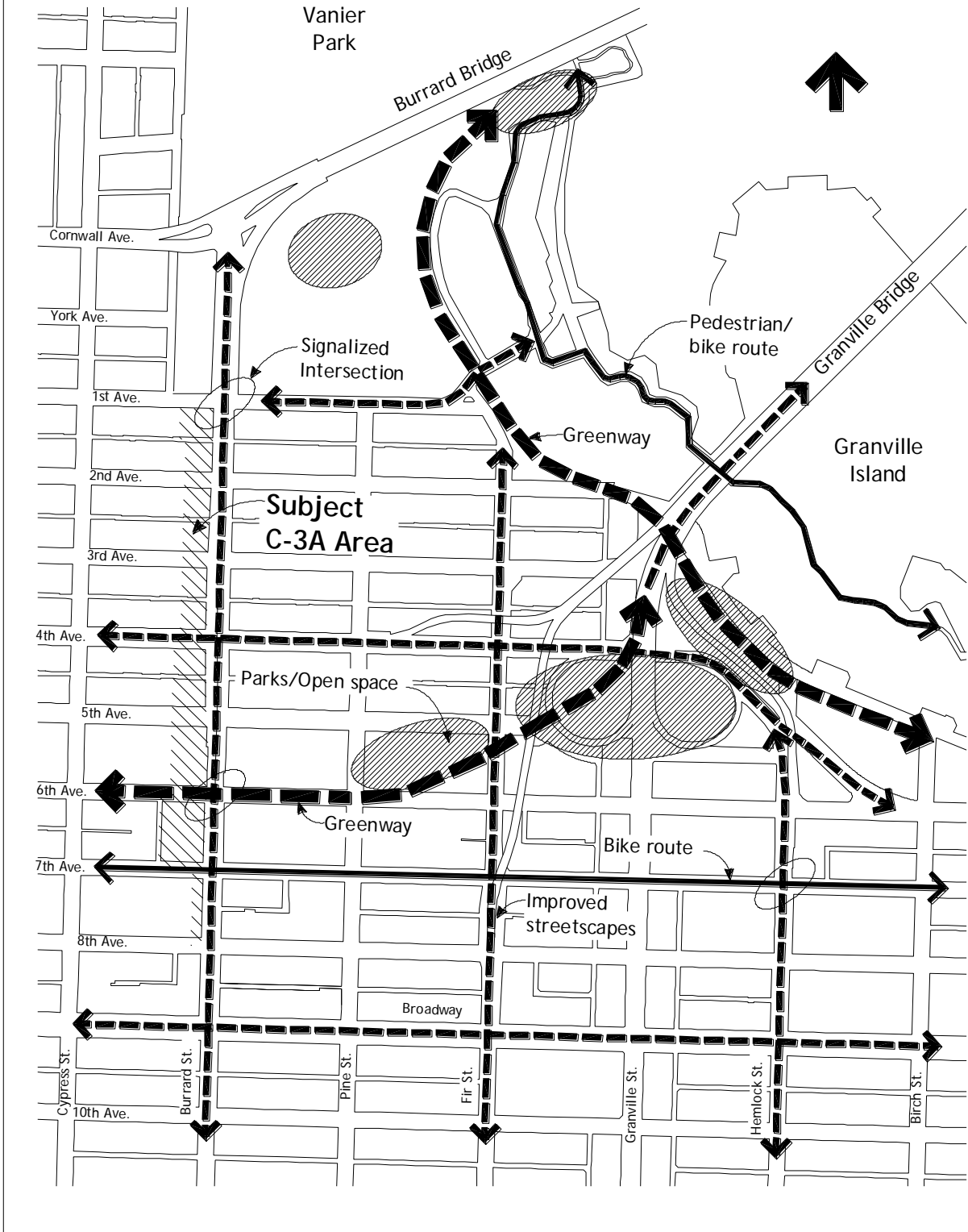


Figure 17. Example of landscaped flanking boulevard



78.2 Site Landscaping

- (a) Existing trees and significant landscape features should be retained where possible;
- (b) Landscaping close to the street should be used to soften built form, and create a residential character. Layering of plant material, including vines on vertical surfaces, can have a rich appearance in minimal space;
- (c) Landscaping should be provided on amenity roof decks and for screening to provide privacy where required;
- (d) Landscaping should also be considered adjacent to rear lanes, provided that branches are kept clear of the lane right-of-way, and provided that security is not unduly compromised; and
- (e) Landscape design on other parts of the site should relate to anticipated activities.

89 Utilities, Sanitation, and Public Services

8.19.2 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.

8.29.3 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 located adjacent to the lane, but should be fully enclosed by a roof and sides, and screened from the lane.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

ARBUTUS C-7 AND C-8 GUIDELINES

Adopted by City Council on December 12, 1995

Amended September 10, 1996 and January 20, 1998

Contents

	Page
1 Application and Intent	1
2 General Design Considerations	1
2.1 2.2 Neighbourhood and Street Character.....	1
2.2 3 Orientation	3
2.3 4 Views	3
2.4 6 Light and Ventilation	3
2.5 7 Weather	4
2.6 8 Noise	5
2.7 9 Privacy	6
2.8 10 Safety and Security	7
2.9 11 Access and Circulation	7
2.10 12 Heritage	8
3 Uses	9
3.1 Residential (Dwelling) Use.....	9
3.2 All Other Conditional <u>Approval</u> Uses	10
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law	11
4.1 2 Frontage	11
4.2 3 <u>Building</u> Height	11
4.3 4 Front Yard and Setback.....	12
4.4 5 Side Yards and Setbacks	13
4.5 6 Rear Yard and Setback.....	13
4.6 7 Floor Space Ratio	14
4.7 9 Off-Street Parking and Loading.....	14
4.8 10 Horizontal Angle of Daylight	15
5 Architectural Components.....	15
5.1 Roofs and Chimneys.....	15
5.2 3 Entrances, Stairs and Porches	15
5.3 4 Balconies	15
5.4 5 Exterior Walls and Finishing	16
5.5 6 Awnings, Canopies, Recesses, and Arcades	16
5.6 7 Lights	16
67 Open Space	16
6 7 .1 Public Open Space.....	16
6 7 .2 Semi-Private Open Space	17
6 7 .3 Private Open Space.....	17
78 Landscaping.....	17
7 8 .1 Streetscape	17
7 8 .2 Site Landscape.....	17
89 Utilities, Sanitation, and Public Services	18
8.1 9 .2 Underground Wiring.....	18
8.2 9 .3 Garbage and Recycling.....	18
Appendix A	19

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

1 Application and Intent

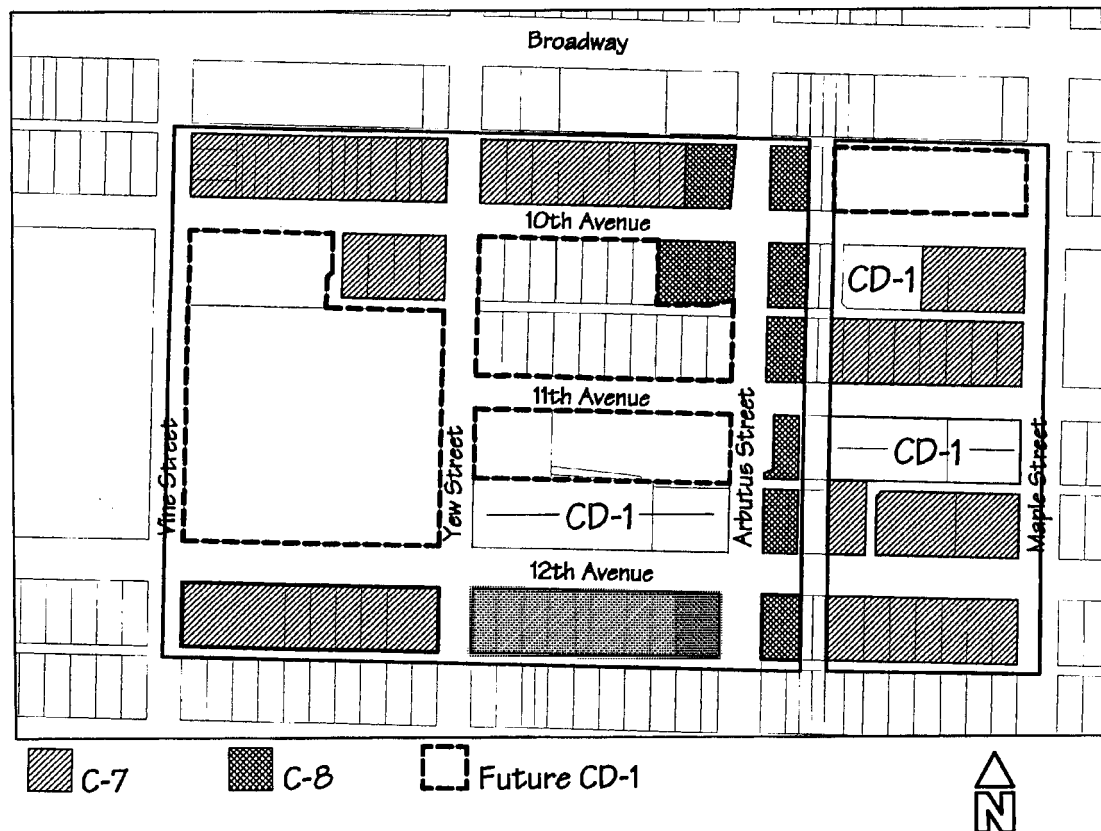
These guidelines are based on the Arbutus Neighbourhood Policy Plan and are to be used in conjunction with the C-7 and C-8 Districts Schedule of the Zoning and Development By-law in the Arbutus Neighbourhood (Figure 1). The guidelines should be consulted in seeking approval for conditional approval uses or discretionary variations in regulations in those portions of the Arbutus Neighbourhood zoned C-7 and C-8. In addition, applicants for development on sites adjacent to any of the future CD-1 sites identified in Figure 1 below, should reference the appropriate CD-1 guidelines that may be available. As well as assisting the applicant, these guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to:

- (a) Assist in converting the Arbutus Neighbourhood to an attractive, vibrant mixed use/residential area;
- (b) Assist new development to be compatible with existing development;
- (c) Ensure a high standard of project livability for new residents; and
- (d) Help create an attractive local shopping district on Arbutus Street (C-8 District).

Wherever reference is made in these guidelines to residential uses (with the exception of the Compatibility Matrix), the provision also applies to Artist Studio - Class A, Artist Studio - Class B and the associated residential unit.

Figure 1. Arbutus Neighbourhood — C-7 and C-8 Districts



2 General Design Considerations

2.1/2.2 Neighbourhood and Street Character

The portion of the Arbutus Neighbourhood subject to these guidelines currently has "fine-grained" development with various types of small office, retail and service uses in one, two and three storey buildings. Exceptions include the B.C. Tel building (4-5 storeys public utility), and the Bessborough Armoury (public authority on the Vancouver Heritage Register).

Existing buildings in the area generally provide strong street definition and an urban feel. Grassed and treed city boulevards help soften this urban character and provide a green street image.

Figure 2. Typical Treed Arbutus Neighbourhood Avenue



Within the area, there are two districts with different orientations:

- (a) **C-7 District**
The sites along 10th and 12th Avenues, and east of the rail right-of-way (generally zoned C-7) will have a range of existing and new buildings, and a variety of mixtures of residential and non-residential uses. Site-by-site solutions will be required to ensure compatibility of use and built form. Generally, buildings will be limited to four storeys. It is important that new development in these areas continue and enhance the green street image through setbacks and on-site landscaping.
- (b) **C-8 District (Arbutus Street)**
The sites along Arbutus Street (generally zoned C-8) will have a strong pedestrian orientation with buildings at the street edge, and continuous ground floor retail and service uses. Buildings will also generally be limited to 4 storeys. The character of the street as a shopping area should be expressed by features such as display windows, individuality of shop frontages, awnings or canopies, signage and outdoor extensions of cafes and restaurants.

Figure 3. Arbutus Street Active Pedestrian Shopping District



2.23 Orientation

The area has an established orthogonal alignment of building face to the street grid which is an ordering principle.

- (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.

2.34 Views

- (a) Existing views enjoyed by adjacent developments should not be unduly compromised by incompatible siting, massing or orientation;
- (b) Opportunities for near views of gardens and landscaped areas should be provided for residents; and
- (c) The streets of the Arbutus Neighbourhood provide good distant views to the North Shore mountains and Point Grey to the west, and this is addressed in section 4.23 on [building heights](#).

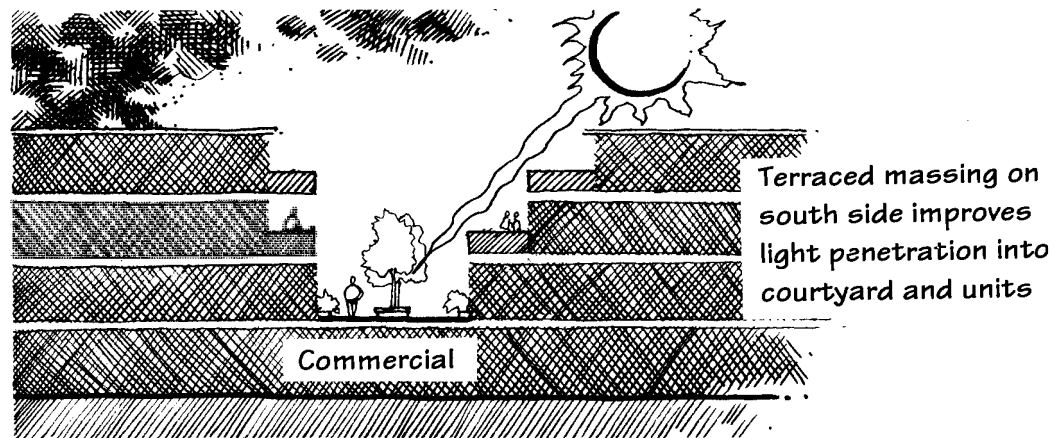
2.46 Light and Ventilation

Provision of sufficient daylight access to individual units and open spaces is one of the most challenging aspects in the design of high density lowrise housing. The horizontal angle of daylight guidelines in section 4.840 should be supplemented with the following considerations:

- (a) Living rooms should not face into courtyards;
- (b) Below grade residential units often have inadequate daylight, and are generally discouraged;
- (c) In double-fronting units (i.e., street/courtyard or lane/courtyard), a minimum clear courtyard dimension of 6.0 m (measured to any obstruction including exterior corridors) and a courtyard height/width ratio of 1.5 to 1.0 may be acceptable provided no primary (living rooms) or secondary living spaces (bedrooms, dining rooms) face onto the courtyard. Secondary living spaces, however, may face the courtyard on the highest floor only;
- (d) Secondary living spaces (bedrooms, dining rooms) may face into the courtyard on lower floors provided that the minimum courtyard width is 9.2 m;

- (e) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;

Figure 4. Courtyard Configuration to Maximize Light Penetration



- (f) Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability; and
- (g) Development should locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses.

2.57 Weather

- (a) Weather protection should be provided for common entrances, and for grade level or upper level individual residential entrances; and
- (b) Developments on Arbutus should include 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.

Figure 5. Examples of Desired Weather Protection



2.68 Noise

Non-residential components of mixed use developments, such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. In addition, noise from traffic and a potential transit line should be considered in building design. The restrictions on uses noted in section 3 will ensure a level of compatibility for uses within buildings. In addition, ~~section 4.15 of the Districts Schedule~~ Section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for developments containing dwelling uses and located on 12th Avenue, Arbutus Street, or abutting the rail right-of-way, and for all mixed-use developments containing dwelling uses.

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

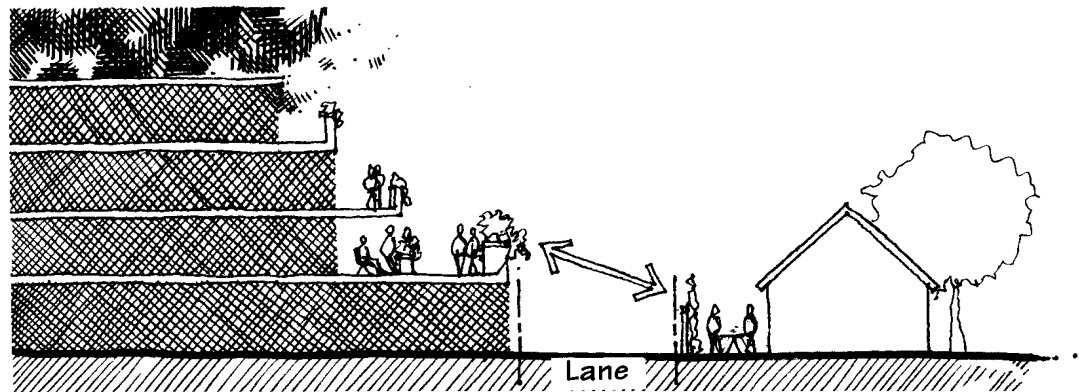
- (b) Local noise generated by the development itself, such as parking and loading activities, exhaust fans, and restaurant entertainment, should be mitigated by location and design; and
- (c) The City has regulations governing the noise levels that may be produced in various areas. These may affect some non-residential uses proposed. ~~The Permits and Licences or Health Departments should be contacted for details.~~ The Noise Control By-law should be consulted.

2.79 Privacy

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

- (a) Unit orientation, window placement and screening should be used to enhance privacy;
- (b) Balconies and patios should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project;

Figure 6. Massing and Screening for Privacy



- (c) Habitable rooms within the developments should be oriented away from pedestrian circulation routes;
- (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 due to access corridors.

Figure 7. Proper Screening to Provide Privacy for Ground Level Units

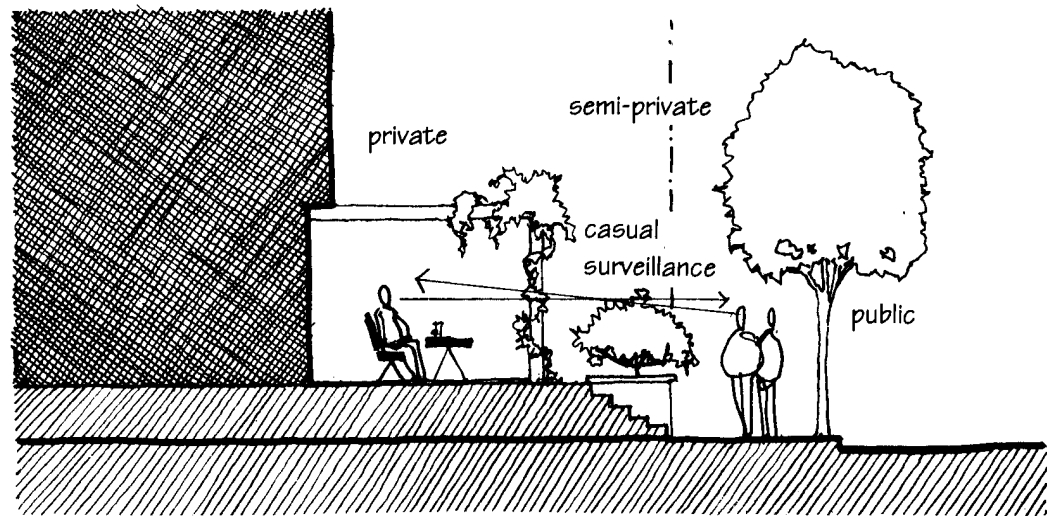


2.840 Safety and Security

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" (CPFED) 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 unkept areas, and should be avoided;

Figure 8. Territory Definition



- (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.

2.944 Access and Circulation

2.944.1 Pedestrian Access

- (a) Primary pedestrian access to all uses should be from the street at street level;
- (b) Residential entries should be separate and distinct from non-residential entries and lobbies;
- (c) Internal public circulation systems such as shopping malls, are discouraged;
- (d) 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; and

- (e) Corridors should be adequately sized for moving furniture and should not be overly long (no more than 23.0 m in any one direction) or circuitous.

2.911.2 Vehicular Access

Lane Access

To ensure an active pedestrian environment, vehicular and service functions should not 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 9 Quality Treatment of Vehicular and Service Area



Figure 10. Lack of Quality Treatment of Vehicular and Service Area



Street Access

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

- (a) Street access will be considered for sites without lanes. In these cases, access should be taken from the point of least impact on the pedestrian realm and designed to minimum standard crossing width; and
- (b) Vehicular entrances 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.

2.102 Heritage

As of December 1995, the Arbutus Neighbourhood contains two heritage structures on the Vancouver Heritage Register. The Jones Tent and Awning Building is part of a separate CD-1 By-law. The Bessborough Armouries site is subject to these guidelines. Council's Heritage policy, reiterated in the Arbutus Neighbourhood Policy Plan, is to encourage retention of resources on the Vancouver Heritage Register by considering a wider choice of uses, heritage bonuses and density transfers.

Figure 11. Bessborough Armouries



- (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 Heritage Register, should not detract from their significance 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

3.1 Residential (Dwelling) Use

Residential use is encouraged throughout the C-7 and C-8 Districts, except:

- (a) Residential is not permitted at grade along Arbutus in the C-8 District; and
- (b) Residential is discouraged where incompatible with other uses in the same project or uses nearby, as indicated in Residential Compatibility Matrix (Appendix A).

3.1.1 Family Housing

All projects in the C-7 District should ensure that 25% of the total dwelling units in the development could be suitable for families with children as follows:

- (a) In developments with 50 units or more, a minimum of 25% of residential units should be suitable for families with children, as defined in the Council-adopted "High-Density Housing for Families with Children Guidelines";
- (b) For developments with fewer than 50 units, a minimum of 25% of the units should:
 - (i) contain 2 or more bedrooms;
 - (ii) possess private open space which is directly accessible from the unit, is a minimum of 5.6 m² in area, and has a minimum single horizontal dimension of 1.8 m;
 - (iii) be located within 3 storeys of grade; and
 - (iv) provide an outdoor area with a minimum area of 37 m², in an appropriate location, that could be developed as a children's play area.

3.2 All Other Conditional **Approval** Uses

Other conditional **approval** uses may be considered subject to the guidelines below, but are discouraged when the proposed use is incompatible with residential uses, either in the same building or on an adjacent site, as indicated in the Residential Compatibility Matrix.

3.2.1 Retail Uses

Retail uses are encouraged at grade along Arbutus in the C-8 District. Guidelines in section 2.1 ~~2.2~~ place emphasis on small scale, individualized shops to maximize pedestrian interest. (Retail uses are not permitted in the C-7 District.)

3.2.2 Service Uses

Service uses may be considered anywhere in the C-7 and C-8 Districts. However:

- (a) At grade on Arbutus, the use should be of the type that generates pedestrian traffic and contribute to pedestrian interest; and
- (b) Motor vehicle service uses are permitted only in the C-8 District, and may be considered on the east side of Arbutus.

3.2.3 Office Uses

Office uses may be considered anywhere in the C-7 and C-8 Districts. However, office uses at grade on Arbutus should generate pedestrian traffic (e.g., travel agency, bank, clinic, etc.), to contribute to pedestrian interest.

3.2.4 Institutional, Cultural and Recreational Uses

Institutional, cultural and recreational uses may be considered anywhere in C-7 and C-8 Districts. However, only the following uses may be considered at grade on Arbutus:

- (a) artist studio
- (b) community centre/neighbourhood house;
- (c) fitness centre;
- (d) library;
- (e) museum/archives;
- (f) theatre;
- (g) child day care facility; and
- (h) social service centre.

In order to be considered, these uses should generate pedestrian traffic and contribute to pedestrian interest.

3.2.5 Manufacturing Uses

Manufacturing uses may be considered anywhere in the C-7 and C-8 Districts. However, they will be considered only in very limited cases at grade on Arbutus, when it can be shown that the manufacturing use has a retail type component that generates pedestrian traffic, to contribute to pedestrian interest.

3.2.6 Transport, Utility and Communication, and Wholesale Uses

- (a) Except as noted below, transport, utility and communication, and wholesale uses may be considered anywhere in the C-7 and C-8 Districts except at grade on Arbutus Street. In all cases, size and design of building and site must be compatible with existing and future adjacent development.
- (b) Works yards and works shops use may be considered only when an existing works yard or works shop in the area wishes to relocate within the area.

3.2.7 Parking Uses

- (a) Surface parking areas may be considered anywhere in the C-7 and C-8 Districts; and
- (b) Accessory parking uses above grade may be considered only in the C-8 District on the east side of Arbutus.

4.12 Frontage

- (a) On sites with frontages of 30.0 m or more, monotonous facades and monolithic images should be avoided by incorporating variety, articulation, vertical elements, colour and material changes to add interest; and
- (b) On Arbutus Street, frontages for each individual occupancy located on a floor having an elevation within 2.0 m of street grade should be kept to a maximum of 15.3 m. The Director of Planning may consider larger frontages where pedestrian interest is otherwise maintained.

Figure 12. Long Facade Visually Broken into Components



4.23 Building Height

- (a) The maximum building height of 12.2 m may be increased up to 13.8 m to allow for:
 - (i) non-combustible construction of the residential component; or
 - (ii) provision of roof design features beneficial to the character of the area; or
 - (iii) response to topography, where the slope is more than 1.5 m across the site.Sites on the north side of the 2100 and 2200 block of 10th Avenue, adjacent the higher density C-3A District, back onto blank walls of existing 4 and 5-storey commercial buildings, several with no rear setbacks. Future C-3A building heights could be up to 24.0 m or more in building height.
- (b) Building height increases up to 18.3 m may be considered in order to improve residential livability for sites on the north side of the 2100 and 2200 blocks of West 10th Avenue. Building height increases will only be considered where it can be demonstrated that there will be no or minimal increased overshadowing or reduction of views for surrounding neighbours. Consideration should also be given to impacts on street character, overall building bulk, and open space;
- (c) On any site, increases in building heights up to 24.4 m may be considered in order to facilitate the retention of heritage structures. Building height increases will only be considered where it can be demonstrated that there will be no or minimal increased overshadowing or reduction of views for surrounding neighbours. Consideration should also be given to impacts on street character, overall building bulk, and open space;
- (d) Setback of the upper storeys may be appropriate in some cases, such as at the fourth storey for buildings on Arbutus Street to help preserve views of the north shore mountains, or in any area to match the scale of adjacent newer buildings.

4.34 Front Yard and Setback

The current pattern in the area is for buildings to be built to the property line, or with minimal setbacks. New developments should respect and respond to setbacks of adjacent significant buildings and provide front setbacks where appropriate.

- (a) For sites fronting on Arbutus Street or on an avenue in the C-8 District, the first storey should be built up to the street so that a continuous commercial street frontage and street definition is maintained. A front yard or setback may be considered where a pedestrian courtyard or other features benefitting pedestrian character are provided. Setbacks above the first storey may also be appropriate to provide balconies for residential units. However, the visual impression of street definition should be maintained for at least three storeys by using recessed balconies, frame walls etc.; and

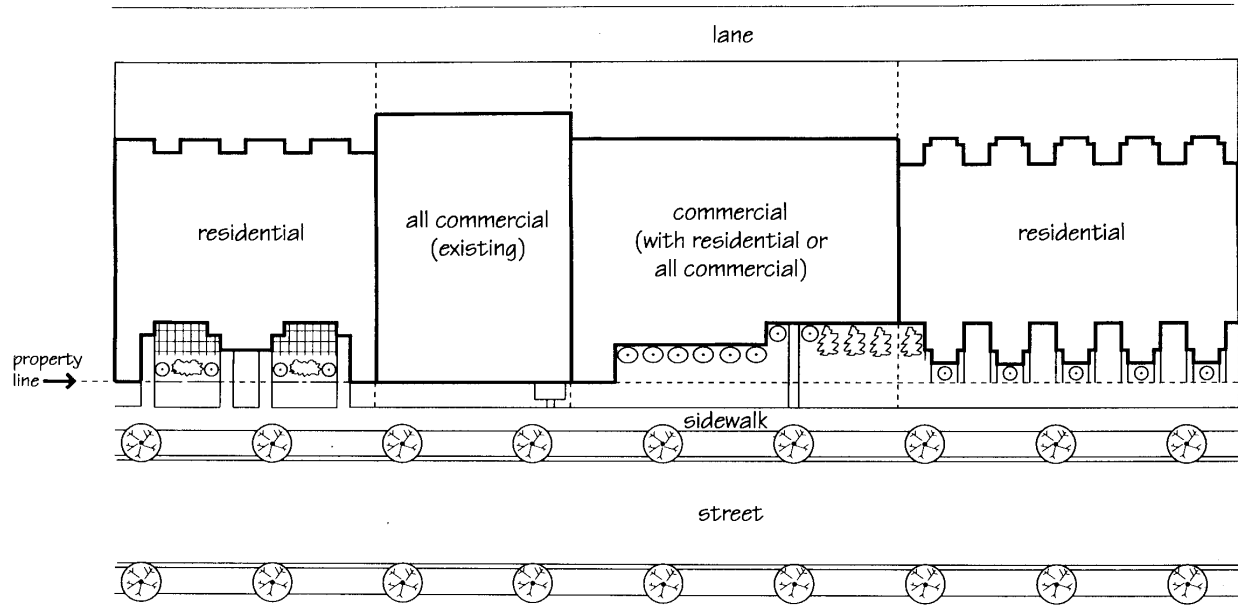
Figure 13. Appropriate Pedestrian Retail Street Character



- (b) In the remainder of the area (C-7):
 - (i) Residential portions of buildings should be set back a minimum average of 3.1 m. to provide for privacy, liveability and the need for unit open space. The setback may vary in depth at different points to respond to setbacks in adjacent buildings, privacy and noise considerations. At least half of this setback should be free of underground parking to allow for significant planting and natural run-off; and

- (ii) Buildings with non-residential uses generally need not have a front setback across the entire frontage, but should respond to three needs. First, buildings should contribute in a significant way to the greening of the street by providing some landscaped areas whose shape and size may vary. Second, front setbacks should be configured to create a transition to the setback or lack of setback of an adjacent building. Third, at least half of the on-site landscaped area should be free of underground parking to allow significant planting and natural run-off.

Figure 14. Examples of Appropriate Front Setback Responses in C-7 District



4.45 Side Yards and Setbacks

- For sites in the C-8 District fronting on an avenue, exterior side yards and setbacks (i.e., on corner sites) should not be provided and the first storey should be built up to the street so that a continuous commercial street frontage and street definition is maintained. A side yard or setback may be considered where a pedestrian courtyard or other features benefitting pedestrian character are provided. Setbacks above the first storey may also be appropriate to provide balconies for residential units. However, the visual impression of street definition should be maintained for at least three storeys by using recessed balconies, frame walls etc.;
- For sites in the C-8 District fronting on Arbutus Street, exterior side yards and setbacks should be similar to front yard and setbacks, and the treatment should be similar except that a transition should occur to the front yard setback provided by any adjacent building in the C-7 District; and
- For sites in the C-7 District, exterior side yards and setbacks (i.e., on corner sites) should be similar to front yard and setbacks, and the treatment should be similar.

4.56 Rear Yard and Setback

Sites on the north side of the 2100 and 2200 block of 10th Avenue, adjacent the higher density C-3A District, back onto blank walls of existing 4 and 5-storey commercial buildings, several with no rear setbacks. Future C-3A building heights could be up to 24.0 m or more in building height. Sites on the 2500 block of Vine have limited site depth and back onto a blank wall of the adjacent building on 10th Avenue.

- (a) For sites on the north side of the 2100 block of 10th Avenue, and sites on the east side of the 2500 block of Vine Street, the minimum rear setback may be relaxed if it can be demonstrated that relaxing the setbacks will provide more liveable residential units in the proposed project, and there will be no adverse impacts of shadowing or loss of privacy to adjacent and surrounding developments.

4.67 Floor Space Ratio

- (a) Not all projects and sites will be able to achieve the maximum discretionary 2.25 FSR. Factors influencing the achievable density include:
 - (i) proportion of non-residential and residential uses;
 - (ii) corner or mid-block site location;
 - (iii) site frontage;
 - (iv) mix of dwelling unit sizes;
 - (v) response to the guidelines on building height and front setbacks; and
 - (vi) ability to provide required parking.

4.79 Off-Street Parking and Loading

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

- (a) Parking should generally be located underground; exceptions may be considered for small sites, or where a limited number of at-grade stalls are provided for visitor parking;
- (b) Where it is not possible to place all parking underground, any at-grade stalls should be located at the rear of the site;
- (c) For slabs over parking/loading areas, under-slab height at the point of parking access should be limited to 3.7 m maximum. Where structural or mechanical elements project below a slab over parking/loading area, requiring an increase in the 3.7 m maximum height at the lane, 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;

Figure 15. Solid Roof Over Parking and Loading Helps Reduce Impact



- (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.

4.810 Horizontal Angle of Daylight

- (a) Where the horizontal angle of daylight is proposed to be decreased as permitted in section 5.24.2.6 of the C-7 and C-8 Districts Schedule, 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
- (b) In situations where the horizontal angle of daylight is decreased to the minimum of 3.7 m, additional overshadowing of windows by overhead balconies or other projections should be avoided.

5 Architectural Components

5.1 Roofs and Chimneys

- (a) Roofs should be designed to be attractive as seen from above through landscaping, elements such as gazebos and trellises, and choice of materials and colour. Elements such as roof gardens and roof decks should be provided to increase usability of roofs 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.

5.23 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.

Figure 16. Individual Unit Entries Enhance Pedestrian Environment



5.34 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.

5.45 Exterior Walls and Finishing

- (a) The lower levels of developments should be carefully designed to relate to pedestrian scale, and enhance the close-up view of the pedestrian. The use of high quality materials and more intensive detailing that contribute to pedestrian interest is encouraged;
- (b) 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
- (c) Walls abutting the lane should be carefully designed to be attractive to neighbouring developments and passersby through articulation, the use of quality materials, and landscaping.

Figure 17. Attractive Exterior Wall



5.56 Awnings, Canopies, Recesses, and Arcades

- (a) Arcades are not encouraged on Arbutus Street or on the south side of other streets, because they will result in limited sun penetration. Where required, weather protection should be provided by awnings and canopies;
- (b) Arcades should not be used where residential “front doors” and/or other open space setbacks are present; and
- (c) Where they are used, arcades should have a minimum 1.8 m width, continuous walking path (no steps or blank walls at the end), be high enough to ensure light penetration, and be well lit at night.

5.67 Lights

- (a) Lighting on sites should be sensitive to the residential use of the area. 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; and
- (b) Incandescent or colour-corrected light sources should be used.

6.7 Open Space

6.7.1 Public Open Space

New park spaces will be built in the area, and the 11th Avenue alignment from Connaught Park to Tennyson School is intended to become a pedestrian route through the neighbourhood.

- (a) Opportunities for individual projects to respond to and link with these spaces, should be considered.

67.2 Semi-Private Open Space

- (a) “Active” or “social” semi-private open space is desirable to provide for residents and should be provided wherever possible. It could be located above the commercial level or on the rooftop but should maximize sun exposure, and be protected from noise and overlook from neighbouring buildings. Privacy of adjacent units and properties, view blockage and noise impact on units and properties below should be addressed;
- (b) In courtyard projects, courtyards typically serve a combination of functions, such as circulation, as a buffer between units, and as a source of daylight and air to courtyard-facing rooms. Owing to their often forced linearity and requirements of protecting privacy while providing access, this type of courtyard is rarely suitable as social semi-private open space; and
- (c) Residential projects designed for families with children should have access to a secure outdoor space (Refer to Council-adopted “High-Density Housing for Families with Children Guidelines”).

67.3 Private Open Space

- (a) Private open space should be provided for each unit in the form of balconies, decks or patios with 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 may be appropriate in some cases; and
- (c) To help create defined and usable private space at grade, a front garden or low, raised porch should be considered.

78 Landscaping

78.1 Streetscape

Specific streetscape guidelines for the Arbutus Neighbourhood may be adopted in the future. In the meantime, a number of standard guidelines should be followed to enhance the existing legacy of street trees and green boulevards.

- (a) Street trees should be provided on all streets not currently having them or where their spacing is inconsistent. Park Board and Engineering staff will specify species, spacings, and location; and
- (b) Other than along Arbutus Street, exterior boulevards between the sidewalk and the curb should be grassed. Interior boulevards should also be mainly landscaped. Paving should be limited to areas with foot traffic or active use.

78.2 Site Landscape

- (a) Existing trees and significant landscape features should be retained where possible;
- (b) In the C-7 District, landscaping close to the street should be used to soften built form, and create a residential character. Layering of plant material, including vines on vertical surfaces, can have a rich appearance in minimal space;

Figure 18. Quality Landscaping Helps Create Pedestrian Interest and Residential Character



- (c) Landscaping should be provided on amenity roof decks and for screening to provide privacy where required;
- (d) Landscaping should also be considered adjacent to rear lanes, provided that branches are kept clear of the lane right-of-way, and provided that security is not unduly compromised; and
- (e) Landscape design on other parts of the site should relate to anticipated activities.

8.9 Utilities, Sanitation, and Public Services

8.19.2 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.

8.29.3 Garbage and Recycling

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

- (a) Garbage and recycling facilities should be located adjacent to the lane, but should be fully enclosed by a roof and sides, and screened from the lane.

Residential Compatibility Table

The Arbutus Neighbourhood will contain a broad range of commercial and small scale industrial uses that will have various degrees of compatibility with residential uses. This table should be used to assess whether a proposed use would raise any residential compatibility issues. It should be reviewed by applicants contemplating a mixed-use development containing residential units, or any development that is within 7.6 m of an existing building containing residential units. In reviewing the table, please note:

- (a) There are three levels of compatibility:
 Compatible - Suitable in a mixed-use building with a residential component.
 Incompatible - Unsuitable in a mixed-use building with a residential component.
 Noxious - Unsuitable to be within 7.6 m of existing building containing residential uses are unsuitable within 7.6 m of any existing noxious uses.
- (b) Ratings of “compatible” or “incompatible” indicate the general acceptability of proposals without implying that a specific proposal would be approved. Other regulations (the Noise Control By-law, Parking By-law, etc.), and these guidelines must also be consulted to assess whether the proposal could be approved.
- (c) For uses designated with an (*), consideration may be given to improving the residential compatibility rating one level (i.e., from noxious to incompatible or from incompatible to compatible). In order for a use to be improved one rating, the Director of Planning must be satisfied that there will be minimal negative impacts from the specific use proposed, or from any uses defined as equivalent by the Zoning and Development By-law which could relocate to the building without a development permit review in the future. The impacts of concern are: the type and amount of traffic, noise, and odours generated by the use. In order to have the compatibility level raised, the applicant must show that either the scale of development is such that these impacts will be minimal, and/or that the impacts can be mitigated through proper design.

USE	C-7 and C-8 DISTRICT	
	Outright	Conditional
CULTURE AND RECREATIONAL		
Artist Studio - Class A		Compatible
Artist Studio - Class B		Incompatible
Billiard Hall		Incompatible
Bowling Alley		Noxious
Club *		Incompatible
Community Centre or Neighbourhood House		Incompatible
Fitness Centre		Compatible
Hall		Incompatible
Library	Compatible	
Museum or Archives	Compatible	
Park or Playground		Compatible
Production or Rehearsal Studio		Incompatible
Rink		Incompatible
Swimming Pool		Incompatible
Theatre		Incompatible
Zoo or Botanical Gardens		Incompatible

USE	C-7 and C-8 DISTRICT	
	Outright	Conditional
INSTITUTIONAL		
Ambulance Station		Noxious
Child Day Care Facility		Compatible
Church		Incompatible
Public Authority		Incompatible
School - Elementary or Secondary	Compatible	
School - University or College	Compatible	
Social Service Centre *		Incompatible
Special Needs Residential Facility (All) *		Incompatible
MANUFACTURING		
Bakery Products Manufacturing		Incompatible
Clothing Manufacturing *		Incompatible
Dairy Products Manufacturing *		Incompatible
Electrical Products or Appliances Manufacturing		Incompatible
Food or Beverage Manufacturing - Class B *		Incompatible
Furniture or Fixtures Manufacturing		Incompatible
Ice Manufacturing		Incompatible
Jewelry Manufacturing *		Incompatible
Miscellaneous Products Manufacturing - Class B *		Incompatible
Printing or Publishing *		Incompatible
Textiles or Knit Goods Manufacturing *		Incompatible
OFFICE		
Financial Institution	Compatible	
General	Compatible	
Health Care	Compatible	
Health Enhancement Centre		Compatible
PARKING		
Parking Uses (garage/area)		Compatible
RETAIL (C-8 District only)		
Gasoline Station - Full Serve		Incompatible
Gasoline Station - Split Island		Incompatible
Grocery/Drug Store	Compatible	
Liquor Store		Incompatible
Retail Store	Compatible	
Vehicle Dealer		Compatible

USE	C-7 and C-8 DISTRICT	
	Outright	Conditional
SERVICE		
Animal Clinic		Incompatible
Auction Hall		Incompatible
Barber Shop/Beauty Parlour	Compatible	
Bed and Breakfast Accommodation		Compatible
Catering Establishment		Incompatible
Laboratory *		Noxious
Laundromat/Dry Cleaning Establishment *		Incompatible
Motor Vehicle Repair Shop (C-8 District only)		Noxious
Motor Vehicle Wash (C-8 District only)		Noxious
Neighbourhood Public House		Noxious
Photofinishing or Photography Laboratory	Compatible	
Photofinishing or Photography Studio	Compatible	
Print Shop	Compatible	
Repair Shop - Class B		Incompatible
Restaurant - Class 1 *		Incompatible
School - Arts/Self-Improvement		Compatible
School - Business	Compatible	
School - Trade/Vocational		Incompatible
TRANSPORTATION		
Storage Warehouse *		Incompatible
Taxicab/Limousine Station *		Noxious
Works Yard/Works Shop *		Noxious
UTILITY AND COMMUNICATION		
Public Utility		Incompatible
Radiocommunication Station		Incompatible
Recycling Depot *		Noxious
WHOLESALE		
Lumber & Building Materials Establishment		Incompatible
Wholesaling - Class A *		Incompatible
Wholesaling - Class B *		Incompatible



City of Vancouver *Land Use and Development Policies and Guidelines*

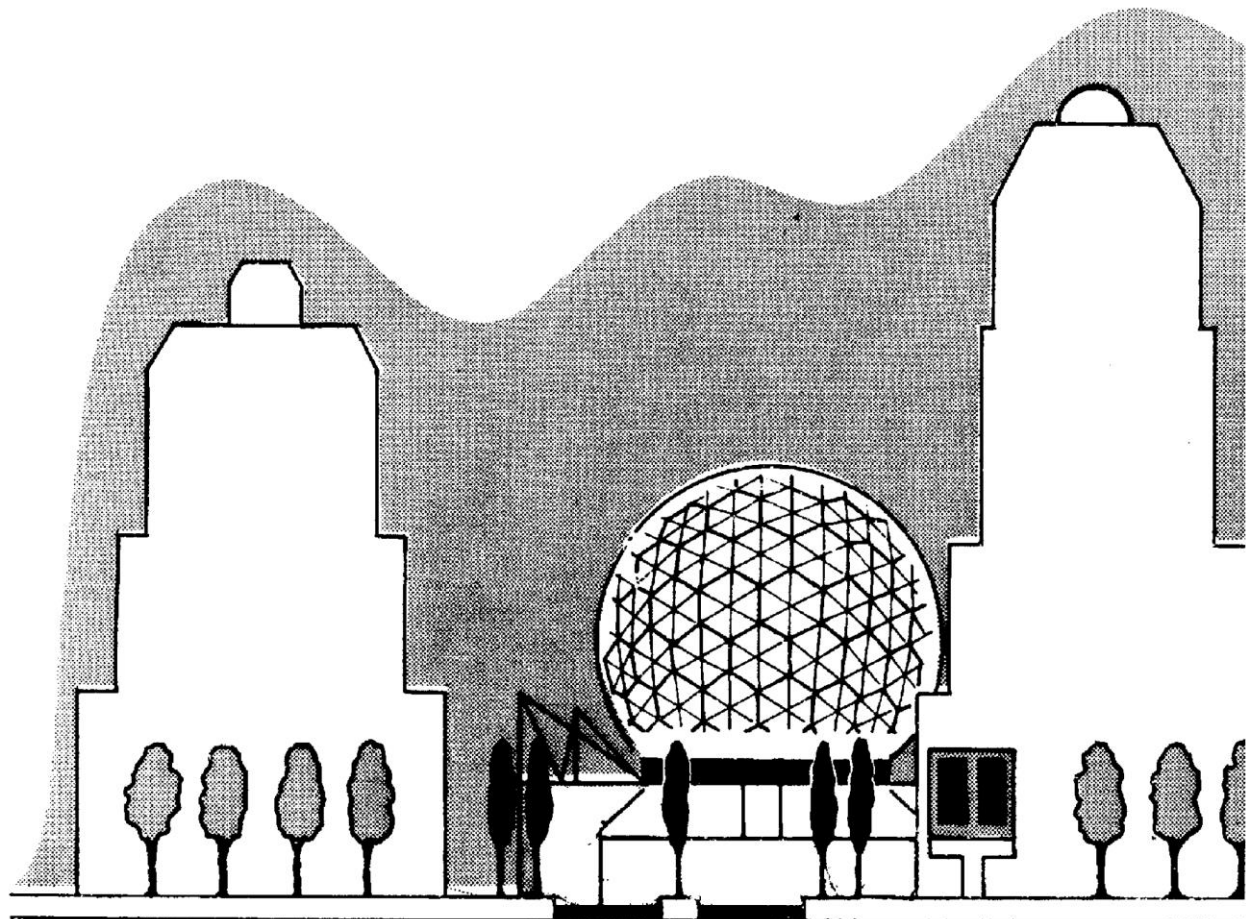
Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

EAST FALSE CREEK FC-1 GUIDELINES

Adopted by City Council on February 18, 1986

Amended April 4, 1989, February 4, 1992, September 10, 1996 and October 31, 2017



Contents

	Page
1 Application and Intent	1
2 General Design Considerations	2
2.1 Neighbourhood Character.....	2
2.2 Street Character	2
2.3 Orientation	2
2.4 Views	3
2.5 6 Light and Ventilation	5
2.6 7 Weather.....	5
2.7 8 Noise	6
2.8 9 Privacy	6
2.9 10 Security.....	6
34 Guidelines Pertaining to the Regulations of the Zoning and Development By-law	7
3.1 4.2 Frontage	7
3.2 4.3 <u>Building</u> Height	7
3.3 4.4 Front Yard.....	9
3.4 4.9 Off-Street Parking and Loading.....	10
45 Architectural Components.....	11
4.1 5.3 Entrances	11
4.2 5.5 Exterior Walls and Finishing	12
4.3 5.6 Awnings, Canopies, Recesses and Arcades	12
57 Open Space	12
68 Landscaping	12

~~Note: The guidelines in this report are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.~~

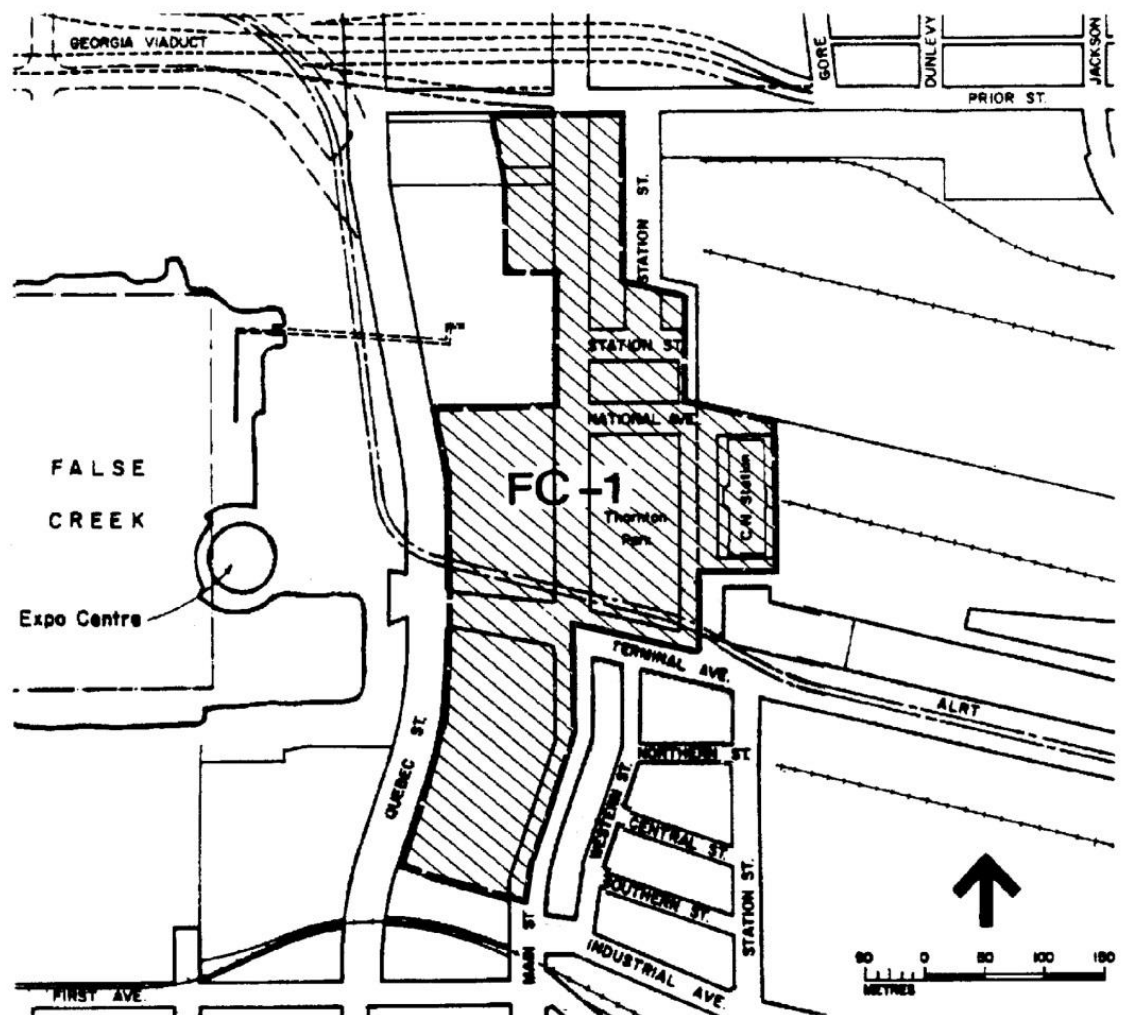
Application and Intent

These guidelines should be used in conjunction with the FC-1 District Schedule of the Zoning and Development By-law for developments in the East False Creek area (see Figure 1). They deal with criteria that should be considered in the planning and design of commercial and mixed-use buildings. The guidelines should be consulted in seeking conditional approval. As well as assisting the applicant, the guidelines will also be used by City staff in the evaluation of projects.

The intent of the guidelines is to help achieve good quality development in the East False Creek area, and to ensure the compatibility of different uses (including residential) in a high-density mixed commercial use neighbourhood.

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.

Figure 1. East False Creek FC-1 Zoning District



2 General Design Considerations

2.1 Neighbourhood Character

The East False Creek area is located at the eastern end of the False Creek basin. To the north, it is bounded by the Georgia Viaduct (and north of this, the Chinatown and Strathcona districts). To the east and south, it is bounded by industrial uses. To the northwest is the Pacific Place comprehensive redevelopment area. To the west is the False Creek water area, and industrial uses on the south shore west of Quebec Street.

It is intended that East False Creek redevelop as a mixed-use area, primarily commercial in character but with compatible industrial and residential uses where appropriate. A variety of commercial uses would be focussed on Main Street, around Thornton Park and the Main and Terminal SkyTrain station location. Visitor and residential hotels are also encouraged. The proximity of the area to the False Creek waterfront and future B.C. Place eastern residential neighbourhood, and excellent views of the North Shore mountains and downtown, make certain locations desirable places to live.

Within the FC-1 zoned area, transition in built form will occur between the small-scale of lower buildings on the northerly part of Main stepping up to higher elements near Terminal. On Main, the street will be defined by four to six-storey buildings with predominantly retail uses at grade and either mixed-use or residential use above. West of Quebec, the openness of the waterfront park will provide strong contrast to the continuity of built form provided by four to six-storey buildings from the near perspective and higher tower elements from the distant perspective.

On the City-owned waterfront land, a new character has been provided by the Science Centre dome. This 45.8 m high spherical structure creates a dramatic visual presence from nearby neighbourhoods and establishes a focal point from False Creek and from Terminal Avenue. High rise buildings should be developed in the FC-1 area on either side of this structure to frame it and reinforce its function as a focal point.

2.2 Street Character

The area is dominated by the three major arterial streets of Main, Terminal, and Quebec. These vary in right-of-way allowance from 30.5 m to 36.6 m in width. Terminal and Quebec both have centre median areas which are landscaped and treed to some extent.

Along Main Street, north of Station Street, there is a continuity of built form, generally three to four ~~stores~~ ~~storeys~~ in building height built to a consistent street wall line. On Main Street south of Station Street there is more openness created by the open space and mature trees of Thornton Park, and south of Terminal, by landscaped setbacks each side of the street in front of existing auto-oriented uses.

Buildings should create a strong, dual sense of enclosure for the eastern False Creek water body with continuous medium scale street wall buildings along the eastern edge of Quebec Street to visually define the open space from the near perspective and towers set back above to provide a visual backdrop from the distant perspective.

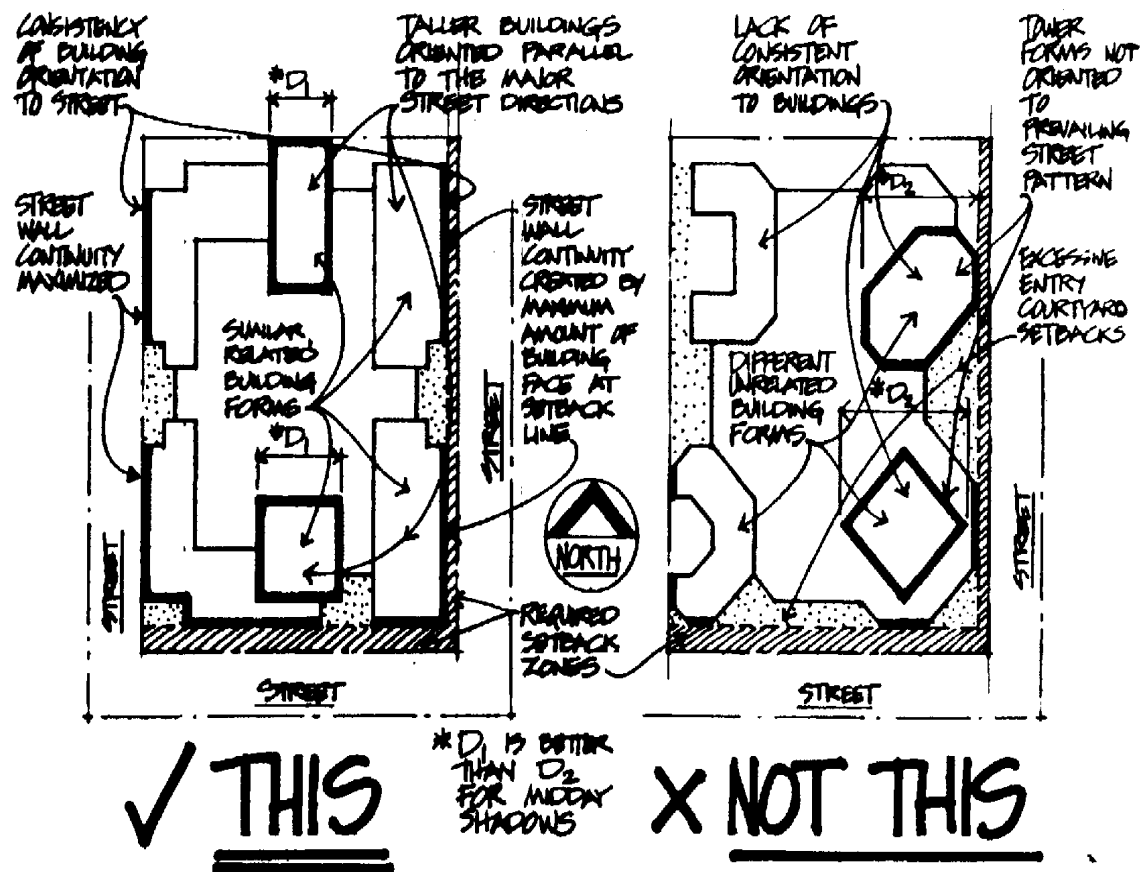
2.3 Orientation

Except for Terminal Avenue, the major streets in the area are oriented in a generally north-south direction. Main Street south of Terminal has a slight jog in alignment, but north of Terminal it is straight. Older buildings on Main Street and the C.N. Station on the east side of Thornton Park all are strongly oriented to the north-south streets.

As illustrated in Figure 2, new development should respect the predominant east-west orientation of older buildings in the area for urban design consistency as well as to reduce the amount of shadowing during mid-day hours. Buildings to the west of Thornton Park should relate to the strong axial focus of the C.N. Station to the east of Thornton Park.

Buildings along the east side of Quebec should orient to the waterfront amenity potential to the west.

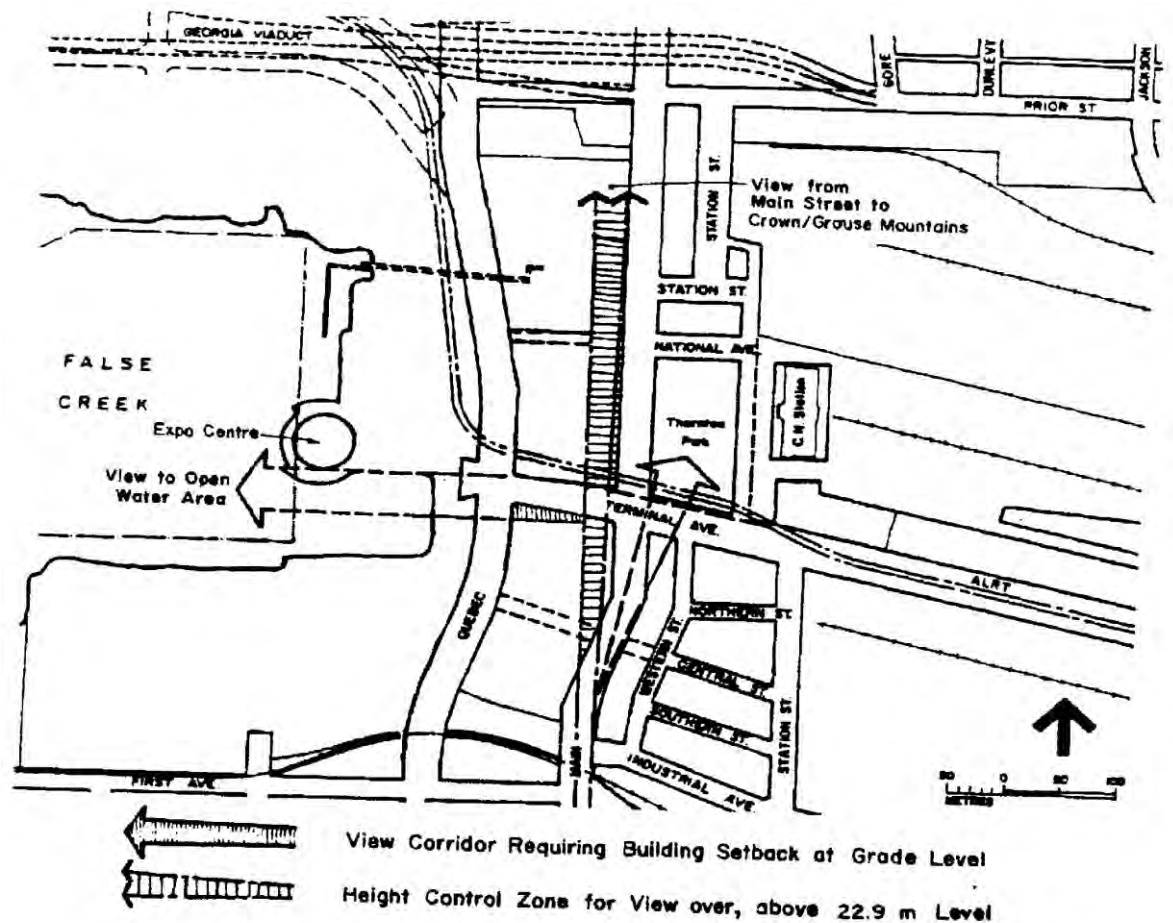
Figure 2. Building Orientation



2.4 Views

Important public views from and to the East False Creek area should be protected and enhanced. These include views of False Creek, the North Shore mountains, the downtown, and significant landmark features from the major arterial streets of Main, Terminal and Quebec, and from future street alignments and other public area vantage points, both within and outside of the East False Creek area. For SkyTrain system users as well as the high volumes of vehicular traffic approaching the downtown area via Terminal Avenue, this street-end location offers the first partial view of the False Creek water area, the Stadium, and associated B.C. Place development.

Figure 3. View Protection Corridors



Public Views

Important view corridors down extensions of Main, Terminal, and Quebec Streets should be preserved through appropriate development setbacks and building height restrictions, as illustrated in Figure 3.

The building heights of tower form buildings adjacent to the Main/Terminal location should be limited to maintain the continuity of the North Shore mountain skyline as viewed from points higher than the 5th Avenue elevations on Main Street to the south and the Mt. Pleasant residential area to the southeast.

Without compromising the above view objectives, a new landmark view should be created for the area by the new building(s) proposed adjacent to the Main and Terminal location appearing significantly higher than adjacent development.

Private Views

The terracing of moderate height buildings above the 6th storey level is encouraged to allow views down streets and from interior courtyards. Tower forms should be limited in number, width and location to allow private views between them.

The utilization of building design features such as bay windows and articulated facades is encouraged to facilitate private views from residential units.

2.56 Light and Ventilation

New development built adjacent to existing hotels and rooming houses can seriously affect the liveability of units which face interior side yards by blocking off light and air. Measures should be taken to ensure the liveability of these units is maintained, particularly the amount of air and light which can penetrate windows on interior side yards and three-sided interior lightwells.

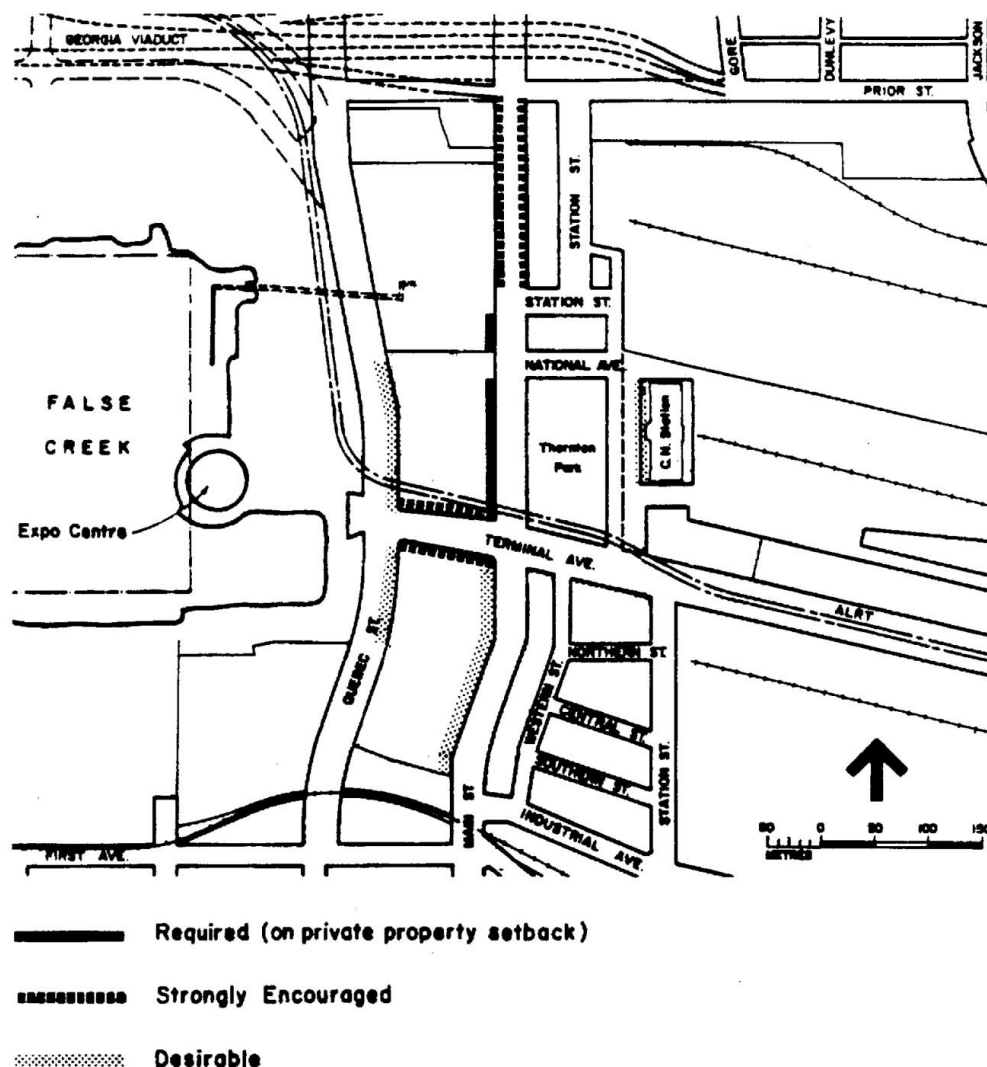
New development adjacent to existing hotels and rooming houses should comply with the Council-approved document entitled Guidelines for New Development Adjacent to Hotels and Rooming Houses.

2.67 Weather

The Vancouver climate is mild and wet for extended periods of the year. Bright sunny days are relatively few and occur mostly in the spring and summer. Therefore it is important that pedestrians be adequately protected from the frequent occurrences of inclement wet weather, and that the availability of sunshine to public and private living areas be maximized in new development. Excessive wind conditions along pedestrian areas arising from new higher buildings also need to be ameliorated.

In areas of high pedestrian traffic, the provision of weather protection from the rain is encouraged, in the form of awnings, canopies, or arcades along sidewalk areas or where buildings are set back on private property, as illustrated in Figure 4.

Figure 4. Streets Where Pedestrian Weather Protection is Encouraged



For residential development, buildings should be located and shaped to maximize sun penetration to outdoor areas and living rooms.

Higher buildings in new development should be located and shaped to minimize shadowing impacts on adjacent public and private open space areas.

Buildings, particularly those over 45.8 m in **building** height, should be designed to minimize downdrafts on usable outdoor areas and adjacent sidewalks by providing breaks at or near ground level.

2.78 Noise

East False Creek is affected by noise produced by vehicular arterial traffic cutting through the area, rail traffic along the eastern boundary, and certain heavy industrial uses (e.g. Lafarge Concrete) located within or adjacent to the area. The elevated SkyTrain line also runs along Quebec Street and Terminal Avenue, with a station at Main Street. For new mixed-use development, the impact of noise must be recognized and minimized to the greatest extent possible to ensure acceptable residential livability.

All residential buildings should meet CMHC acoustic standards for noise within buildings, and between buildings and the outside environment (i.e. 55 decibels for outdoor spaces and 35 decibels for interior bedrooms).

In order to provide a good quality acoustic environment, careful attention should be given to siting, orientation, design, and construction. The following list provides some indication of possible noise attenuation procedures and design features:

- (a) Orienting outdoor areas and bedrooms away from noise sources;
- (b) Sheltering doors and windows (especially openable ones) from noise sources;
- (c) Providing glass or high walls around outdoor decks and patios;
- (d) Utilizing glass block walls; or acoustically rated glazing;
- (e) Using alternate ventilation (to minimize opening windows)
- (f) Managing interior noise levels (e.g. use of sound-reducing materials).

2.89 Privacy

Uses at the boundary with different zoning should be compatible with that zoning. For example, adjacent to continuing industrial areas, appropriately designed office or other commercial uses should be provided so that they buffer new residential development in the mixed-use FC-1 zoning area.

In order to maximize privacy for residents in new mixed-use development, office uses should not overlook directly into residential units and private open spaces. This can be done by building orientation and design, trees and planting buffers and other screening devices and walls.

2.940 Security

Security is an important concern in the East False Creek area because of its relative isolation from adjacent neighbourhoods, its proximity to an area of high crime potential (e.g. Main-Hastings-Cordova beer parlour belt), and its potential for relatively high-density mixed-use development centered around the Main and Terminal location.

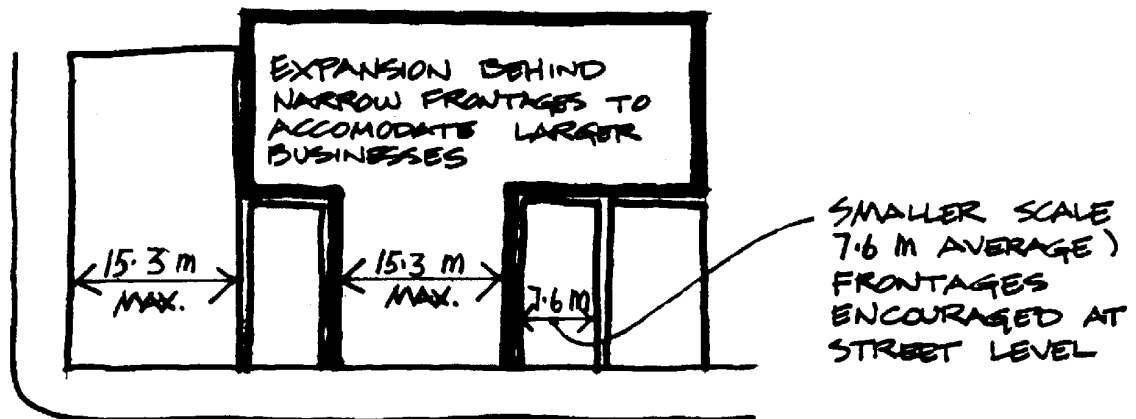
For new, major development, underground or above-grade parking facilities should meet those standards contained in the City Council-approved document entitled Parking Facility Design Guidelines and Standards.

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

3.14.2 Frontage

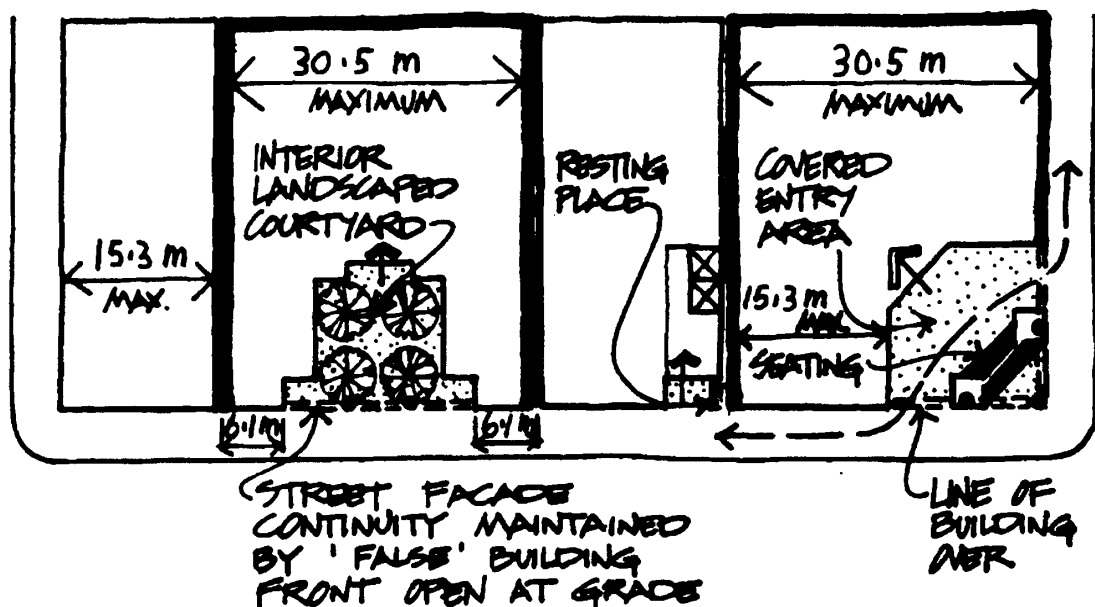
By limiting shopfront widths to a maximum of 15.3 m, with an average of 7.6 m preferred, smaller-scale commercial uses and visual diversity are encouraged along the Main Street area, from Prior to Industrial. To accommodate larger businesses, expansion of ground floor space behind the restricted street frontage areas is permitted as illustrated in Figure 5.

Figure 5. Street Frontage Restrictions for Outright Approval Uses



Where pedestrian amenities such as courtyard, covered entry area, resting place or other features of pedestrian interest are provided, the maximum frontage regulation may be increased up to a 30.5 m maximum, as illustrated in Figure 6.

Figure 6. Examples of How Frontage May Be Increased



3.24.3 Building Height

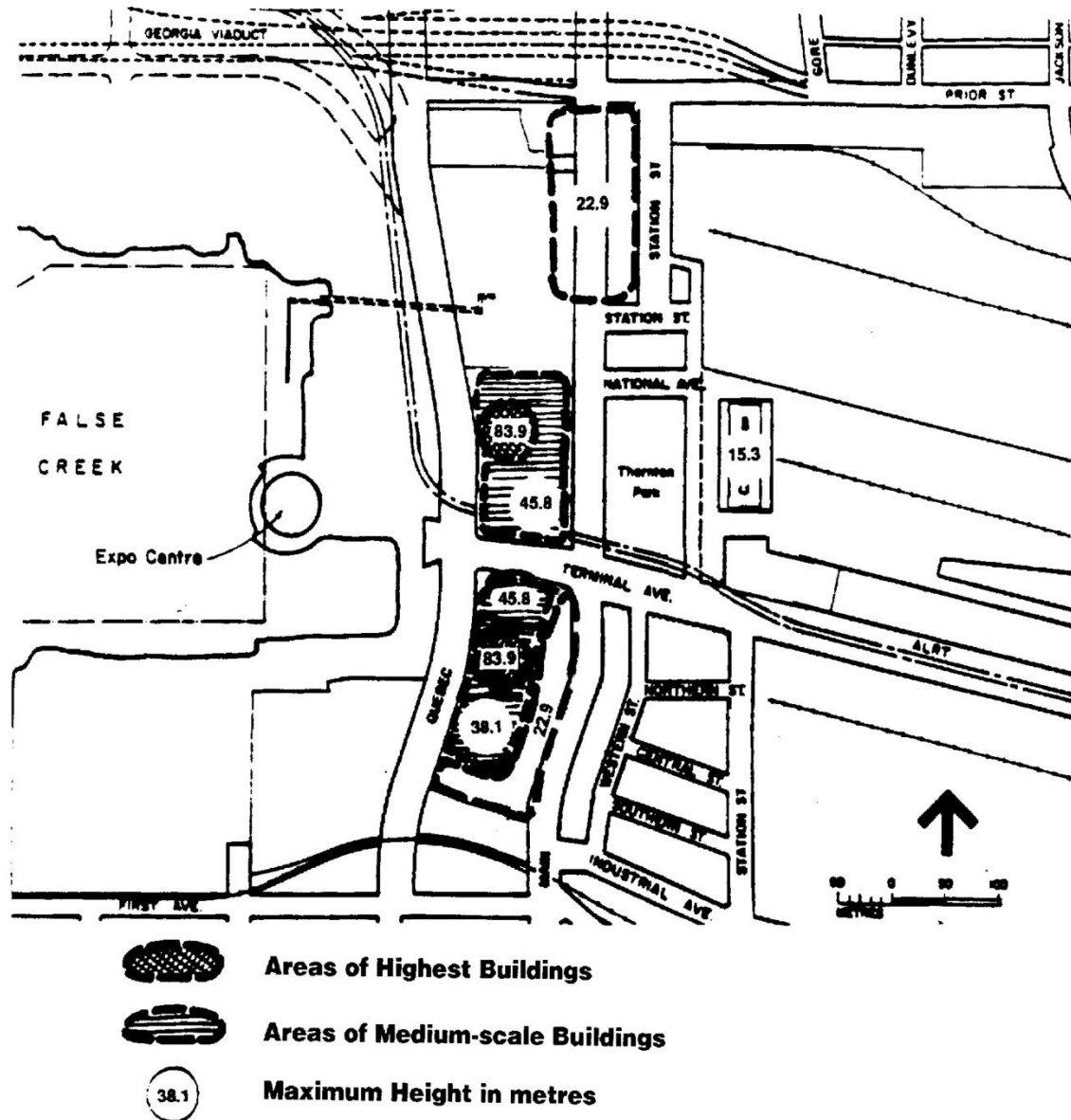
Building height limits for East False Creek are based on:

- Minimizing impacts on North Shore mountain and downtown views from Mount Pleasant, and areas to the east;

- (b) Developing a dual sense of enclosure for the waterfront open space with medium height buildings along Quebec Street and towers set back above;
- (c) Providing a suitable transition in scale from existing lower-scale buildings on Main Street and around Thornton Park;
- (d) Emphasizing the Science Centre dome as a focal point by framing it with high buildings on either side.

Buildings should not exceed the building heights indicated in Figure 7.

Figure 7. Building Height Limits



However, some discretion in building heights is provided for architectural features such as cupolas, decorative roofs and gables where these contribute to visual interest or the provision of landmark elements. An increase in these building height limits may also be permitted where it can be shown that the roof silhouette or unusual shaping of the upper storeys of the building creates visual interest, landmark elements, or interesting building tops.

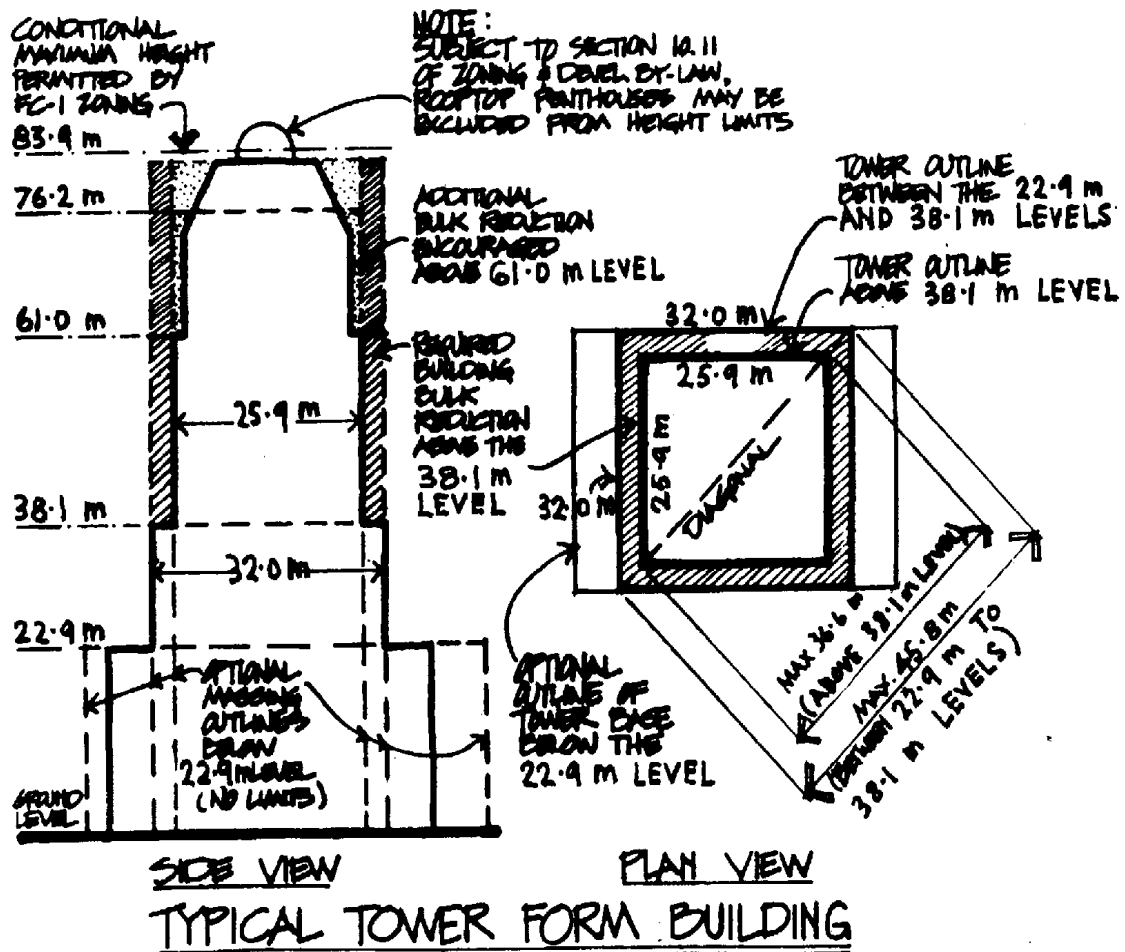
For higher buildings, bulky shapes should be avoided that lack articulation and visual interest. For higher buildings allowed to exceed the above building height limits, the added bulk should

be compensated by improved articulation of the tower mass to create a light, graceful effect, and by tapering or terracing of the building form below the variable [building](#) height limit.

To limit visual bulkiness, the diagonal dimension of the floor plan of higher buildings above the 22.9 m level, but less than the 38.1 m level, should not exceed 45.8 m. For tower form buildings above the 38.1 m level, the diagonal dimension of the floor plan should not exceed 36.6 m. The highest building(s) above the 61.0 m level should be further shaped and articulated so as to appear increasingly slender.

These criteria for higher buildings are illustrated in Figure 8.

Figure 8. Criteria for Higher Buildings Permitted Above 22.9 m Height Level



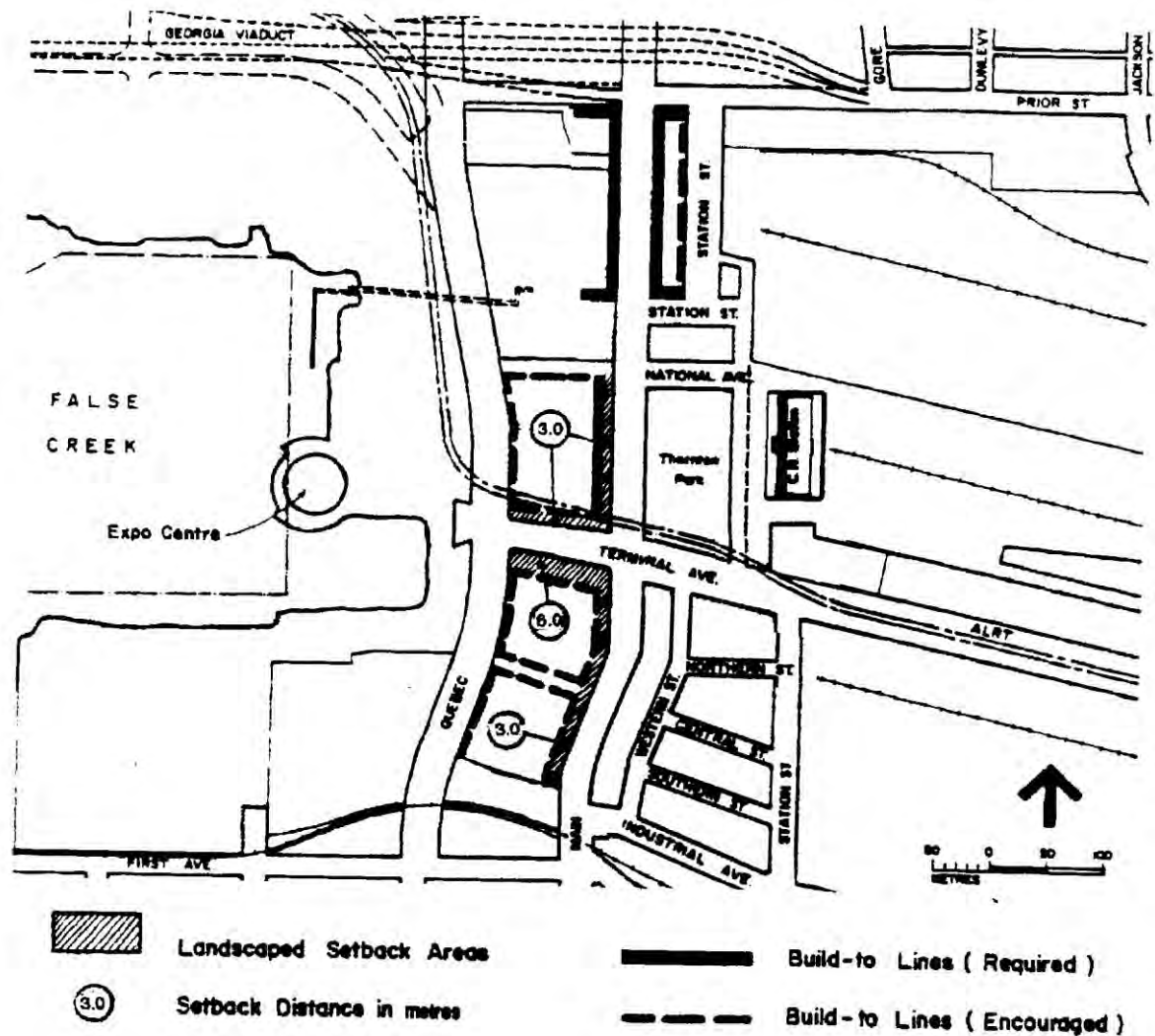
3.34.4 Front Yard

In order to achieve a strong spatial definition along major streets in the area, and around Thornton Park, moderate height buildings should be located along a continuous build-to line along or adjacent to the street property lines or required setbacks for a [building](#) height of at least 7.6 m, as illustrated in Figure 9.

Exceptions to continuity of build-to lines may be permitted for small entry lobbies, pedestrian access points or covered arcades or galleries, as illustrated in Figure 6.

Portions of buildings above 22.9 m should be stepped back a minimum 6.1 m from the build-to lines in order to avoid an overwhelming scale on the street, as well as to admit more light.

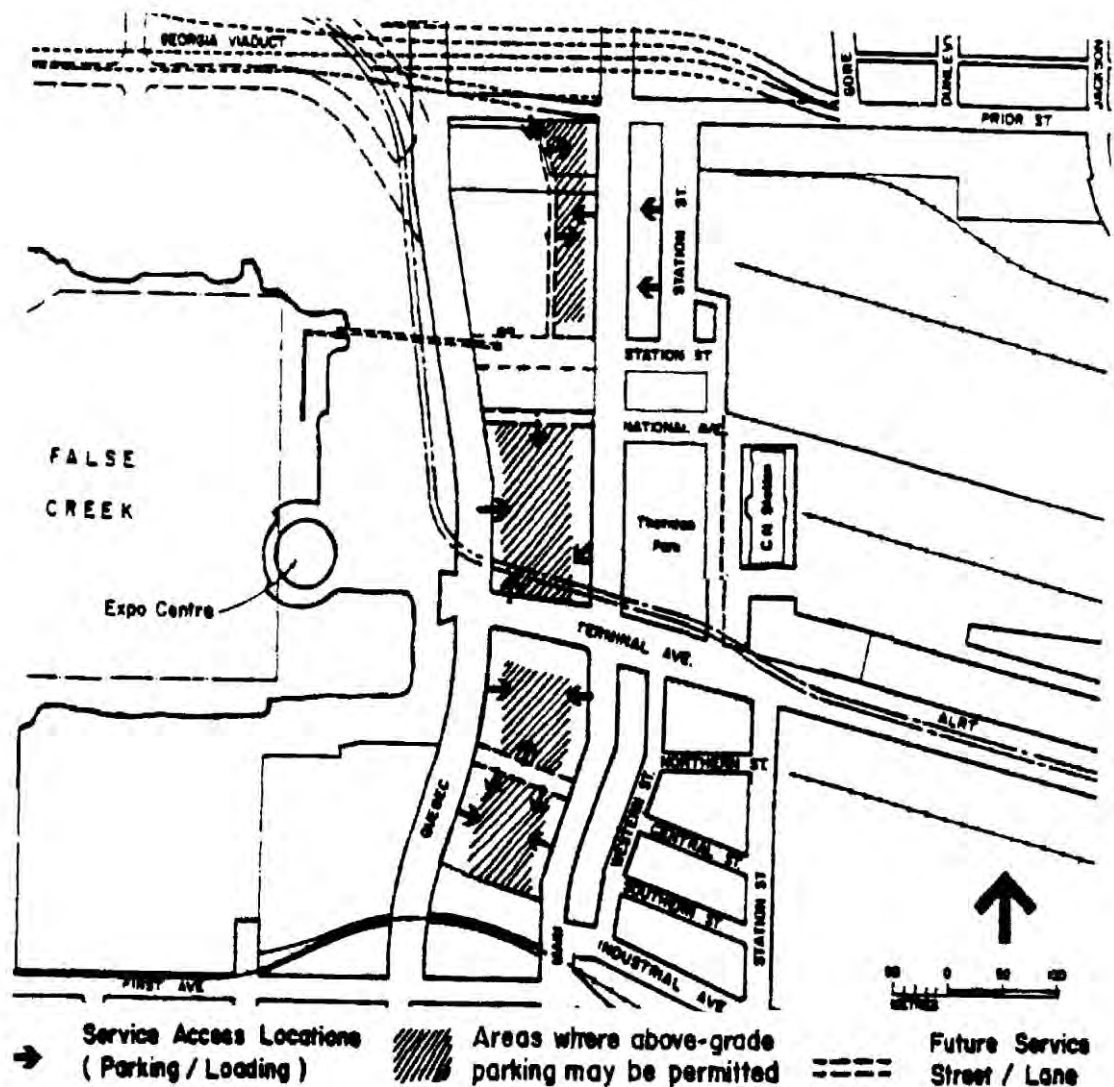
Figure 9. Build-to Lines and Setbacks



3.44.9 Off-Street Parking and Loading

Adequate parking and loading access should be provided for each development, preferably from secondary/local streets or lanes. Where developments face only onto arterial streets, they should provide convenient, easy access and egress so as not to disrupt adjacent arterial traffic movement, as illustrated in Figure 10.

Figure 10. Parking and Service Access



Parking should be provided in out-of-sight locations, preferably underground. Where parking can only be provided on grade, it should be located behind buildings, that front onto the street, or heavily screened with landscaping or low walls. For large development sites having a depth exceeding 36.6 m, above-grade parking may be permitted provided that it is located a minimum 6.1 m from the required build-to lines on the major arterial streets of Main, Terminal and Quebec, as illustrated in Figure 10.

45 Architectural Components

4.15.3 Entrances

Main entries to shops and building lobbies should open onto the street sidewalk or adjacent courtyard as directly as possible. Where lobbies are set back from the property line they should be highly visible, clear-glazed, and easily recognisable from the street.

4.25-5 Exterior Walls and Finishing

Building design should recognize the high degree of visibility the area will have. Quality of design will be extremely important in this location. The facade treatment and materials of new development along Main Street north of Terminal and around Thornton Park next to the C.N. Station should be related to the existing older buildings in the area. Small-scale brick masonry and stone wall-facing materials are encouraged in this area.

- (a) Clear-glazed windows through which retail and business activity, or display of merchandise, is visible;
- (b) Individualization of frontages;
- (c) Small-scale frontages;
- (d) Landscaping, lighting, and signage.

4.35-6 Awnings, Canopies, Recesses and Arcades

Weather protection features provided by new development should comply with the City Council-approved document entitled Central Area Pedestrian Weather Protection (except Downtown South) (Part 9 - Design Guidelines).

57 Open Space

New development should be shaped to create usable courtyard spaces that are ‘formed’ by buildings and/or landscaping rather than spaces that surround a building.

Private open space for residences should meet CMHC standards and utilize features such as patios, balconies, roof decks and terraces. These should be oriented to capture sunlight, take advantage of views and reduce noise impacts.

68 Landscaping

New boulevard tree-planting should be related to established landscaping features, provided they are considered suitable for the urban environment of the area. Trees should be of a size at the time of planting to satisfy visual impact objectives and minimize potential vandalism problems that could necessitate continuing tree replacement.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

FALSE CREEK FLATS URBAN DESIGN AND DEVELOPMENT POLICIES AND GUIDELINES FOR FC-2 – THE INNOVATION HUB

Adopted by City Council on October 31, 2017



October 2017

Contents

	Page
Part 1: Urban Design Policies and Guidelines	2
1 Application and Intent	2
1.1 Plan Principles - General	2
1.2 Plan Principles – Innovation Hub	3
1.3 Structure Plan – Innovation Hub	4
2 General Design Considerations	6
2.1 Neighbourhood Character.....	6
2.2 Unique Spaces and Places	7
2.3 Orientation	7
2.4 Views	7
2.5 Topography: Floodplain.....	7
2.6 Light and Ventilation	8
2.7 Weather.....	8
2.8 12 Heritage	8
2.9 14 Floor Plates	9
3 Use	9
3.1 2 Vertical Stacking of Uses.....	9
3.2 3 Uses at Grade.....	10
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law	11
4.1 3 <u>Building</u> Height	11
4.2 4 Front Yard and Setback.....	11
4.3 7 Floor Space Ratio (FSR).....	11
4.4 7 Building Massing.....	12
5 Architectural Components.....	13
5.1 Roofs.....	14
5.2 Windows	14
5.3 Entrances	14
5.4 Building Articulation	14
5.5 Exterior Walls and Finishing	15
5.6 Awnings and Canopies.....	15
5.7 Lighting	15
5.8 Signs	15
6.1 7 Open Space	16
6.1 7.1 Public Places and Spaces	16
6.2 7.3 Private Open Space.....	17
Part 2: Development Policies.....	20
1 Neighbourhood Energy Systems (NES)	20

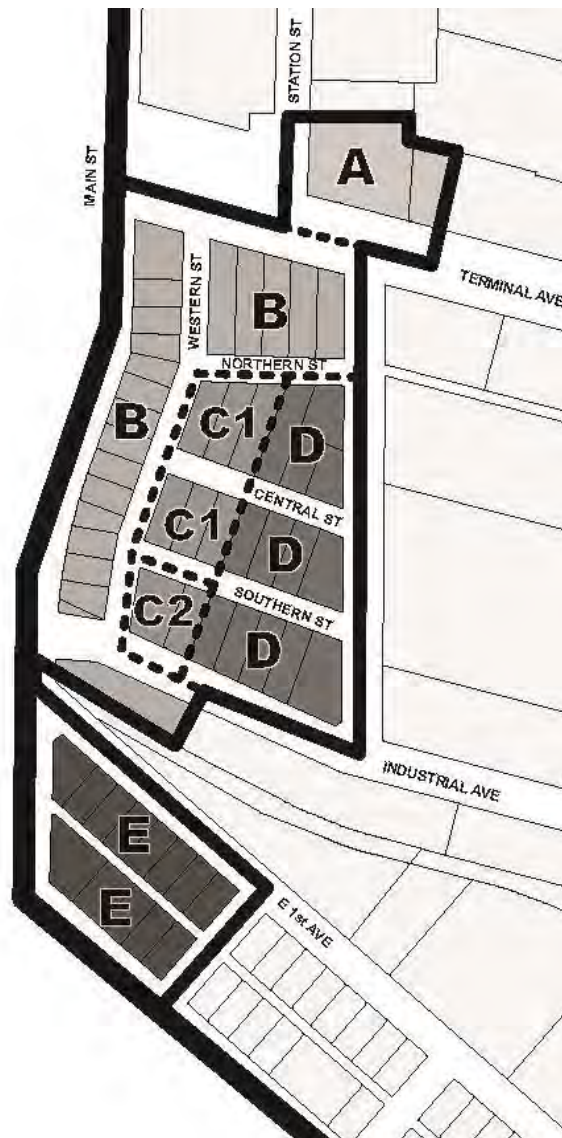
2	Green Building Policy	20
3	Sustainability requirements.....	21
4	Renewable Energy	21
5	Adaptation	21
6	Integrated Rainwater Management Plan	21
7	Utilities and Site Servicing.....	22
8	Resilience	22
9	Environmental Remediation and Geotechnical	22
10	Rail	22
11	Circulation and Transportation	23
11.1	Major Streets.....	23
11.2	Other Streets	23
12	Pedestrian and Cyclist Supportive Design	24
13	Parking and Loading	24
14	Residential Development	25

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

PART ONE

URBAN DESIGN POLICIES AND GUIDELINES

False Creek Flats Innovation Hub



FC-2 Zone District Map

Part 1: Urban Design Policies and Guidelines

1 Application and Intent

1.1 Plan Principles - General

Part One of these Urban Design Policies and Guidelines for the Innovation Hub ~~sub-area~~ of False Creek Flats are to be used in conjunction with Part Two – Development Policies, the FC-2 District Schedule, and the False Creek Flats Area Plan. As well as assisting the applicant, approvals including conditional or discretionary variations in regulations will be evaluated based on these documents.

The objectives of these policies and guidelines are based on the following principles.

- (a) **Intensify Employment Opportunities:** Increase job space around existing and future transit sites that reflect the industrial character and nature of the area. Explore opportunities for higher use of existing buildings for more intensified job space.
- (b) **Maximize Flexibility:** Ensure that new buildings can adapt and evolve to accommodate future changes in economic production.
- (c) **Encourage Vertical Stacking of Industry and Production Spaces:** There is increasingly an opportunity to stack many industrial/production businesses in the same building. With the goal of increasing employment and the productive output of the area, the plan supports a return of vertically stacked industrial uses in the Flats.
- (d) **Take Advantage of Unique Opportunities:** A thriving economy requires space for all scales of businesses from start-ups to headquarters. Large lot sizes create flexibility and scale not available elsewhere in the inner city. Plan for flexible outdoor spaces that can host a variety of uses over 24 hours.
- (e) **Create Buildings that Respect and Respond to the Public Realm:** Design buildings at the scale of the pedestrian by incorporating elements at the ground floor that help to create attractive, well- functioning and welcoming spaces.
- (f) **Reference Industrial and Institutional Urban Fabric:** Consider a campus approach to the design and siting of developments on large sites. Accommodate industrial and institutional scales within a finer grained urban setting to facilitate organic growth and phasing over time.
- (g) **Create healthy and productive workspaces:** Design the public realm to maximize sunlight on public spaces and daylight in work environments.
- (h) **Encourage Working Rooftops:** Expand economic functions to the roof tops of buildings
- (i) **Create Thoughtful Transitions Respectful of Surrounding Residential Neighbourhoods:** Require transitions between working industrial lands and adjacent residential.
- (j) **Showcase Functional Workspaces in the Public Realm:** Create links between the public realm and industrial function to showcase the industrial character of the Flats.
- (k) **Create Buildings and Neighbourhoods that Respond to Sea Level Rise:** Low topographic elevations and anticipated sea level rise presents a major challenge for development in False Creek Flats. Provide adaptive, flood resilient building design solutions.
- (l) **Re-purpose Vehicle Parking:** Minimize surface parking and design for parking areas to transition to work space over time as other modes of transportation improve.

1.2 Plan Principles – Innovation Hub

The FC-2 District Schedule is comprised of ~~five~~six sub-areas referred to as the ‘Innovation Hub’. The idea of a productive City is intertwined with many things: entrepreneurship, local economic conditions and stimuli, planning policy, connections, and networks. Goals for the innovation hub include:

Preserve and celebrate PDR [Production/Distribution/Repair] by making it visible

- Ground floor roll-up garage doors, large windows
- Protect industry and preserve affordability for existing businesses
- Generate new businesses and provide non-profit industrial rental space

Maintain unique and historical existing street network and industrial character

- Generally maintain block size
- Create a sense of place through retaining industrial materials

Connectivity

- Develop a pedestrian network
- Maintain porosity through to Main Street

Make spaces multi-functional + flexible

- Design buildings and spaces to accommodate industry of various sizes
- Design spaces that are flexible and adaptable to changing uses over time

A place for jobs + industry

- Job creation in innovative and creative industries
- Community partnerships
- Prioritize a circular economy

Explore innovative parking models

- Consider opportunities where loading can serve dual functions such as becoming seating over the lunch hour or semi-private spaces for off-peak hour events.



1.3 Structure Plan – Innovation Hub

The structure plan provides a quick reference for the overall physical policies and guidelines and context for the Innovation Hub. Part Two – Development Policies should be referenced for further requirements. The following outlines the anticipated public realm and street network objectives. (*Numbers below correspond to Structure Plan next page.*)

- ① **Station Street:** Station Street re-alignment and ‘normalized’ at Terminal Avenue and future potential extension through to East First Avenue at Lorne Street is envisioned to be a ‘complete street’ that facilitates multi-modal access and connectivity.
- ② **East First Avenue:** As part of a longer term strategy, a ‘normalized’ four-way intersection to consolidate the existing intersections of Industrial Avenue and East First Avenue at Main Street is desired to improve multi-modal movements.
- ③ **Greening of Central Street:** Central Street functions as an east-west connection between Station Street and Main Street and will have a distinct hierarchy in the overall street network for the Innovation Hub. It should be a pedestrian and bike priority zone to link the Seaside Greenway to the Central Valley Greenway, as well as a location for future potential green infrastructure and ecological linkages between the False Creek Flats and False Creek.
- ④ **Central Mews and Plazas:** The central mews will function as a public north-south connector showcasing functional workspace. At the intersection of the mews and Central Street, a significant central community plaza is anticipated as well as smaller plazas on the north and south termini of the mews.
- ⑤ **Pedestrian Porosity Between Main Street and Western Street:** Maintain public connections between Main Street and Western Street. These should occur in alignment with Southern, Central, and Northern Street. Explore opportunities for ground floor uses to be visually transparent between the two streets.
- ⑥ **Western Street and the North Gateway:** The northern end of Western Street, in particular between Northern Street and Terminal Avenue, should be given special consideration as a public space and to potentially become car-light in the future, forming the desire path link to the SkyTrain.
- ⑦ **Station Street for Non-Motorized Building Access:** Though much emphasis in the ‘Innovation Hub’ is placed on the internal street network, Station Street provides an important ‘frontage’ that provides opportunities for non-motorized entry and lobby access.
- ⑧ **The ‘Working’ Street:** Western Street will function as a ‘working’ / industrial street that also aspires to be lively and engaging in how it interfaces with the adjacent building frontages. Consideration will be given to doubling its function as a social space and place for interaction including potentially being closed to traffic for the occasional special event.
- ⑨ **Green Valley:** The buildings between Western Street and the Central Mews are at lower density and **building** height. The intent is that they are situated to improve access to daylight and views for the surrounding buildings as well as being provided with green roof tops. This ‘Green Valley’ should include usable amenity green space for the community, the residents and the other tenants. Space devoted to urban agriculture may be considered for use by commercial tenants.



Structure Plan (with Lot Numbering)

2 General Design Considerations

The Urban Design Policies and Guidelines for the Innovation Hub are derived from the policy objectives of the False Creek Flats Area Plan prioritizing the economic, employment, and enterprise characteristics of the Hub. Site layout and building design such as building separations, widths, depths, and setbacks should reinforce the surrounding urban industrial scale and street network and provide a means to inform opportunities for open space, vehicular access, rain water management and permeability as well as augmenting the Network of Public Spaces.

2.1 Neighbourhood Character

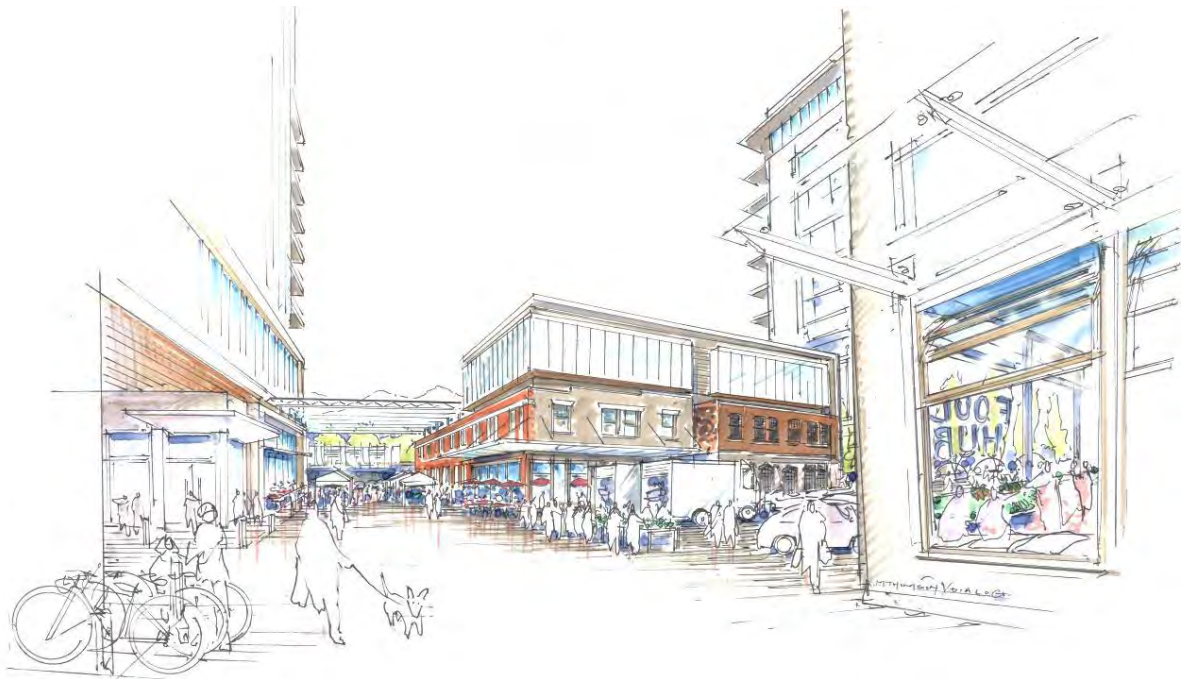
Innovation Hub Amenity Node

Key to False Creek Flats is the strategic economic potential of the seven acres termed the Innovation Hub that embraces business and economic experimentation and growth. Additional building heights and densities should be supported by an amenity-rich node including a plaza spaces, pedestrian connections, ground floor activations and amenity spaces.



Creative Campus Sub-Area

The FC-2 Innovation Hub falls within the Creative Campus sub-area. The intent for this sub-area is to enable intensification opportunities for well-functioning, flexible industrial and light industrial workspace while enhancing the public life and creating pedestrian interest. Refer to the False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3 for additional intent and character descriptions for this area.



Street Character – Embrace the Historic Street Grid

Embed the area's historic grid as a starting point for the transportation network. A separate FC-2 Transportation Planning Study will provide detail on the street network role and function as well as providing better definition of parking and loading requirements, right of way widths and turning lanes requirements.

2.2 Unique Spaces and Places

The diverse combination of uses and forms of development in the False Creek Flats provides for opportunities to create unique and varied places. Places which create opportunities for public engagement in a variety of distinct places are highly encouraged.

2.3 Orientation

Building design should re-enforce established street orientations emphasizing street level entrances and storefronts. On corner sites, both street facing facades should be developed as front elevations. Irregular, curved or angled sites should result in non-orthogonal building geometries in particular at the lower levels. Tower forms above may be reoriented with respect to views and solar orientation.

2.4 Views

View corridors from Queen Elizabeth Park and from the intersection at Main Street and 6th Avenue may limit the ultimate achievable building height in the Innovation Hub.

New development should be considerate of the impact on existing distant views. However as development progresses, the industrial and institutional scales and densities anticipated in the False Creek Flats will have an impact on the ability to preserve these existing views. Development should therefore place a higher emphasis on the following strategies:

- (a) Provide an attractive near view. This can include a finer grained urban fabric and building modules, high-quality materials and detailing, visually permeable facades, programming for active outdoor uses and landscape elements.
- (b) Visually linking new open space to existing open space. This can serve to expand the depth of views.
- (c) The form and shape of tower elements should be informed by view studies.
- (d) View Cones will significantly impact achievable heights.



2.5 Topography: Floodplain

The False Creek Flats has low topographic elevations and will be at risk of flooding during large storms by the end of the century if projected sea level rise occurs. The Flood Plain Standards and Requirements as adopted by Vancouver City Council sets the designated flood plain at 4.6 m from GVRD datum. As a consequence, existing grades including street right of ways, are often one to two meters below the anticipated ground floor elevations. A plan to raise street elevations may be considered in the future. Therefore, new development should be designed to be adaptive when incorporating flood resilient construction methods while accommodating public realm objectives for both the current and potential future at grade conditions. Solutions should be accommodated within the property, be visually interesting, relate to the pedestrian scale, and may include increased building setbacks, internalized stairs and ramping as well as adaptable entries, loading and parking.



Floodplain strategies

2.6 Light and Ventilation

Light and ventilation are important for both workspace and residences.

2.6.1 **Residential:** For dwelling uses the horizontal angle of daylight (H.A.D.) regulations in section 4.340 of the Districts Schedule should be supplemented with the following considerations:

- (a) living rooms should not face into courtyards;
- (b) building massing should maximize sun access to courtyards and outdoor amenity areas;
- (c) mechanical ventilation of commercial and service spaces should be pre-ducted for exhaust through the roof at the highest level or at a location having the least impact on residential livability;
- (d) maximize opportunities for cross ventilation of dwelling units such as corner units or double fronting units; and
- (e) locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses.

Note: Consult individual sub-areas for permitted Dwelling Uses and tenancy.

2.6.2 **All other Uses:** Daylight and ventilation in work environments can improve energy usage as well as promoting health and productivity. Considerations include:

- (a) solar shading devices and glazing performance;
- (b) building orientation and massing;
- (c) increased floor and ceiling heights; and
- (d) operable windows.

2.7 Weather

In all cases, weather protection should be provided at common building entries and individual entries. Continuous weather protection should be provided along all street frontages except that, it may not be provided continuously where it can be shown the provision would interfere with well-functioning industrial uses or where pedestrian traffic is not anticipated. Explore opportunities for weather protection that can encourage use as functional outdoor workspace.

2.812 Heritage

Heritage Buildings: In the Innovation Hub, two buildings in particular, 242 Terminal and 250 Terminal, contribute to its heritage character and architectural diversity. Both buildings are registered as 'B' on the *Vancouver Heritage Register*. Development proposals on these sites

should include a substantial heritage retention strategy and be reviewed with City Planning staff early in pre-application process.

Neon: Neon Products Ltd. was established in Vancouver in the 1920s at 250-270 Terminal Avenue and by the 1950s, Vancouver was the largest manufacturer of neon signs in Western Canada. Explore opportunities to revive the presence of neon and highlight this cultural heritage.

Street Network: This sub-area of the False Creek Flats differs from other industrial areas in Vancouver in that the narrow streets offer an opportunity for a more fine grain public realm network. Development should reinforce and respect the existing street network.



2.914 Floor Plates

Provide flexible floor plates that can evolve and grow over time as small businesses grow. In the Innovation Hub, development should favour maximizing floor plate sizes over building height for commercial, industrial or retail uses.

3 Use

A variety of uses are supported in the Innovation Hub including, but not limited to laboratories, research and development, digital or tech offices, arts and cultural facilities, spaces for local food economy, and residential uses. Residential, where permitted, is only anticipated at the third level and above with the floors below reserved for other uses.

3.12 Vertical Stacking of Uses

As a means of intensifying industry and production spaces, exploration of vertically stacked uses is encouraged. Objectives for mezzanines and accessories uses include:

- (a) continuity with the adjacent primary use or space;
- (b) locate mezzanines away from front or flanking facades;
- (c) a minimum floor to floor height for mezzanines of 3.1 meters (10 ft); and
- (d) convenient access to loading, garbage and elevators for all floors and mezzanines.



Vertical Stacking of Industrial Spaces

3.23 Uses at Grade

Active and engaging uses at grade should be provided. In the Flats an emphasis is placed on providing attractive, well-functioning and welcoming space to showcase workspace. Strategies including visually permeable frontages, operable window walls, setbacks and weather protection to accommodate outdoor workspaces are encouraged. The Director of Planning will consider relaxations to [2.3 and 3.3, Conditions of Use](#), in the District Schedules to encourage outdoor workspace and activities based on the compatibility of any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts.

Other than entrances and lobbies, residential and office uses should not be located at the ground floor level. Where accessory retail or service uses are permitted these spaces should be designed to function in concert with the primary use and have their own entrances and street presence.



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

4.13 **Building Height**

The intent of increasing maximum achievable building heights in the Innovation Hub includes objectives for intensified employment opportunities, well-functioning and flexible job space, vertical stacking of industrial uses, working roof tops and response to sea level rise. New development should create an active and engaging public realm within a unique, vibrant, attractive, interesting and amenity rich environment. The Director of Planning may increase the maximum achievable building height based on the objectives of all applicable policies and guidelines including the evaluation of:

- (a) Impact of **building** height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, ~~to~~ the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components.
- (b) The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular Sections ~~67~~ and ~~78~~ describe open space and landscape objectives for the Public Places and Spaces, Network of Public Spaces, On-Site Public Open Space, streetscapes and landscape.
- (c) The effect on traffic in the area. Part Two – Development Policies for Off-Street Parking and Loading describing objectives for pedestrian, bicycle and vehicular access and circulation.
- (d) Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.
- (e) Two view corridors: one from Queen Elizabeth Park and one from the intersection at Main Street and 6th Avenue limit the achievable building heights. This will range from approximately 42 meters on the south up to 51 meters on the north.

4.24 **Front Yard and Setback**

The intent of front yard setbacks is for buildings to be built out to the street frontages and yet also to provide opportunities for building articulation. The Director of Planning will consider relaxations to regulations controlling front yard setbacks based on the objectives of these policies and guidelines and the following:

- (a) Minor projections into the 0.6m front setback with the intent of improved building performance and articulation. Examples include solar shading devices or cornices.
- (b) On corner lots the flanking street's façade will be evaluated the same urban design objectives as the front.

4.37 **Floor Space Ratio (FSR)**

The intent of increasing the maximum achievable floor area in the False Creek Flats is to provide opportunities for intensified employment and well-functioning and flexible job space. New development should create an active and engaging public realm within a unique, vibrant, attractive, interesting and amenity rich environment. See also Section ~~67~~ and Part 2. Not all sites will be able to achieve the maximum floor area. The Director of Planning may increase the maximum achievable floor area based on the objectives of all applicable policies and guidelines including the evaluation of:

- (a) Impact of **building** height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, ~~to~~ the general design considerations

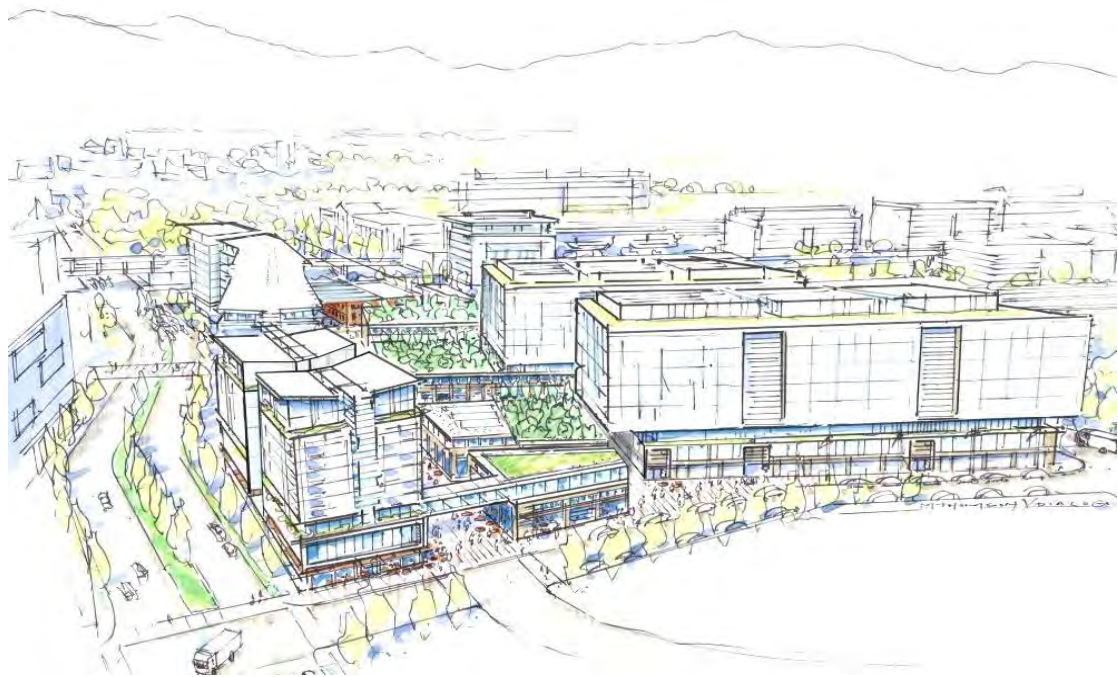
listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components.

- (b) The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular see Part Two – Development Policies for the provision of open space and streetscape.
- (c) The effect on traffic in the area. See [Sections 11, 12, and 13 in Part 2 of these guidelines 2.11 for Access and Circulation, 4.5 for Side Yards and 4.9 for Off Street Parking and Loading](#) describing objectives for pedestrian, bicycle and vehicular access and circulation.
- (d) Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.

4.417 Building Massing

Objectives in the False Creek Flats for intensified employment opportunities and well-functioning workspaces are anticipated to result in a form of development with greater than previously permissible densities, building heights, and floor plates. Form and massing should therefore be carefully considered with respect to other the objectives of these policies and guidelines.

- (a) **Longer Buildings:** Where the need for longer or wider buildings can be demonstrated, relaxations to regulations controlling building width and depth and building separation may be considered based on design merit and the provision of a commensurate amount of quality open space and pedestrian interest. Consideration should also be given to significant facade articulation and on-site connections by transparent bridges and walkways on the upper floors. Break up long frontages and expanses of wall planes with substantial recesses, setbacks or building separations.
- (b) **Tower Elements: Tower elements (considered to be any portion of a building over 22.0 m (72 ft.) in [building](#) height) should:**
 - (i) be separated from other commercial tower elements by 15.2 m (50ft)
 - (ii) be separated from residential tower elements by 24.0 m (80ft).
 - (iii) for residential uses, reduced tower separations to 15.2m (50ft) may be considered based on the impact to private views and access to daylight on existing and anticipated adjacent development
- (c) **The Network of Public Space:** Building massing should respect the importance of sunlight on the Network of Public Space. Development along Walk-the-Line and the Network of Public Space should seek to minimize shadowing on the opposite sidewalks, mini-parks, urban plazas and other public places.
- (d) **Roof:** The profile and silhouette of roofs should be considered as part of the skyline. Elevator penthouses, mechanical rooms, equipment, vents and other appurtenances should be integrated with the architectural treatment of the roof and screened from view.



5 Architectural Components

The intent of architectural components and materials is to recognize the area's unique industrial heritage as well as the following objectives:

- (a) Reinforce the near view with high-quality materials, detailing and active storefronts.
- (b) Express a finer grain urban fabric by articulating smaller structural bays and modules.
- (c) Generic “big box” building designs that exhibit little facade interest and transparency to the street should be avoided.
- (d) Storefronts should be transparent at grade and are encouraged not to contain long blank walls.
- (e) High clearance warehouse-type spaces should have clerestory windows at the upper storey of the facade.
- (f) Building interface at the public realm should emphasize details and proportions at the scale of the pedestrian with particular consideration to the objectives of animated streetscapes and showcasing functional outdoor workspaces.
- (g) Reference the “heavy duty” context with details and expression.



5.1 Roofs

- (a) Encourage working rooftops to expand economic functions to the roofs of buildings.
- (b) Roof tops should be designed to be attractive where seen from above through use of landscaping, green roof technologies, choice of materials and colour.
- (c) Elements such as gazebos and trellises may be considered, building height and floor area permitting.

5.2 Windows

Windows at grade are important to enhance pedestrian interest, particularly where retail uses are not required at grade.

- (a) For retail, service or office uses:
 - (i) maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate. For service and office uses, design should allow for adaptation to retail use in the future.
- (b) For industrial uses:
 - (i) provide windows for viewing to industrial processes where possible; and
 - (ii) where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Avoid long stretches of blank wall.
- (c) Uses and functions which do not lend themselves to enhancing pedestrian interest should be located away from ground floor windows.
- (d) Use of mirrored or highly reflective glazing, window decals or other vision obscured treatments are discouraged, and may not be permitted, especially at grade.

5.3 Entrances

The intent is to create buildings and spaces that relate to and respect the public realm as well as to showcase functional workspace. Characteristics of these buildings include:

- (a) Main building entries should be clearly identifiable, transparent and accessible from the street.
- (b) Locate secondary entrances and individual small tenant entries with frequency along adjoining sidewalks. Separate uses or accessory retail spaces should have separate and distinct entries.
- (c) Reinforce visually and physically, the connection of interior spaces to the public realm. Strategies, such as operable folding storefronts and roll-up doors, are encouraged to introduce opportunities for outdoor workspace.
- (d) Pedestrian interest and comfort at entries provided through specifically designed seating, signage, lighting and features that indicate the building's use and function,

5.4 Building Articulation

- (a) Express an approximately 7.6 meters (25ft) structural bay spacing on street facing facades, especially at the four lower floors or podium.
- (b) Building articulation can be achieved with materiality, shadow lines and exposed structural components.
- (c) Feature banding to break up perceived wall height may be used to assist in achieving horizontal articulation.
- (d) Highly visible circulation and building systems are encouraged.
- (e) Vertical service elements, such as stair and elevator shafts, may be used to assist in articulation, as well as being expressive of their function.

5.5 Exterior Walls and Finishing

- (a) Exterior building design should reflect the industrial and institutional urban fabric of the sub-area by using appropriate, durable, and high-quality materials.
- (b) Exterior materials that are encouraged include:
 - contemporary metal cladding systems;
 - heavy timber structural elements;
 - glass and steel;
 - masonry, architectural concrete or brick.
- (c) Stucco and vinyl are discouraged as primary exterior materials and may not be permitted by the Building By-law.

5.6 Awnings and Canopies

- (a) In terms of appearance, a uniform canopy or awning across the entire building façade may be inappropriate to the diverse and varied character of the Flats. Design architecturally integrated, high quality awnings and canopies, but ensure some variety in form, and/or the ability for tenants to vary them to suit themselves.
- (b) Ensure that awnings and canopies are deep enough and close enough to the ground to provide shelter. The recommended minimum depth to height ratio is approximately 7:10.
- (c) Transparent or translucent glazed canopies that permit the passage of light are encouraged.
- (d) Section 2.7 describes where weather protection should be provided.

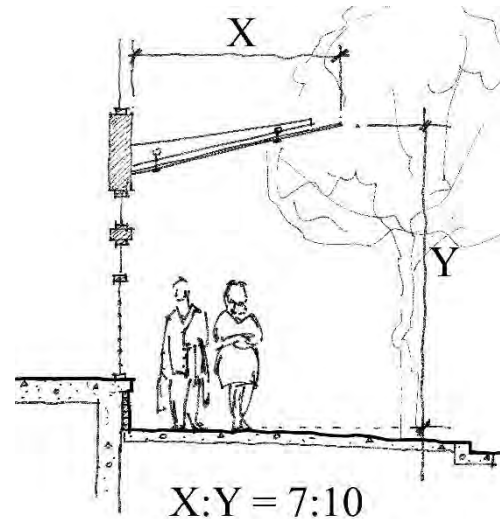


Figure 10 – Weather Protection

5.7 Lighting

- (a) Building, entry path and parking lighting should be integrated into the site and building design.
- (b) For exterior lighting, incandescent and other white light sources are encouraged, while sodium vapour light sources are discouraged. Better performing, more efficient light sources such as LED's are highly encouraged.
- (c) Exterior lights should be oriented away from adjacent residential properties, with cut-off shields to minimize light.
- (d) For larger developments or campuses or where proximity to adjacent development is a concern, a site lighting plan indicating light levels and light fixture types should be provided.
- (e) Review opportunities to utilize lighting design standards and guidelines that reduce negative impacts to birds and other wildlife.

5.8 Signs

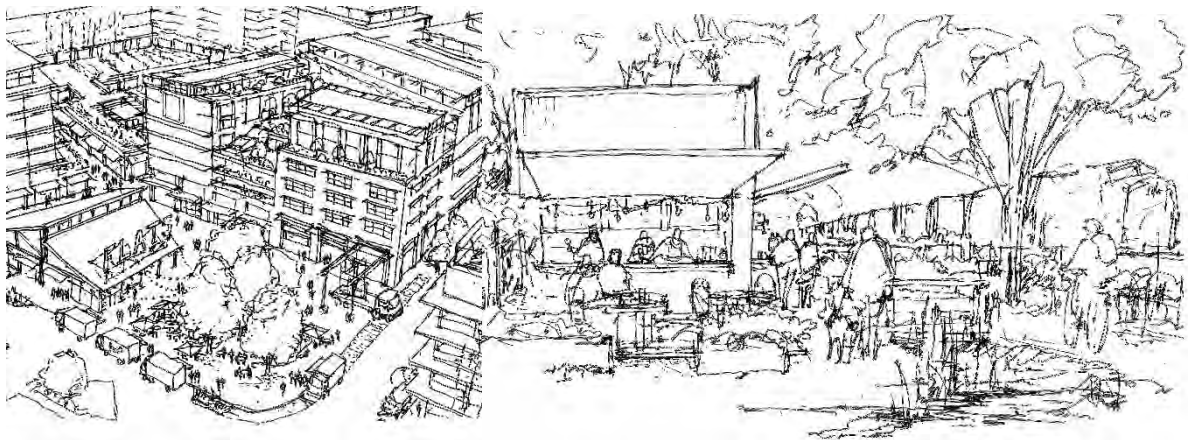
- (a) Corporate signage should be subordinate to the design of the building and architecturally integrated with the development.
- (b) Internally illuminated or back light sign boxes are discouraged.
- (c) Signage that compliments the industrial urban fabric and character established in the Flats is encouraged. Examples include neon, signage painted on walls, signs with individual letters placed directly on the building or signs incorporating materials that reinforce the character specific sub-areas such as steel, glass and heavy timber.
- (d) One freestanding, ground oriented pylon sign is appropriate at each entrance to a large campus site, complimented by wayfinding signage at key decision points along internal drives or paths.

- (e) At grade uses are encouraged to have minimal, clear, pedestrian oriented signage located at premises entries.



67 Open Space

67.1 Public Places and Spaces



Central Mews and Plazas

The central mews will function as a public north-south connector showcasing functional workspace. At the intersection of the mews and Central Street, a significant central community plaza is anticipated as well as smaller plazas on the north and south terminuses of the mews. The design and provision of these spaces should be informed by access to daylighting, ground floor uses and adaptability including seating, pedestrian use, special events and even loading.

Arts Walk

The lane between First Avenue and Second Avenue has a unique character and the potential to contribute to the public space network. While maintaining its primary function for servicing, it provides an opportunity to animate a walking link between the Innovation Hub and Emily Carr. This link is envisioned to be lined with commercial galleries, or an “arts walk.” The future lane treatment could include lighting, seating and other public realm improvements.

Bike and Pedestrian Connections Central and Western Street

See Part Two Section 12. Central is a greenway and street that provides the main pedestrian and bike thoroughfare through the Hub creating a direct link to the sea wall. Urban green infrastructure will characterize Central Street with potential storm water management strategies being incorporated.

Active Frontages and Streets as Public Spaces

Explore opportunities for streets to be more than systems of conveyance such as off-peak and night time programming and events. For example artists working in the Innovation Hub might transform the space into a place for evening theatre performances.

6.27.3 Private Open Space

- (a) Private open space should be provided for each dwelling unit in the form of balconies, decks or patios with a minimum single horizontal dimension of 1.8 m and a minimum area of 4.5 m² (50sf); and
- (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 may be appropriate in some cases;

6.37.4 On-Site Public Open Space

The following should guide design and location of open spaces on private land. In some circumstances, an additional Right of Way may be requested from development to provide publicly accessible open space.

- (a) Create inviting and comfortable places for people;
- (b) Reintroduce water and natural systems;
- (c) Encourage lively building edges and more welcoming street experience;
- (d) Respect existing public views and explore creating new views of prominent features such as significant landmarks;
- (e) Support the display of local art, craft or industry;
- (f) Explore opportunities for unconventional open spaces;
- (g) Improve wayfinding and legibility;
- (h) Encourage 24/7 activity and public life;
- (i) Consider ways to ensure a safe, clean, clutter free environments;
- (j) Landscaping elements and public art, including temporary projects, are encouraged, and
- (k) Reflect the industrial history of the area as well as contemporary life, innovation and experimentation.
- (l) Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines.

Public Art

Public art should be considered based on the following process and objectives:

- (a) Consideration for 24/7 access and use of the site;
- (b) Opportunities for rotating installations and diversity of scale and material;
- (c) Opportunities for art to be embedded in public spaces and infrastructure;
- (d) Consider opportunities to create diversity throughout the site and in unexpected places; and
- (e) Create public spaces built upon people being together in innovative ways.

7 Landscape

78.1 Streetscape

- (a) Landscape design should provide for views into buildings for pedestrian interest, as well as special features such as opportunities to sit, view or take part in walking or active recreation.
- (b) Explore opportunities for integrated rain water management.
- (c) Provide a high quality public realm with street trees, landscaping, lighting, street furniture, signage and wayfinding, and green infrastructure where possible.



PART TWO

DEVELOPMENT POLICIES

False Creek Flats Innovation Hub (FC-2 Sub Areas B, C, and D)

Part 2: Development Policies

The following development policies ~~shall~~ apply to Sub Areas B, C and D of the FC-2 District (Innovation Hub) to assist in achieving the False Creek Flats Plan.

1 Neighbourhood Energy Systems (NES)

Where the General Manager of Engineering Services deems a connection to the NES is available and appropriate, buildings within any development will be required to connect to the NES prior to occupancy, or post-occupancy through a deferred services agreement, or otherwise, at such time that a system becomes available, subject to the following detailed provisions;

- (a) Prior to issuance of a development permit, the proposed approach to site heating and cooling will be developed in collaboration with the City and the City's designated Neighbourhood Energy utility provider, to the satisfaction of the General Manager of Engineering Services.
- (b) Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment unless otherwise approved by the General Manager of Engineering Services.
- (c) Prior to the issuance of a building permit the detailed design of the building/s HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.
- (d) The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with the City-designated Neighbourhood Energy System to supply all heating and domestic hot water requirements. The applicant shall refer to the *Neighbourhood Energy Connectivity Standards – Design Guidelines*, for design requirements related to neighbourhood Energy compatibility at the building scale. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services. Note that prior to issuance of building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.
- (e) Adequate space will be provided for Neighbourhood Energy Utility energy production equipment and infrastructure, determined by the City in consultation with the developer at the time of development permit application.
- (f) City and/or City-designated NES use and access ~~shall~~should be granted to the building(s), P1 of the parkade, Neighbourhood Energy room, mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, or distribution infrastructure to service adjacent buildings on such terms and conditions as may be reasonably required by the General Manager of Engineering Services;

Where a NES connection is not available or otherwise deemed unfeasible at the time of development permit, the building shall be designed to meet the carbon performance targets identified in the Green Buildings Policy for Rezoning.

2 Green Buildings Policy

- (a) Meet or exceed the requirements identified in the Green Buildings Policy for Rezoning at the time of application for Development Permit.
- (b) Include visible green elements and employ green building and passive design elements. Examples include: rooftop gardens, green roofs and terraces, trees and plantings on upper levels and balconies, green walls and supports for vertical plant growth.
- (c) Apply passive strategies to building heating, ventilation and cooling; examples include: the use of solar orientation and operable windows.

- (d) Support the execution of innovative building design such as prefab/modular and/or tall wood for civic buildings or buildings that deliver public services.

3 Sustainability requirements

- (a) Meet or exceed the requirements identified in the Rezoning Policy for Sustainable Large Development.

<http://bylaws.vancouver.ca/bulletin/R019.pdf>

The Core Elements include the following:

- (i) Sustainable Site Design
- (ii) Access to Nature
- (iii) Sustainable Food Systems
- (iv) Green Mobility
- (v) Rainwater Management
- (vi) Zero Waste Planning
- (vii) Affordable Housing
- (viii) Low Carbon Energy Supply

4 Renewable Energy

- (a) Support the supply and use of renewable energy, at both the site and neighbourhood scales.
- (b) Support and demonstrate the use of rooftop and/or building-integrated solar renewable energy, with the goal of demonstrating how buildings can generate 7% or more of electricity demand on-site. For example, the rooftops of large commercial and industrial buildings could be designed to host a cooperative photovoltaic solar farm. In this case, access and other agreements will also be secured at the time of design to ensure the implementation of a photovoltaic solar farm.

5 Adaptation

- (a) Plan for the impacts of sea level rise over the lifetime of buildings and infrastructure. Explore building and street design approaches that allow for adaptive alterations in the future with increasing flood risk, e.g. taller first floors, elevated utilities, water proof material, sump pumps & backflow preventers, and raised street networks to form flood cells.
- (b) Plan for and incorporate design approaches for retrofitting buildings to improve both flood and seismic resilience, e.g. space and places for temporary flood barriers, at the time of application for Development Permit.

6 Integrated Rainwater Management Plan

- (a) A detailed plan will be required at Development Enquiry to ensure that the development/s meet/s the requirements of the Integrated Rainwater Management Plan through strategies such as building design and infiltration systems.
- (b) Employ engineered systems (rain gardens, pervious paving and cisterns) and roof-top systems (including green roofs) to capture, treat and convey rainwater into the City's storm water system.

7 Utilities and Site Servicing

- (a) Ensure that existing utilities, including adjacent, on-site water, sanitary and storm water infrastructure, street lighting, and third party utilities are upgraded to meet the Innovation Hub's demands as necessary.
- (b) Design, construct and install all new utilities incidental to servicing the area, and realign existing utilities if needed to meet Innovation Hub demands, within the proposed road network or statutory rights-of-way.
- (c) Provide electrical services (including all third party utilities) on private property, without relying on space within streets or the public realm.
- (d) A services agreement will be prepared setting out responsibilities for relocation and/or upgrading of utilities resulting from the development/s after giving consideration to the existing infrastructure and available development capacity.
- (d) In order to improve the visual environment for residents, developments 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.

8 Resilience

- (a) Design all new buildings and utilities to minimize impact on critical roads and services following a significant shock.
- (b) Provide disaster-resilient and redundant water, sewer, energy and communications connections in accordance with best practice, hospital standards and Vancouver Building By-Law requirements, including back-up systems where necessary.
- (c) Meet the policies of the City's Flood Plain Standards and Requirements Policy to:
 - Reduce or prevent injury, human trauma and loss of life in the case of a flood.
 - Minimize property damage during flooding events.
 - Reduce the time it takes to return to operational functionality after flood waters recede.
- (d) Work with the City's Resiliency and Risk Management staff through the development permit processes to identify resilience vulnerabilities associated with the project and develop mitigation strategies to address the vulnerabilities. Strategies should be explored to ensure the integrity of structures, systems and operations following a major disaster, with particular attention to earthquakes and flooding.

9 Environmental Remediation and Geotechnical

- (a) Environmental remediation of contaminated development sites must be completed in accordance with Section 571B of the Vancouver Charter, and all city policies with respect to the remediation of city streets.
- (b) Employ soil stabilization techniques such as piling and ground densification to ensure buildings, premises and roadways are seismically stable and not subject to liquefaction.

10 Rail

- (a) Meet all applicable Transport Canada requirements, including but not limited to, Grade Crossing Standards and Standard Respecting Railway Clearance.

- (b) Work with rail operators to align with relevant guidelines identified by the Federation of Canadian Municipalities and the Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations.

11 Circulation and Transportation

- (a) Align with the policies and directions of the City's Transportation 2040 Plan
- (b) Ensure that the 4.6 metre flood construction levels for ground floor heights are reconciled with street network elevations. Consider universal design and accessibility, phasing and implementation, and integration with existing infrastructure and development.
- (c) Provide a Transportation Study, including: access, management, parking, loading and green mobility that assesses the impacts of the proposed development/s on existing transportation infrastructure, makes appropriate recommendations and determines the necessary mitigation measures, to the satisfaction of the General Manager of Engineering Services, and including the following detailed provisions:

11.1 Major Streets

Provide the following major streets:

- (a) Station Street - Realign Station Street south of Terminal Avenue to normalize and create a 4-way intersection at Terminal Avenue. Widen Station Street to a 25 m right of way that includes sidewalks on both sides of the street, protected cycling facilities for all ages and abilities, and a high quality public realm with street trees, landscaping, lighting, street furniture, and green infrastructure where possible.
- (b) Industrial Avenue – Pursue reconfiguration and consolidation the intersections of Industrial Avenue and East First Avenue at Main Street.
- (c) Preserve the ability to extend Station Street south of Industrial Avenue to East First Avenue and connect to Lorne Street.
- (d) Preserve the ability to provide a streetcar track within the street right-of-way on either East First Avenue or Industrial Avenue.
- (e) A wider right-of-way may be required at intersections to accommodate turning lanes, pedestrian space, protected bike facilities and bus stops, subject to the Transportation Study and urban design intent.
- (f) Provide appropriate traffic controls (e.g. full traffic signal, pedestrian actuated signals, protected bike phasing) and treatments at intersections and midblock crossings (e.g. raised crosswalks) to facilitate safe and efficient movement of all transportation modes.

11.2 Other Streets

Provide the following other streets:

- (a) Western, Northern, Central, and Southern streets - using existing rights of way (a minimum of 15 m) until further transportation study assessment is provided. Facilitate access to residential properties and assume a simple street cross section with utility strip and paved surface, subject to above-noted Transportation Study for FC-2.
- (b) Northern street - Access to residential properties and explore opportunity for walking and cycling connection that extends to Main Street.

- (c) Central Street – “car light” or walking/cycling priority for the Central Valley Greenway and Walk the Line connection to the seawall, for all ages and abilities. Opportunities for green infrastructure, no driveways off of Central to support temporary street closures and public events. Dedication or SRW through the Main Street block and traffic signal at Main Street to be investigated.
- (d) Southern Street - explore opportunity for walking and cycling connection that extends to Main Street.

12 Pedestrian and Cyclist Supportive Design

- (a) Provide public bike share station/s on private property in locations that are highly visible and in close proximity to cycling routes and building entrances.
- (b) Design streets and other public connections with a public realm that provides a safe, accessible, comfortable, convenient, and delightful walking and cycling experience.
- (c) Design buildings to support walkability by providing ground-oriented active uses, small retail frontages, and multiple entrances for direct access to public streets.
- (d) Particularly on Main Street, provide wide, continuous and well-designed weather protection along pedestrian routes and at key waiting and gathering places to minimize gaps in weather protection, where possible.
- (e) Design buildings to accommodate and encourage cycling. Consider design elements such as easy access to secured interior bicycle storage from building entrances, bike access separated from vehicles, wider aisles and hallways, automatic door openers, weather protected exterior bicycle racks near building entrances, maintenance stations, accommodating non-standard bicycle types, exceeding minimum secured bike parking requirements, enhanced end-of-trip facilities, and a bike mobility centre.

13 Parking and Loading

- (a) Design parking and loading in accordance with the City’s Parking By-Law to accommodate parking demand on the site. Refinements to parking and loading may be considered through the development permit process (e.g. district parking, providing on-site car share spaces).
- (b) Provide on-street parking in appropriate locations that support commercial and retail uses. Manage on-street parking using parking meters, time restrictions, and loading zones.
- (c) Design on-site parking to be flexible and adaptable for conversion to other uses when no longer needed for parking vehicles. Approach on-street parking as a flexible resource that is integrated into a pedestrian-friendly public realm.
- (d) Design driveways with minimum width to reduce conflicts with people walking and cycling.
- (e) Parking access will not be allowed from Main Street, Terminal Avenue and Central Street. Access should be avoided on Station Street, subject to above-noted Transportation Study for FC-2.
- (f) Loading and servicing is encouraged underground where possible, however, subject to the Transportation Study the option of smaller truck loading, deliveries, servicing and maneuvering on streets may be considered in certain areas, as an alternative to the use of private property only, with special consideration given to the safety of people walking and cycling on the streets.

- (g) Above-ground parking structures are discouraged, but not prohibited. They will not be exempted from density calculations and may require analysis on the impacts to urban design and the public realm at the time of development permit approval.

14 Residential Development

- (a) In the Innovation Hub, achieve 20% affordable housing consistent with the City's ~~R~~ezoning ~~P~~olicy for ~~S~~sustainable ~~L~~arge ~~sites~~-~~Developments~~ as follows:
 - (i) In Sub Area B (refer to FC-2 ~~District Schedule~~~~Zone~~ ~~District Map~~), allow increased density for residential use including a minimum of 8% of floor area as secured rental housing, seeking to achieve below market rentals for priority groups such as artists, low-income workers, and students, recognizing the City's objective for a range of public benefits in this area.
 - (ii) In Sub Area C (refer to FC-2 ~~District Schedule~~~~Zone~~ ~~District Map~~), allow increased density for 100% non-market housing.
- (b) Encourage innovative and creative residential forms to address housing needs of workers and students.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

CHINATOWN HA-1 DESIGN POLICIES

Adopted by City Council on April 19, 2011

Amended November 15, 2017, September 18, 2018, June 11, 2019 and September 15, 2020



(Page left blank for double-sided printing purposes)

Contents

Page

1	Application and Intent	1
1.1	Design Philosophy	<u>12</u>
2	General Design Considerations	3
2.1/ 2.2	Neighbourhood and Street Character.....	3
2.3	Guiding Design Principles.....	4
2.34	Views	4
2.45	Shadowing	5
3	Uses (Reserved).....	55
34	Policies Pertaining to Scale and Form of Building	5
34.1	Building Scale and <u>Building</u> Height	5
34.2	Form of Development.....	6
34.3	Yards and Setbacks	7
34.4	Courtyards and Passageways.....	8
34.5	Streets	10
34.6	Lanes.....	11
45	Architectural Components.....	12
45.1	Vernacular Architecture	12
45.2	Overall Façade Composition	12
45.3	Exterior Façade Design.....	15
45.4	Exterior Materials, Colours, and Detailing.....	19
56	Interiors of Heritage Buildings	26
56.1	Objective.....	26
56.2	Criteria for Heritage Buildings	26
67	Liveability and Neighbourliness.....	26
67.1	Residential Liveability.....	26
67.2	Semi-Private and Private Open Space	27
67.3	Public Realm.....	28
67.4	Safety and Security	29
78	Green Buildings	29
78.1	Passive Design.....	29

(Page left blank for double-sided printing purposes)

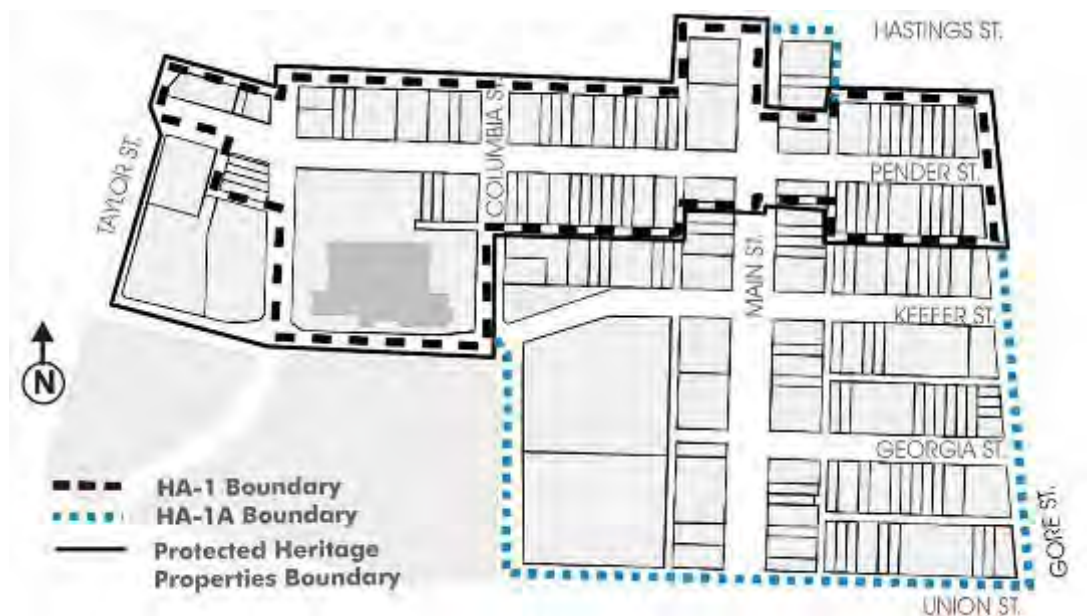
1 Application and Intent

These policies apply to the HA-1 zone identified in Figure 1, and are to be used in conjunction with the HA 1 District Schedule of the Zoning and Development By law for protected heritage properties. Some of the buildings situated on designated sites in Chinatown are also registered heritage resources and listed on the Vancouver Heritage Register. Retention and appropriate conservation of these buildings is required. Conservation strategies to be used are: preservation, restoration, rehabilitation, or a combination of any of these three.

Other applicable policies include, but are not limited to, Heritage Policies and Procedures, Chinatown Vision Directions. Applicants should also refer to the Standards and Guidelines for the Conservation of Historic Places in Canada for additional information. (www.pc.gc.ca)

The intent of these policies is to protect the historic character of Chinatown through conservation of its heritage resources, and to consider compatible, contextual addition, where acceptable. The adaptive re-use of non-heritage buildings is also encouraged as it supports the City's environmental goals.

Figure 1.



The policies should be consulted in seeking approval for changes to the exterior of existing buildings, interiors of heritage buildings, additions to existing buildings and proposals for new buildings. In addition to assisting applicants, the policies will be used by City staff, the Chinatown Historic Area Planning Committee and the Vancouver Heritage Commission in the evaluation of development applications.

Applicants are recommended to retain professional design advice. Once design professionals are engaged, they are encouraged to meet with staff early in their design development. A proponent for new buildings will need to demonstrate their understanding of the character and significance of the historic urban pattern and fabric by conducting contextual analysis. Analytical tools include, but are not limited to, plans and elevations, axonometric drawings, shadow analyses, massing models, streetscape and lane-scape photo analyses.

A proponent for conservation of and additions to existing buildings is further required to develop a Conservation Plan, provide documentation for the buildings and, review the Chinatown Statement of Significance (SOS), and the SOSs for any affected heritage buildings. These documents identify heritage values and character defining elements and are critical to understanding the context. The SOSs are available (www.historicplaces.ca) or from City staff.

1.1 Design Philosophy

The underlying philosophy of this document is that appropriate design policies will assist the continued heritage management effort to preserve and enhance the authentic historic character of Chinatown. The policies also aim to ensure that new development is compatible with and contributes to Chinatown's character. Changes to Chinatown's physical environment, including existing buildings and new constructions, will need to reflect Chinatown's distinct identity, and its civic, cultural, and social significance. Heritage conservation should continue to be the primary redevelopment approach in HA-1.

A unique sense of place of HA-1 will be preserved and enriched by observing and respecting prevailing scale, building forms and parcel patterns, expressing a neighbourhood identity that is authentic and meaningful, and achieving liveability and neighbourliness.

Architecture and Urbanism: Intervention in a historic urban environment requires a thorough understanding of history, culture and architecture of the place (i.e. urbanism), in addition to understanding the historic building itself. Therefore, any contemporary architectural addition should be informed by the neighbourhood's urbanism, typologies, and morphologies. Conservation projects of heritage resources should always involve appropriate conservation procedures aiming at the highest possible level of retention. Generally, the alteration of an existing heritage resource should not be considered unless it is fully justified by achieving identified conservation goals.

Scale and Pattern: The urban pattern of HA-1 remains largely intact, original and authentic. Heritage buildings in HA-1, in particular Society buildings, define the area's distinctive building scale, development pattern and picturesque streetscape. These buildings have become the architectural and cultural anchors of the area's identity, and are essential components of Chinatown character. This scale and pattern should be maintained in new construction to complement the retention, conservation and rehabilitation of historic buildings.

Identity and Integrity: Chinatown's architectural character is largely defined by heritage buildings and the streetscape they create. It is therefore required that historic features (i.e. character defining elements listed in the SOS) be retained and that any changes to them bring heritage buildings closer to their original, or a selected historic period's, exterior appearance. In some instances, based on available physical or documentary evidence, it may be possible to restore or reconstruct some of the lost features. These interventions should be consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

New buildings or contemporary additions to an existing heritage building should not be designed in a pseudo historic style. Their design should use a contemporary architectural vocabulary that complements and reflects an understanding of the history, culture, and architecture of Chinatown. The design of new buildings or contemporary additions should be informed by surrounding building Façade composition, proportions, fenestration patterns and spatial organization, as a departure point in exploring its own contemporary architectural identity. For heritage buildings, signs, awnings and canopies should be consistent with the area's historic character. For new buildings, they should be of compatible contemporary design.

Liveability and Neighbourliness: HA-1 is a mixed-use neighbourhood where it accommodates a variety of activities, people of diverse cultures and mixed incomes. It is a 24 hour place that offers a way of living that integrates live, work, and play. Successful balancing of density, activities, heritage character, pedestrian interest, and neighbourliness will help achieve sustainability and liveability goals. New buildings or additions should be designed to contribute to the visual interest of the public realm and to a vibrant and liveable environment.

2 General Design Considerations

2.1/2.2 Neighbourhood and Street Character

Chinatown, like Gastown, is one of the formative communities of Vancouver. Chinatown's distinctive urban pattern and vernacular architecture, particularly in HA-1, contribute to the legibility and image of the city, and forms a part of Vancouver's civic identity. Pender Street is the historic core of Chinatown, where protected heritage buildings, key cultural facilities, and Chinese family association and benevolent society buildings are located. Many historic buildings have not been renovated since they were built nearly 100 years ago, and are priorities for conservation.

Historically, Chinatown was a place for living, entertainment, and commerce. HA-1 was particularly known for the vibrant night-time uses. Due to the high concentration of heritage buildings, including Chinatown Society buildings, much of the historic urban pattern is still intact and visible today. The architecture, the people, the sound and smell from the various activities together create a unique and engaging Chinatown experience.

Chinatown's evolution through community involvement also epitomizes one of the core values of Canadian national identity – cultural diversity. To recognize its unique character and historic, civic significance, HA-1 was nominated in 2009 for National Historic Site of Canada status.

The historic urban pattern, as most vividly depicted by the streetscape along E Pender St, consists of the following:

- (a) Dense urban development with narrow building frontages reflecting parcelization pattern of 25' to 50' wide by 122' deep lots;
- (b) Resulting typologies consist of buildings constructed to the front property lines with commercial shopfronts at grade, forming a strong streetwall, and often with open spaces in the centre and passageways intersecting the site;
- (c) The prevailing building height is two to five storeys;
- (d) The parcelization pattern and small building frontages also create the characteristic "sawtooth" streetscape profile with varied roof lines;
- (e) Lanes, many historic, for pedestrian access, commercial activities, and utilities.

Compared to HA-1A, where more new building construction is anticipated, developments in HA-1 are expected to include a balanced mix of heritage building conservation (including rehabilitation), additions to existing buildings, as well as compatible new development.

Public Open Spaces: Public open spaces that are significant to the immediate and larger community include the Dr. Sun Yat-Sen Park and Courtyard. These spaces accommodate various activities including passive recreation, community events and festivals and are particularly important to livability in Chinatown's dense urban setting. Any changes to sites flanking these public open spaces should respect the role of these facilities as the cultural heart of Chinatown.

Lanes: In addition to utility functions for support service and access for commercial and residential uses, historic alleys operated as pedestrian and shopping routes. In HA-1, three alleyways have received capital improvements: Canton Alley, Shanghai Alley and Suzhou Alley. Historic Market Alley (north of E Pender St between Carrall St and Main St), once lined with shops and restaurants, is also located in HA-1. It can be revived as vibrant commercial places with gritty appeal for "hole-in-the-wall" shops while maintaining its utilitarian functions. The lanes in Chinatown will become more important as redevelopment and densification occurs. (See Sections 34.6 and 45.3.3 [of these guidelines](#))

Courtyards and Breezeways: Historically, Chinatown had internal courtyards and breezeways intersecting the buildings, providing open space, light, and air to buildings constructed on narrow lots. Over time, many of these semi-private open spaces were filled; the last remaining original courtyard is in the Yue Shan Society Building (37 E Pender St). Rehabilitation of existing and new opportunities for courtyards and breezeways are encouraged, as these features are part of the historic pattern and character. These features also contribute to livability by optimizing solar exposure and ventilation to residential units, semi-private spaces and lanes.

2.23 Guiding Design Principles

Heritage Buildings (buildings listed on Vancouver Heritage Register): Heritage buildings in HA-1 should be conserved. Conservation strategies to be used are: preservation, restoration, rehabilitation, or a combination of any of these three. These strategies aim at retaining the heritage value of the building as established by character defining elements outlined in the SOS for the building and the area.

Any changes to a heritage building requires the knowledge of conservation principles and a sensitive design approach. The Conservation Plan, clearly identifying conservation processes, procedures and strategies should always be developed when contemplating physical changes to a heritage building. For more detailed information on conservation principles and an assistance with preparing a Conservation Plan refer to “Guidelines for the Conservation of Historic Places in Canada” (www.pc.gc.ca).

“Character” Buildings (buildings that may have heritage values but are not listed on VHR): Retention and rehabilitation of “character” buildings are strongly recommended, particularly if they are structurally sound. Any alteration or addition to an existing building should consider the heritage context of HA-1.

New Buildings: New buildings should be designed in a contemporary architectural manner and be respectful to the scale and urban pattern of Chinatown HA-1. The design should be based on a thorough analysis and comprehensive understanding of Chinatown’s context. It is critical that the planning and design of new developments contribute to achieving the Chinatown Vision Directions and enhancing Chinatown’s distinct sense of place.

Small Frontage Lots: In order to facilitate the development of small frontage lots (75 feet or less), flexibility will be considered in the application of these policies, while ensuring that new development is consistent with the intent of these policies, including appropriate scale, character and livability.

Figure 2. Compatible contemporary building (left) adjacent to heritage building (right)



2.34 Views

Council-adopted public view cones pass through HA-1 and are to be respected.

New developments should also maximize opportunities for both public and private views. Public and private views include public street view (e.g. vista), permeable views into entries, passages and semi-private spaces, and views from within the building (e.g. townscape view).

2.45 Shadowing

Access to sunlight for parks and public open spaces is a priority in Chinatown. Development should also minimize overshadowing on public spaces including streets and, if possible, on semi-private open spaces.

2.45.1 General Shadow Criteria

- (a) Shadows generated by proposed developments must be minimized on the following prioritized hierarchy of spaces:
 - parks
 - public open spaces
 - public spaces including streets
 - semi-private and private open spaces
- (b) New developments should be mindful of adjacent semi-private spaces and lanes. New development should also be designed to optimize solar exposure to these spaces where possible.
- (c) As a minimum, developments over 35 feet in building height require a shadow impact analysis taken at the equinox, at 10:00 a.m., noon, 2:00 p.m., and 4:00 p.m. ~~Pacific Standard Time~~. Where special circumstances (e.g. cultural programming in the a.m.) warrant it, additional analysis and information may be needed.

3 ~~Uses (Reserved)~~

34 Policies Pertaining to Scale and Form of Building

34.1 Building Scale and Building Height

34.1.1 Objective

The historic urban pattern of HA-1 remains largely intact (see Section 2.1/~~2.2~~ of these guidelines). The objective is to reinforce the existing scale of Chinatown and to ensure that contemporary additions to any existing building and new buildings are compatible with the scale of the existing urban pattern. In order to facilitate the development of small frontage lots (75 feet or less), flexibility will be considered in the application of these policies, while ensuring that new development is consistent with the intent of these policies, including appropriate scale, character and liveability.

The maximum building height for new buildings is 15.3 m. This building height is set to encourage a low to mid-rise building including a generous main floor height, compatible with the scale of the majority of the area's heritage buildings. Mezzanines are encouraged.

34.1.2 Criteria for Existing Buildings

The permitted building height for an existing building is its present building height. A parapet, with or without a cornice, to a maximum height of 2.2 m in addition to the maximum building height, is not included in the calculation of building height in order to encourage retention and replacement of cornices and parapets (refer to Figure 3).

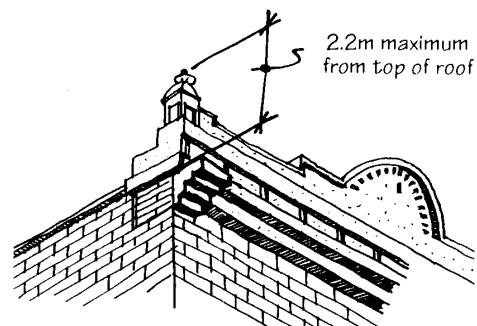


Figure 3

There is potential for conditional approval by the Development Permit Board for additions to existing buildings up to 22.9 m, provided that architectural, contextual, conservation and urban design considerations have been satisfied. Generally, a one-storey, set-back addition will be considered for heritage buildings in HA-1. In some cases, a more significant addition may be considered, if appropriate. These considerations include:

- (a) If the existing building is of heritage significance, the exterior design of the addition should be compatible with but distinguishable from the existing building (refer to Figure 4);
- (b) The structural requirements of the addition do not involve the removal of significant historic building fabric, especially on Façades facing streets;
- (c) The addition will not block significant public or private views or overshadow public open space; and
- (d) An addition should be set back from the street and lane Façade(s) to reduce its visibility from the opposite side of the street.
- (e) In any case, the total **building** height of the building should not exceed 22.9 m.

Figure 4. Addition compatible with existing heritage building in Chinatown



34.1.3 Criteria for New Buildings

The maximum **building** height for new construction is 15.3m. A parapet on the principal Façade, with or without a cornice, to a maximum height of 2.2 m in addition to the maximum building height, maybe excluded from the calculation of building height subject to urban design performance. This is in order to encourage the inclusion of strong building cornices and parapets on new buildings (refer to Figure 3).

A minimum number of storeys is not required. However, to ensure a continuity of the streetwall, a one storey building together with its parapet should have a minimum **building** height of 5.5 m.

There is the potential for a conditional increase in the maximum permitted building height up to 22.9 m, provided that specific criteria regarding context and urban design are met. These considerations include:

- (a) the compatibility of the design of the new building with historic façades in the same blockface to ensure the new structure is sympathetic to, but distinguishable from, existing heritage buildings on the block (refer to Figure 5); and
- (b) the building form, massing, location, and overall design of the building and its effect on the site, surrounding buildings, the streetscape, and views to heritage buildings.

Figure 5. New contemporary development compatible with heritage buildings on 00 Block E Pender St



34.2 Form of Development

34.2.1 Objective

The objective is to encourage the use of a greater variety of building forms in HA-1, which historically existed, including double-loaded corridor and courtyard typologies.

34.2.2 Criteria for New Buildings

The prevailing urban pattern consists of two to five-storey buildings with a rectangular built form, street oriented massing, a well articulated principle façade and prominent saw-tooth profile. They can be constructed on both, small (single lot) and medium (double or triple lots) building sites. These characteristics should be maintained in new buildings. The following diagrams illustrate form of development examples that are encouraged for use in HA-1.

Figure 6. Double-loaded corridor scheme with setback

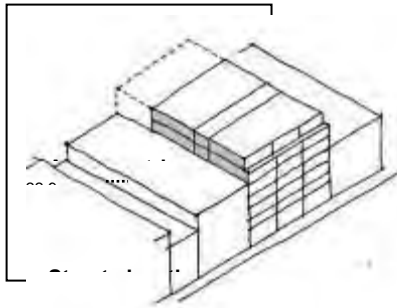
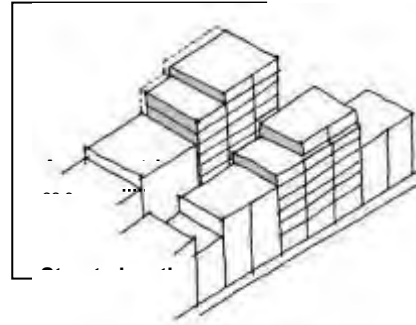


Figure 7. Courtyard scheme with street and lane setback and varied streetwall height



34.3 Yards and Setbacks

34.3.1 Objective

The objective is to respect the characteristic building massing and siting of the early buildings in Chinatown which were typically built to the front and side property lines and frequently had encroachments such as bay windows over the public sidewalk.

34.3.2 Criteria for Existing Buildings

All buildings should maintain their original relationships to the front and side property lines at all existing floors.

34.3.3 Criteria for New Buildings

All new buildings should be built to the front and side property lines of their sites for the full extent of their façades. Rear property line setbacks should contribute to liveability of the adjacent units, provide sunlight and surveillance on the lanes while not precluding opportunities for quality courtyard developments that might result in more building massing towards the rear of the site.

Permitted exceptions are described below:

- (a) Façade surfaces that intervene between vertical pilasters and columns of pedestals recessed up to 450 mm from the property line for the purposes of achieving articulation and decoration of the façade. The zero setback regulation in the District Schedule applies to the principle vertical surfaces of the pilasters, columns of pedestals at the building corners and at intervals across the façade;

- (b) Side setback at the mid-depth of the site and open to the lane might be considered for new development adjacent to existing lightwells to maintain adequate lighting into rooms in existing buildings. This can be combined with a courtyard accessed from the inside of the building, or from the street through a passage or from the lane. Privacy interface needs to be considered in these developments. New dwelling units should orient principal living spaces towards the lane instead of the lightwell;
- (c) All or portions of the top storey(s) are encouraged to be set back for a minimum of 3.0 m in order to reduce the apparent building height, to contribute to a coherency of a streetscape, to provide greater sunlight penetration across a street or lane, or to provide open space for occupants. (See Sections 34.5.2 and Figure 6 & 7 of these guidelines); and
- (d) A 1.0m setback from the rear lane at grade and at any commercial level above is required to ensure that an alcove is not created; this is especially for exits from the building.
- (e) For residential uses that usually are located in the upper portion of a building, a 7.0 m rear setback will be required. Where it improves viability of courtyard development, architectural expression and “eyes on the lane”, relaxation to the 7.0 m setback, to a minimum 2.0 m, may be considered subject to shadow analysis on lane, privacy, sightline across lane, and provision of outdoor amenity. Similar provision for setback relaxation may be considered for sites with unique context, such as with two flanking lanes or streets.
- (f) Bay windows and open balconies for residential use may protrude into the required rear setback.
- (g) To mitigate privacy and overlook issues, windows and balconies should be staggered across laneways especially where the exterior walls of the residential units extend to the 7.0 m rear setback line.

Street arcades parallel to the street at the ground floor level are discouraged since such design elements tend to interfere with the block massing of buildings to the property lines which is characteristic of Chinatown.

34.4 Courtyards and Passageways

34.4.1 Objective

Long, narrow lots are prevalent in Chinatown. Historically, many buildings had internal courtyards and passageways for access to light and air, forming intricate intra-block pedestrian routes that connected streets and alleys. The objective is to encourage rehabilitation of these existing courtyard and passageways, to provide new opportunities for their development and optimize solar exposure onto these semi-private spaces.

Figure 8. New developments should build on opportunities to link open space with adjacent courtyards and lightwells

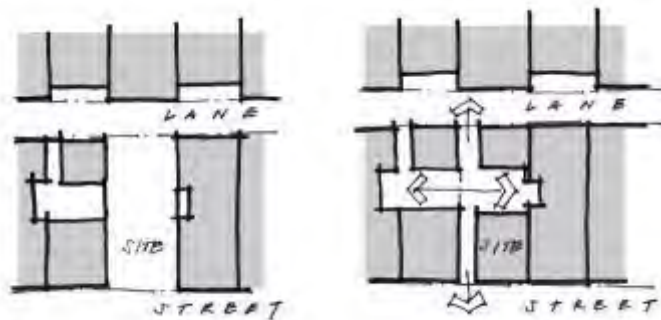
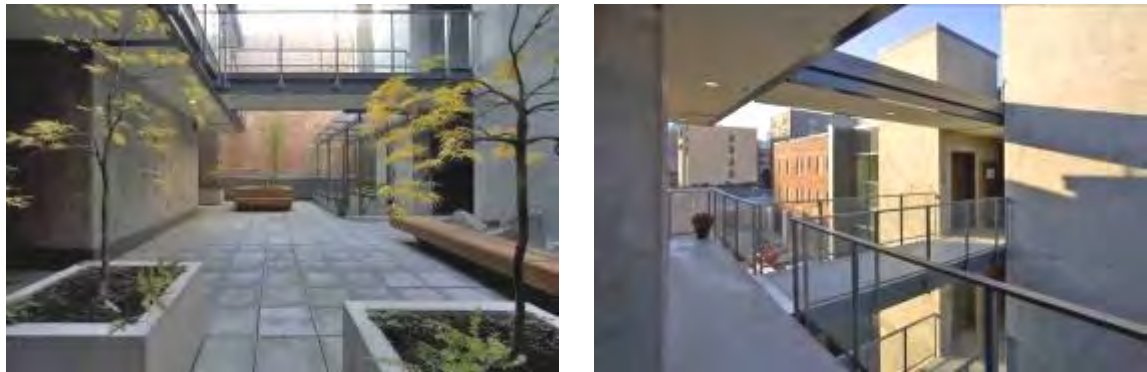


Figure 9. Example of courtyard with landscaping and careful walkway placement to ensure privacy



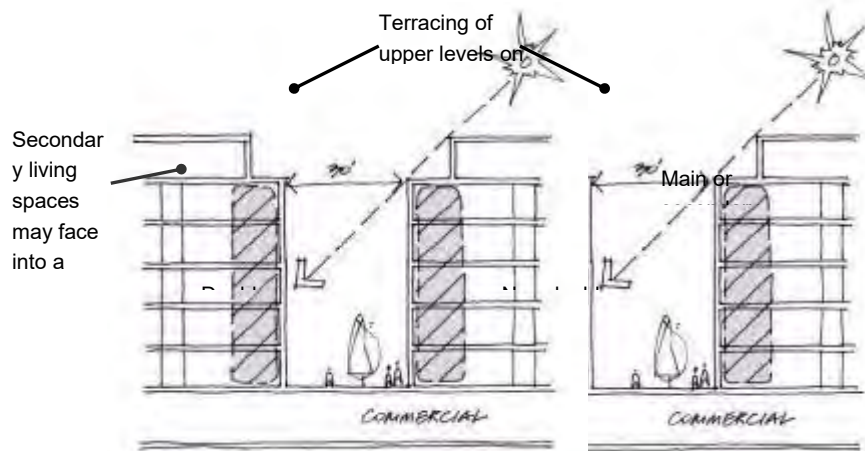
Internal courtyards and passageways should be designed to improve liveability by providing sufficient light and ventilation into buildings with residential units. The design of internal courtyards should consider maintenance factors and usefulness of the space for intended activities.

34.4.2 Criteria for Existing Buildings and New Buildings

In addition, the following criteria will be considered. Figure 10 illustrates how the criteria can be achieved in a development.

- (a) Living rooms should not face into courtyards that are less than 9.2 m.
- (b) In double fronting units (i.e. street/courtyard or lane/courtyard), a minimum clear courtyard dimension of 6.0 m and a courtyard height/width ratio of 1.5 to 1 is allowed. A higher height/width ratio up to maximum of 3 to 1 for very limited areas may be acceptable subject to urban design performance and solar analysis onto adjacent lanes.
- (c) Secondary living spaces may face into the courtyard on lower floors where the courtyard width is 9.2 m. Secondary living spaces may face into a courtyard of lesser width, where the building design adequately addresses privacy and overlook, including use of landscaping and careful placement of access corridors.
- (d) Courtyard width will be measured to any obstruction including exterior corridors.
- (e) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;
- (f) Where courtyards or lightwells exist in adjacent developments, new developments are encouraged to link open space with adjacent courtyards or lightwells yet maintain privacy and security. Adequate light and ventilation should be maintained. (See Section [34.3.3 of these guidelines](#))

Figure 10 Courtyard



34.4.3 Public Gathering Spaces and Pathways

The provision of new public gathering spaces and pathways in Chinatown is encouraged. New developments may provide on-site indoor, outdoor or covered spaces that are openly accessible to the public. Interesting places with various levels of intimacy may be considered, such as passageways, courtyards, breezeways and similar spaces. The District Schedule encourages the provision of these spaces through an exemption from the calculation of these spaces towards the maximum allowable Floor space, on the condition that a legal Public Statutory Right-of-Way is secured.

34.5 Streets

34.5.1 Objective

The appropriate built form for HA-1 consists of robust continuous streetwalls with small building frontages and varied roof lines creating the characteristic “sawtooth” street profile. The objective is for additions to existing buildings and new buildings to maintain streetwall continuity and reflect the fine grain streetwall pattern by responding to the context of the block.

34.5.2 Criteria for Existing and New Buildings

Streetwall height should relate to existing building height, be proportionate to street width, and contribute to building a pedestrian-friendly streetscape. For additions to existing heritage and “character” buildings, upper floor setbacks are required to maintain the original cornice line. The addition should be compatible with but distinctive from the existing building (See Section 34.3.3 and Figure 4 [of these guidelines](#)).

For new buildings, upper floor setbacks should be considered, especially where the buildings strays dramatically from the prevailing height of significant adjacent buildings (See Section 34.3.3 [of these guidelines](#)).

In the case of large sites (e.g. site frontage equal to or greater than 15.2 m), it will be necessary to vary the proposed streetwall heights and frontages in order to reinforce the visual pattern and contextual scale created by existing traditional development on 25’ to 50’ wide building sites, when use of other architectural treatments is not considered sufficient to achieve this (See Figure 7).

34.6 Lanes

34.6.1 Objective

The objective is to ensure that each building plays its part in making the lanes of HA-1 suitable places for pedestrians and attractive when viewed from adjacent buildings. Opportunities for future commercial revitalization should also be considered, especially for sites that have frontage on Market Alley. —The lanes of Chinatown were historically vibrant places for pedestrians and commercial activities. As more development occurs, alleys become more important as more people will be viewing them, particularly residents in adjacent buildings.

34.6.2 Criteria for Existing and New Buildings

34.6.2.1 Lane Activation

Buildings should contribute positively to the lane environment at grade, and include active lane-side uses, where appropriate. Pedestrian-oriented uses, such as retail and similar commercial uses, are strongly encouraged. (Also see Section [45.3.3 of these guidelines](#) regarding lane façade design.)

34.6.2.2 Daylighting lanes

While it is understood that lanes will not receive as much sunlight as streets, the intent is to find opportunities to daylight portions of lanes through setbacks, massing articulations and creating passageways that link streets to lanes. The provision of lane setbacks should be mindful that it does not unintentionally impede courtyard typology. (See Section [34.4 of these guidelines](#))

34.6.2.3 Access to off-street parking and service areas

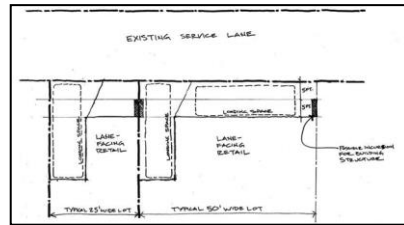
Vehicular access to underground parking (where provided), loading, and service areas should be provided from the lane. They have the potential to create large expanse of blank walls, dark holes and an overall uninviting environment. In order to mitigate these impacts, the following should be considered:

- (a) Negative impacts of vehicular entrance parking ramps and service areas should be minimized through proper treatment such as enclosure, screening, quality finishes, sensitive lighting and landscaping.
- (b) Where possible, service and utilities areas and parking ramps should be located side by side to reduce their impacts.
- (c) Further, where possible, parking areas and access ramps should be shared between separate developments.
- (d) Loading spaces are important components for any new building in Chinatown. In this historic district, service lanes are shared with older buildings that are not equipped with on-site loading facilities. Keeping the service lanes clear of parked trucks and cars is an important goal in this district as residential and commercial uses intensify.

To balance and facilitate both the desires for loading spaces and laneway-facing retail frontages, small 25 ft. wide lots will be required a minimum and maximum of 1 Class “B” loading space, perpendicular to the rear property line.

For 50 ft. wide sites and larger, more than 1 Class “B” loading space is typically required by the Parking By-Law. The design of these spaces, however, should consider their flexible nature as public patio spaces when loading is not occurring. Providing the second required loading space as a parallel space can be considered, since it would provide a space that is more conducive to public gathering against the service lane, than a second perpendicular space.

Figure 11 Loading spaces example



45 Architectural Components

45.1 Vernacular Architecture

The historic urban landscape of Chinatown is strongly defined by the distinctive “balcony-style” architecture of Chinatown Society buildings constructed between 1901 and 1926. This balcony-style is considered a hybrid architectural style that blends aspects of Chinese regional architecture (Guangdong and Fujian Provinces) with western styles and building methods. It is unique to Vancouver’s Chinatown and considered vernacular.

Chinatown Society buildings are typically four storeys in [building](#) height, including a mezzanine with a lower ceiling height. They were usually developed on a 25ft lot. Society meeting halls are usually located on the top floor. The interiors of these buildings have heritage and cultural value and the conservation of the interiors are encouraged as rehabilitation occurs (See Section [56 of these guidelines](#)).

Distinctive architectural features of heritage buildings include glazed storefronts with recessed entrances, glazed transoms, upper floor entry set off to the side of storefront, recessed balconies, and the use of classical architectural elements such as pediments, cornices, dentils, string courses and cast stucco signage within pediments.

There are many newer buildings in Chinatown that refer in their architecture to character-defining elements of Society buildings as well as to traditional Chinese architectural motifs (e.g. glazed pantiles and dragon finials), continuing the tradition of blending eastern and western influences. Also, there are a number of buildings in Chinatown that, even though they were built by Chinese owners, are in the Victorian and Edwardian architectural styles.

Colorful canopies and retractable awnings with signage, often combined with convertible storefront windows, allowing merchandise to spill onto the sidewalk, are widely-spread, authentic architectural features of HA-1.

45.2 Overall Façade Composition

45.2.1 Objective

The intent is not to replicate or mimic heritage façades but to ensure that new buildings have a level of complexity and an engaging architectural expression compatible with the heritage character of the area’s heritage buildings (See Section [45.1 of these guidelines](#) for description).

45.2.2 Criteria for New Buildings

New buildings should respond to the prevailing façade composition as established by heritage buildings, including:

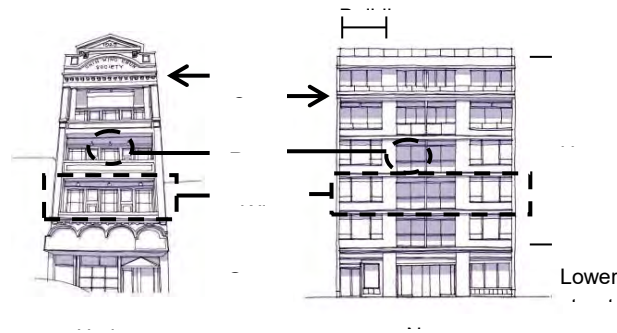
- storefront width and configuration;
- transoms above storefront windows;
- architectural patterns (including fenestration patterns);
- cornice lines.

For all new development, particularly those on large sites (e.g. site frontage equal or greater than 23 m), façades can be broken up with:

- a regular rhythm of projections (pilasters);
- changes in massing;
- variegated street-wall and roof lines.

New buildings should also be designed to express the three-dimensional façade articulation including rich textures and architectural detailing that complement the visual qualities of heritage buildings in Chinatown.

Figure 12. Façade Composition



45.2.3 Vertical Façade Definition

New buildings should have a clearly defined streetwall massing with distinctive lower and upper street façades. The upper street façade should be clearly distinguished from the lower street façade and articulated with windows, projections, and/or balconies. The roof, cornice, or parapet area should be well integrated with the building's overall composition, visually distinctive, and include elements that create skyline interest.

45.2.4 Fenestration

See Section [45.3.2 of these guidelines](#) for description of typical fenestration patterns in HA-1.

45.2.5 Building Bay and Shopfront Width

45.2.5.1 Objective

The objective is to respect the typical streetscape rhythm comprised of many buildings in each block with one or more individual shopfronts in each building. These characteristics should be maintained in existing buildings and be integrated into the design of new buildings.

The basic building module in the Chinatown streetscape is the shopfront width, which provides rhythm and pedestrian scale to the streetscape. The typical blockface is comprised of many narrow buildings and shopfronts which add texture and interests.

The storefront width in the criteria listed below has been derived from the proportions of the older retail frontages of Chinatown.

45.2.5.2 Criteria for Existing Buildings

The design elements of the original and/or early building façades such as columns, pilasters and multiple shopfronts, which serve to establish a pedestrian scale and rhythm, should be retained. These features reduce the apparent width of buildings by adding texture and visual interest for pedestrians.

Storefront widths, as shown in Figure 13, are historically in the 7.0 m range. Consolidating two (or more) shopfronts into one is discouraged, since it reduces pedestrian interest. If such a consolidation is proposed, the retention of original historic building features should not be compromised, even if this means retaining a redundant entry configuration.

Figure 13. Traditional storefront widths



45.2.5.3 Criteria for New Buildings

It is critical that the design of the façade be segmented into vertical units of width within the range established by the heritage buildings in the area. In buildings wider than 15.2 m, shopfront widths should not exceed 7.6 m (refer to Figure 13).

New buildings in excess of 45.6 m in width should seek to vary the façade with strong vertical elements and configuring windows to maintain the fine grained texture characteristic of the historic streetscape.

45.3 Exterior Façade Design

45.3.1 Lower Street Façade

45.3.1.1 Objective

The objective is to respect the scale, configuration, and rhythm of the traditional components of the lower Façade of Chinatown buildings including ground floor height, shopfront design and access to upper floors.

The lower Façade is that portion of the building made up of the ground floor and, if present, the traditional glazed mezzanine. It is typically defined at its upper edge by a minor cornice or decorative band. The lower Façade is the most visible to the pedestrian and is often rich in detail. The buildings of the pre 1929 era typically had ground floor Façades with high ceilings, a high degree of transparency from large areas of glazing, and entries recessed into the Façade and embellished with decorative tiles and panels (refer to Figure 14). A high degree of appropriate detailing is encouraged, especially in the base plate.

Figure 14. Typical lower Façade of heritage building.



Street level access to the main floor should be provided. Split level entries from the sidewalk to cellar spaces are not characteristic of the area and are discouraged in rehabilitations of existing buildings and in new buildings. In particular, retail space below street level has disadvantages with respect to retail visibility and security, and tends to attract street debris.

Traditionally, street level entry doors for stairs to the upper floors were incorporated into the Façade in a separate vertical bay with details relating to the design of the shopfront entry(s) but in less elaborate expression. Often the entry was recessed and the floor surface treated in a decorative fashion.

Lobbies, entries and passageways provide transition space between the public sidewalk and the interior of private properties. These spaces should be visible from the street to provide pedestrian and visual interest.

45.3.1.2 Criteria for Existing Buildings

The shopfront configuration is the basic building block of the pedestrian experience in Chinatown, providing the area's fine grained retail interest. It is desirable to retain the existing shopfront pattern, especially along the major retail streets.

Figure 15. Traditional shop front configuration.

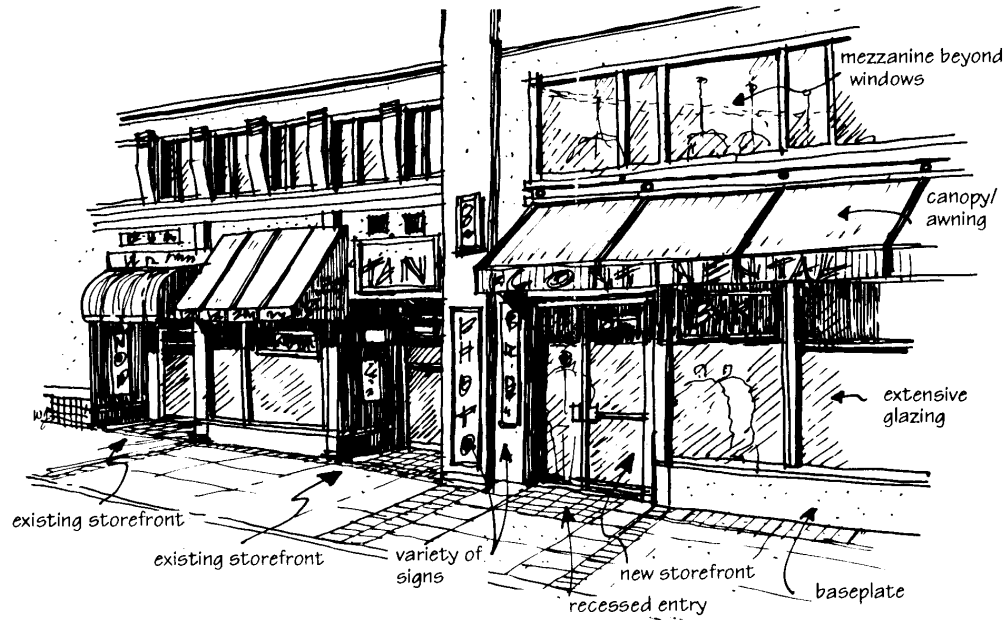
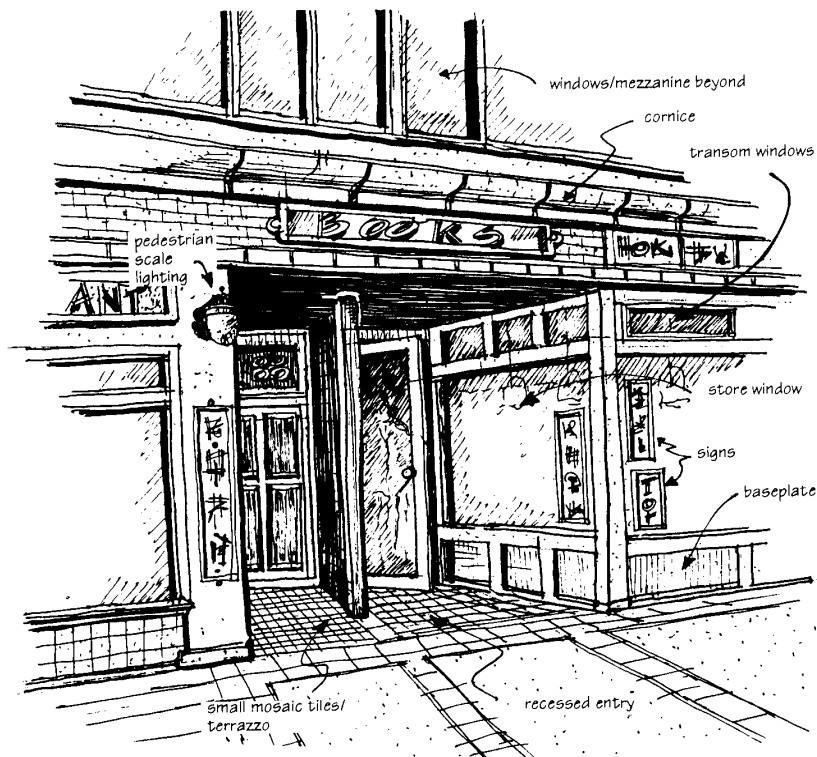


Figure 16. Fixtures incorporated in design of renovated store.



The following features should be incorporated into the design of rehabilitated or restored storefronts (refer to Figures 14, 15 and 16):

- (a) restoration of cast iron elements where evident in existing buildings;
- (b) a high percentage of glazing, both in the display window area, transom windows, and in the door(s);
- (c) a recessed entry with either a trapezoidal or rectangular plan;
- (d) transom windows above the entry(s);
- (e) base plates rich in detail;
- (f) detailing of the floor surface in the entry recess with tiles (especially small mosaic tiles), terrazzo, or other similar decorative materials; and
- (g) a storefront cornice which is generally a variation or reduced section of the main building cornice.

Access to upper floors should be in the original configuration, if feasible.

45.3.1.3 Criteria for New Buildings

The lower Façade on new buildings should be defined at its top edge by a continuous intermediate cornice or similar decorative element. This provision is intended to ensure that new structures have the same generous lower Façade that is typical of the area's early buildings, including sufficient vertical dimension to include a mezzanine within the lower Façade, if desired.

There is adequate space to incorporate transom windows above the height of the entry doors and a signband strip between the transom windows and the intermediate cornice. These horizontal elements are important aspects of the texture and complexity of the lower Façade; they should be continuous across the Façade except at the pilasters which should structure the entire building's Façade.

New storefronts should be configured to be compatible with the historic storefronts of the area. The following features should be incorporated in the design of new storefronts:

- (a) access to store should be level with the sidewalk.
- (b) a high percentage of glazing, both in the display window area, transom windows, and in the door(s);
- (c) a recessed entry;
- (d) transom windows above the entry;
- (e) base plates rich in detail; and
- (f) detailing of the floor surface in the entry recess with tiles (especially small mosaic tiles), terrazzo, or other similar decorative materials.

Access to upper floors should be in the original configuration typical of Chinatown's early buildings.

45.3.2 Upper Street Façade

45.3.2.1 Objective

The objective is to respect the traditional appearance and proportions of the upper Façades of heritage buildings including strong vertical elements segmenting the Façade, vertically oriented windows organized into groups within the segments of the Façade, and recessed balconies.

The upper Façade is that portion of the building above the ground floor and, if present, above the traditional glazed mezzanine.

The clear distinction between the upper storeys of buildings and the storefront level, found in heritage buildings, is encouraged in the rehabilitation of existing buildings and in the design of new buildings.

The upper floor windows which are typical of Chinatown's early buildings are punched openings with a vertical orientation in a relatively solid upper wall (see also Section 45.2 and refer to Figures 17 and 18 [of these guidelines](#)). Windows openings are grouped into two or more bays, separated by pilasters or other vertical dividing elements. Single windows, as well as groupings of two and three windows in each bay, are characteristic of the area's early architecture. To maintain this upper Façade texture, window openings in new construction are encouraged to be repetitive, vertically oriented, and organized in relationship to the vertical elements which structure and segment the Façade.

Figure 17. Heritage façade (51 E Pender St)



45.3.2.2 Criteria for Existing Buildings

Vertical elements such as pilasters, columns and projecting bays should be retained and rehabilitated. Historic photographs and drawings should be used to support the restoration or replication of decorative elements of historic significance on the upper Façade. Existing projecting bays and balconies should be retained. The City will assist the owner in acquiring an encroachment by-law, if necessary, provided that building code and life safety concerns have been satisfactorily addressed.

The existing fenestration pattern of punched windows in a relatively solid wall is typical of Chinatown's early buildings and should be retained. Where new openings are proposed, they should be compatible with the existing vertical elements of the Façade.

45.3.2.3 Criteria for New Buildings

New buildings should be designed to achieve a level of surface texture and detailing comparable to the heritage buildings of Chinatown and a similar balance between wall and window areas. The intent is not to replicate or mimic heritage Façades but to ensure that new buildings are harmonious and neighbourly.

- (a) the upper Façade should be ordered by the use of vertical elements such as pilasters, columns and bays;
- (b) the upper floor windows, which are typical of Chinatown's early buildings, should be punched openings in a relatively solid upper wall with a low window to wall ratio, with the exception of continuous glazing at the back of recessed balconies; and
- (c) detailed design resolution to define the upper edge of the upper Façade.

45.3.3 Lane Façade

45.3.3.1 Objective

The objective for new developments is for them to significantly upgrade the appearance of the lane environment. There might also be opportunities for lane-side commercial use, in existing and new buildings. Architectural treatment and landscaping of the lane Façades should give special attention to making the lane environment pedestrian friendly. Corner sites in particular will have an opportunity to upgrade the portion of the lane which their users experience most often and to create visual interest from the streetscape into the lane. Rehabilitation of lane façades of existing buildings, including original lane-side storefronts, is encouraged.

45.3.3.2 Criteria for Existing and New Buildings

- (a) Where possible, garbage and recycling containers should be contained within the walls of the building or enclosed. Loading areas and garage entrances should be securable and screened.
- (b) The design should consider including a lane side entrance into the commercial uses on the ground floor of the building.
- (c) Where possible, parking should be underground, enclosed and/or fully screened. Beyond this, the architecture and landscape design of the development should deal with the lane as an integral component of the project, with lane Façades and landscape carefully considered to upgrade and enhance the lane environment
- (d) Building walls abutting the lane should be attractive to neighbouring developments and passersby through articulation and use of quality materials and finishes. Blank walls facing the lane are discouraged.
- (e) Landscape materials should be incorporated in the projects adjacent to the lane through provision of climbing plants, hanging plants, and/or shrubs and trees of suitable growing habit.
- (f) Openings at grade into a courtyard are encouraged.
- (g) Installation of lane lighting is encouraged (see Section [45.4.7.1 of these guidelines](#) for further details).

45.3.4 Sidewall on Private Properties

45.3.4.1 Criteria to Existing and New Buildings

As HA-1 redevelops, some buildings will be taller than adjacent buildings, and have exposed party walls or sidewalls. To mitigate the impact of blank sidewalls, they should be designed with a material finish that complements the architectural character of the main building Façades. Side setback on upper floors could also be considered. The amount of setback should allow for sufficient glazing.

45.4 Exterior Materials, Colours, and Detailing

45.4.1 Rooftop Features

45.4.1.1 Objective

The objective is to encourage the retention of existing rooftop features, such as mechanical penthouses and water towers, and to permit the addition of appropriate rooftop elements on existing and new buildings.

Rooftop structures for mechanical services are authentic elements of Chinatown's early buildings and, as such, play an important historic role and should be permitted in the future. The intent of the criteria below is to ensure that such mechanical rooftop features are not overly dominant in the streetscape and utilize appropriate materials and colours.

45.4.1.2 Criteria for Existing Buildings

Where feasible, existing mechanical penthouses and water towers should be retained. New rooftop additions for equipment on top of existing buildings should follow criteria for new buildings.

45.4.1.3 Criteria for New Buildings

Rooftop additions for equipment on top of new additions and new buildings should be set back far enough from the front or exterior side Façades in order to not be seen by a pedestrian on the opposite side of the street. If this is not possible, rooftop equipment should be screened.

45.4.2 Windows

45.4.2.1 Objective

The objective is to respect the importance of traditional windows in establishing the character of heritage buildings and to ensure that windows in new buildings respond to these traditional fenestration patterns.

The windows in Chinatown buildings are extremely important to the character of the area, and Chinatown is fortunate in that a number of original or rehabilitated early windows remain. Nevertheless, quite a few buildings have been renovated over the years with windows which are not appropriate.

The intent of these policies is to encourage the rehabilitation of original wood windows. Where rehabilitation is not feasible, then the criteria are designed to promote the use of new windows based on historical photographs and drawings. If both of these strategies fail, then criteria are provided for the design of appropriate replacement windows. The same design criteria are used for both replacement windows in existing buildings and windows for new buildings.

45.4.2.2 Criteria for Existing Buildings

Where there are existing windows within historic window openings which are either original or more recent replacements in the historical form and material, every effort should be made to repair them. Where existing appropriate windows are too deteriorated to repair, replacement windows should replicate either the original windows, as documented by historical photographs and/or drawings, or the existing windows. Where they exist, lintels and sills should be retained.

In the event that the existing windows are inappropriate to the area's historic character, then new windows should be designed to replicate the windows which were original at the time of construction. If historical information is not available, the criteria for new buildings below should be referenced.

Repair of existing wood windows should use wood frames. Replacement may be in wood, steel, aluminium, or other materials provided that the windows are similar in appearance and dimensions to wood when painted.

45.4.2.3 Criteria for New Buildings

Windows for new buildings should use several design elements which are typical of the wood windows of the area's early era of construction including (refer to Figure 18):

- (a) windows should have frames and sash with dimensions similar to the wood frames and sash of the early buildings of Chinatown;
- (b) the window should be divided into a minimum of two sections by a mullion and several divisions are also encouraged;
- (c) windows designed to open are encouraged; double hung windows, with a vertical orientation, were the most common form in Chinatown, but some casement styles were also used;
- (d) glass should be clear or slightly tinted; strong tints and reflective surfaces are not acceptable;
- (e) frames and sash should be wood or materials, including steel and aluminum, which can be dimensioned and painted to appear similar to wood;
- (f) the sash should be recessed within the window opening at least 100 mm from the exterior surface of the building Façade (refer to Figure 19); and
- (g) window openings should have a distinct lintel and sill.

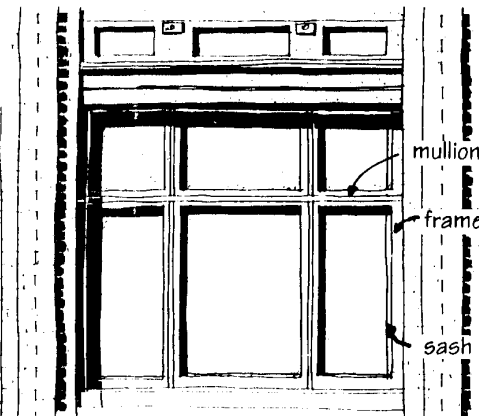
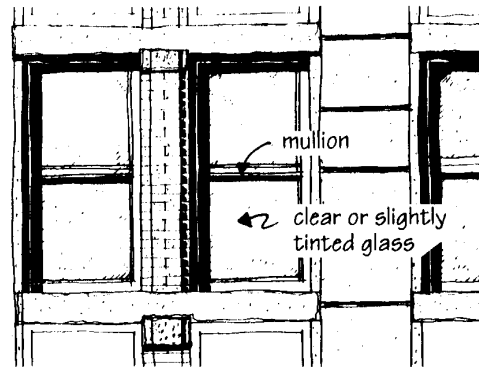


Figure 18. Window designs.

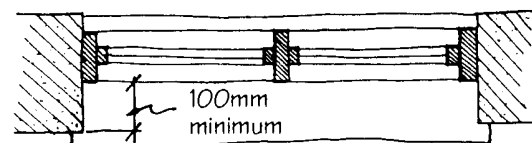


Figure 19. Horizontal section through window.

The windows in adjacent heritage buildings should be considered in the design of windows for significant new infill buildings. The use of variations on patterns established by existing buildings is desirable.

45.4.3 Cornices and Parapets

45.4.3.1 Objective

The objective is to recognize the historic role of building cornices and parapets and to ensure this level of design resolution is continued in the design of additions and new buildings.

Strong cornices, and, in many cases, parapets, defining the upper edge of buildings are key to the design character of the area, and are encouraged for existing and new buildings.

45.4.3.2 Criteria for Existing Buildings

Restoration of historically original cornices is preferred. Where cost or seismic considerations make rehabilitation of existing cornices difficult, replicas in fibreglass or other alternative, modern material can be used. Information on the original appearance of building cornices should be sought in the City Archives or the Public Library.

45.4.3.3 Criteria for New Buildings

For new buildings, a detailed design resolution is required to define the upper edge of the upper Façade and should be comprised of the following:

- (a) strong projecting cornices, preferably with raised parapets;
- (b) brick corbelling;
- (c) decorative or sculpted parapet; or
- (d) other similar decorative element.

These elements can be expressed in a much wider range of designs and materials including unusual solutions such as expanded or extruded metal for cornices.

Parapet details are a frequent feature of the early buildings in Chinatown. These parapets are often elaborate and can be combined with vertical elements such as flagpoles and finials. Use of both articulated parapets and narrow vertical elements at the building cornice line are encouraged.

45.4.4 Materials and Colours

45.4.4.1 Objective

Building materials traditionally found in Chinatown should be used for both rehabilitation and new construction. The objective is to encourage a generous use of colour in building Façades, especially at the ground floor level.

45.4.4.2 Criteria for Existing and New Buildings

The building materials commonly used in the heritage buildings in the area should be used for the Façades of all buildings:

- (a) standard clay brick in a range of solid colours;
- (b) dimension building stone masonry;
- (c) terracotta and tile decorative elements;
- (d) cast iron and pressed metal decorative elements;
- (e) wood elements for features such as recessed balconies, bay windows and storefronts; and
- (g) specially treated concrete finish.

45.4.4.3 Criteria for Existing Buildings

For existing buildings, new materials should preferably be the same as the old materials they are replacing. If this is not feasible for cost, availability or technical reasons, then the new materials should be largely indistinguishable from original materials.

Repainting (with the equivalent colour scheme) on already painted surfaces, does not require design review. A wide range of colours are appropriate to Chinatown; reds, oranges, and gold are colours traditionally associated with the Chinese presence in Vancouver and other west coast Chinatown areas. Original colour schemes should be used where known.

45.4.4.4 Criteria for New Buildings

For new buildings, other modern materials which are largely indistinguishable from the materials listed in [section 45.4.4.2 of these guidelines](#) may also be considered. Potential compatible materials include areas of smooth finish poured concrete or precast concrete panels (especially with a stone work finish). Surfaces which imitate historic materials in a different form are not to be used (e.g. aluminum and vinyl siding made to appear wood like). Textured stucco is not a traditional material. If stucco is used, it should have a smooth finish and be limited in its use to side walls and small areas of the main Façade.

The materials should be generally used in the same portions of the Façade as is typical of the historic buildings in Chinatown. For example, highly polished marble tiles are a suitable finish for base plates in a shopfront, but not for pilasters extending the [building](#) height of the building.

In general, large surfaces should be brick, stone, or painted surfaces in earth tones or pastels. Brighter colours should be used for detailing and trim such as window frames and sash, cornices and signbands, base plates and pilasters.

The exposed sides and rear of buildings should be treated in similar materials to the principal street Façade, although less attention can be paid to applied decorative elements.

45.4.5 Storefront and Display

Solid retractable security shutters are discouraged. If security shutters are used, they should be a high-quality system offering visual interests and contributing to the character of the street. Installation of security gates behind a window display is strongly encouraged, as this maintains maximum pedestrian interest of the storefronts.

45.4.6 Awnings and Canopies

45.4.6.1 Objective

The objective is to encourage the use of fabric awnings reminiscent of the originals which were typically of a shed shape, that were an integral part of the historic commercial buildings of Chinatown.

45.4.6.2 Criteria for Existing Buildings

Historically, awnings were large and played an important role in the streetscape. Retractable fabric awnings were frequently found in Chinatown and those that still exist should be retained. Where an existing retractable awning does not exist, the criteria for new buildings ([section 5-6.34.4.6.3 of these guidelines](#)) should be used. Awnings and canopies should be designed to fit within the dominant structuring elements of the lower Façade (see Figure 20).

45.4.6.3 Criteria for New Buildings

Continuous weather protection over the public sidewalk should be provided in the form of retractable cloth awnings. Retractable fabric awnings were frequently found in Chinatown and these are encouraged for the area (refer to Figure 20). These devices help to express the small-lot incremental nature of storefronts and development sites. Retractable cloth awnings emulate the historical experience of sidewalk life in Historical Chinatown, where the boundary between private and public space were blurred by the placement of merchandise and café seating on the public sidewalk. Furthermore, a more intimate scale of the pedestrian sidewalk experience can be created when the awnings extend well over the sidewalk, and are appropriately situated with a minimum extension depth of 8 ft.



Figure 20. Appropriate awning design.

45.4.7 Lighting

45.4.7.1 Objective

The objective is for lighting to contribute to the safety and vibrancy of HA-1 in the night time. The intensity and colours of night time lighting and the design and location of light sources should be appropriate to the historic character of Chinatown.

The intent of the criteria below is to encourage the sidewalks of Chinatown to be illuminated at night with a soft, even light. In order to achieve this intention, it is critical that light fixtures on private property be located at a pedestrian scale to avoid glare for passers by and that light sources are warm in colour and similar to daylight in their rendition of colours.

45.4.7.2 Lane Lighting

Appropriate lighting at the lane is important to help create a safe and inviting lane environment for pedestrians and residents. Installation of lane lighting should pay attention to principles of Crime Prevention Through Environmental Design (CPTED). Lane lighting should not produce glare and should emphasize lighting of alcoves to discourage crime and nuisance activities.

45.4.7.3 Criteria for Existing Buildings

Installation of ground floor level lighting at a pedestrian scale is permitted provided that the fixtures selected are appropriate to the historic character of the building and the illumination they give is incandescent (or colour corrected to the incandescent spectrum) and not overly intense.

Fixture design should be chosen either from available replica styles which are derived from the pre 1929 period of the early Chinatown buildings, from simple, modern forms which do not suggest historic authenticity, or from designs which capture the Chinese cultural background of the area.

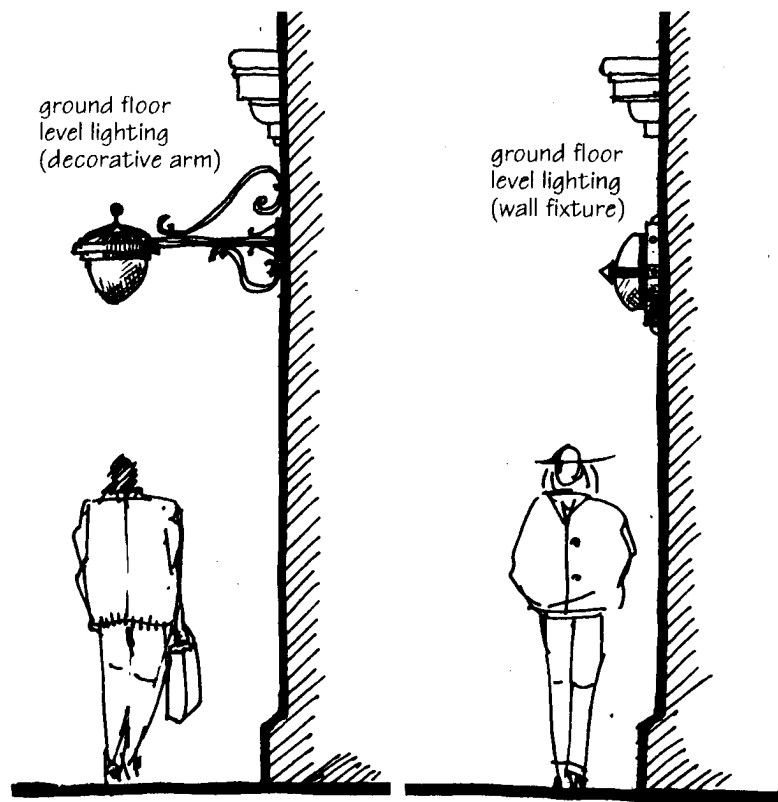


Figure 21. Lights.

45.4.7.4 Criteria for New Buildings

Installation of ground floor level lighting at a pedestrian scale is permitted provided that the fixtures selected are appropriate to the historic character of the area and the illumination they give is incandescent (or colour corrected to the incandescent spectrum) and not overly intense.

The fixture design should be chosen from simple forms which are compatible with the Chinatown area. Alternatively, designs which capture the Chinese cultural background of the area or available replica styles which are derived from the pre 1929 period of the early Chinatown buildings may be considered.

45.4.8 Signs (including Neon)

45.4.8.1 Objective

The objective is to support a diversity of sign types and an abundance of signs as were found throughout Chinatown during its initial period of development.

The large numbers and great variety of signs are a very basic component of the character of Chinatown. Stores and restaurants typically have many signs each ranging from temporary hand lettered signs, signs painted on windows, and small, pedestrian scale signs for upper level premises to large projecting signs, often with elaborate graphics and neon. This diversity of signs adds to the complexity and intensity of the street experience. However, some types of modern signage detract from the historic character and these are discouraged.

45.4.8.2 Criteria for Existing and New Buildings

Permitted signs are those authentic to the area and include:

- (a) projecting signs (usually with a horizontal orientation);
- (b) fascia or storefront signband signs (horizontal and traditionally incorporated immediately below the storefront cornice and above the transom windows);

- (c) letters applied directly to the building surface;
- (d) painted and gilded window signage;
- (e) display window signs;
- (f) base plates signage;
- (g) painted wall signs (murals); and
- (h) awning signs.

Regulations for signs are to be found in the Sign By-law.

56 Interiors of Heritage Buildings

56.1 Objective

The objective is to conserve interior elements with heritage and cultural values as building rehabilitation occurs. The interiors of many of Chinatown's heritage buildings, particularly the Chinatown Society buildings, may have heritage value.

56.2 Criteria for Heritage Buildings

Interior features, finishes and fixtures which are identified as having heritage value and listed as character defining elements in the building's Statement of Significance should be preserved, whenever possible. Some of the more common interior elements worth preserving are interior fabric (e.g. wall, ceiling, floor finishes), stairs and their components, interior architectural features (e.g. fireplace), built in furniture, light fixtures, various hardware and other similar elements.

Every effort should be made to identify and retain these elements where they contribute to the heritage and cultural value of the building.

67 Liveability and Neighbourliness

67.1 Residential Liveability

67.1.1 Objective

The vision for Chinatown is that it is an area where opportunities to live, work, and play can all be found in one complete, compact community. The objective is to maintain the mixed-use character of Chinatown and promote compatibility of these uses. Residential liveability should be achieved in balance with other area objectives stated in these Policies. As a mixed use area, some impacts to residents in the area are anticipated, particularly regarding privacy, noise and smell. The following sections outline ways in which these impacts can be mitigated.

67.1.2 Noise

Because HA-1 allows a variety of uses, residents can expect to be affected by noise. Commercial activities such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. New buildings should consider the following:

- (a) Use appropriate design and construction techniques, which can be used to buffer residential units from noise, including:
 - (i) orienting bedrooms away from noise sources, e.g. facing the quieter internal courtyards ("deep units" might be considered under unique circumstances, see Section 67.1.5 of these guidelines);
 - (ii) using concrete construction;
 - (iii) using acoustically rated glazing;
 - (iv) using sound absorptive materials and sound barriers on balconies.
- (b) Noise generated by the development itself should be mitigated by location and design.

67.1.3 Smell

Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability, ideally at the roof. For new buildings, a separate vertical shaft should be provided for the purpose of air exhaust for commercial uses, especially if the uses produce a strong smell such as a restaurant kitchen.

67.1.4 Privacy

Residential privacy in relation to other units, pedestrians, and adjacent development is an important aspect of liveability and neighbourliness.

- (a) Unit orientation, window placement and screening should be used to enhance privacy.
- (b) Balconies and decks, which do not front onto the street, should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project.
- (c) In developments with courtyards, stacked units are encouraged to reduce privacy conflicts due to access corridors (see [Section 34.4.2 of these guidelines](#)).

67.1.5 Residential Units

Access to adequate daylight, external views and ventilation are important liveability issues in all residential development. HA-1A has a dense urban pattern of narrow and deep lots, which make residential liveability challenging to achieve. The following will be considered in order to ensure liveability of new residential units:

- (a) In conversion of heritage buildings and non-heritage applications where the adaptive re-use of an existing building imposes physical limitations, internal bedrooms and dens may be considered.
- (b) For new buildings, main and secondary living spaces should have access to adequate daylight, external views and ventilation.
- (c) Internal bedrooms or dens may be considered in new buildings in limited circumstances. The intent is to address sites with atypical situation (i.e. a typical floor should not be designed having multiple units with internalized bedrooms). Internal bedrooms or dens will likely be limited to atypical studio or 1 bedroom units only, within otherwise highly liveable development. Irregular sites or sites where there are unusual privacy or liveability constraints may also be considered for a limited number of these units. Such applications might require the review and approval of the Development Permit Board. Applicants should discuss in detail with Planning staff at the preliminary enquiry stage.

67.2 Semi-Private and Private Open Space

67.2.1 Objective

The objective is for new development to provide residents with “active” or “social” semi private and private open space, to improve liveability in Chinatown’s high density setting. A range of activities should be considered when designing these spaces, from passive or visual amenities to active use areas.

67.2.2 Semi private open space should preferably occur in the rear or in the centre of a building (i.e. courtyards) above the commercial level. Common roof decks above the second floor are encouraged as semi private open space subject to considerations of overlook, scale relationships, view blockage, and noise impacts on units and properties below.

67.2.3 Provision of private open space for each unit in the form of balconies, decks or patios is an important component of liveability in a high density residential environment.

- (a) Where possible, residential units should have access to a private outdoor space. A horizontal dimension of 1.8 m should be provided to allow for adequate useable space.
- (b) Where possible, private open spaces should be oriented to capture sunlight and take advantage of views.
- (c) Private open spaces should be designed to ensure visual privacy.

67.3 Public Realm

67.3.1 Objective

Specific streetscape treatments for the public realm in Chinatown have been approved by City Council to reinforce the area's identity. These streetscape treatments, such as granite cobblestones tree surrounds, sidewalk paver design, Chinese Dragon light fixtures, and heritage-style litter containers should be maintained when doing any work on the public realm when required as part of the City's development permit review process. Further detailed specifications for street design elements are available from the Streets Division of Engineering Services. Note that public realm improvements and usages are subject to all applicable City of Vancouver policies, regulations and guidelines.

67.3.2 Public Sidewalk

- (a) The existing sidewalk paving pattern (see Figure 22) is part of the Council-aApproved treatment for the Chinatown public realm. The pattern is created from a template that is in the care of Engineering Services.
- (b) Continued use and retention of granite in the streetscape is encouraged (see Figure 22).
- (c) Street bulges should be constructed at corners or mid-blocks, where directed and approved by the City Engineer. This will provide opportunities for improved pedestrian crossings, landscaping and for street furniture.
- (d) A variety of street trees are planted in the area. New and replacement trees should be provided, taking into consideration the variety and shape of the tree that is most appropriate, as approved by the City Arborist.

Figure 22. Sidewalk paving pattern and granite cobblestones detail



67.3.3 Areaways

Applicants are encouraged to explore rehabilitation options for areaways in situations where existing areaways are attached to heritage buildings. Options can range from full rehabilitation for active use of an areaway to preservation of existing prism glass only, as a pavement surface treatment.

67.3.4 Street Furniture

- (a) Street furniture, (i.e. benches and bus shelters) are provided by the City and have a specific design and colour scheme.
- (b) Benches should be provided within street bulges, utility strips at corners or mid-block, and especially on the north-side of the street to provide sitting opportunities where there is more sun exposure.
- (c) Bike racks are not part of the City's street furniture program. If bike racks are required or desired, they should be provided at building fronts, or street bulges, in particular to the south-side, and be compatible to the Chinatown street furniture scheme subject to the approval of Engineering Services.

67.3.5 Outdoor Retailing and Restaurants

Outdoor retailing and restaurant patios add liveliness and variety to the streetscape, and are encouraged. The City's Streets Administration Branch in Engineering Services administers the Small Patio and the Produce & Flower Display Programs. Outdoor retailing and restaurants are subject to all applicable policies, regulations, guidelines and approvals affecting the private use of public sidewalks.

67.4 Safety and Security

67.4.1 Objective

The objective is to provide safety and security for the neighbourhood through appropriate building design.

67.4.2 New development, both residential and commercial, should provide a secure environment through attention to principles of Crime Prevention Through Environmental Design (CPTED).

- (a) Separate lobbies and circulation (including elevators) should be provided for retail, office and residential uses. Lobbies should be visible from the street.
- (b) The design of parking facilities should provide for personal safety and security. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking.
- (c) Buildings should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi private areas, children's play areas and parking entrances. Blind corners and deeply 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.
- (d) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours.
- (e) Access routes from building to residential garbage should be separate and secure from commercial garbage.

78 Green Buildings

Buildings in Chinatown should be designed to meet the City's environmental sustainability goals. There are a number of strategies that are appropriate, including active reuse of existing buildings, incorporation of passive design to increase comfort and building energy performance as well as implementation of a low carbon energy system.

78.1 Passive Design

78.1.1 Criteria for New Buildings

"Passive design" is an approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort. The City has developed and approved passive design toolkits detailing ways to reduce energy use in new buildings, which are a major source of greenhouse gas emissions in Vancouver. Applicants are encouraged to review the City's Passive Design Toolkit ~~available online at:~~
(<http://vancouver.ca/sustainability/documents/58345PassiveKitBookPrt3.pdf>).

Glossary of Terms

The following terms have been used in the text of this document and are briefly defined as follows:

Balcony	A platform providing useable outdoor space that: (a) projects from a building or is recessed into a building; (b) is only accessed from within the building; (c) may be covered by a roof or floor above; and is not enclosed, except for a required guard, or where it is recessed between adjacent walls.
Bay	The repetitive primary structural module of a building
Bay window	A polygonal projecting element from the wall surface, usually an extension of the internal floor level and containing windows; see also Zoning By-law
Brick Corbelling	Brickwork projecting successively with each course
Cornice	A projecting decorative element at the top of the wall surface; the uppermost part of an entablature, which is composed of an architrave, a fascia and a cornice
Double hung	A type of window with two glazed sash elements which slide vertically to open
Facia	The narrow horizontal trim band usually at the roof edge
Fenestration	The pattern and rhythm of windows in a Façade
Glazed Mezzanine	Low ceilinged storey usually constructed above the ground floor with extensive glazing to the street; similar to an enlarged transom atop a storefront
Mosaic Tile	Very small ceramic or glass tiles used to form a decorative pattern
Mullion	A support member between adjacent windows
Muntin	A slender division bar between two panes of glass in a window sash
Parapet	The vertical projection of a wall above the adjacent roof level
Pilaster	A flat vertical decorative element slightly protruding from the wall surface; often an expression of the internal structural bay system of a building, although not necessarily performing any structural work
Base Plates	The vertical wall surface below the shop window and the sidewalk surface; traditionally finished in wood or tile
Signband (or signboard)	The narrow horizontal surface above the storefront or transom and below the storefront cornice; historically the location for commercial signage
Street Arcade	Covered walk parallel to and set back from the sidewalk
Terrazzo	A highly polished cast in place marble aggregate concrete floor material; a variety of patterns and colours are possible
Transom	The horizontal window area above a large window, door or shopfront; often operable for ventilation



City of Vancouver *Land Use and Development Policies and Guidelines*

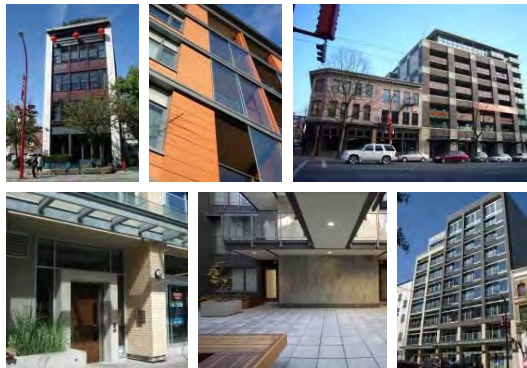
Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

CHINATOWN HA-1A DESIGN POLICIES

Adopted by City Council on April 19, 2011

Amended November 15, 2017 and September 18, 2018



(Page left blank for double-sided printing purposes)

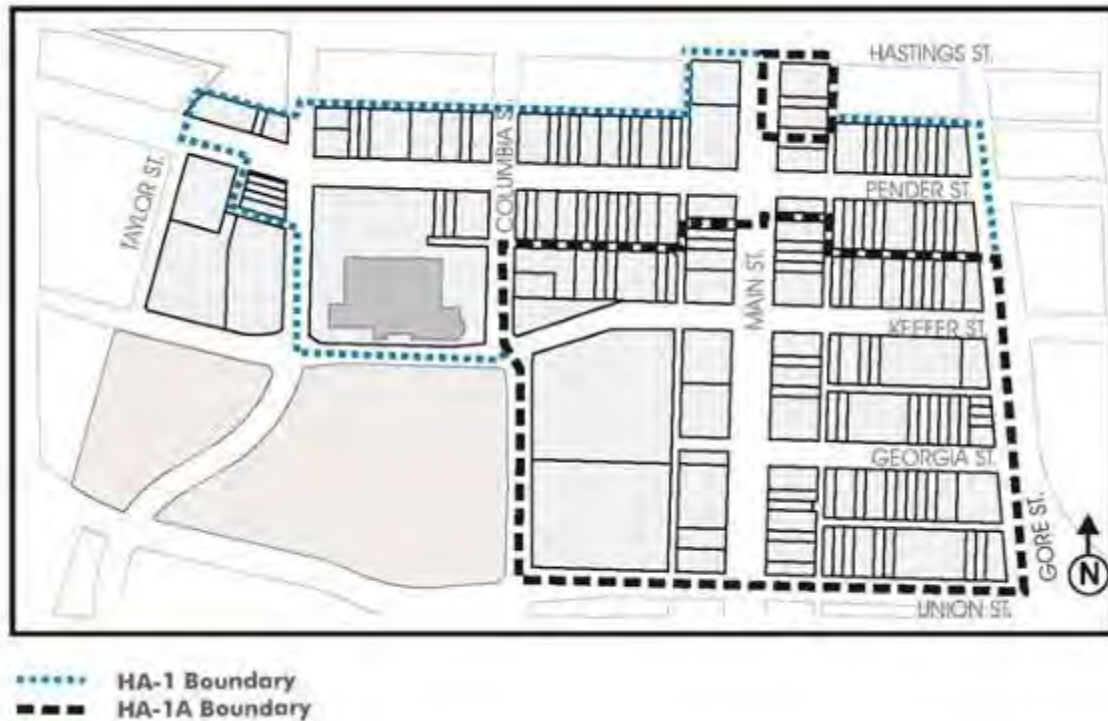
Contents

	Page
1 Application and Intent	1
1.1 Design Philosophy	2
2 General Design Considerations	3
2.1 2.2 Neighbourhood and Street Character	3
2. 2.3 Guiding Design Principles	3
2. 2.4 Views	4
2. 2.5 Shadowing	4
3 Uses (Reserved)	44
34 Policies Pertaining to Scale and Form of Development	4
34.1 Building Scale and Building Height	4
34.2 Form of Development and Massing	5
34.3 Yards and Setbacks	6
34.4 Courtyards and Passageways	7
34.5 Street	8
34.6 Lanes	9
45 Architectural Components	1140
45.1 Vernacular Architecture	1140
45.2 Overall Façade Composition	1140
45.3 Façade Design	1312
45.4 Exterior Materials, Colours, and Detailing	1513
45.5 Lighting	1615
45.6 Signs (including neon)	1615
56 Interiors of Heritage Buildings	1746
56.1 Objective	1746
56.2 Criteria for Heritage Buildings	1746
67 Liveability and Neighbourliness	1746
67.1 Residential Liveability	1746
67.2 Semi-Private and Private Open Space	1817
67.3 Public Realm	1917
67.4 Safety and Security	2019
78 Green Buildings	2019
78.1 Passive Design	2019

(Page left blank for double-sided printing purposes)

These policies apply to the HA-1A ~~zone~~-district identified in Figure 1, and are to be used in conjunction with the HA-1A District Schedule of the Zoning and Development By-law. Other applicable policies include, but are not limited to, the Chinatown Vision. Some of the sites in HA-1A have buildings listed on the Vancouver Heritage Register. These should be considered for heritage rehabilitation. The adaptive re-use of non-heritage buildings is encouraged as it supports the City's environmental goals.

Figure 1. Map of HA-1A



The policies should be consulted in seeking approval for changes to the exterior of existing buildings, interiors of heritage buildings, additions to existing buildings and proposals for new buildings. In addition to assisting applicants, the policies will be used by City staff, the Chinatown Historic Area Planning Committee and the Vancouver Heritage Commission in the evaluation of development applications.

The intent of these policies is to encourage contemporary new development that is responsive to the community's established cultural and historic identity. These policies are a tool to help applicants understand and compose a response to the contextual circumstances of any particular site. Understanding that Chinatown's context is unique, the policies will be applied with sensitivity to sites with special circumstances, including small frontage lots and development with affordable housing. (See also Sections 2.23 and 34.1.1 of these guidelines) The policies do not support literal replicas of historical design. Rather, they aim to facilitate creative architectural expression and encourage a variety of high-quality developments while ensuring the principles of excellent urban design are respected. This approach aims to uphold the sense of place of Chinatown, while ensuring that opportunities for quality development are not precluded.

Applicants are encouraged to retain professional design advice. Once design professionals are engaged, they are encouraged to meet with staff early in their design development. A proponent will need to demonstrate their understanding of the character and significance of the historic urban pattern and fabric by conducting contextual analysis for both existing and new buildings. Analytical tools include, but are not limited to, plans and elevations, axonometric drawings, shadow analyses, massing models, streetscape and lane-scape photo analyses. It is required that proponents review the Chinatown Statement of Significance (SOS), and the SOS for any affected heritage buildings, if applicable. These documents identify heritage values and character defining elements and are critical for understanding the context. The SOSs are available from City staff or (www.historicplaces.ca).

Applicants who are interested in pursuing heritage conservation in HA-1A should also refer to the policies for HA-1 and the Standards and Guidelines for the Conservation of Historic Places in Canada for additional information. (www.pc.gc.ca)

1.1 Design Philosophy

The policies in this document focus on setting up a framework of renewal for Chinatown that reflects its distinct identity, and the civic, cultural, social and historical significance of the neighbourhood. Chinatown HA-1A is a mixed-use, historic urban neighbourhood that is developing incrementally through both heritage building rehabilitation and new development. The intensification of uses, including residential uses is an important part of the renewal strategy for HA-1A.

Development can enrich and protect Chinatown's sense of place by observing and respecting prevailing scale and parcel pattern, expressing a neighbourhood identity that is authentic and meaningful, and achieving liveability and neighbourliness.

Architecture and Urbanism: Intervening in a historic urban environment requires an understanding of the history, culture and architecture of the place (i.e. urbanism), as opposed to object buildings only. Therefore, any contemporary architectural addition to the neighbourhood should be informed by urbanism.

Scale and Pattern: This is a neighbourhood where mid-rise urbanism should continue to be demonstrated. This scale of development complements heritage building rehabilitation and the existing building scale in HA-1A and the adjacent historic areas. Mid-rise development can be constructed on a variety of building sites. They can positively respond to the public realm, the area's parcelization pattern and the fragmented property ownership.

Identity and Authenticity: Proponents are encouraged to use a contemporary architectural vocabulary that is based on an understanding of the history, culture and architecture of Chinatown. This approach favors a respectful co-existence with the sensitive cultural-historic context instead of approaches based on imitation or literal adaptation. The design of new buildings in HA-1A should generally be informed by surrounding building façade proportions and compositions, patterns of fenestration and spatial organization. Signs, awnings and canopies, except in cases where heritage restoration is pursued, should also be of compatible contemporary design.

Liveability and Neighbourliness: HA-1A accommodates a variety of activities, people of diverse cultures and mixed incomes. Successful balancing of density, activities, character, pedestrian interest and neighbourliness is important in achieving sustainability and liveability goals. New buildings should be designed to contribute to establishing visually interesting places in the public realm, and creating a vibrant and liveable environment.

2 General Design Considerations

2.1/2.2 Neighbourhood and Street Character

Chinatown, together with Gastown, are the formative communities of Vancouver. Chinatown's distinctive urban pattern and vernacular architecture contribute to the legibility and image of the city, and forms part of Vancouver's civic identity. Chinatown's evolution through community involvement also epitomizes one of the core values of our national identity – cultural diversity.

The historic urban pattern of HA-1A consists of:

- (a) Dense urban development with narrow building frontages reflecting a parcelization pattern of 25' to 50' wide by 122' deep lots;
- (b) Resulting typologies consist of buildings constructed to the front property lines with commercial shopfronts at grade, forming a strong streetwall with open spaces in the centre and passageways intersecting the sites;
- (c) The general building scale is mid-rise. Buildings generally fall into one of two height categories: older buildings that are two to five ~~stories~~ storeys tall, and newer buildings that are nine ~~stories~~ storeys tall;
- (d) The parcelization pattern and small building frontages also create the characteristic “sawtooth” streetscape profile with varied roof lines.
- (e) Lanes for pedestrian access, commercial activities, and utilities.

The vision for Chinatown is that it is active 24 hours a day, with a diverse range of uses mixing and coexisting in close proximity. The architecture, people, sounds and smells from the various activities together create a unique and engaging Chinatown experience.

Many commercial uses, including fresh produce shops and professional services, are located in HA-1A, making the area the hub of the daily “hustle and bustle” of Chinatown. This area has fewer heritage buildings than HA-1 (Pender Street) and has a strong potential for growth.

Main Street (South of Pender Street): Main Street is a major north-south connector in Vancouver, linking several neighbourhoods and framing views to the north. Main Street also performs a transitional function, knitting together HA-1A and HA-1. New buildings on Main Street should bring activities that revive its role as a neighbourhood high street. Special attention should be given to future development in proximity to Pender Street intersection, where HA-1 Design Policies apply.

Public Open Spaces: Chinatown Memorial Square is the primary public open space in HA-1A. The Square accommodates activities from passive recreation, community events, festivals to memorial services. Buildings flanking Chinatown Memorial Square should include uses that offer general pedestrian interest.

Lanes: Chinatown's historic alleyways once served as pedestrian and shopping routes in addition to their utility functions. There are a number of historic alleys in HA-1, and Hogan's Alley was located nearby HA-1A. Lanes were often connected to the street with pedestrian passageways intersecting buildings. Lanes can significantly contribute to livability and their treatment should be considered in redevelopment plans. (See Sections 34.6 and 45.3.4 of these guidelines)

2.23 Guiding Design Principles

Heritage Buildings: Heritage buildings on the Vancouver Heritage Register (VHR) should be conserved. Conservation strategies to be used are: preservation, restoration, rehabilitation or applicable combination of these three. These strategies aim at retaining the heritage values of the building and the area as described in their Statements of Significance. Any intervention to a heritage building requires the knowledge of fundamental principles of conservation and a sensitive design approach. For more detailed information on conservation principles, refer to the Chinatown HA-1 Design Policies and the Standards and Guidelines for the Conservation of Historic Places in Canada (www.pc.gc.ca).

“Character” Buildings (buildings that may have heritage values but are not listed on the VHR): Retention and rehabilitation of “character” buildings are strongly recommended, particularly if they are structurally sound. Any alteration or addition to an existing building should consider the heritage context of HA-1A.

New Buildings: New buildings should be designed in a contemporary architectural manner and should be respectful of the scale and the character of the urban pattern of HA-1A. It is critical that the planning and design of new developments contribute to achieving the Chinatown Vision Directions and enhancing Chinatown’s distinct sense of place.

Small Frontage Lots: In order to facilitate the development of small frontage lots (75 feet or less), flexibility will be considered in the application of these policies, while ensuring that new development is consistent with the intent of these policies, including appropriate scale, character and liveability.

2.34 Views

2.34.1 Council-adopted public view cones that pass through HA-1A are to be respected.

2.34.2 New developments should maximize opportunities for views, with priority given to public views. Public and private views include public street view (e.g. vista), permeable views into entries, passages and semi-private spaces, and views from within the building (e.g. townscape view).

2.45 Shadowing

Access to sunlight for parks and public open spaces is a priority in Chinatown. Development should also minimize overshadowing on other public spaces including streets and, if possible, on semi-private open spaces.

2.45.1 General Shadow Criteria

- (a) Shadows generated by proposed developments must be minimized on the following prioritized hierarchy of spaces:
 - (i) parks
 - (ii) public open spaces, including streets
 - (iii) semi-private and private open spaces
- (b) New developments should be mindful of adjacent semi-private spaces and lanes. New development should also be designed to optimize solar exposure to these spaces where possible.
- (c) As a minimum, developments over 10.7 m in building height require a shadow impact analysis taken at the equinox, at 10:00 a.m., noon, 2:00 p.m., and 4:00 p.m. Pacific Standard Time. Where special circumstances (e.g. cultural programming in the a.m.) are present, additional analysis and information will be required.

3 Uses (Reserved)

3.4 Policies Pertaining to Scale and Form of Development

3.4.1 Building Scale and Building Height

3.4.1.1 Objective

In some areas of HA-1A the historic urban pattern remains intact (see Section 2.1/2.2 of these guidelines). The objective is to permit building heights that will strengthen the urban pattern of HA-1A. The prominent streetwall height is 21.3 m. The area also has a number of taller buildings, up to nine storeys, constructed on consolidated lots with uniform roof lines and larger frontage expressions that deviate from the historic pattern. This type of development is not encouraged.

In order to facilitate the development of small frontage lots (75 feet or less), flexibility will be considered in the application of these policies, while ensuring that new development is consistent with the intent of these policies, including appropriate scale, character and livability.

34.1.2 The permitted **building** height for new buildings is up to 27.4 m. A parapet, with or without a cornice, to a maximum height of 2.2 m in addition to the maximum **building** height maybe excluded from the calculation of building height subject to urban design performance.

34.1.3 A minimum number of storeys is not required, recognizing that there are a number of one and two storey buildings in Chinatown. To allow for attractive retail and commercial opportunities, ground floor height should be 4.9 m. Mezzanines are also encouraged.

34.1.4 Additional **building** height to existing buildings

Heritage buildings: Generally, a one storey, set-back addition (total **building** height not to exceed maximum **building** height of 27.4 m) may be considered, as part of a heritage building's rehabilitation. Any addition to a heritage building should be architecturally compatible but clearly distinguishable from the heritage building as well as visually subordinate to the main heritage structure.

Existing "Character" buildings: They are encouraged to be rehabilitated. A one storey addition may be considered. On a case by case basis, an addition of more than one storey may be considered subject to excellence of architecture and urban design. In any case the total **building** height should not exceed 27.4 m.

34.2 Form of Development and Massing

34.2.1 Objective

The objective is to encourage a variety of appropriate building forms in HA-1A, including double-loaded corridor and courtyard typologies. Although the existing building heights can vary from two to nine storeys, the buildings share commonalities that are characteristic of HA-1A and should be maintained in new development. These include a rectangular built form, street oriented massing, a well articulated principle façade, and prominent saw-tooth profile. They can be constructed on both small (single lot) and medium (double or triple lots) building sites.

34.2.2 Tower forms with lower-level podiums are not considered appropriate for HA-1A. There are various ways that **building** height and massing can be arranged on a variety of lot sizes. The following diagrams illustrate form of development examples that are encouraged for use in HA-1A.

Figure 2. Double-loaded corridor scheme with setback

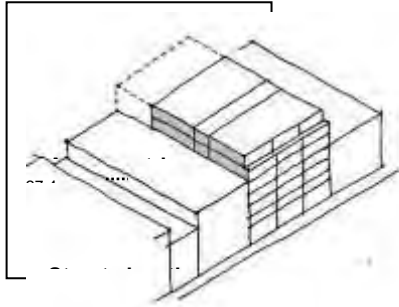
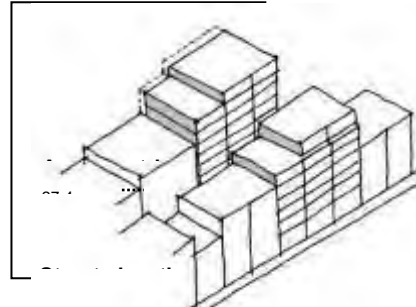


Figure 3. Courtyard scheme with street and lane setback and varied streetwall height



34.3 Yards and Setbacks

34.3.1 Objective

The objective is to continue the established urban pattern characterized by zero front and side property lines setbacks in HA-1A. Rear property line setbacks should contribute to liveability of the adjacent units, provide sunlight and surveillance on the lanes while not precluding opportunities for quality courtyard developments that might result in more building massing towards the rear of the site.

- 34.3.2** New buildings should be built to the front and side property lines of their sites, for the full extent of their respective principal façades. Open spaces, including courtyards, are typically organized in the centre of the site. Some of the permitted exceptions are described below:
- (a) Side setback at the mid-depth of the site and open to the lane might be considered for new development adjacent to existing lightwells to maintain adequate lighting into rooms in existing buildings. This can be combined with a courtyard accessed from the inside of the building, or from the street through a passage or from the lane. Privacy interface needs to be considered in these developments. New dwelling units should orient principal living spaces towards the lane instead of the lightwell;
 - (b) All or portions of the top storey(s) are encouraged to be set back for approximately 3.0 m above 21.3 m in order to reduce the apparent building height, to contribute to a coherent streetscape, to provide greater sunlight penetration across a street or lane, or to provide open space for occupants. (See Sections 34.5.2 & 34.5.3 and Figure 2 & 3 of these guidelines)
 - (c) A frontyard setback of 450mm is required for all new buildings for sidewalk-widening purposes in this historic district. This setback will also enable projecting decorative building elements to be provided without necessarily needing to project onto city-owned sidewalk property.
 - (d) A 1.0 m setback from the rear lane at grade and at any commercial level above is required to ensure that an alcove is not created; this is especially for exits from the building.

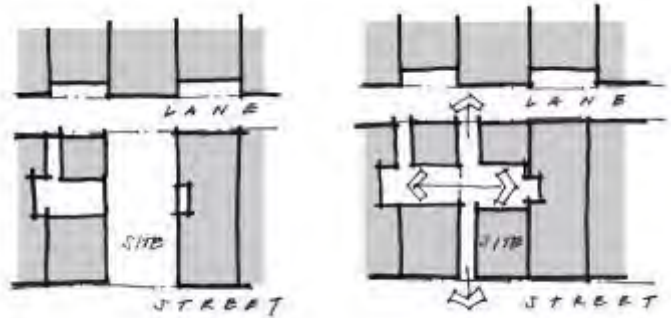
- (e) For residential uses that usually are located in the upper portion of a building, a 7.0 m rear setback will be required. Open balconies may project into the 7.0 m setback. Where it improves viability of courtyard development, architectural expression and “eyes on the lane”, relaxation to the 7.0 m setback, to a minimum 2.0 m, may be considered subject to shadow analysis on lane, privacy, sightline across lane, and provision of outdoor amenity. Similar provision for setback relaxation may be considered for sites with unique context, such as with two flanking lanes or streets.
- (f) Where the full 7.0 m setback is not provided, windows and balconies on developments across the laneways should be staggered to mitigate privacy and overlook issues.

34.4 Courtyards and Passageways

34.4.1 Objective

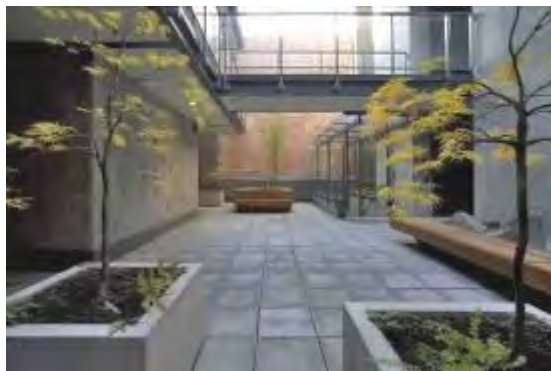
Long, narrow lots are prevalent in Chinatown. Historically, many buildings had internal courtyards and passageways for access to light and air, forming intricate intra-block pedestrian routes that connected streets and alleys. The objective is to encourage rehabilitation of these existing courtyards and passageways and to provide new opportunities for their development. These opportunities should also be balanced with the objectives of optimizing solar exposure onto the lanes. (See Section 34.6.2 of these guidelines)

Figure 4. New developments should build on opportunities to link open space with adjacent courtyards and lightwells



- 34.4.2 Internal courtyards and passageways should be designed to improve liveability by providing sufficient light and ventilation into buildings with residential units. The design of internal courtyards should consider maintenance factors and usefulness of the space for intended activities.

Figure 5. Example of good courtyard with landscaping and careful walkway placement to ensure privacy

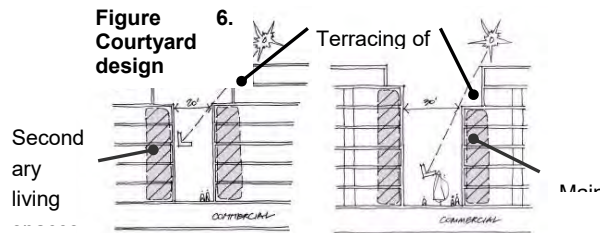


- 34.4.3 In addition, the following criteria will be considered. Figure 6 illustrates how the criteria can be achieved in a development.
 - (a) Living rooms should not face into courtyards that are less than 9.2 m.
 - (b) In double fronting units (i.e. street/courtyard or lane/courtyard), a minimum clear courtyard dimension of 6.0 m and a courtyard height/width ratio of 1.5 to 1 is allowed. A

higher height/width ratio up to maximum of 3 to 1 for very limited areas may be acceptable subject to urban design performance and solar analysis onto adjacent lanes.

- (c) Secondary living spaces may face into the courtyard on lower floors where the courtyard width is 9.2 m. Secondary living spaces may face into a courtyard of lesser width, where the building design adequately addresses privacy and overlook, including use of landscaping and careful placement of access corridors.
- (d) Courtyard width will be measured to any obstruction including exterior corridors.
- (e) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;
- (f) Where courtyards or lightwells exist in adjacent developments, new developments are encouraged to link open space with adjacent courtyards or lightwells yet maintain privacy and security. Adequate light and ventilation should be maintained. (See Section [34.3.2 of these guidelines](#))

[34.4.4](#) The provision new public gathering spaces and pathways in Chinatown is encouraged. New developments may provide on-site indoor, outdoor or covered spaces that are openly accessible to the public. Interesting places with various levels of intimacy may be considered, such as passageways, courtyards, breezeways and similar spaces. The District Schedule encourages the provision of these spaces through an exemption from the calculation of these spaces towards the maximum allowable floor space, on the condition that a legal Public Statutory Right-of-Way is secured.



[34.5](#) **Street**

[34.5.1](#) **Objective**

The appropriate built form for HA-1A consists of robust continuous streetwalls with small building frontages and varied roof lines creating the characteristic “sawtooth” street profile. The objective is for new buildings to maintain streetwall continuity and reflect the fine grain streetwall pattern by responding to the context of the block.

[34.5.2](#) Streetwall height should relate to existing building height, be proportionate to street width, and contribute to building a pedestrian-friendly streetscape. Upper floor setbacks or other architectural techniques that reduce the overall massing and [building](#) height should be considered where a building is more than 21.3 m tall, or stray dramatically from the prevailing [building](#) height of significant adjacent buildings. (See Sections [34.3.2](#) & [45.3.3 of these guidelines](#))

34.5.3 In the case of large sites (e.g. site frontage equal to or greater than 23.0 m), it will be necessary to vary the proposed streetwall heights and frontages in order to reinforce the visual pattern and contextual scale created by existing traditional development on 25' to 50' wide building sites, when use of other architectural treatments is not considered sufficient to achieve this (refer to Figure 3).

34.6 Lanes

34.6.1 Objective

The objective is to ensure that each building plays its part in making the lanes of Chinatown suitable places for pedestrians and attractive when viewed from adjacent buildings. The lanes of Chinatown were historically vibrant places for pedestrians and commercial activities. As more development occurs, alleys become more important, as more people will be viewing and using them, particularly residents in adjacent buildings.

34.6.2 Lane Activation

Buildings should contribute positively to the lane environment at grade, and include active lane-side uses, where appropriate. Pedestrian-oriented uses, such as retail and similar commercial uses, are strongly encouraged. (Also see Section [45.3.4 of these guidelines](#))

34.6.3 Daylighting lanes

While it is understood that lanes will not receive as much sunlight as streets, the intent is to find opportunities to daylight portions of lanes through setbacks, massing articulations and creating passageways that link streets to lanes. Achieving daylight in lanes should be balanced with opportunities for developing courtyard buildings. (See Section [34.4 of these guidelines](#))

34.6.4 Access to off-street parking and service areas

The District Schedule and Parking By-Law discourages the provision of on-site parking for development sites that are 50 ft. wide or less. There is no parking requirement for residential uses and all parking spaces provided at grade will be counted as part of the maximum Floor Space Ratio (with the exception of an optional car share space). The intention is to enable viable laneway retail uses, which can be physically disrupted by the provision of parking spaces, ramps and elevators serving the development.

Vehicular access to underground parking, loading, and service areas should be provided from the lane. However, they have the potential to create large expanse of blank walls, dark holes and an overall uninviting environment. In order to mitigate these impacts, the following should be considered:

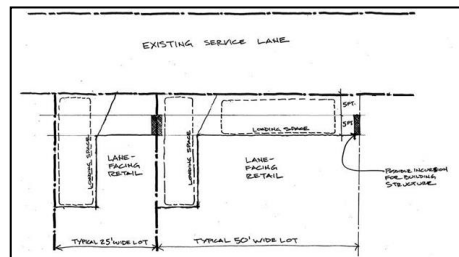
- (a) Negative impacts of vehicular entrance parking ramps and service areas should be minimized through the use of enclosures, screening, quality finishes, sensitive lighting and landscaping.
- (b) Where possible, service and utilities areas and parking ramps should be located side by side to reduce their impact on the lanes.
- (c) Further, where possible, parking areas and access ramps should be shared between separate developments.
- (d) Loading spaces are important components for any new building in Chinatown. In this historic district, service lanes are shared with older buildings that are not equipped with on-site loading facilities. Keeping the service lanes clear of parked trucks and cars is an important goal in this district as residential and commercial uses intensify.

To balance and facilitate both the desires for loading spaces and laneway-facing retail frontages, small 25 ft. wide lots will be required a minimum and maximum of 1 Class "B" loading space, perpendicular to the rear property line.

For 50 ft. wide sites and larger, more than 1 Class "B" loading space is typically required by the Parking By-Law. The design of these spaces, however, should consider their flexible nature as public patio spaces when loading is not occurring. Providing the second required loading space as a parallel space can be considered, since it would

provide a space that is more conducive to public gathering against the service lane, than a second perpendicular space.

Figure 7 Loading spaces example



34.6.5 Utilities and Services

- (a) Utilities should be under-grounded where possible.
- (b) Garbage and recycling containers in the lanes are to be contained within the building (See Section [45.3.4 of these guidelines](#)).

45 Architectural Components

45.1 Vernacular Architecture

The historic urban landscape of Chinatown is strongly defined by the distinctive “balcony-style” architecture of Chinatown Society buildings constructed between 1901 and 1926. This balcony-style is considered a hybrid architectural style that blends aspects of Chinese regional architecture (Guangdong and Fujian Provinces) with western styles and building methods. It is unique to Vancouver’s Chinatown and considered vernacular.

Society buildings and other heritage buildings are concentrated mostly along Pender Street (HA-1). There are many newer buildings in Chinatown that refer in their architecture to character-defining elements of Society buildings as well as to traditional Chinese architectural motifs (e.g. glazed pantiles and dragon finials), continuing the tradition of blending eastern and western influences. Also, there are a number of buildings in Chinatown that, even though they were built by Chinese owners, were built in Victorian or Edwardian architectural styles.

The contemporary use of colorful canopies and retractable awnings with signage, often combined with convertible storefront windows allowing merchandise to spill onto the sidewalk, are widely-spread characteristics of HA-1A.

45.2 Overall Façade Composition

45.2.1 Objective

The intent is not to replicate or mimic heritage façades but to ensure that new buildings have a level of complexity and an engaging architectural expression compatible with the character of the area’s heritage buildings (See Section [45.1 of these guidelines](#) for description).

Figure 8.
Façade
composition



45.2.2 Overall Façade Composition

New buildings should respond to the prevailing façade composition as established by heritage buildings, including:

- (a) storefront width and configuration;
- (b) transoms above storefront windows;
- (c) architectural patterns (including fenestration patterns);
- (d) cornice lines.

For all new development, particularly those on large sites (e.g. site frontage equal or greater than 23 m), façades can be broken up with:

- (a) a regular rhythm of projections (pilasters);
- (b) changes in massing;
- (c) variegated street-wall and roof lines.

New buildings should also be designed to express the three-dimensional façade articulation including rich textures and architectural detailing that complement the visual qualities of heritage buildings in Chinatown.

45.2.3 Vertical Façade Definition

New buildings should have a clearly defined streetwall massing with distinctive lower and upper street façades. The upper street façade should be clearly distinguished from the lower street façade and articulated with windows, projections, and/or balconies. The roof, cornice, or parapet area should be well integrated with the building's overall composition, visually distinctive, and include elements that create skyline interest. Floors above 21.3 m should be secondary to the principal streetwall massing. (See Section [45.3.3 of these guidelines](#))

45.2.4 Fenestration

The presence of various architectural styles in HA-1A (see Section 45.1 of these guidelines for description) results in different fenestration patterns on existing buildings. Fenestration patterns for new buildings should be drawn from the best examples in the immediate and adjacent blocks, and be compatible with adjacent buildings.

45.2.5 Building Bay and Storefront Width

There is a well-established pattern of individual buildings on 25' to 50' wide lots in Chinatown. The objective is to reflect the typical streetscape rhythm of Chinatown created by characteristic single storefront per single parcel frontage. New buildings should continue the existing pattern of small storefront widths. Changes to existing buildings should avoid consolidating two or more existing storefronts into larger bay.

Any principal façade with a width greater than 15.2 m should be segmented, over its entire building height, into vertical bays having widths no greater than 7.6 m, by means of columns, engaged pilasters or similar architectural treatment (see Figure 8).

45.3 Façade Design

45.3.1 Lower Street Façade

The objective is to reflect the scale, configuration, and rhythm of the lower façade of Chinatown heritage buildings. The lower façade is that portion of the building made up of the ground floor and, very often, the traditional glazed mezzanine. It is typically defined at its upper edge by a minor cornice or decorative band. The lower façade typically has large areas of glazing, transom windows above storefront, recessed entries and decorative panels and tiles.

All new multi storied principal façades should have an architecturally distinct ground floor, which may have a mezzanine. A high level of appropriate architectural detailing is encouraged, especially in the base plates. The lower façade should have the following features:

- (a) The minimum apparent building height should be 4.9 m, except that with a mezzanine, the minimum apparent building height should be 6.7 m; and
- (b) The top edge should be defined by a continuous projecting cornice or similar decorative element.
- (c) The interior of the commercial frontages should be visible at pedestrian eye level to help activate the street. The use of dark or mirrored glazing is discouraged.
- (d) The ground floor should have storefronts, building entrances and other architectural features encouraging pedestrian interest. Blank walls or non-transparent (absent windows, entries or ornamentation) should be avoided.
- (e) Lobbies, entries and passageways provide transition space between the public sidewalk and the interior of private properties. These spaces should be visible from the street to provide pedestrian and visual interest. Major entries should be recessed.

45.3.2 Upper Street Façade

The objective is to reflect the proportions of the upper façades of early Chinatown buildings, including strong vertical elements segmenting the façade, vertical windows and recessed balconies. A clear distinction between the lower and upper façade is required (see Figure 8). Projecting balconies (not over property lines) that are different from traditional recessed balconies, might also be appropriate for larger developments to help mitigate scale, achieve more varied façade layering, and improve liveability. There should be a level of wall surface texture and architectural detailing that is inspired by the richness of details commonly found on Chinatown heritage buildings.

All principal façades, above the ground floor, should have fenestration pattern and other significant architectural elements characterized by:

- (a) A symmetry of the elements within each building bay;
- (b) A repetitive pattern of the symmetrically arranged elements, both horizontally and vertically (from bay to bay, and also from floor to floor).
- (c) Definition at the upper most building height by a continuous cornice or similar architectural treatment or element.

45.3.3 Upper Massing Above Principal Façade

Upper massing above 21.3 m should be visually subordinate to the principal façade. Architecturally techniques including upper floors setback and using lighter materials and colours, can be used to visually reduce the appearance of massing and building height.

45.3.4 Lane Façade

The objective for new developments is to significantly upgrade the appearance of the lane environment. (See section 34.6 of these guidelines) Architectural treatment and landscaping of the lane façades should give special attention to making the lane environment pedestrian friendly. Corner sites in particular will have an opportunity to upgrade the portion of the lane which their users experience most often and to create visual interest from the street into the lane.

- (a) Garbage and recycling containers are to be contained within the walls of the building or enclosed. Loading areas and garage entrances should be securable and screened.
- (b) The design should consider including a lane side entrance into the commercial uses on the ground floor of the building.
- (c) Where possible, parking should be underground, enclosed and/or fully screened. Beyond this, the architecture and landscape design of the development should deal with the lane as an integral component of the project, with lane façades and landscape carefully considered to upgrade and enhance the lane environment
- (d) Building walls abutting the lane should be attractive to neighbouring developments and passersby through articulation and use of quality materials and finishes. Blank walls facing the lane are discouraged.
- (e) Landscape materials should be incorporated in the projects adjacent to the lane through provision of climbing plants, hanging plants, and/or shrubs and trees of suitable growing habit.

45.3.5 Sidewall on Private Properties

As HA-1A redevelops, some buildings will be taller than adjacent buildings, and have exposed party walls or sidewalls. To mitigate the impact of blank sidewalls they should be designed with a material finish that complements the architectural character of the main building façades. Side setback above 21.3 m could also be considered. The amount of setback should allow for sufficient glazing.

Figure 9. Examples of preferred sidewall treatment



45.4 Exterior Materials, Colours, and Detailing

45.4.1 Rooftop Features

Rooftop equipment on top of additions and new buildings should be set back far enough from the front or exterior side façades so that, where possible, it cannot be seen by a pedestrian on the opposite side of the street. If this is not possible, rooftop equipment should be screened.

45.4.2 Windows

The objective is to recognize the importance of fenestration patterns and windows in establishing the character of Chinatown buildings and the streetscape.

For existing buildings, heritage or not, the preservation or rehabilitation of original windows, is encouraged, wherever viable. Window replacement with compatible contemporary windows can also be considered, if appropriate. Replacement windows for heritage buildings should be designed based on historic evidence. Replacement and new windows may be constructed of wood, steel, aluminium or other contemporary materials.

For new buildings, windows should be design to reflect the traditional scale, proportion and configuration of the area's historic windows and should be characterized by the following:

- (a) wood frames and sashes or alternatives of a compatible frame profile (width and thickness), resulting in a similar visual appearance;
- (b) clear or slightly tinted glass (reflective glass is not considered appropriate); and
- (c) sashes recessed within the window opening.

45.4.3 Cornices and Parapets

The objective is to recognize the historic role of building cornices and parapets and to ensure that this level of design resolution is continued.

The repair of original cornices, wherever viable, is encouraged. Replicas will be considered appropriate when rehabilitating a heritage or existing building, and should be designed based on historic evidence. Materials used should be traditional or compatible contemporary. For new buildings, contemporary expression of projecting cornices and parapets, which elicit visual interest through play of light and shadow are encouraged.

45.4.4 Materials and Colour

Building materials traditionally found in Chinatown should be used for both rehabilitation and new construction. These include the following:

- (a) standard clay brick in a range of solid colours;
- (b) dimension building stone masonry;
- (c) terracotta and tile decorative elements;
- (d) cast iron and pressed metal decorative elements;
- (e) wood elements for features such as recessed balconies, bay windows and storefronts;
- (f) specially treated concrete finishes;
- (g) smooth finish stucco; and
- (h) compatible materials other than those listed may also be acceptable.

Buildings should use a colour palette that is integral to the building materials used. A generous use of colour is encouraged, especially at the ground floor level. Brighter colours should be used for detailing and trim. The exposed sides and rear elevations should provide a consistent appearance and be of similar quality to the principle façade.

45.4.5 Storefront and Display

Solid retractable security shutters are discouraged. If security shutters are used, they should be a high-quality system offering visual interests and contributing to the character of the street.

Installation of security gates behind a window display is strongly encouraged, as this maintains maximum pedestrian interest of the storefronts.

45.4.6 Awnings and Canopies

Continuous weather protection over the public sidewalk should be provided in the form of retractable cloth awnings. Retractable fabric awnings were frequently found in Chinatown and these are encouraged for the area (refer to Figure 10). These devices help to express the small-lot incremental nature of storefronts and development sites. Retractable cloth awnings emulate the historical experience of sidewalk life in Historical Chinatown, where the boundary between private and public space were blurred by the placement of merchandise and café seating on the public sidewalk. Furthermore, a more intimate scale of the pedestrian sidewalk experience can be created when the awnings extend well over the sidewalk, and are appropriately situated with a minimum extension depth of 8 ft.

Figure 10. Appropriate awning design



45.5 Lighting

45.5.1 Objective

The objective is for lighting on buildings to contribute to the safety and vibrancy of HA-1A in the night time. When installed at appropriate location with appropriate intensity and colours, lighting can be effective without being overly bright.

Installation of ground floor level lighting at a pedestrian scale is encouraged. The fixture design should be chosen from simple forms which are compatible with the Chinatown area.

45.5.2 Lane lighting

The objective is to allow lighting at lane to help create a safe and inviting lane environment for pedestrians and residents. Installation of lane lighting should pay attention to principles of Crime Prevention Through Environmental Design (CPTED). Lane lighting should not produce glare and should emphasize on alcoves to discourage crime and nuisance activities.

45.6 Signs (including neon)

45.6.1 The objective is to allow a variety of signs that are complimentary to existing signs. A large number and diversity of signs, including painted fascia signs, neon signs and other illuminated signs are traditionally found in Chinatown. Regulations for signs are found in the Sign By-law.

45.6.2 Neon

The design of new neon lighting features and signs should be compatible with adjacent buildings and the streetscape. New neon signs should mitigate potential impacts to residents.

56 Interiors of Heritage Buildings

56.1 Objective

The objective is to conserve interior elements with heritage and cultural values as building rehabilitation occurs. The interiors of many of Chinatown's heritage buildings, particularly the Chinatown Society buildings, may have heritage value.

56.2 Criteria for Heritage Buildings

Interior features, finishes and fixtures which are identified as having heritage value and listed as character defining elements in the building's Statement of Significance should be preserved, whenever possible. Some of the more common interior elements worth preserving are interior fabric (e.g. wall, ceiling, floor finishes), stairs and their components, interior architectural features (e.g. fireplace), built in furniture, light fixtures, various hardware and other similar features.

Every effort should be made to identify and retain these elements where they contribute to the heritage and cultural value of the building.

67 Liveability and Neighbourliness

67.1 Residential Liveability

67.1.1 Objective

The vision for Chinatown is that it is an area where opportunities to live, work and play can all be found in one complete, compact community. The objective is to maintain the mixed-use character of Chinatown and promote compatibility of these uses. Residential liveability should be achieved in balance with other area objectives stated in these Policies. As a mixed use area, some impacts to residents in the area are anticipated, particularly regarding privacy, noise and smell. The following sections outline ways in which impacts can be mitigated.

67.1.2 Noise

Because HA-1A allows a variety of uses, residents can expect to be affected by noise. Commercial activities such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. New buildings should consider the following:

- (a) Use appropriate design and construction techniques to buffer residential units from noise, including:
 - (i) orienting bedrooms away from noise sources, e.g. facing the quieter internal courtyards ("deep units" might be considered under unique circumstances, see Section [67.1.5 of these guidelines](#));
 - (ii) using concrete construction;
 - (iii) using acoustically rated glazing;
 - (iv) using sound absorptive materials and sound barriers on balconies.
- (b) Noise generated by the development itself should be mitigated by location and design.

67.1.3 Smell

Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability, ideally at the roof. For new buildings, a separate vertical shaft should be provided for the purpose of air exhaust for commercial uses, especially if the uses produce a strong smell such as a restaurant kitchen.

67.1.4 Privacy

Residential privacy in relation to other units, pedestrians, and adjacent development is an important aspect of liveability and neighbourliness.

- (a) Unit orientation, window placement and screening should be used to enhance privacy.
- (b) Balconies and decks, which do not front onto the street, should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project.
- (c) In developments with courtyards, stacked units are encouraged to reduce privacy conflicts due to access corridors (see Section [34.4.3 of these guidelines](#)).

67.1.5 Residential Units

Access to adequate daylight, external views and ventilation are important liveability issues in all residential development. HA-1A has a dense urban pattern of narrow and deep lots, which make residential liveability challenging to achieve. The following will be considered in order to ensure liveability of new residential units:

- (a) In conversion of heritage buildings and non-heritage applications where the adaptive re-use of an existing building imposes physical limitations, internal bedrooms and dens may be considered.
- (b) For new buildings, main and secondary living spaces should have access to adequate daylight, external views and ventilation.
- (c) Internal bedrooms or dens may be considered in new buildings in limited circumstances. The intent is to address sites with atypical situation (i.e. a typical floor should not be designed having multiple units with internalized bedrooms). Internal bedrooms or dens will likely be limited to atypical studio or 1 bedroom units only, within otherwise highly liveable development. Irregular sites or sites where there are unusual privacy or liveability constraints may also be considered for a limited number of these units. Such applications might require the review and approval of the Development Permit Board. Applicants should discuss in detail with Planning staff at the preliminary enquiry stage.

67.2 Semi-Private and Private Open Space

67.2.1 Objective

The objective is for new development to provide residents with “active” or “social” semi private and private open space, to improve liveability in Chinatown’s high density setting. A range of activities should be considered when designing these spaces, from passive or visual amenities to active use areas.

67.2.2 Semi private open space should preferably occur in the rear or in the centre of a building (i.e. courtyards) above the commercial level. Common rooftop decks above the second floor are encouraged as semi private open space subject to considerations of overlook, scale relationships, view blockage, and noise impacts on units and properties below

67.2.3 Provision of private open space for each unit in the form of balconies, decks or patios is an important component of liveability in a high density residential environment.

- (a) Where possible, residential units should have access to a private outdoor space. A horizontal dimension of 1.8 m should be provided to allow for adequate useable space.
- (b) Where possible, private open spaces should be oriented to capture sunlight and take advantage of views.
- (c) Private open spaces should be designed to ensure visual privacy (see Section [67.1.4 of these guidelines](#)).

67.3 Public Realm

67.3.1 Objective

Specific streetscape treatments for the public realm in Chinatown have been approved by City Council to reinforce the area's identity. These streetscape treatments, such as granite cobblestones tree surrounds, sidewalk paver design, Chinese Dragon light fixtures, and heritage-style litter containers should be maintained when doing any work on the public realm when required as part of the City's development permit review process. Further detailed specifications for street design elements are available from the Streets Division of Engineering Services. Note that public realm improvements and usages are subject to all applicable City of Vancouver policies, regulations and guidelines.

67.3.2 Public Sidewalk

- (a) The existing sidewalk paving pattern (see Figure 11) is part of the Council ~~–a~~Approved treatment for the Chinatown public realm. The pattern is created from a template that is in the care of Engineering Services.
- (b) Continued use and retention of granite in the streetscape is encouraged (see Figure 11).
- (c) Street bulges should be constructed at corners or mid-blocks, where directed and approved by the City Engineer. This will provide opportunities for improved pedestrian crossings, landscaping and for street furniture.
- (d) A variety of street trees are planted in the area. New and replacement trees should be provided, taking into consideration the variety and shape of the tree that is most appropriate, as approved by the City Arborist.

Figure 11. Sidewalk paving pattern and granite cobblestones detail



67.3.3 Areaways

Applicants are encouraged to explore rehabilitation options for areaways in situations where existing areaways are attached to heritage buildings. Options can range from full rehabilitation for active use of an areaway to preservation of existing prism glass only as a pavement surface treatment.

67.3.4 Street Furniture

- (a) Street furniture, (i.e. benches and bus shelters) are provided by the City and have a specific design and colour scheme.
- (b) Benches should be provided within street bulges, utility strips at corners or mid-block, and especially on the north-side of the street to provide sitting opportunities where there are more sun exposure.

- (c) Bike racks are not part of the City's street furniture program. If bike racks are required or desired, they should be provided at building fronts, or street bulges, in particular to the south-side, and be compatible to the Chinatown street furniture scheme subject to the approval of Engineering Services.

67.3.5 Outdoor Retailing and Restaurants

Outdoor retailing and restaurant patios add liveliness and variety to the streetscape, and are encouraged. The City's Streets Administration Branch in Engineering Services administers the Small Patio and the Produce & Flower Display Programs. Outdoor retailing and restaurants are subject to all applicable policies, regulations, guidelines and approvals affecting the private use of public sidewalks.

67.4 Safety and Security

67.4.1 Objective

The objective is to provide safety and security for the neighbourhood through appropriate building design.

67.4.2 New development, both residential and commercial, should provide a secure environment through attention to principles of Crime Prevention Through Environmental Design (CPTED).

- (a) Separate lobbies and circulation (including elevators) should be provided for retail, office and residential uses. Lobbies should be visible from the street.
- (b) The design of parking facilities should provide for personal safety and security. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking.
- (c) Buildings should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi private areas, children's play areas and parking entrances. Blind corners and deeply 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.
- (d) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours.
- (e) Access routes from building to residential garbage should be separate and secure from commercial garbage.

78 Green Buildings

Buildings in Chinatown should be designed to meet the City's environmental sustainability goals. There are a number of strategies that are appropriate, including active reuse of existing buildings, incorporation of passive design to increase comfort and building energy performance as well as implementation of a low carbon energy system.

78.1 Passive Design

"Passive design" is an approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort. The City has developed and approved passive design toolkits detailing ways to reduce energy use in new buildings, which are a major source of greenhouse gas emissions in Vancouver. Applicants are encouraged to review the City's Passive Design Toolkit, ~~available online at:~~
(<http://vancouver.ca/sustainability/documents/58345PassiveKitBookPrt3.pdf>)



City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

GASTOWN HA-2 DESIGN GUIDELINES

Adopted by City Council August 1, 2002
Amended on September 15, 2020

Contents

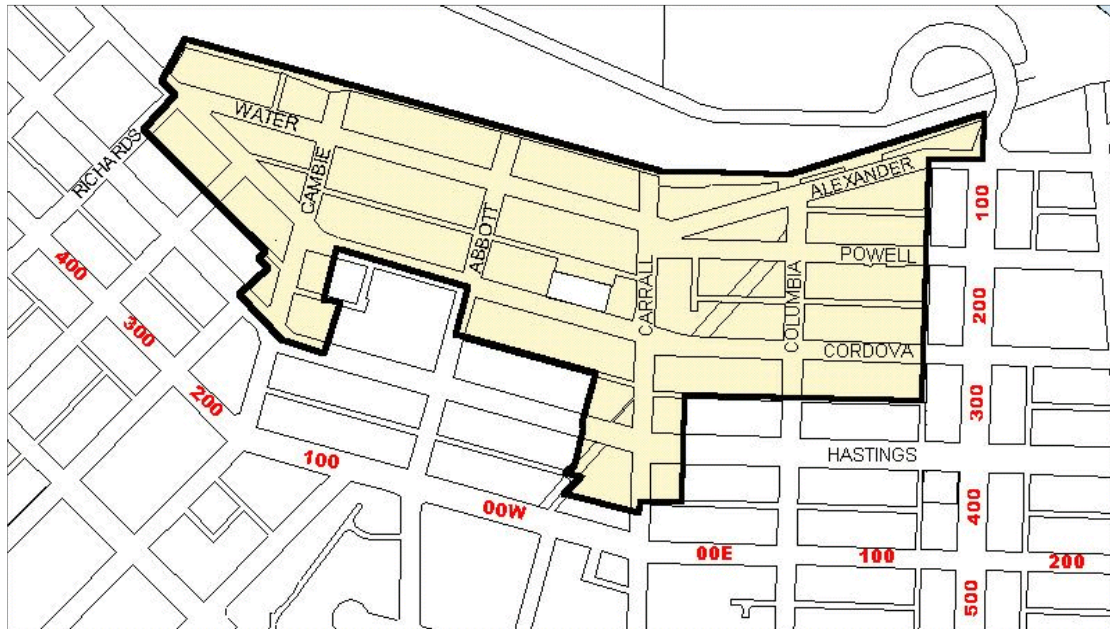
	Page
1 Application and Intent	1
1.1 General Heritage Considerations	1
1.2 Heritage Value Assessment and Determining the Level of Intervention	2
2 General Design Considerations	2
2.1/2.2 Neighbourhood and Streetscape Character	2
2.26 Light and Ventilation	3
2.38 Noise	4
2.49 Privacy	4
2.510 Safety and Security	4
3 Uses (Reserved)	55
34 Guidelines Pertaining to the Regulations of the Zoning and Development By-law	5
34.1 Building Height	5
34.2 Yards and Setbacks	7
4.3 Acoustics (Reserved)	77
3.34.4 Building Bay and Shopfront Width	7
3.44.5 Exterior Design	9
45 Architectural Components	13
45.1 Rooftop Features	13
45.2 Windows	14
45.3 Exterior Walls and Materials	16
45.4 Awnings and Canopies	17
45.5 Lights	18
45.6 Signs	20
45.7 Cornices and Parapets	20
56 Colour	21
67 Open Space	21
67.1 Objective	21
67.2 Criteria for Heritage and New Buildings	21
78 Public Realm	21
78.1 Objective	21
78.2 Criteria for Heritage and New Buildings	21
89 Interiors	22
89.1 Objective	22
89.2 Criteria for Heritage Buildings	22
910 Accessibility	22
910.1 Objective	22
910.2 Criteria for Heritage Buildings	22
Appendix A - Glossary of Terms	23

~~**Note:** The guidelines in this report 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 HA-2 District Schedule of the Zoning and Development By-law. Most of the properties in the HA-2 area (see Figure 1) have been designated as protected heritage sites. Many of the buildings on protected sites are also listed on the Vancouver Heritage Register. These will be required to be retained. The design guidelines should be consulted in seeking approval for both modifications to existing buildings and development proposals for new buildings. As well as assisting applicants, the guidelines will be used by City staff and the Gastown Historic Area Planning Committee (GHAPC) in the evaluation of development applications. These guidelines do not apply to outright uses that do not require alteration to the exterior of buildings.

Figure 1. Map of Gastown



The intent of the design guidelines is to conserve the authentic heritage character and fabric of Gastown and to ensure that new development is supportive of and harmonious with the area's heritage character. Consequently, specific guidelines are included for the rehabilitation of heritage buildings and for the contextual design of new structures. Applicants are encouraged to retain professional design advice for all development initiatives.

The guidelines which pertain to regulations and architectural components are organized to discuss the objective of the guideline, followed by criteria which apply to either Heritage Buildings or to New Buildings. Heritage buildings are those listed on the Vancouver Heritage Register (VHR) and the criteria apply equally to all buildings regardless of their A, B or C evaluation. For those buildings not listed on the VHR, these guidelines can be used to assist with the upgrading of buildings, some of which may have some heritage value or have hidden heritage features.

These guidelines ~~Design Guidelines for Gastown~~ should be read in conjunction with the relevant sections of the Conservation Standards and Rehabilitation Guidelines adopted for use in HA-2.

1.1 General Heritage Considerations

The objective that underlies this document is that appropriate design guidelines will encourage the conservation of the authentic heritage character and fabric of Gastown, and will also ensure that new development is compatible with and will contribute to that character.

Heritage buildings and street elements define the contextual character of Gastown. It is therefore desirable that historic architectural features be retained or restored and that any changes bring heritage buildings closer to their original exterior appearance. In some instances, it may be possible to replicate lost features, particularly where there is archival evidence. Attention is focussed on the appropriate care and conservation of original cornices, windows, building materials, entries and shopfronts by referencing the Conservation Standards and Rehabilitation Guidelines adopted for Gastown.

New buildings should not be designed in a pseudo-historic style, replicate existing buildings, or buildings that once existed, as this erodes the value of authentic heritage buildings. Rather, a new architectural vocabulary is encouraged that complements the heritage character of original Gastown buildings. This can be done by respecting and interpreting patterns of massing, height, fenestration, facade proportions and organization, materials and colour in the prevailing character of significant buildings in the area. Non-architectural elements such as signs, awnings, canopies and sidewalk displays can further enhance the character and interest of the area.

Of particular importance is the conservation principle which addresses how to achieve a balance between the compatibility of new work and its distinguishability from authentic heritage fabric. Understanding this balance can lead to sympathetic and creative design solutions which strengthen and enrich the heritage character of the area.

1.2 Heritage Value Assessment and Determining the Level of Intervention

Good conservation practice begins with thorough research into the history of the building. This applies to all listed Heritage buildings, but can also be of value to non-listed buildings (research may unearth valuable historic information or photos of an altered building's previous condition). Some building materials may be required to be removed as part of research.

Based on the historic research, a Heritage Value Assessment can be prepared. This is a statement of the architectural, cultural and contextual qualities that give the resource merit, and includes a list of character-defining elements and description of why they are important.

The extent of conservation work on heritage buildings is known as Levels of Intervention (see Conservation Standards and Rehabilitation Guidelines). These range from a thoroughly researched and detailed restoration of a building's appearance to an earlier or its original appearance, to a complete renovation using modern materials, which may not retain much heritage fabric. The most common conservation activity is rehabilitation, or the updating of a building to a usable state through repair or alteration, yet retaining those features that have heritage significance. If a building is being rehabilitated and continuing its current or historic use, that is a continued-use rehabilitation (such as updating an existing hotel which remains in hotel use); if the use is changing as part of the upgrading, then that is an adaptive-use rehabilitation (such as updating an existing warehouse to residential use).

Within the scope of an overall rehabilitation, there may be a range of levels of intervention, e.g., certain parts of the building may be restored (e.g., the cornice), conserved (e.g., brick masonry), replaced (e.g., storefront), or replicated (e.g., window sash).

For new buildings, the context for site and building should be assessed and a statement of architectural character intent completed which clearly describes the fit of the building in the heritage area.

2 General Design Considerations

2.1/2.2 Neighbourhood and Streetscape Character

Gastown is the birthplace of Vancouver and contains the largest collection of buildings from the turn of the 20th century in the city. The existing built form of Gastown is a reflection of its historic development, both in its urban form and streetscape. The area contains a notable collection of buildings which vary in width and building height, from one to thirteen storeys, with most in the two to four storey range. This variation in building height presents a characteristic “sawtooth” appearance to the block profile (see Figures 2a and 2b). Some buildings are low and narrow,

others high and wide, almost always with a projecting cornice at the roofline. This is a legacy of the needs and aspirations of the original owners, whose buildings reflect the time when they were erected. The characteristic “sawtooth” profile is an important consideration in Gastown, as its retention is fundamental to the conservation of the area’s built form.

Buildings are clad in brick or stone masonry and vary in architectural character in response to their location within Gastown. Large floor plate warehouse buildings were located along Water Street, while narrower, more elaborate buildings were located along Cordova Street that was, at the turn of the 20th Century, Vancouver’s main commercial street.

Figure 2a. Cordova Street early 1900s

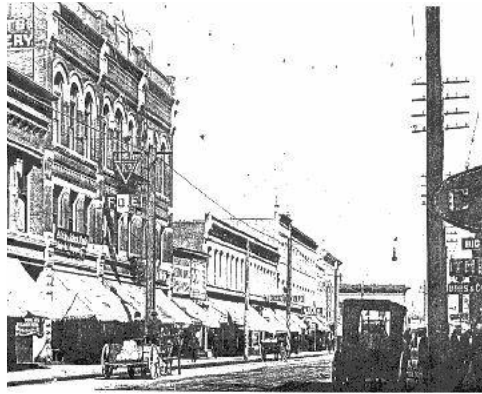


Figure 2b. Water Street early 1900s

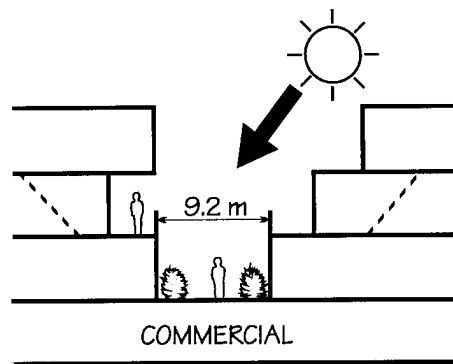


2.26 Light and Ventilation

Sufficient daylight access should be provided to all new residential units. The following criteria will be considered. Figure 3 illustrates how the criteria can be achieved in a development with a courtyard.

- (a) Living rooms should not face into courtyards that are less than 9.2 m. Small courtyards are encouraged to have terraced walls to increase access of daylight.
- (b) In double-fronting units (i.e., street/courtyard or lane/courtyard, a minimum clear courtyard dimension of 6.0 m and a courtyard height/width ratio of 1.5 to 1.0 may be acceptable provided no secondary living spaces (bedrooms, dining rooms and dens) face onto the courtyard. Secondary living spaces may face the courtyard on the highest floor only;
- (c) Secondary living spaces may face into the courtyard on lower floors provided that the minimum courtyard width is 9.2 m;
- (d) Courtyard width will be measured to any obstruction including exterior corridors;
- (e) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;
- (f) Where courtyards or light wells exist in adjacent developments, new developments are encouraged to link open space with adjacent courtyards or light wells yet maintain privacy and security;
- (g) Where new development abuts or is adjacent to existing development with windows on the sidewalls, adequate light and ventilation should be maintained; and
- (h) Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability. This should ideally be at the roof, especially for restaurant kitchen exhaust.

Figure 3. Terraced massing on south side improves light penetration into courtyards and units



2.38 Noise

Commercial activities such as parking and loading, exhaust fans, and entertainment uses, can create noise which disturbs residents. Buildings with dwelling uses should meet acoustic standards. Some of the methods which can be considered are:

- (a) orienting bedrooms away from noise sources;
- (b) providing mechanical ventilation (to allow choice of keeping windows closed);
- (c) using sound-deadening construction materials and techniques; and
- (d) noise generated by the development itself, such as parking and loading activities, exhaust fans, and entertainment uses, should be mitigated by location and design.

2.49 Privacy

Residential privacy in relation to other units, pedestrians, and adjacent development is an important aspect of project liveability and neighbourliness.

- (a) Unit orientation, window placement and screening should be used to enhance privacy;
- (b) Balconies and decks, which do not front onto the street, should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project; and
- (c) In developments with courtyards, stacked units are encouraged to reduce privacy conflicts due to access corridors.

2.540 Safety and Security

Safety and security are key components of liveability. New development, both residential and commercial, should provide a secure environment through attention to principles of Crime Prevention Through Environmental Design (CPTED).

- (a) Separate lobbies and circulation (including elevators) should be provided for retail, office and residential uses. Lobbies should be visible from the street;
- (b) The design of parking facilities should provide for personal safety and security. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking;
- (c) Buildings should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children's play areas and parking entrances. Blind corners and deeply 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;
- (d) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours; and
- (e) Access routes from building to residential garbage should be separate and secure from commercial garbage.

2.11.22.5.1 Vehicular Access

Lane Access

An active pedestrian environment with a strong sense of street enclosure is encouraged. It is important that vehicular and service functions remain on the lane, so as not to conflict with 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, quality finishes, sensitive lighting and landscaping.

3 ~~Uses (Reserved)~~

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

34.1 **Building Height**

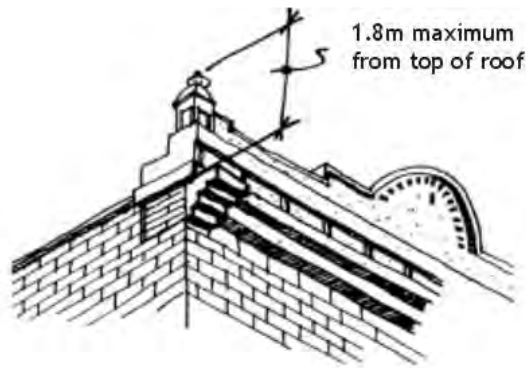
34.1.1 Objective

The objective is to reinforce the original scale of Gastown and the character defining sawtooth profile. The **building** height of heritage buildings ranges from 1 to 13 storeys. While most are in the 3 to 4 storey range (typically about 12.2 m in **building** height), within one block there are buildings of varying **building** heights which creates the characteristic sawtooth building profile. Heritage buildings typically have a high ground floor ceiling height.

34.1.2 Criteria for Heritage Buildings Seeking Heritage Incentives

The permitted **building** height for a heritage building is its existing height. A parapet, with or without a cornice, to a maximum of 1.8 m in addition to the maximum **building** height is not included in the calculation of building height in order to encourage the retention and replacement of cornices and parapets (see Figure 4).

Figure 4. Parapet and cornice height



The Director of Planning or **DP-Development Permit** Board can consider applications for rooftop additions to heritage buildings to provide access to rooftop open space and provide additional floor area provided that architectural, conservation, contextual and urban design considerations have been satisfied.

These considerations include:

- (a) the massing and design of the addition should be compatible with and distinguishable from the heritage building;
- (b) the structural requirements of the addition do not involve the removal of significant historic fabric, especially on facades facing streets;
- (c) the addition will not block significant public views or overshadow public open space; and
- (d) the addition is inconspicuous.

In addition, when heritage incentives are provided to facilitate the rehabilitation of a heritage building, a maximum one-storey addition will be considered provided:

- (a) the height of the additional storey does not exceed 3.66 m in height and meets requirements of Section [45.1 of these guidelines](#);
- (b) total building height does not exceed 22.9 m; and
- (c) the addition is inconspicuous.

Figure 5. Addition to existing building



[34.1.3](#) Criteria for New Buildings

The maximum [building](#) height for new buildings is established by the HA-2 District Schedule. A parapet on the principal facade, with or without a cornice to a maximum height of 1.8 m above the maximum building height, is not included in the calculation of building height. This is to encourage the inclusion of strong building cornices and parapets on new buildings.

There is potential for a conditional increase in the maximum permitted building height, provided that specific criteria regarding context and urban design are met as noted in the HA-2 District Schedule.

For projects not seeking tax or bonus density incentives, the [building](#) height and massing provisions contained in this section do not apply. These projects will be reviewed on their individual architectural, contextual and urban design considerations.

34.2 Yards and Setbacks

34.2.1 Objective

The objective is to respect the characteristic building massing and siting of the heritage buildings in Gastown, which were typically built out to the front, side (and often) rear property lines. Older residential or hotel buildings typically had partial sideyard lightwells on one or both sides of the building. Encroachments onto City streets, in the form of bay windows, cornices, basement areaways and fire escapes were not uncommon.

34.2.2 Criteria for Heritage Buildings

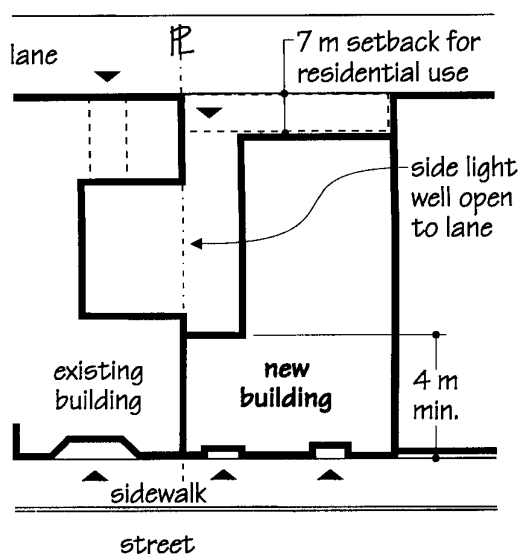
All heritage and existing buildings should retain their original relationships to the front and side property lines at all existing floors.

34.2.3 Criteria for New Buildings

All new buildings should be built to the front and side property lines of their sites for the full extent of their facades. Rear setbacks are not required, but may be permitted.

Permitted exceptions include where new residential buildings are required to provide air to a habitable room of a dwelling, the use of traditional side light wells at the mid-depth of the site and possibly open to the lane are encouraged, so that the building facade frontage fills the site width. This can be combined with a courtyard at grade accessed from the inside of the building or from the street through a passage or from the lane.

Figure 6. Lightwell setback diagram



Street level arcades parallel to the street are not supported since such design elements tend to interfere with the block massing and creates public safety and vandalism concerns.

4.3 — Acoustics (Reserved)

3.34.4 Building Bay and Shopfront Width

3.34.4.1 Objective

The objective is to respect the typical streetscape rhythm comprised of many buildings in each block with one or more bay widths in each building.

The heritage buildings of Gastown are of various widths and do not necessarily correspond to building height; the same bay width can be found on both low and high buildings. The texture and visual interest evident within the local streetscape(s) which are typically comprised of buildings with pronounced bay divisions, should be reflected in the design of new buildings.

The buildings of Gastown, especially along Water Street, were originally warehouses having been adapted over time to retail functions. As such, creating new (or rehabilitating existing) shopfronts, where they are not part of the building's original design, presents different challenges with respect to design criteria.

3.34.4.2 Criteria for Heritage Buildings

The architectural elements of the original and/or early building facades such as columns, pilasters, entries and shopfronts, which serve to establish a pedestrian scale and rhythm, should be retained. These features add texture and visual interest.

Shopfront widths are historically in the 7 m range (see Figure 7). Consolidating two (or more) shopfronts into one is discouraged, since it reduces pedestrian interest. If such a consolidation is proposed, the retention of original historic building features should not be compromised, even if this means retaining a redundant entry configuration. Where a shopfront is to be created in a building where they did not originally exist, the shop front design and configuration should respect the existing bay width of the building.

Figure 7. Shopfront width



3.34.4.3 Criteria for New Buildings

The design of the facade of a new building should be divided into vertical units of width within the range typical of heritage buildings in Gastown. Shopfront width should not exceed 7.6 m.

New buildings in excess of 15.2 m in width should seek to establish a dominant rhythm through the use of vertical elements and a fenestration pattern which maintains the fine-grained texture of the historic streetscape.

Figure 8. Vertical elements in facade composition



3.44.5 Exterior Design

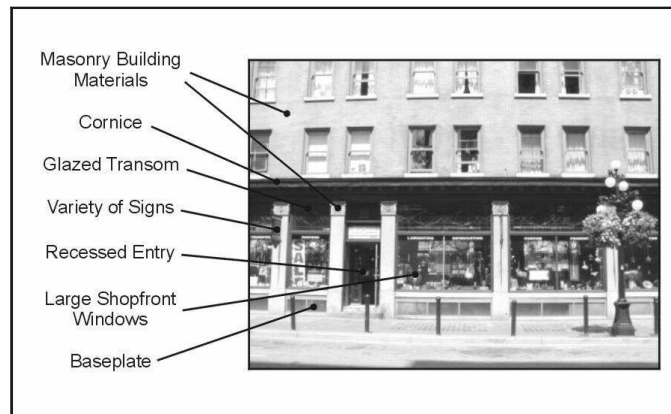
3.44.5.1 Lower Street Facade

4.53.4.1.1 Objective

The objective is to respect the scale, configuration and rhythm of the traditional components of the lower facade of Gastown buildings including ground floor height, bay width and access to upper floors.

The lower facade is that portion of the building made up of the ground floor level and is typically defined by a minor cornice, decorative band and often a signband. Shopfronts traditionally had high ceilings, were very transparent with large display windows with clear glazing, often with a large glazed transom, and recessed entryway, often embellished with decorative tiles, stone or terrazzo paving. The base plate was often of wood and sometimes decorated (see Figure 9).

Figure 9. Lower facade

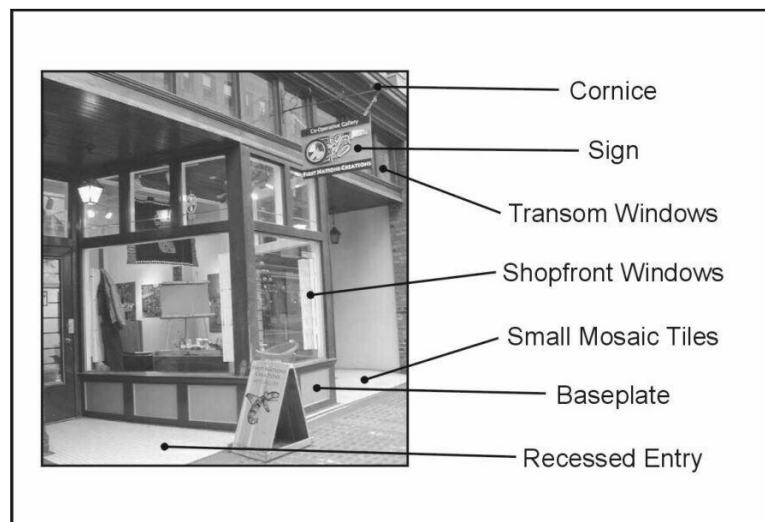


Street level access to the main floor should be provided. Split level entries from the sidewalk to cellar spaces are discouraged in new buildings. In particular lower level retail frontages in split level configurations have disadvantages with respect to retail visibility and security and tend to attract street debris.

Traditionally, street level entry doors for stairs to upper floors were incorporated into the facade in a separate vertical bay with details relating to the design of the shopfront entry(s) but in a less elaborate expression. Often the entry was recessed from the street sidewalk and the floor surface treated in a decorative fashion, similar to the shopfront.

The design of security grilles should not eliminate the visibility of the architectural elements behind them. As a guideline, security grilles should not obscure more than 20% of the area behind them, and be designed in character with the shopfront. Grilles should be disguised or hidden during normal business hours.

Figure 10. Features of rehabilitated shopfront



4.53.4.1.2 Criteria for Heritage Buildings

The shopfront configuration is a basic aspect of the pedestrian experience in Gastown, and provides the area's fine-grained retail interest. Existing shopfronts should be retained on heritage and existing buildings.

Historic photos and drawings should be used to support the restoration or replication of decorative elements of historic significance in the lower facade.

The following features should be carefully incorporated in the design of rehabilitated or restored shopfronts.

- (a) restoration of cast iron elements;
- (b) a high percentage of glazing, in the display window area, transoms windows and in the entry door(s);
- (c) a recessed entry is customary, with a rectangular or trapezoidal plan;
- (d) transom window above the entry, often stretching the full width of the shopfront, above the recessed entry;
- (e) base plates rich in detail and of durable materials;
- (f) detailing of the floor surface in the entry recess with tiles (especially small mosaic tiles), terrazzo, stone or other similar durable decorative materials;
- (g) a shopfront cornice which is generally a reduced version of the main cornice atop the building; and
- (h) lighting and signage (see Figure 10).

Access to upper floors should be in the original configuration, if feasible.

Where new shopfronts are required for existing buildings where none existed previously, their design and configuration should be respectful of the traditional shopfronts of Gastown (see Figure 11). Existing architectural features should be retained (e.g., cast iron columns, masonry pilasters) and integrated into new shopfronts.

Figure 11. Typical shopfront configuration



4.53.4.1.3 Criteria for New Buildings

The lower facade of new buildings should be distinguished at its uppermost edge by a continuous intermediate cornice or similar decorative banding element. This provision is to ensure that new structures reflect the same lower facade proportions and scale of Gastown's heritage buildings.

The ground floor should be of a generous height to allow for adequate space to incorporate a transom window above the entry doors and signband strip between the transom and the intermediate cornice. These horizontal elements are important aspects of the texture and complexity of the lower facade; they should form a continuous strip across the facade, interrupted only at the vertical pilasters or columns (part of the vertical banding of the building overall).

New storefront design should be informed by, and compatible with, the historic shopfronts of the area, but not be replicas or exact copies. Wooden or steel components are encouraged.

The following features should be incorporated in the design of shopfronts in new buildings:

- (a) access to the shopfronts should be level with the sidewalk;
- (b) a high percentage of clear glazing, both in the display window area, transom windows and in the entry door(s);
- (c) a recessed entry;
- (d) transom windows above the entry;
- (e) base plates rich in detail and of durable materials;
- (f) detailing of the floor surface in the entry recess with tiles (especially small mosaic tiles), terrazzo, stone or other similar durable decorative materials;
- (g) a shopfront cornice which is generally a variation or reduced version of the main cornice atop the building; and
- (h) lighting and signage.

Access to upper floors should be in a configuration typical of heritage buildings in Gastown.

4.53.4.2 Upper Street Facade

4.53.4.2.1 Objective

The upper facade is that portion of the building above the ground floor and its intermediate cornice. The objective is to respect the traditional appearance and proportions of the upper facades of heritage buildings in Gastown (see Figure 12).

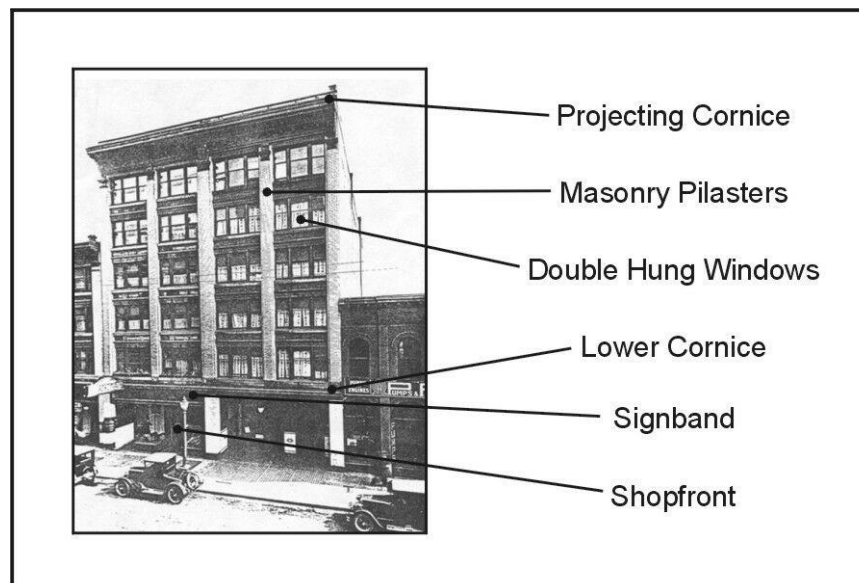
The upper floor windows of Gastown's early buildings are typically:

- (a) punched openings in a masonry surface with a roughly equal solid to void ratio;
- (b) vertical orientation in a masonry surface; or
- (c) horizontally oriented windows organized into groups (sometimes connected to form bands of windows between the vertical divisions, with spandrel below).

To maintain this upper floor pattern and texture, window openings in new construction are encouraged to be repetitive, and organized in relationship to the vertical elements which frame and divide the facade.

The clear distinction between the upper storeys of buildings and shopfront level, found in heritage buildings, is encouraged in the rehabilitation of heritage buildings and in the design of new buildings.

Figure 12. Facade components



4.53.4.2.2 Criteria for Heritage Buildings

Vertical elements such as pilasters, columns and projecting bays should be retained and rehabilitated. Historic photos and drawings should be used to support the restoration or replication of decorative elements of historic significance on the upper facade. Existing projecting bays should be retained and the City will assist the owner in acquiring an encroachment agreement, if necessary, provided that **B**uilding **B**y-law and life-safety concerns have been satisfactorily addressed.

The existing fenestration pattern of heritage buildings should be retained. Where new openings are proposed, they should be compatible with the existing architectural features of the building.

Residential balconies are discouraged on the street facade.

4.53.4.2.3 Criteria for New Buildings

New buildings should be designed to achieve a level of surface texture and detailing comparable to the heritage buildings of Gastown and to present a similar balance between wall and window area. The intent is not to replicate or mimic heritage facades but to ensure that new buildings are harmonious and neighbourly.

This should be done by the following measures:

- (a) the upper facade should be ordered by the use of vertical elements such as pilasters, columns and bays;
- (b) upper floor windows should reflect the fenestration pattern of Gastown's heritage buildings; with windows set into masonry facades; and
- (c) detailed design resolution to define the upper edge of the facade.

Residential balconies are discouraged on the street facade.

4.53.4.3 Lane Facade

4.53.4.3.1 Objective

The objective is to ensure that each building plays its part in making the lanes of Gastown suitable places for pedestrians and attractive when viewed from adjacent buildings. They are also the preferred location for vehicular access to parking contained within buildings. Many heritage buildings in Gastown traditionally had a different—plainer, simpler—architectural character on the lane facade from the main street facade. This distinction is important to retain.

The lanes of Gastown contain some original elements of authentic heritage character including granite paving and overhead wires which, in their grittiness, provide an important foil to the beautification of the principal streets of Gastown.

Lanes are an under-utilized resource in an intensively used pedestrian precinct of the city. They are used as walking routes and access to parking. The provision of a better and cleaner environment, without eroding their inherent “back lane” character will help make the lanes appealing and safer for pedestrians.

4.53.4.3.2 Criteria for Heritage Buildings

The original architectural characteristics of the lane facade should be considered an important aspect of a building's heritage value. Often simpler materials were used than on the front facade. This is particularly important for the north facade of buildings on the north side of Water Street, whose facades are highly visible from Canada Place and the waterfront. Special attention should also be given to buildings adjacent Blood Alley, Trounce Alley and other public spaces and pedestrian mews.

4.53.4.3.3 Criteria for Heritage and New Buildings

The design of the lane facade should consider that pedestrians will use the lane and that people in surrounding buildings will overlook it. Loading facilities and parking garage entries should be finished in suitable materials or painted to be similar to the building which they serve.

Garbage containers and loading bays should be recessed within the volume of the building (if it abuts the lane) and screened from view. The materials and colour of these screens should be similar to the building to which they are attached.

54 Architectural Components

45.1 Rooftop Features

45.1.1 Objective

The objective is to encourage the retention of existing rooftop features, such as mechanical penthouses, light monitors and water towers, and to permit the addition of appropriate rooftop elements on heritage and new buildings.

Rooftop structures for mechanical services are authentic elements of Gastown's early buildings and, as such, play an important historic role and should be permitted in the future. The intent of the criteria below is to ensure that such mechanical rooftop features are not overly dominant in the streetscape and utilize appropriate materials and colours.

Where architectural additions are proposed, such as penthouses for access to roof decks and additional floor area, refer to Section 34.1 [Height of these guidelines](#). Guards, handrails and planters for rooftop outdoor space should be setback from primary facades.

45.1.2 Criteria for Heritage Buildings

Where feasible existing mechanical penthouse and water towers should be retained. New rooftop additions for equipment on top of heritage buildings, such as satellite dishes and skylights should follow criteria for new buildings. The cladding material for new architectural additions should be compatible with and distinguishable from those of the main building. New elements such as skylights should not be visible from the sidewalk opposite the principal facade.

45.1.3 Criteria for New Buildings

Rooftop additions for equipment on top of new buildings should be set back far enough from the front or exterior facades in order to not be seen from the sidewalk on the opposite side of the street. If this is not possible rooftop equipment should be screened.

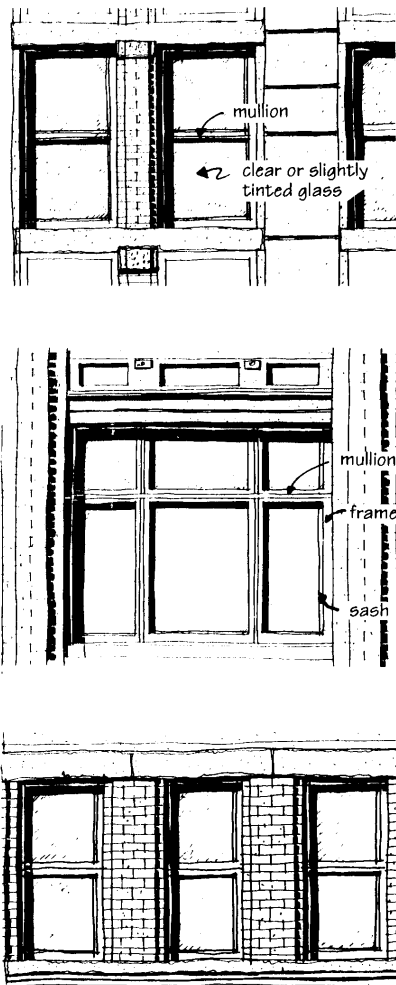
45.2 Windows

45.2.1 Objective

The objective is to respect the importance of traditional windows in establishing the character of heritage buildings and to ensure that windows in new buildings respond to these traditional fenestration patterns.

The windows in Gastown buildings are extremely important to the character of the area and it is fortunate that there are a number of original or repaired traditional ones remaining. Predominantly made of wood, mostly of double or single hung (vertically sliding) sash, there are also examples of pivoting, casement and fixed sash. They are sometimes found individually, or grouped in pairs or threes, forming a horizontal band of vertical units (see Figure 13). Nonetheless, over time there have been many renovations, especially with replacement windows which are inappropriate and detract from the character of Gastown heritage buildings.

Figure 13. Window types and configurations



The intent of these guidelines is to encourage the retention, repair and rehabilitation of original windows. Wood is the predominant material of existing windows, although there are some steel sashes found in the area. Where rehabilitation of original windows is not feasible, then the criteria are designed to promote the use of new replica windows based on original appearance and profiles. Where original windows have been removed, replica windows should be based on historical research.

45.2.2 Criteria for Heritage Buildings

Where there are existing windows within historic window openings which are either original or more recent replacements in the historical form and material, every effort should be made to repair them. Where existing appropriate windows are too deteriorated to repair, replacement windows should replicate either original windows, as documented by historical photographs, drawings or the existing windows. Where they exist, lintels and sills should be retained.

In the event that the original windows have been replaced and the existing windows are inappropriate to the building or the area's character, then new windows should be designed to replicate the window's size, configuration and appearance (shape, proportion, type of operation, detail, colour and clarity of glass), which were original at the time of construction or as based on archival information. If historical information is not available, the criteria for new buildings below should be referenced.

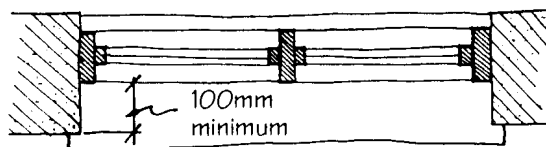
Repair of existing wood windows should use wood sash and frames. Replacement of wooden windows should be in wood, that match the appearance (shape, proportion, type of operation, detail, colour and clarity of glass) of the wood original when painted.

45.2.3 Criteria for New Buildings

Windows for new buildings should be compatible with the design elements which are typical of the wood windows of Gastown's heritage buildings:

- (a) windows should have frames and sash with dimensions similar to traditional wood windows;
- (b) the window should be divided into a minimum of two sash or panes; more divisions are also possible;
- (c) windows designed to be operable are encouraged and the method of opening should replicate that of traditional window types—double hung, casement or pivoting; hopper windows or horizontally sliding windows are discouraged as they are not traditional
- (d) glass should be clear; tints, colours or mirrored surfaces are not acceptable;
- (e) frames and sash should be of wood or steel;
- (f) the sash should be recessed within the window frame at least 100 mm from the exterior surface of the building facade (see Figure 14);
- (g) window openings should have a distinct lintel and sill; and
- (h) laminated glass is encouraged in lieu of double glazing units.

Figure 14. Horizontal Window Section



Windows in adjacent heritage buildings should be considered in the design of windows for new buildings in Gastown.

45.3 Exterior Walls and Materials

45.3.1 Objective

The objective is to retain the heritage character of the area by using building materials traditionally found in Gastown for both rehabilitation and new construction.

45.3.2 Criteria for Heritage and New Buildings

The building materials commonly used in the heritage buildings in the area should be used for the facades of all buildings:

- (a) standard clay brick in a range of buff/beige through red colours, full dimension; noting that some historic brick was originally painted or has been painted over time;
- (b) real or full dimension building stone, particularly granite and sandstone;
- (c) terracotta, tile and glazed brick materials and decorative elements;
- (d) cast iron and pressed metal decorative elements, particularly cornices;
- (e) wood elements for shopfront base plate, windows, bay window framing;
- (f) stucco or cement rendered surfaces; and
- (g) specially treated concrete finishes for rear or for some secondary surfaces.

45.3.3 Criteria for Heritage Buildings

For existing buildings, where new materials are required for repair, they should preferably match the old materials they are replacing. If this is not feasible for cost, technical or availability reasons, then new substitute materials should be largely indistinguishable from original materials. The treatment of existing materials is primarily that of good conservation techniques.

Common conservation problems with brick masonry found in Gastown are related to the cleaning, painting (applying paint for the first time is not an appropriate conservation measure), removal of paint and appropriate colours for the building. It is important to note that in many cases, especially the oldest buildings, the brick was originally painted and the paint layers should not be removed if original.

The addition of new ventilation units and fireplace flues on the exterior of heritage buildings is prohibited.

45.3.4 Criteria for New Buildings

For new buildings, modern materials other than those listed in [section 45.3.2 of these guidelines](#) can be considered if they are largely indistinguishable from the materials traditionally used in the area.

Potential compatible materials include:

- (a) areas of smooth-finish poured concrete or precast concrete panels;
- (b) painted steel columns and framing elements can be considered for shopfront openings or the delineation of facade divisions; and
- (c) glazed surfaces which are articulated in a manner evocative of traditional facade ordering;

Materials to be avoided include:

- (a) surfaces which imitate historic materials in a different form (e.g., aluminum or vinyl siding with embossed wood graining, composite board materials);
- (b) textured stucco; if stucco is used it should have a smooth surface and be limited to side walls, roof top additions and small areas of the main facade; and
- (c) decorative marble or granite tiles unless used as accent materials in a shopfront.

In general, large surfaces should be brick, stone or painted surfaces in brick tones. Colour schemes should relate to traditional and authentic colour schemes and colour placement found on heritage buildings in Gastown.

The exposed sides and rear of buildings should be treated in similar materials to the principal street facade, although usually with less decorative elements.

45.4 Awnings and Canopies

45.4.1 Objective

The objective is to encourage the use of awnings and canopies reminiscent of the originals of Gastown which were typically of a three or four point, or triangular shape.

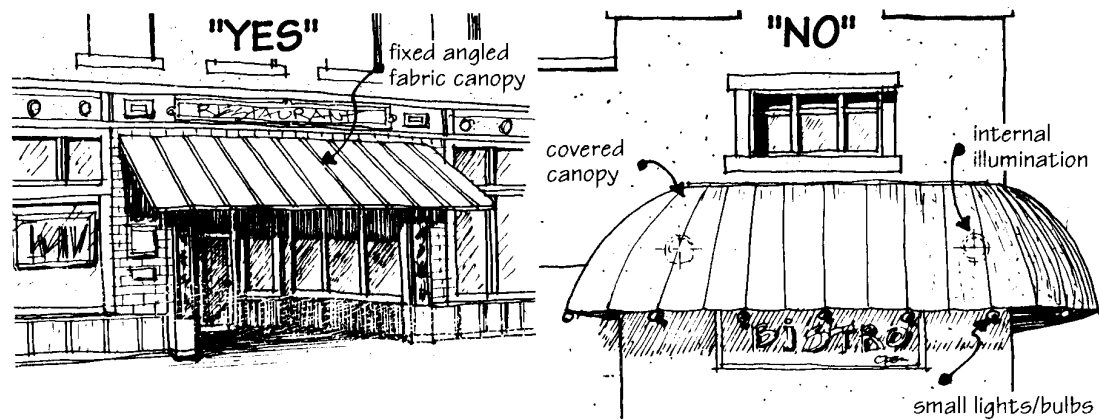
45.4.2 Criteria for Heritage Buildings

Historically, most commercial buildings in Gastown had awnings for sun or rain protection. They were large and played an important role in the streetscape and public realm of the area. Retractable fabric awnings (laced, not stapled) were the most common type.

In some instances, metal and glass fixed canopies are appropriate, particularly if there is archival evidence of their precedent on the building or on similar Gastown buildings.

Awnings or canopies should be designed to fit within the dominant structuring elements of the lower facade. This usually means fitting the overall design of the shopfront, below the intermediate cornice and between vertical columns or pilasters (see Figure 15). The criteria for new buildings should also be considered.

Figure 15. Awnings and canopies



45.4.3 Criteria for New Buildings

Retractable fabric awnings are encouraged for use on new buildings, however fixed, three or four point, or triangular shaped fabric canopies are an acceptable alternative. The fabric (usually heavy canvas, not shiny or translucent vinyl) can be a solid colour, preferably a traditional dark colour, or striped and usually the ends of the frame are left open. Plain valences, often with a signband are common.

In some instances, metal and glass fixed canopies are appropriate. Curved and unusually shaped fixed awnings are prohibited. Internal illumination of awnings or canopies is prohibited.

Awnings and canopies should be designed to fit within the dominant structuring elements of the lower facade. This usually means fitting within the overall design of the shopfront, below the intermediate cornice and between vertical columns or pilasters. Furthermore, they should respect the edges of facade features; for example they should meet the facade at the top or bottom of transom windows or signbands and not in the middle. Where the sidewalk in front of the shopfront slopes across the facade of the building, awnings or canopies should respond to the stepping of shopfront elements, by also stepping at the vertical element which defines the separation between shopfronts.

One style and colour of awning or canopy should be used across the width of a facade which has multiple shopfronts.

45.5 Lights

45.5.1 Objective

The objective is to ensure that the design, location, intensity and colours of nighttime light sources mounted on private buildings are appropriate to the historic character of Gastown. They should also consider the impact on the public street lighting of the area.

The intent of the criteria below is to encourage the sidewalks of Gastown to be illuminated with a soft, even light. In order to achieve this, it is important that light fixtures on private property be located at a pedestrian scale to avoid glare for pedestrians and that light sources are warm in colour and similar to daylight in their rendition of colours.

45.5.2 Criteria for Heritage and New Buildings

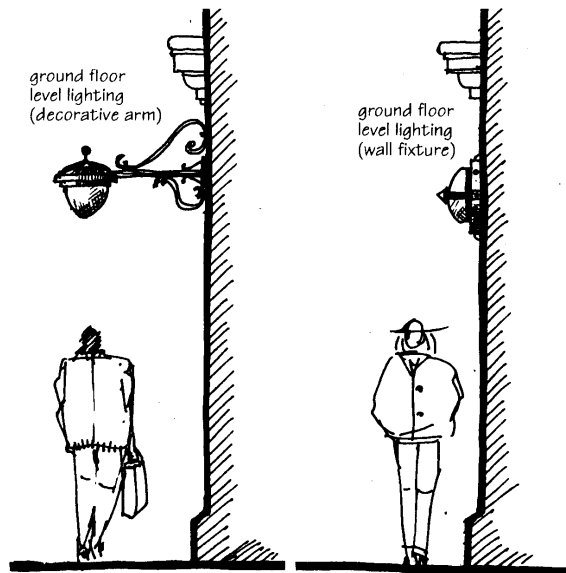
Installation of ground floor level lighting at a pedestrian scale is permitted provided that the fixtures selected are appropriate to the historic character of the building and the illumination they give is incandescent (or colour corrected to the incandescent spectrum) and not overly intense.

Fixture design should be chosen from either available replica styles appropriate to the heritage building's architecture or from contemporary designs which are compatible with the historic

area.

Fixtures may be surface mounted or be on projecting arms (see Figure 16).

Figure 16. Lighting



45.6 Signs

45.6.1 Objective

The objective is to support the re-establishment of historic signage and accommodate a range of sign types which are in keeping with the historic character of Gastown.

45.6.2 Criteria for Heritage and New Buildings

Permitted signs include:

- (a) projecting signs (usually with a horizontal orientation);
- (b) fascia or shopfront signband signs (horizontal and traditionally incorporated immediately below the storefront cornice and above the transom windows);
- (c) letters (painted or raised) applied directly to the building surface;
- (d) painted and gilded window signage;
- (e) display window signs, including limited use of neon;
- (f) base plate signage;
- (g) awning signs;
- (h) historic painted signs or murals which are conserved; and
- (i) neon, where supported by historic research.

Certain sign types are not appropriate:

- (a) box signs internally illuminated, including channel lettering;
- (b) awnings or canopies internally illuminated as part of signage; and
- (c) new wall decorations and murals.

Regulations for signs are to be found in the Sign By-law.

45.7 Cornices and Parapets

45.7.1 Objective

The objective is to recognize the historic role of building cornices and parapets and to ensure these elements are conserved, replaced or installed on buildings in Gastown.

45.7.2 Criteria for Heritage Buildings

The retention of original cornices is highly encouraged. Repairs should be undertaken with matching materials and anchoring systems should be reinforced to ensure safety. If cost or structural considerations make conservation of existing cornices difficult, substitute materials can be considered.

Where original cornices have been removed, their replacement can be considered, either with replicas based on archival evidence or with characteristic cornice profile based on the scale typical of the heritage building type.

45.7.3 Criteria for New Buildings

Cornices and parapets for new buildings should be carefully designed to provide a distinctive upper edge to the facade.

They should comprise:

- (a) strong projecting cornice shape, preferably with a raised parapet on the main facade;
- (b) materials characteristic of the area, including metal, corbelled brick, stone; and
- (c) decorative finials, signs plates or date markings.

56 Colour

For heritage and existing buildings, the original applied colour should be documented and the colour scheme based on these documented colours. Otherwise colours should be based on known historic colour schemes of the time period which the building was constructed. Gloss finish on window sash and storefronts is highly encouraged. For new buildings, any applied colours should conform in placement and finish to known historic colour schemes appropriate to the area.

67 Open Space

67.1 Objective

Semi-private open space is desirable to provide within or on top of buildings in Gastown.

67.2 Criteria for Heritage and New Buildings

The open space should preferably occur at the rear of the building, in internal courtyards (often above the commercial level) or on the rooftop. Common roof decks above the second floor are encouraged as semi-private open space subject to consideration of overlook, scale relationships, view blockages and noise impacts on units and properties below.

The visual impact of rooftop open space should be considered for heritage buildings, particularly with respect to the design and visibility of stair access penthouse, guards, handrails, screening, awnings and landscape elements.

78 Public Realm

78.1 Objective

Certain elements of private buildings which affect the public realm of Gastown are worth noting.

78.2 Criteria for Heritage and New Buildings

Where encroachment of elements like bay windows, cornices and fire escapes contribute to the heritage character of an existing building they are encouraged to be retained and conserved.

The planting of street trees and other sidewalk improvements as part of development activity on private property needs to be coordinated with the overall public realm plan for Gastown.

89 Interiors

89.1 Objective

The interiors of many of Gastown's heritage buildings have heritage value and are worthy of conservation as rehabilitation occurs.

89.2 Criteria for Heritage Buildings

Interior fixtures and features which are identified as part of heritage building's character may include shop interiors, stairwells, light wells, structural framing of note, special wall finishes and may include light fixtures and hardware of heritage value.

Every effort should be made to identify and retain these elements where they contribute to the heritage value of the building.

910 Accessibility

910.1 Objective

The provision of access for the disabled is an important aspect of building rehabilitation and efforts should be made to improve the accessibility of existing buildings. It is required to be designed into new buildings.

910.2 Criteria for Heritage Buildings

Efforts should be made to provide disabled access that does not compromise the heritage value of existing buildings. In this regard, the compliance alternative provisions of the Vancouver Building By-law should be consulted.

Appendix A - Glossary of Terms

The following terms have been used in the text of this document and are briefly described here:

Base Plate	The vertical wall surface below the shopfront window and above the sidewalk surface; traditionally finished in wood or tile
Bay	The regularly spaced primary structural module of a building
Bay Window	A polygonal projecting element from the wall surface, usually an extension of the internal floor level and containing windows
Corbelling	Usually in brick masonry; brickwork projecting successively with each course
Cornice	A projecting decorative elements at the top of the wall surface; the uppermost part of an entablature, which is composed of an architrave, a fascia and a cornice
Double-hung	A type of window with two glazed sash elements which slide vertically, one up and one down, in a plane one in front of the other; single hung is similar but only one sash moves vertically
Fascia	The narrow horizontal trim band usually found at the roof edge
Fenestration	The pattern and rhythm of windows in a facade
Mosaic Tile	Very small ceramic or glass tiles used to form a decorative pattern
Mullion	A support member between adjacent windows
Muntin	A slender division bar between two panes of glass in a window sash
Parapet	The vertical projection of a wall above the adjacent roof level
Pilaster	A flat vertical decorative element slightly protruding from the wall surface; often an expression of the internal structural bay system of a building, although not necessarily performing any structural work
Terrazzo	A highly polished cast-in-place marble and aggregate concrete floor material; a variety of speckled patterns and colours are possible
Transom	The horizontal window area above a large window, door or shopfront; often operable for ventilation

Policy

Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)

Approved by Council January 21, 2021



Table of Contents

Background and Context	3
Intent	3
Definitions	4
Rezoning Policy	5
1 Location	5
2 Uses and Density	6
3 Heritage Building on the site of a Proposed Rezoning	7
4 Childcare and Amenity Spaces Floor Space Exclusion	7
5 Sustainable Construction and Green Building Policy	7
6 Frontage and Assembly	7
7 Anticipated Dedication for Public Space	7
8 Neighbourhood Energy	8
9 Parking, Groundwater and Flooding	8
10 Blue-Green Systems	8
11 Public Benefits through Rezoning	9
Design Guidelines and Additional Considerations	10
1 Unique Spaces and Places	10
2 Views	10
3 Topography: Floodplain	11
4 Light and Ventilation	11
5 Weather	12
6 Safety and Security	12
7 Access and Circulation	12
8 Form of Development	13
9 Architectural Components	15
10 Open Space	18
11 Landscaping	19

Background and Context

This area is located along the south side of 2nd Avenue between Yukon and Quebec Streets in the Mount Pleasant Industrial Area. It is bounded by Southeast False Creek (SEFC) to the north, Central Broadway (C-3A) to the west, and the Mount Pleasant Industrial Area (I-1, I-1A, I-1B) to the south and east. The Broadway planning process and the Employment Lands and Economy Review (ELER) identified this location as a key opportunity to deliver new, intensified industrial and office job space in close proximity to two rapid transit stations: Olympic Village Station on the Canada Line, and the Broadway-City Hall Station on both the Canada and Millennium Lines. Rezoning in this area provide the opportunity to:

- balance the streetscape and create a better transition between the taller residential towers of SEFC to the north and the one and two storey industrial forms to the south;
- improve urban design and walkability to establish 2nd Avenue as a Great Street; and,
- deliver thousands of new jobs close to transit, services and amenities to help create a more complete community.

Figure 1: Mount Pleasant employment-intensive light industrial district (I-1C)



Intent

These policies and guidelines are to permit and inform consideration of rezoning applications for sites to change their Zoning District from I-1 to I-1C, within the sub-area of the Mount Pleasant Industrial Area as shown in Map A on page 5. The policies and guidelines should be consulted in seeking approval for conditional [approval](#) uses or discretionary variations in regulations. As well as assisting the applicant, these policies and guidelines will be used by staff to evaluate conditional or discretionary relaxations.

Principles:

- Intensify industrial and compatible office employment opportunities:
Encourage employment-intensive light industrial uses, concentrated primarily at lower levels, with a significant amount of compatible office and service uses above. There is increasingly an opportunity to stack many industrial/production businesses in the same building with the goal of increasing employment and the productive output of the area.
- Encourage buildings that better reflect the form and character of Southeast False Creek:
Design buildings to provide a transition between adjoining residential, commercial and light industrial districts. Locate retail uses at select locations to activate the southern street frontages along 2nd Avenue, and at corners.
- Create a vibrant public realm:
High quality public realm treatments and significant trees should be used to create welcoming and comfortable public spaces. Prioritize access to sunlight in the design of buildings, with particular attention given to limiting shadowing on the sidewalk and businesses of the north side of 2nd Avenue.
- Develop healthy and productive workspaces:
Provide healthy work environments by maximizing access to natural light and fresh air for building occupants. High quality shared amenity spaces for building occupants should be a priority, including at-grade plazas, rooftop open spaces, childcare facilities and other shared spaces for relaxation and recreation.
- Showcase functional workspaces in the public realm:
Create visual and physical links between the public realm and industrial functions of buildings to showcase the industrial character of Mount Pleasant.
- Create buildings and neighbourhoods that respond to sea level rise and climate change:
Low topographic elevations and anticipated sea level rise presents a major challenge for development in some areas of Mount Pleasant. Provide adaptive, flood resilient building design solutions.

Definitions

For the purpose of this document:

“Heritage Building” means a building listed on the Vancouver Heritage Register, or could qualify for listing on the Vancouver Heritage Register.

“Light industrial” means Institutional Uses, Manufacturing Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses and all outright approval Service Uses listed in section 2.2-S1 of the I-1C District Schedule.

“Public Benefits” means the purposes towards which Community Amenity Contributions (CACs) and Development Cost Levies (DCLs) are collected and allocated, as specified in the City’s Community Amenity Contributions Policy for Rezoning (i.e. Affordable Housing and Childcare in the Metro Core area), the Development Cost Levy By-Law and the *Utilities Development Cost Levy By-Law*.

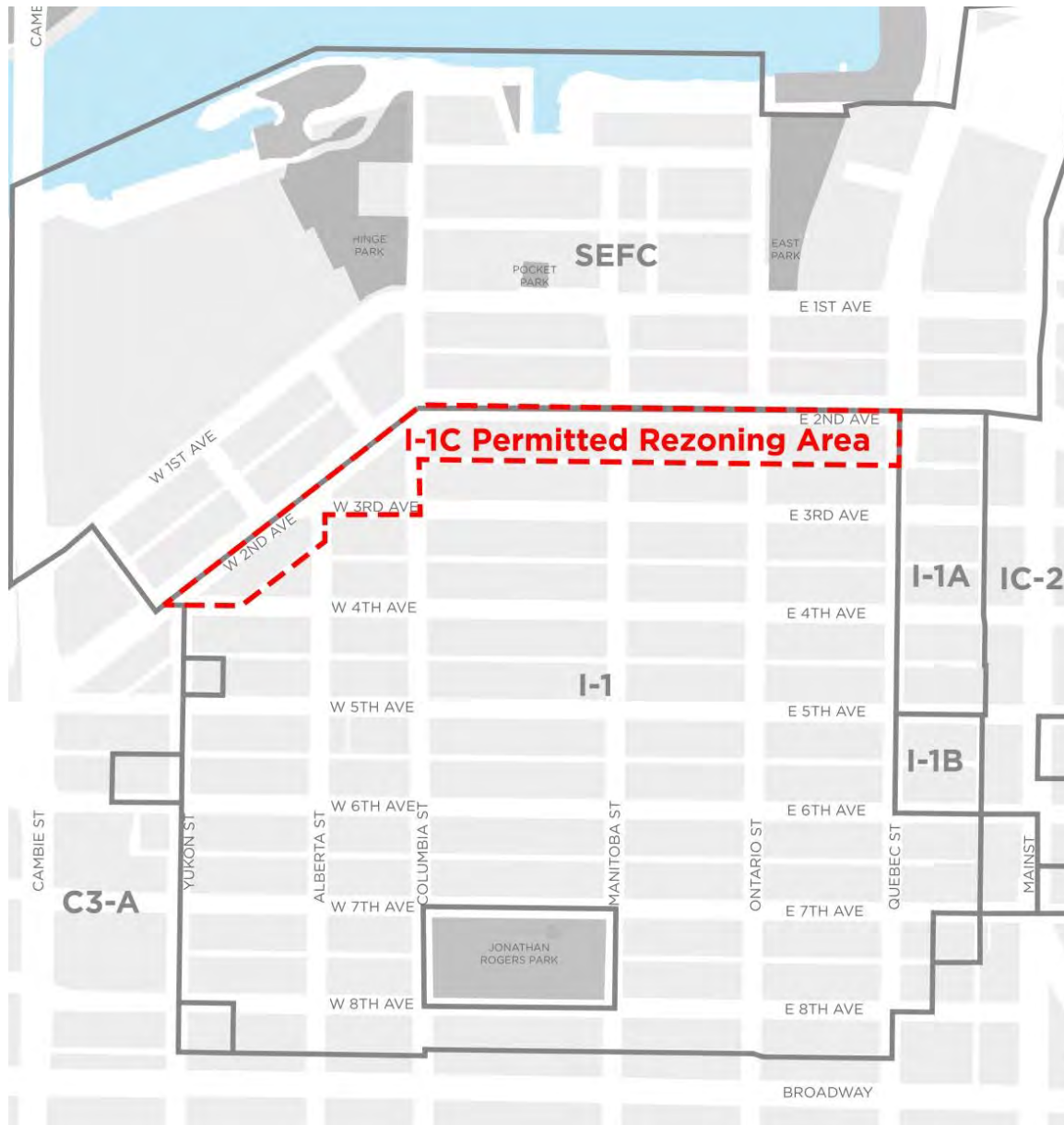
“Site” or “Development Site” means a contiguous, developable piece of land.

Rezoning Policy

1 Location

In the area identified in Map A below, rezoning applications to change the Zoning District from I-1 to I-1C will be considered. Rezoning to a new Comprehensive Development District (CD-1) will not be considered in the Mount Pleasant I-1 area, in accordance with the City of Vancouver's Regional Context Statement Official Development Plan which prohibits rezoning of industrial land unless it is based on a city initiated planning process.

Map A: Mount Pleasant I-1C Permitted Rezoning Area



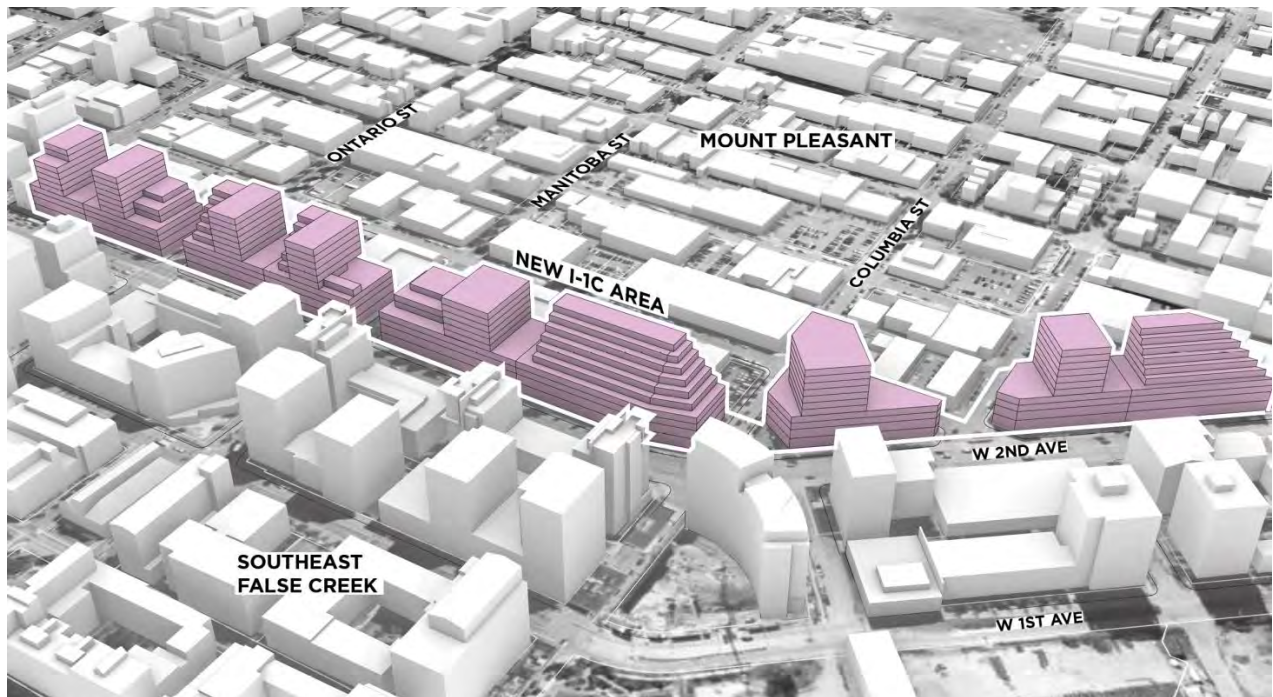
2 Uses and Density

Rezoning to I-1C will provide employment-intensive light industrial uses generally concentrated at lower levels with compatible office and service uses above. Retail uses at grade may be introduced at select locations to activate the 2nd Avenue frontage and at corners, and reflect the public realm of Southeast False Creek.

Rezoning for residential development (market or non-market) will not be considered in this area, with the exception of a Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.

In recognition of Mount Pleasant as a key light industrial area, applications must demonstrate that light industrial uses comprise a minimum of one-third of the net floor area, including all other uses combined. The maximum Floor Space Ratio ~~shall~~**must** not exceed 6.0, with certain exclusions outlined in Section 4 Childcare and Amenity Spaces Floor Space Exclusion.

Figure 2: Conceptual mixed-use industrial and office developments along W 2nd Avenue



2.1 Vertical Stacking of Uses

To achieve the increased industrial and office density permitted by under the I-1C zoning, vertical stacking of industrial spaces will be required. Objectives for mezzanines and accessory uses include:

- (a) continuity with the adjacent primary use or space;
- (b) locate mezzanines away from front or flanking facades;
- (c) a minimum floor to floor height for mezzanines of 3.1 m (10 ft.); and
- (d) convenient access to loading, garbage and elevators for all floors and mezzanines.

2.2 Uses at Grade

Provide active and engaging Industrial uses at grade. Emphasize attractive, well-functioning and welcoming frontages that showcase workspace. Strategies including visually permeable frontages, operable window walls, setbacks and weather protection to accommodate outdoor workspaces are encouraged.

Other than entrances, lobbies, and circulation, Office uses should be located above the ground floor level. Accessory retail or service uses should be designed to function in concert with the primary lower-floor industrial uses and have their own entrances and street presence.

3 Heritage Building on the site of a Proposed Rezoning

Heritage buildings in Mount Pleasant, contribute to the area's character and architectural diversity. The Vancouver Heritage Register should be consulted when evaluating existing structures. Provide options that demonstrate a significant retention strategy when re-developing a site with a heritage building. Other older character buildings, although not listed in the Register, should also be considered for retention. In general, reuse of existing structures can contribute to sustainable solutions that are enriched by the historic narrative of a site. Review of developments with potential heritage resources with City staff is encouraged early in pre-application meetings.

For site assemblies which include a heritage building, the potential floor space of the parcel on which the heritage building exists may be transferred to the remainder of the site, provided that the heritage building is protected to the satisfaction of the City staff. This is only anticipated in one location with the I-1C Permitted Rezoning Area, at the southwest corner of Quebec Street and East 2nd Avenue.

4 Childcare and Amenity Spaces Floor Space Exclusion

Public and privately operated childcare facilities, and shared accessory amenity or recreational spaces for building occupants are key elements of sustainable developments in a liveable city. As a result, up to 10% of the total floor area of a rezoning application may be excluded for these uses, at the discretion of the Director of Planning.

A condition will be placed on the development permit, noting that the amenity areas excluded from floor space ratio shall not be put to any other use, except as described in the approved application for exclusion. Access and availability of the use of all amenity facilities located in the project shall be made to all occupants and/or commercial tenants of the building.

5 Sustainable Construction and Green Building Policy

Rezoning applications must demonstrate a high degree of sustainability in design and construction through the use of mass timber, Passive House or other methods to meet and exceed the [Green Buildings Policy for Rezonings](https://guidelines.vancouver.ca/G015.pdf), available online at: guidelines.vancouver.ca/G015.pdf

6 Frontage and Assembly

Rezoning applications to change the Zoning District from I-1 to I-1C will be considered for sites with a minimum frontage of 45.7 m (150 ft.). This may be relaxed for the preservation of a heritage building, if necessary.

Applications should not preclude future opportunities for rezoning by isolating lots that cannot reasonably be assembled for rezoning and development, as determined by City staff.

7 Anticipated Dedication for Public Space

Applicants should anticipate the following public space to be secured as a condition of rezoning:

- a 1.5 m dedication along 2nd Avenue;
- a 3.2 m (along 4th Avenue) x 2.5 m (along 2nd Avenue) corner cut dedication at the northeast corner of 2nd Avenue and Yukon Street; and
- a 2 m x 2 m corner cut dedication on northwest corner of Quebec Street and 3rd Avenue

Public space in addition to that noted above may be required depending on adjacent at grade use.

8 Neighbourhood Energy

The City-owned and operated False Creek Neighbourhood Energy Utility (NEU) provides a low carbon thermal energy service to the adjacent False Creek area. City staff will be evaluating future expansion of the NEU service area to include the I-1C Zoning District. Applicants for projects rezoning to the I-1C District Schedule are strongly encouraged to work closely with City staff to connect to the NEU for the supply of thermal energy for heating and hot water needs. If there is waste heat generated on site due to internal processes (e.g. data centre, building cooling, etc.), the Applicant is further encouraged to work with staff to explore opportunities to supply waste heat to the NEU thermal network.

For further information, please refer to the [Neighbourhood Energy Connectivity Guidelines & Requirements, Standards – Design Guidelines available online at:
https://vancouver.ca/files/cov/neighbourhood-energy-utility-connectivity-guidelines-requirements.pdf](https://vancouver.ca/files/cov/neighbourhood-energy-utility-connectivity-guidelines-requirements.pdf)

9 Parking, Groundwater and Flooding

The high groundwater table and overland flooding during storm events has been identified as a significant challenge which will be need to be addressed through design and construction of new buildings in the I-1C District Schedule area. Off-site utilities improvements will likely be required through rezoning conditions.

The groundwater table is anticipated to be approximately 3 m (10 ft.) deep in this area. Any floors, parking or foundations below this level will need to employ tanking techniques. Applicants will be required to work closely with City Engineering staff to determine solutions to mitigate these challenges.

10 Blue-Green Systems

The creation of a blue-green systems network utilizing streets across the city and within the Broadway planning area is an important strategy and innovative way to:

- reduce overland water flow and mitigate flooding during storm events;
- improve water quality eventually discharged to False Creek through implementation of natural and engineered systems which help absorb and filter out pollutants in urban rainwater runoff;
- reduce demand on existing and aging sewer and drainage infrastructure;
- use natural soils and vegetation to beautify the streetscape, enhance biodiversity, improve habitat connectivity and reduce the urban heat island effect; and
- better integrate water, vegetation and transportation systems together to create new connections between Mount Pleasant parks and plazas to False Creek.

Future alignments for new blue-green systems are anticipated to include Yukon and Columbia Streets which intersect the I-1C district. Applicants are expected to work with staff to accommodate and enhance these alignments in the design of buildings underground structures and open spaces (see Figure 3: Views and enhanced public space locations).

Developments with frontages along the Blue-Green network should be designed to support the implementation of significant tree plantings and green infrastructure through setbacks to underground parking structures and above grade massing, and be designed to activate and acknowledge the network through ground level design and active uses.

Where delivery of the Blue-Green network is not possible adjacent to new development, payment in lieu options may be explored.

11 Public Benefits through Rezoning

For rezoning applications proposing leasehold developments in the I-1C area, City staff will apply the commercial linkage target set out in the City's Community Amenity Contributions Policy for Rezoning to value contributions towards public benefits. Community Amenity Contributions (CACs) will be allocated towards affordable housing and childcare in the Metro Core area. Applicants will be required to sign a Section 219 – Non-Stratification Covenant.

~~For further information, please refer to the Community Amenity Contributions Policy for Rezoning, is available online at: vancouver.ca/files/cov/policy-community-amenity-contributions.pdf.~~

For rezoning applications proposing stratified developments or for rezonings not willing to sign a non-stratification covenant, a negotiated approach will be required to estimate the additional value that Council's enactment of a rezoning would generate above the current land value. Applicants will be required to work closely with City staff to review project pro formas and finances to determine an appropriate contribution towards public benefits, and should anticipate additional processing time for this scenario.

As with most new development city-wide, Development Cost Levies will be required on a square footage basis. ~~For further information, please refer to the Development Cost Levies Bulletin, is available online at: vancouver.ca/files/cov/development-cost-levies-bulletin.pdf.~~

12 Public Art

The City's Public Art Policy is applicable to all rezonings over 100,000 sq.ft. and strives to identify art opportunities at the earliest possible stages of development. It oversees commissions of site-specific artworks through an objective and professional selection process involving the developer and design and visual art professionals. Applicants should work with Public Art Program staff to discuss Public Art Policy options to explore the most advantageous options and opportunities and to ensure the best possible public art outcome for each rezoning development.

~~Details on the City's Public Art policies can be found here:~~

~~<https://vancouver.ca/files/cov/public-art-policy-and-procedures-for-rezoned-developments.pdf>~~For further information, please refer to the [Public Art Policy and Procedures for Rezoned Developments](#).

Design Guidelines and Additional Considerations

Development should provide opportunities for flexible and diverse building typologies and light industrial uses, predominantly at lower levels. Buildings are encouraged to provide active and engaging ground floors that showcase functional workspace, with retail uses in select locations.

Proposals will be evaluated by staff based on urban design performance objectives including setbacks, massing, building articulation, access to daylight and views, provision of on-site public open space, relationship to surrounding communities, and animated streetscapes. Proposals should create a more comfortable pedestrian experience by greening the streets with tree planting, wide, continuous, unobstructed sidewalks and by encouraging active street frontages for businesses. Site layout and building design should reinforce the urban industrial scale and street network.

1 Unique Spaces and Places

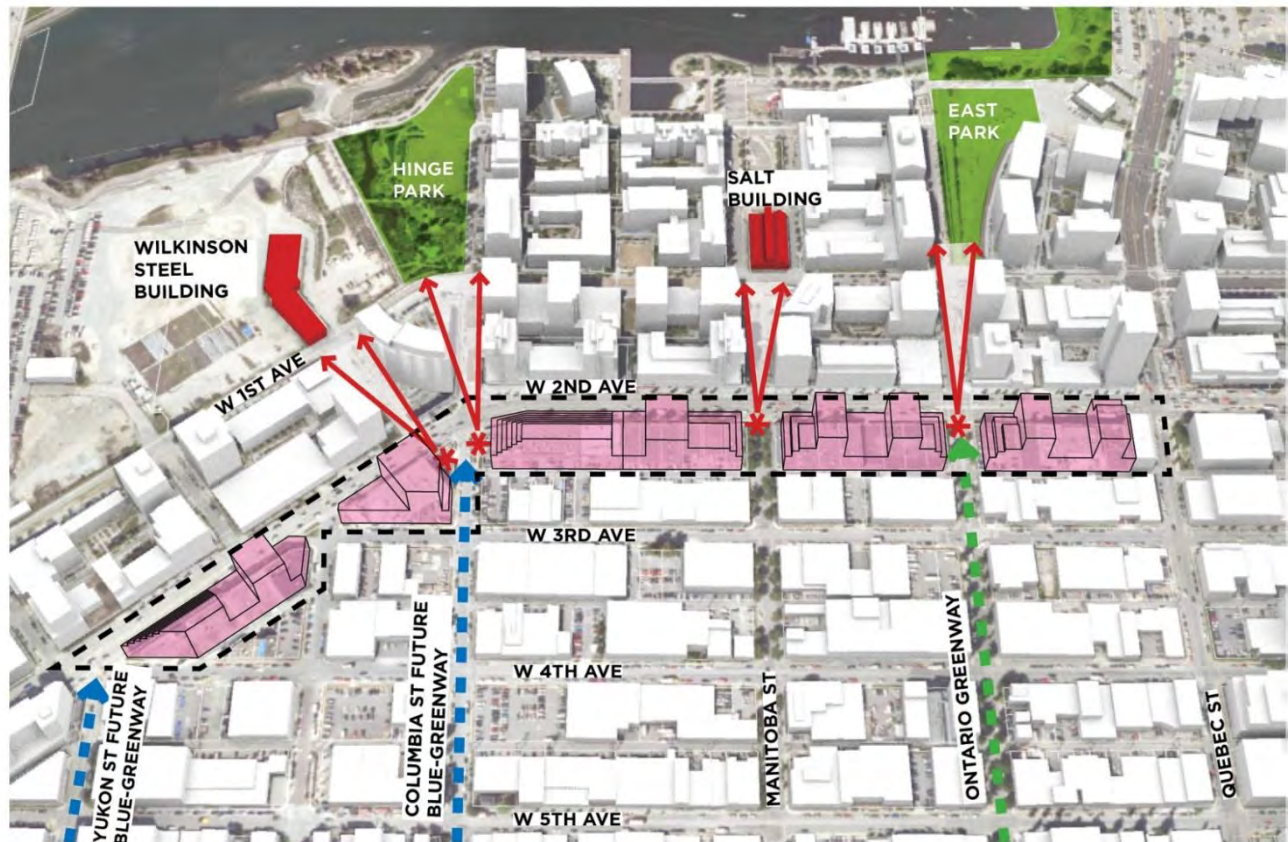
Located between the predominantly tower-and-podium form of the Southeast False Creek neighbourhood to the north, and the lower building forms of the Mount Pleasant Industrial Area to the south, I-1C provides an opportunity to more formally transition between the two communities, and strengthen the overall character of a central part of the city. Interaction between public realm, light industrial functions and select retail use is expected to be encouraged by all developments through building design and programming, particularly at the locations identified in Figure 3: Views and enhanced public space locations.

2 Views

While all developments should be considerate of existing distant views, it is anticipated that all such views cannot be preserved as development progresses. Figure 3: Views and enhanced public space locations identifies select views that should be treated with particular attention. All building designs should achieve the following to compensate for impacts to existing distant views:

- (a) Provide an attractive near view. This can include a finer grained urban fabric and building modules, high-quality materials and detailing, visually permeable facades, programming for active outdoor uses and landscape elements;
- (b) Visually linking new open space to existing open space. This can serve to expand the depth of views and may be achieved with building separations and setbacks;
- (c) The form and shape of taller building elements should be informed by view studies, and;
- (d) Site buildings to frame views towards nearby historic or iconic industrial structures and places of interest.

Figure 3: Views and enhanced public space locations



3 Topography: Floodplain

The area has low topographic elevations at risk of flooding during storms events. The Flood Plain Standards and Requirements as adopted by Vancouver City Council sets the designated flood plain at 4.6m from GVRD datum. As a consequence, existing grades including street right of ways, are often one to two meters below the anticipated ground floor elevations. A plan to raise street elevations may be considered in the future. Therefore, new development should be designed to be adaptive when incorporating flood resilient construction methods and to accommodate public realm objectives for both the current and future at grade conditions. Solutions should be accommodated within the property, be visually interesting, and relate to the pedestrian scale. Examples include increased building setbacks, internalized stairs and ramping as well as adaptable entries, loading and parking.

4 Light and Ventilation

Control of natural light and ventilation in work environments can improve energy usage, and promote the health, satisfaction, and productivity of building occupants. Considerations to provide for enhanced access and control of natural light and ventilation include:

- (a) solar shading devices, light shelves and glazing performance;
- (b) building orientation and massing;
- (c) increased floor and ceiling heights; and
- (d) provision of operable windows.

5 Weather

In all cases, weather protection should be provided at common building entries and individual entries. Continuous weather protection should be provided along all street frontages, except that it may not be provided continuously where it can be shown the provision would interfere with well-functioning industrial uses. Explore opportunities for weather protection that can encourage use as functional outdoor workspace.

6 Safety and Security

New development must provide a secure environment at all hours. The principles of “crime prevention through environmental design” (CPTED) should be incorporated in all new development. Strategies include but are not limited to:

- (a) Maximize opportunities for natural surveillance;
- (b) Provide unobstructed and transparent sightlines to exits and destinations;
- (c) Foster territoriality and a sense of ownership;
- (d) No hiding places;
- (e) Lighting of public spaces;
- (f) Lobbies visible from the street and main entrances to buildings fronting the street; and
- (g) Personal safety and security should be integral to the design of parking facilities and comply with the ~~Off-street Parking and Loading By-law~~ Parking By-law, Section 4.9.

7 Access and Circulation

7.1 Pedestrian Access and Functional Circulation

- (a) Primary pedestrian access to all uses should be from the street at street level;
- (b) Corridors and elevators should be adequately sized for their intended use such as transporting goods or moving furniture and should not be overly long (no more than 23.0 m in any one direction) or circuitous; and
- (c) Light industrial spaces should be designed with direct access to loading bays. Interior circulation strategies that require the moving of goods through semi-public spaces, such as office lobbies and amenity spaces, or through the public realm should be avoided.

7.2 Bicycle Access

- (a) Design buildings to accommodate and encourage cycling. Strategies include easy access to secure bicycle storage, access separate from vehicles, wider aisles, automatic door openers, weather protected exterior bicycle racks, maintenance stations, and enhanced end-of-trip facilities.

7.3 Vehicular Access

To ensure a safe and active pedestrian environment, vehicular and service functions should not conflict with street frontage and pedestrian activity. Vehicular access, loading and service areas should be provided from the lane rather than the street.

8 Form of Development

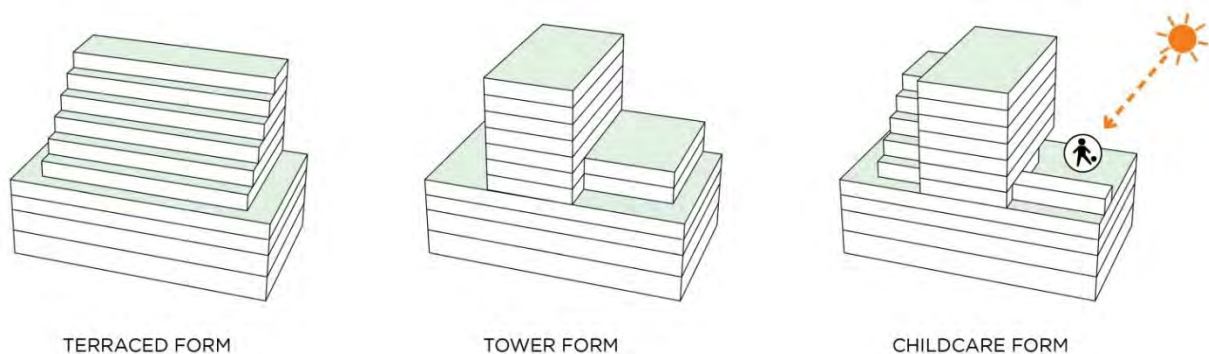
Intensified employment objectives, modernization of industrial development through stacked forms, and creation of well-functioning workspaces are anticipated to result in forms of development with greater densities, building heights, and floor plates than are currently found in the Mount Pleasant Industrial Area. Form and massing should therefore be carefully considered with respect to the other objectives within these policies and guidelines. This includes designing for daylight on the public realm, engaging public spaces, building articulation, attractive near views and finer-grained urban settings.

8.1 Massing

Building Height, bulk and massing should be considered with respect to access to daylight and views on the adjacent public realm and developments. All proposals are required to include sun shading diagrams and context analysis demonstrating the shadow impacts of proposed built forms on existing and anticipated public spaces, for evaluation of these objectives by staff.

The I-1C District Schedule and these Guidelines have been prepared with additional **building** height and volume in the massing than is necessary to achieve the maximum density of 6.0 FSR. The intent is to provide room for design flexibility for different forms, such as the terraced form, tower form and childcare forms illustrated in Figure 4: Flexibility for Design Options.

Figure 4: Flexibility for Design Options



8.2 Building Width, Depth and Articulation

The anticipated nature of redevelopment within the I-1C area may result in site frontages that are broader than is typical in other districts. Where long frontages are proposed, the following architectural design strategies will be required to contribute to a desirable streetscape:

- (a) significant building articulation in the form of measurable vertical and horizontal setbacks;
- (b) creative and intrinsically high-quality material palettes;
- (c) thoughtful application of solid and transparent wall planes; and
- (d) provision of architecturally integral sustainable design features, such as louvers or shades, that provide for texture in the façade.

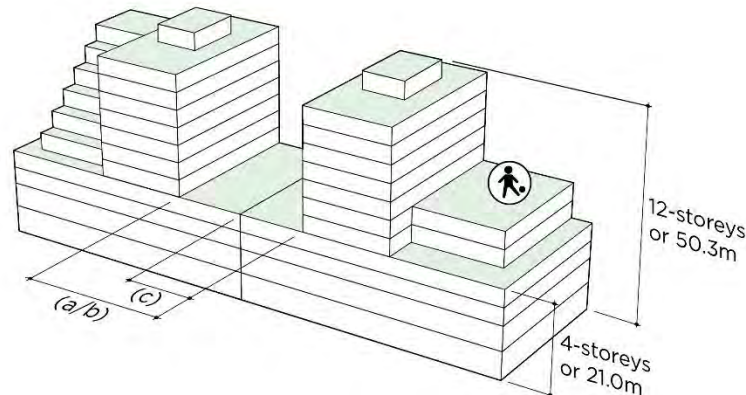
Visible structural systems, particularly mass timber, are encouraged as a means to provide for architectural expressions that are true to their primarily industrial-style functions while presenting a visually appealing interface with the street.

8.3 Tower Elements

Tower elements, considered to be any portion of a building over 4 ~~storeys~~~~-stories~~ or 21.0 m (69 ft.) should:

- (a) be separated from other commercial tower elements by 15.2 m (50 ft.);
- (b) be separated from residential tower elements by 24.0 m (80 ft.);
- (c) be separated from adjacent sites by 7.6 m (25 ft.), measured from the property line.

Figure 5: Tower separation and ~~building~~ height



8.4 Additional Penthouse Storey

A ~~building~~ height increase of one additional storey may be considered, up to a maximum of 12-storeys or 50.3 m, whichever is lesser. The top floors ~~shall~~~~should~~ be a partial ~~floor~~~~storey~~ (i.e. smaller than the standard floor plate of the lower floors and “sculpted” or terraced in on some or all sides), as appropriate to provide roof top access and amenity space. No intrusion into a view corridor will be considered. Applications will be evaluated against the following performance-based design criteria.

The size, shape and expression of the additional ~~building~~ height and floor space must:

- (a) provide very high quality architectural design;
- (b) contribute to an interesting and engaging roofscape;
- (c) integrate well with the overall massing and expression of the rest of the building;
- (d) provide roofdecks in a useable shape and size;
- (e) employ a light and transparent material expression (e.g. glass); and
- (f) complement adjacent development.

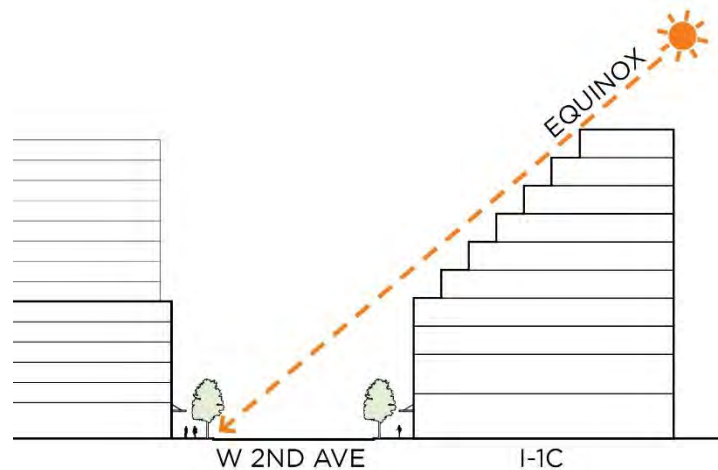
8.5 Sunlight Access on Public Space

Development should respect the importance of sunlight during the hours of 10:00 a.m. and 2:00 p.m. between the spring (March) and fall (September) equinoxes on the northern sidewalk of 2nd Avenue. Some additional flexibility regarding sunlight performance may be considered for sites west of Colombia Street due to the orientation of 2nd Avenue in this location.

Tower forms which cast shadows on the northern sidewalk during this time must be limited to a maximum of one-third of the frontage of the development, and should consider shadow impacts on street intersections

and potential or existing corner plazas. Detailed shadows studies will be required as a part of Rezoning Application package to demonstrate that shadow impacts have been minimized to the satisfaction of City staff.

Figure 6: Solar access on north sidewalk



8.6 Street Wall

New development should provide a consistent 4-storey expression reflecting the building heights of developments on the north side of 2nd Avenue.

8.7 Roofs

The profile and silhouette of roofs should be considered as part of the skyline. Screening of elevator penthouses, mechanical rooms, equipment, vents and other appurtenances should be designed as an integral part of the overall architectural expression.

9 Architectural Components

In recognition of Mount Pleasant's unique industrial character, architectural components and materials should meet the following objectives:

- (a) Reinforce the near view and emphasize proportions at the scale of the pedestrian with intrinsically high-quality materials, detailing, showcased outdoor workspaces, and clear visual access from exterior to interior spaces.
- (b) Express a finer grain urban fabric by articulating smaller structural bays and modules.
- (c) Generic "big box" building designs that exhibit little façade-interest and transparency to the street should be avoided.
- (d) Reference the industrial context with details and expression.

Figure 7: Conceptual 2nd Avenue streetscape looking East



9.1 Rooftops

- (a) Encourage working rooftops to expand economic functions to the roofs of buildings.
- (b) Roof tops should be designed to be attractive where seen from above through use of landscaping, green roof technologies, choice of materials and colour.
- (c) Elements such as gazebos and trellises may be considered, [building](#) height and floor area permitting.

9.2 Windows

Windows at grade are important to enhance pedestrian interest, particularly where retail uses are not required at grade.

- (a) For retail, service or office uses:
 - (i) maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate. For service and office uses, design should allow for adaptation to retail use in the future.
- (b) For industrial uses:
 - (ii) provide windows for viewing to industrial processes where possible; and

- (iii) where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Long extents of unarticulated walls must be avoided, particularly at grade where such walls may be susceptible to intentional damage.
- (c) Uses and functions which do not lend themselves to enhancing pedestrian interest should be located away from ground floor windows.
- (d) Use of mirrored or highly reflective glazing, window decals or other vision obscured treatments are, generally not supported, especially at grade.

9.3 Entrances

- (a) Main building entries should be clearly identifiable, transparent and accessible from the street.
- (b) Secondary entrances and individual small tenant entries should be located with frequency along adjoining sidewalks to reinforce physical permeability. Separate uses or accessory retail spaces should have separate and distinct entries.
- (c) Visually and physically reinforce the connection of interior spaces to the public realm. Strategies, such as operable folding storefronts and roll-up doors, are encouraged to introduce opportunities for outdoor workspace.
- (d) Provide pedestrian interest and comfort at entries through specifically designed seating, signage, lighting, weather protection, and other such features.

9.4 Exterior Walls and Finishing

- (a) Architectural design approaches, including cladding systems and finishing, should reflect the industrial character and functionality of the Mount Pleasant Industrial Area.
- (a) Encouraged material palettes include:
 - (i) contemporary metal cladding systems;
 - (ii) heavy timber structural elements;
 - (iii) glass and steel;
 - (iv) masonry;
 - (v) weather-treated, unpainted architectural concrete; and
 - (vi) other durable and visually-appealing materials such as terracotta.
- (b) Stucco and vinyl are not supported as primary exterior materials and may not be permitted by the Building By-law. Fibre cement cladding systems are generally discouraged.
- (c) Refer to Bird Friendly Strategy Design Guidelines for suggestions on reducing uninterrupted, reflective surfaces that contribute to increased bird collisions.

9.5 Awnings and Canopies

- (a) Pedestrian weather protection should be provided along 2nd Avenue and along the north-south streets;
- (b) Architecturally integral awnings and canopies are to be designed to effectively protect pedestrians from inclement weather, with a recommended minimum depth to height ratio of approximately 7:10.

Canopies should be back sloped to provide for positive drainage, and should include integrated gutters and rainwater leaders.

- (c) Uniform awnings or canopies may be inconsistent with the diverse range of uses anticipated in the I-1C area, and the design of these elements should reflect the nature of their related interior program.
- (d) Transparent or translucent glazed canopies that permit the passage of light are encouraged.
- (e) Section 5 describes where weather protection should be provided.

9.6 Lighting

- (a) Building, site, and landscape designs must include lighting strategies intended to provide for visual interest, security, and utility at all hours.
- (b) For exterior lighting, incandescent and other white light sources are encouraged, while sodium vapour light sources are generally not supported. Better performing, more efficient light sources such as LED's are highly encouraged.
- (c) Exterior lights should be oriented away from adjacent residential properties, with cut-off shields to minimize light pollution.
- (d) Review opportunities to utilize lighting design standards and guidelines that reduce negative impacts to birds and other wildlife.

9.7 Signs

- (a) All signage will be required to comply with the Vancouver Sign By-law.
- (b) Corporate signage should be subordinate to the design of the building and architecturally integrated with the development.
- (c) Internally illuminated or backlit sign boxes are generally not supported.
- (d) Signage that compliments the industrial urban fabric and character established in Mount Pleasant is encouraged. Examples include neon, murals of signs in conjunction with a mural, signs with individual letters placed directly on the building or signs incorporating materials that reinforce the character specific sub-areas such as steel, glass and heavy timber.
- (e) At grade uses are encouraged to have clear, pedestrian oriented signage located at premises entries.

10 Open Space

10.1 Semi-Private Open Space

Social semi-private open space is desirable for employees and visitors, and should be provided to accommodate the intended users. It could be located at grade or on the rooftop as part of a landscaped rooftop garden and should maximize sun exposure.

10.2 On-Site Public Open Space

Creating unique, vibrant, attractive, interesting and amenity rich environments is essential for unlocking the potential of this new employment-intensive industrial area. The following should guide design and location of open spaces on private land.

- (a) Consider opportunities to compliment public open space design including:

- (i) Create inviting and comfortable places for people;
 - (ii) Reintroduce water and natural systems;
 - (iii) Encourage lively building edges and more welcoming street experience;
 - (iv) Respect existing public views and explore creating new views of prominent features such as significant landmarks;
 - (v) Support the display of local art, craft or industry;
 - (vi) Explore opportunities for unconventional open spaces;
 - (vii) Improve wayfinding and legibility;
 - (viii) Encourage 24/7 activity and public life; and
 - (ix) Consider ways to ensure safe, clean, clutter free environments.
- (b) Open space on privately owned land should be considered with the same objectives to reinforce the network of public spaces. Enhanced front and side yard setbacks can provide opportunities that help link open spaces.
 - (c) Where practical the public open space and greenways will be constructed on City-owned land or statutory rights of way (SRWs). In some circumstances, an additional setback and/or SRW may be requested from adjacent development to provide more useable public space.
 - (d) Landscaping elements and public art, including temporary projects, are encouraged.
 - (e) Reflect the industrial history of the area as well as contemporary life, innovation and experimentation.
 - (f) Setbacks for additional public open space secured through SRWs will be sought where applications contemplate retail or restaurants at grade.

11 Landscaping

11.1 Blue Green Network

Future alignments for new blue-green systems may include Yukon and Columbia Streets which intersect the I-1C district. Applicants are strongly encouraged to work with staff to consider these alignments in the design of buildings and open spaces.

Developments with frontages along the Blue-Green network should be designed to support the implementation of significant tree plantings and green infrastructure through setbacks to underground parking structures and above grade massing, and be designed to activate and acknowledge the network through ground level design and active uses.

11.2 Streetscape

Objectives for streetscapes include:

- (a) High quality public realm with street trees, landscaping, lighting, street furniture, signage and wayfinding, and green infrastructure where possible.
- (b) Wide continuous sidewalks and weather protection for the site's full frontage to encourage pedestrian use.
- (c) Landscape design providing views into buildings for pedestrian interest, as well as special features such as opportunities to sit, view or take part in walking or active recreation.

- (d) Integrated rain water management.

11.3 Site Landscape

- (a) Existing trees and significant landscape features should be evaluated for retention where possible;
- (b) Landscaping should be used to help mitigate impacts between residential and industrial uses as well as rail;
- (c) Landscape design on other parts of the site should relate to anticipated activities;
- (d) A layered landscape treatment should be provided to screen surface parking and loading areas while providing strategic visual access to entries and access areas;
- (e) Strengthen urban forest connectivity;
- (f) Consider planted roof tops;
- (g) Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines; and
- (h) Limit extent of underground parking layout and design to accommodate retention of existing trees and for the provision of new ones.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

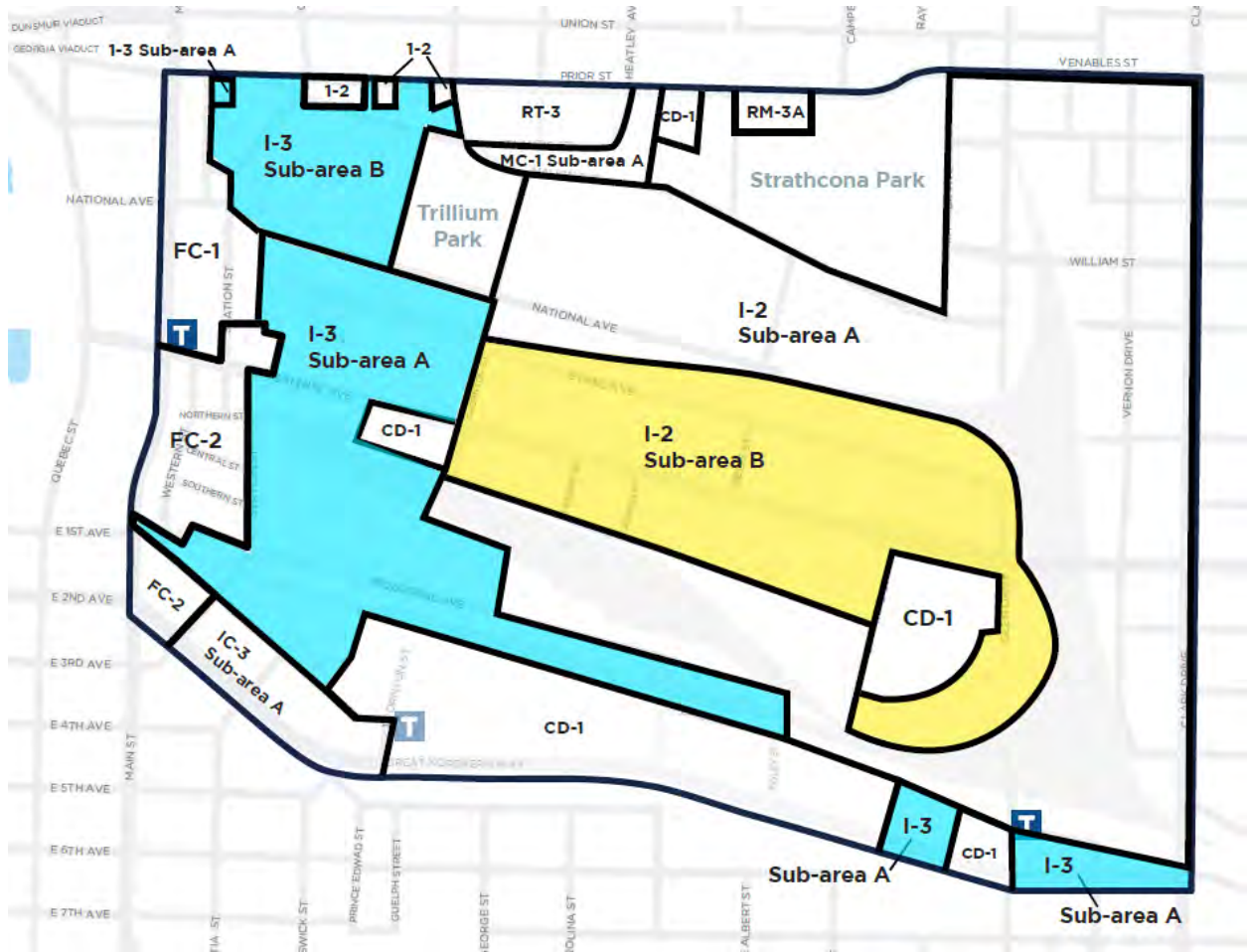
FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3

Adopted by City Council on October 31, 2017



False Creek Flats

Map 1 – False Creek Flats Zone District Map for I-2 Sub-area B and I-3 Sub-Areas A and B



Contents

Page

1	Application and Intent	1
1.1	Plan Principles	1
1.2	Structure Plan	2
2	General Design Considerations	2
2.1	Neighbourhood Character.....	3
2.2	Unique Spaces and Places	4
2.3	Orientation.....	4
2.4	Views	5
2.5	Topography: Floodplain.....	5
2.6	Light and Ventilation	6
2.7	Weather.....	6
2.8 10	Safety and Security	6
2.9 11	Access and Circulation	6
2.10 12	Heritage	7
3	Use	7
3.1 2	Vertical Stacking of Uses.....	7
3.2 3	Uses at Grade.....	7 8
4	Policies and Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law.....	8
4.1 3	Building Height	8
4.2 4	Front Yard and Setback.....	8
4.3 5	Side Yards and Setbacks	9
4.4 6	Rear Yard and Setbacks	9 10
4.5 7	Floor Space Ratio (FSR).....	10
4.6 9	Off-Street Parking and Loading.....	10
4.7 16	Building Depth and Building Width	11
4.8 17	Building Massing.....	11 12
5	Architectural Components.....	13
5.1	Roofs.....	14
5.2	Windows	14
5.3	Entrances	15
5.4	Building Articulation	15
5.5	Exterior Walls and Finishing	15
5.6	Awnings and Canopies.....	15
5.7	Lighting	16
5.8	Signs	16
6 7	Open Space	17
6.1 7.1	Public Places and Spaces	17
6.2 7.2	Semi-Private Open Space	19
6.3 7.4	On-Site Public Open Space	19
6.4 7.5	Public Art.....	20

78	Landscaping	20
78.1	Streetscape	20
78.2	Site Landscape	20
89	Utilities, Sanitation, and Public Services	20
89.1	Water and Sewer Services.....	20
89.2	Integrated Rainwater Management.....	21
89.3	Garbage and Recycling.....	21
89.4	Neighbourhood Energy System.....	21
89.5	Underground Wiring.....	21
940	Environmental Considerations.....	21
940.1	Soils: Retention, Cleansing and Replacement	21
940.2	Green Buildings.....	22
9.340.5	Energy: Conservation and Efficiency	22

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

1 Application and Intent

1.1 Plan Principles

These policies and guidelines apply to I-2 Sub-area B and I-3 Sub-area A and are to be used in conjunction with the I-2 and I-3 District Schedules for the Terminal Spine, Creative Campus and Health Hub Sub-Areas of the False Creek Flats and should be consulted in seeking approval for conditional approval uses or discretionary variations in regulations. These policies and guidelines do not apply to the I-2 Sub-Area A Back-of-House sub-area. As well as assisting the applicant, these policies and guidelines will be used to evaluate conditional or discretionary relaxations.

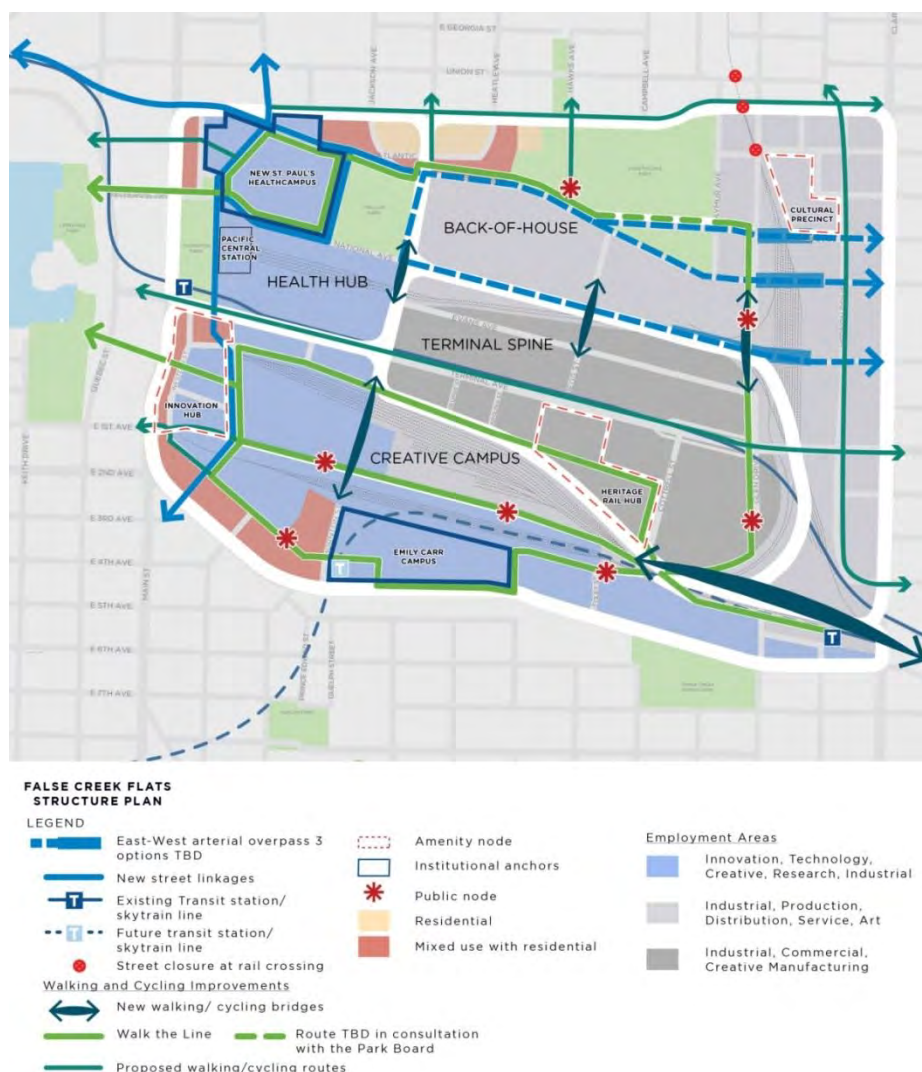
The intent of these policies and guidelines are to:

- (a) **Intensify Employment Opportunities:** Increase job space around existing and future transit sites that reflect the industrial character and nature of the area. Explore opportunities for higher use of existing buildings for more intensified job space.
- (b) **Maximize Flexibility:** Ensure that new buildings can adapt and evolve to accommodate future changes in economic production.
- (c) **Encourage Vertical Stacking of Industry and Production Spaces:** There is increasingly an opportunity to stack many industrial/production businesses in the same building. With the goal of increasing employment and the productive output of the area, the plan supports a return of vertically stacked industrial uses in the Flats.
- (d) **Take Advantage of Unique Opportunities:** A thriving economy requires space for all scales of businesses from start-ups to headquarters. Large lot sizes create flexibility and scale not available elsewhere in the inner city. Plan for flexible outdoor spaces that can host a variety of uses over 24 hours.
- (e) **Create Buildings that Respect & Respond to the Public Realm:** Design buildings at the scale of the pedestrian by incorporating elements at the ground floor that help to create attractive, well- functioning and welcoming spaces.
- (f) **Reference Industrial & Institutional Urban Fabric:** Consider a campus approach to the design and siting of developments on large sites. Accommodate industrial and institutional scales within a finer grained urban setting to facilitate organic growth and phasing over time.
- (g) **Create healthy and productive workspaces:** Design the public realm to maximize sunlight on public spaces and daylight in work environments.
- (h) **Encourage Working Rooftops:** Expand economic functions to the roof tops of buildings.
- (i) **Create Thoughtful Transitions Respectful of Surrounding Residential Neighbourhoods:** Require transitions between working industrial lands and adjacent residential.
- (j) **Showcase Functional Workspaces in the Public Realm:** Create links between the public realm and industrial function to showcase the industrial character of the Flats.
- (k) **Create Buildings and Neighbourhoods that Respond to Sea Level Rise:** Low topographic elevations and anticipated sea level rise presents a major challenge for development in False Creek Flats. Provide adaptive, flood resilient building design solutions.
- (l) **Re-purpose Vehicle Parking:** Minimize surface parking and design for parking areas to transition to work space over time as other modes of transportation improve.

1.2 Structure Plan

The structure plan provides a quick reference for the overall physical framework and context for the False Creek Flats Area Plan, District Schedules and these Policies and Guidelines.

Map 2- Structure Plan



2 General Design Considerations

Development should provide opportunities for flexible and diverse building typologies and light industrial uses at grade. Buildings are encouraged to have more active and engaging ground floors that showcase functional workspace. New and improved connections through the area for walking and cycling are anticipated and will improve transportation.

Proposals will be evaluated by staff based the urban design performance objectives including setbacks, massing, building articulation, access to daylight and views, provision of on-site public open space, transition to surround communities, improved building articulation and animated streetscapes. There is a need to seek ways to create a more comfortable pedestrian experience by greening the streets with tree planting, continuous sidewalks and by encouraging active street frontages for businesses. Site layout and building design should reinforce the urban industrial scale and street network.

2.1 Neighbourhood Character

I-2 - Terminal Spine Sub-Area

The intent for the Terminal Spine Sub-area is to become an intensified industrial area emphasizing the quality of the public realm and serve as a transition from the higher density I-3 zone district to the I-2 Back-of-House sub-area.

I-3 - Health Hub and Creative Campus Sub-Areas

The intent for the Health Hub and Creative Campus sub-areas is to enable intensification opportunities for flexible industrial and light industrial workspace, office space and other employment opportunities while enhancing public life and creating pedestrian interest.

The Health Hub includes the anticipated new St. Paul's Hospital and health campus on a 7.5 hectare (18.5 acre) site in the north-west corner of the False Creek Flats. It will significantly intensify employment, deliver disaster-resilient infrastructure and create a well-connected public realm that integrates the new hospital and health campus into the city and adjacent neighbourhoods. In addition, the sub-area contains Thornton and Trillium Parks, Pacific Central Station and related railyards.

The Creative Campus sub-area is located in the west and southern sector. With a distinct street grid and unique mix of industrial, office, IT, and creative industries, this transit rich sub-area will become the ‘public face’ of the False Creek Flats and provide a point of convergence where new connections link amenity and public spaces in this intensified employment node.

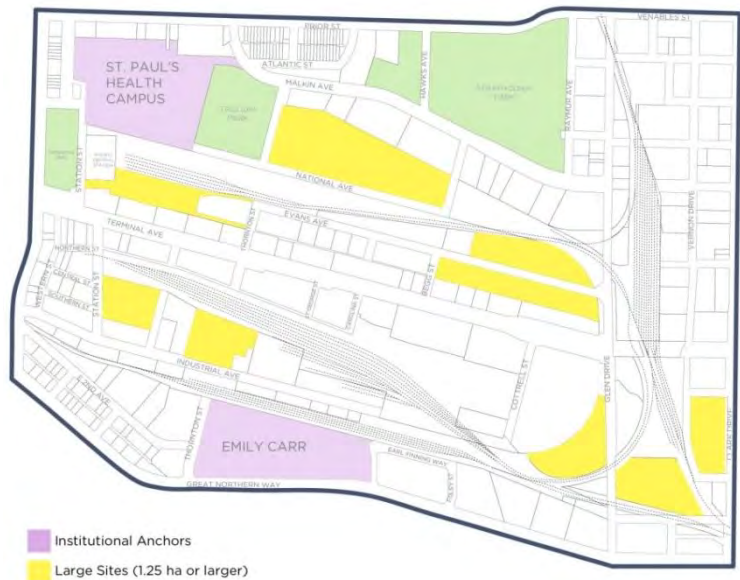
Map 3 - False Creek Flats Character Areas.



Large Sites

Large sites in the Flats are generally defined by being **1.25 ha** (12,500 sm) or larger and having frontages longer than the average neighbourhood block of approximately 61 meters. Additional large sites may be created through the consolidation of smaller lots.

The character and intent for large site should be considered with respect to its sub-area and be based on its own unique qualities. Large site design lends itself to a campus approach meaning prioritizing grouped building arrangements that create community outdoor open spaces and internalized vehicular access. New drives and vehicular access should integrate with the existing roads network and public open space network as well as limit the number of sidewalk crossings.



Map 4 – Existing Large Sites in the Flats

2.2 Unique Spaces and Places

The diverse combination of uses and forms of development in False Creek Flats provides for opportunities to create unique and varied places. Creation of opportunities for public engagement in a variety of distinct places is highly encouraged.



2.3 Orientation

Building design, where possible, should seek to reinforce established street orientations emphasizing street level entrances and storefronts. The following strategies are highly encouraged:

- Building faces that align with respective street orientations and established street wall heights.
- Building faces built out to front yard setbacks.
- On corner sites, both street facing facades should be developed as front elevations.
- Reinforce irregular, curved or angled sites resulting in non-orthogonal building geometries.
- Tower elements may be re-oriented with respect to daylight and solar performance, views, and architectural expression.

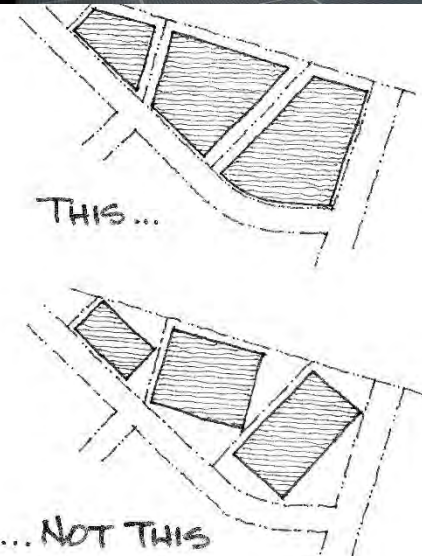


Figure 1- Orientation

2.4 Views

New development should be considerate of the impact on existing distant views. However as development progresses, the industrial and institutional scales and densities anticipated in False Creek Flats may have an impact on the ability to preserve these existing views. Development should therefore place a higher emphasis on the following strategies:

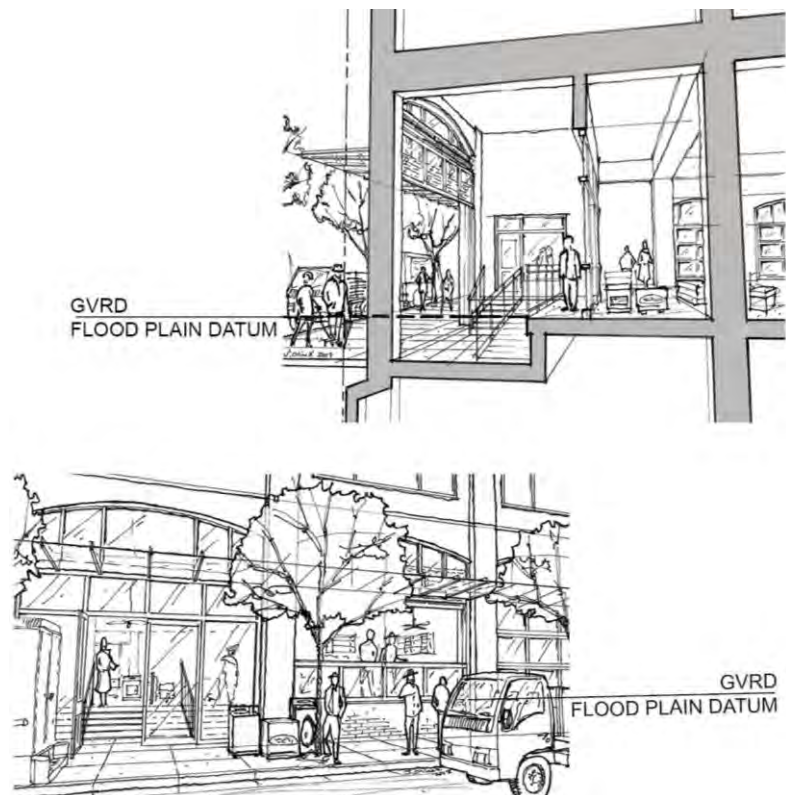
- (a) Provide an attractive near view. This can include a finer grained urban fabric and building modules, high-quality materials and detailing, visually permeable facades, programming for active outdoor uses and landscape elements.
- (b) Visually linking of open space. This can serve to expand the depth of views and may be achieved with building separations and setbacks.
- (c) The form and shape of tower elements should be informed by view studies.



2.5 Topography: Floodplain

False Creek Flats has low topographic elevations and may be at risk of flooding during large storms by the end of the century if projected sea level rise occurs. The Flood Plain Standards and Requirements as adopted by Vancouver City Council sets the designated flood plain at 4.6m from GVRD datum. As a consequence, existing grades including street right of ways, are often one to two meters below the anticipated ground floor elevations. A plan to raise street elevations may be considered in the future. Therefore, new development should be designed to be adaptive when incorporating flood resilient construction methods and to accommodate public realm objectives for both the current and potential future at grade conditions. Solutions should be accommodated within the property, be visually interesting, and relate to the pedestrian scale. Examples include increased building setbacks, internalized stairs and ramping as well as adaptable entries, loading and parking.

Figure 2 - Floodplain Strategies



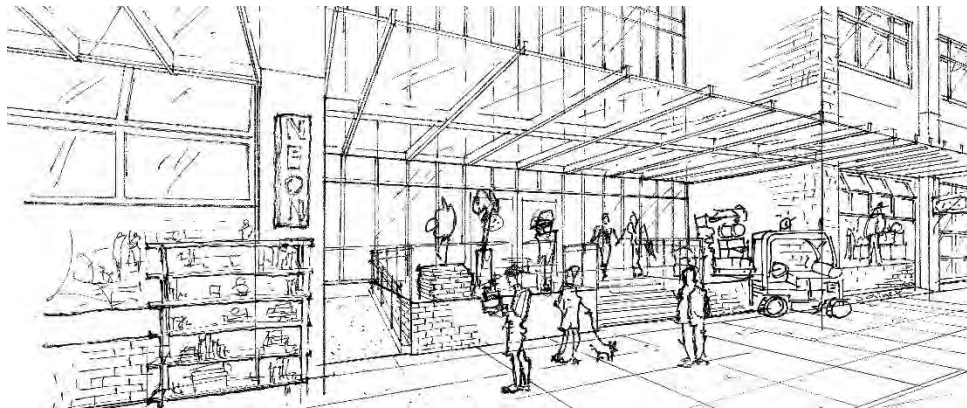
2.6 Light and Ventilation

Daylight and ventilation in work environments can improve energy usage as well as promoting health and productivity. Considerations include:

- (a) solar shading devices, light shelves and glazing performance;
- (b) building orientation and massing;
- (c) increased floor and ceiling heights; and
- (d) operable windows.

2.7 Weather

In all cases, weather protection should be provided at common building entries and individual entries. Continuous weather protection should be provided along all street frontages, except that, it may not be provided continuously where it can be shown the provision would interfere with well-functioning industrial uses or where pedestrian traffic is not anticipated. Explore opportunities for weather protection that can encourage use as functional outdoor workspace.



2.810 Safety and Security

New development must provide a secure environment. The principles of “crime prevention through environmental design” (CPTED) should be incorporated in all new development. Some strategies include:

- (a) Maximize opportunities for natural surveillance;
- (b) Provide unobstructed and transparent sightlines to exits and destinations;
- (c) Foster territoriality and a sense of ownership;
- (d) No hiding places;
- (e) Lighting of public spaces;
- (f) Lobbies visible from the street and main entrances to buildings fronting the street;
- (g) Personal safety and security should be integral to the design of parking facilities and comply with the ~~Off-street Parking and Loading~~Parking By-law.

2.914 Access and Circulation

2.914.1 Pedestrian Access

- (a) Primary pedestrian access to all uses should be from the street at street level;
- (b) Internal public circulation systems such as shopping malls, are highly discouraged;
- (c) Corridors and elevators should be adequately sized for their intended use such as transporting goods or moving furniture and should not be overly long (no more than 23.0 m in any one direction) or circuitous.

2.911.2 Bicycle Access

- (a) Design buildings to accommodate and encourage cycling. Strategies include easy access to secure bicycle storage, access separate from vehicles, wider aisles, automatic door openers, weather protected exterior bicycle racks, maintenance stations, and enhanced end-of-trip facilities.
- (b) Provide direct routes between bike routes and building entrances, public bike share stations, bike parking, and other end-of-trip facilities.

2.911.3 Vehicular Access

To ensure a safe and active pedestrian environment, vehicular and service functions should not conflict with street frontage and pedestrian activity when possible.

- (a) Vehicular access, loading and service areas should be provided from the lane rather than the street where lanes are provided;
- (b) Where street access is considered, vehicular entrances should be designed integrally with the building or via side yard setbacks.
- (c) Explore opportunities for shared access drives in side yards with adjacent properties.
- (d) Where loading and vehicular access is required from the street, openings should be limited or functional integrated with the adjacent public realm. Consideration should be given to limiting bay openings to one structural bay at an approximate 7.6 m (25 ft) module.

2.1042 Heritage

Heritage buildings located in the Flats, contribute to its character and architectural diversity. The Vancouver Heritage Register should be consulted when evaluating existing structures. Provide options that demonstrate a significant retention strategy when re-developing a site with a heritage building. Other older character buildings, although not listed in the Register, should also be considered for retention. In general, reuse of existing structures can contribute to sustainable solutions that are enriched by the historic narrative of a site. Review of developments with potential heritage resources with city staff is encouraged early in pre-application meetings.

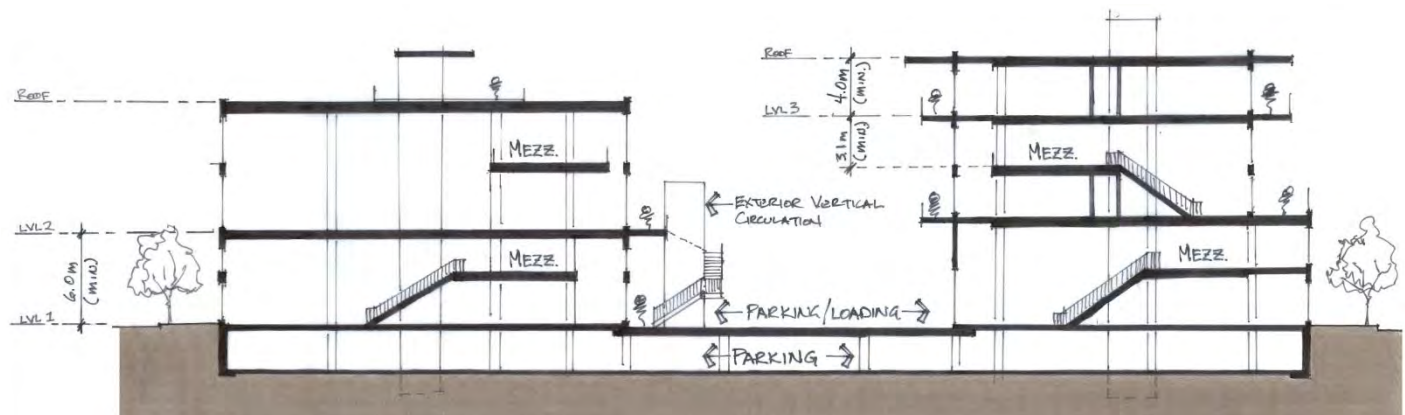
3 Use

3.12 Vertical Stacking of Uses

As a means of intensifying industry and production spaces, exploration of vertically stacked uses is encouraged. Objectives for mezzanines and accessories uses include:

- (a) continuity with the adjacent primary use or space;
- (b) locate mezzanines away from front or flanking facades;
- (c) a minimum floor to floor height for mezzanines of 3.1 m (10 ft); and
- (d) convenient access to loading, garbage and elevators for all floors and mezzanines.

Figure 3 – Vertical Stacking of Industrial Spaces



3.23 Uses at Grade

Provide active and engaging uses at grade. Emphasize attractive, well-functioning and welcoming frontages that showcase workspace. Strategies including visually permeable frontages, operable window walls, setbacks and weather protection to accommodate outdoor workspaces are encouraged. The Director of Planning may consider relaxations to ~~2.3 and 3.3~~ Conditions of Use in the District Schedules to encourage outdoor workspace and activities on-site based on the compatibility with the surrounding area and adjoining non-industrial districts.

Other than entrances and lobbies, Office uses should be located above the ground floor level. Where accessory retail or service uses are permitted these spaces should be designed to function in concert with the primary use and have their own entrances and street presence.



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

4.13 **Building Height**

The intent for increasing maximum achievable building heights in the False Creek Flats includes ~~for~~ intensified employment opportunities, well-functioning and flexible job space, vertical stacking of industrial uses, working and green roof tops and response to sea level rise. New development should create an active and engaging public realm within a unique, vibrant, attractive, interesting and amenity rich environment. The Director of Planning may increase the maximum achievable building height based on the objectives of all applicable policies and guidelines including the evaluation of:

- (a) Impact of **building** height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, ~~to~~ the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components.
- (b) The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular Sections ~~67~~ and ~~78~~ describe open space and landscape objectives for the Public Places and Spaces, Network of Public Spaces, On-Site Public Open Space, streetscapes and landscape.
- (c) The effect on traffic in the area. See ~~2.94~~ for Access and Circulation, ~~4.35~~ for Side Yards and ~~4.69~~ for Off-Street Parking and Loading describing objectives for pedestrian, bicycle and vehicular access and circulation.
- (d) Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.

4.24 **Front Yard and Setback**

The intent for front yard setbacks is to provide opportunities for building articulation, to step inward as building heights increase and to establish a consistent street wall and building shoulder. The Director of Planning may consider relaxations to regulations controlling front yard setbacks based on the objectives of these policies and guidelines and the following:

- (a) Minor projections into the 0.6m front setback with the intent of improved building performance and articulation. Examples include solar shading devices or cornices.
- (b) Above 18.3 meters (approximately 4 storeys) reductions to setbacks should be balanced by commensurate and equal increases along the same building face. See Figure 7.

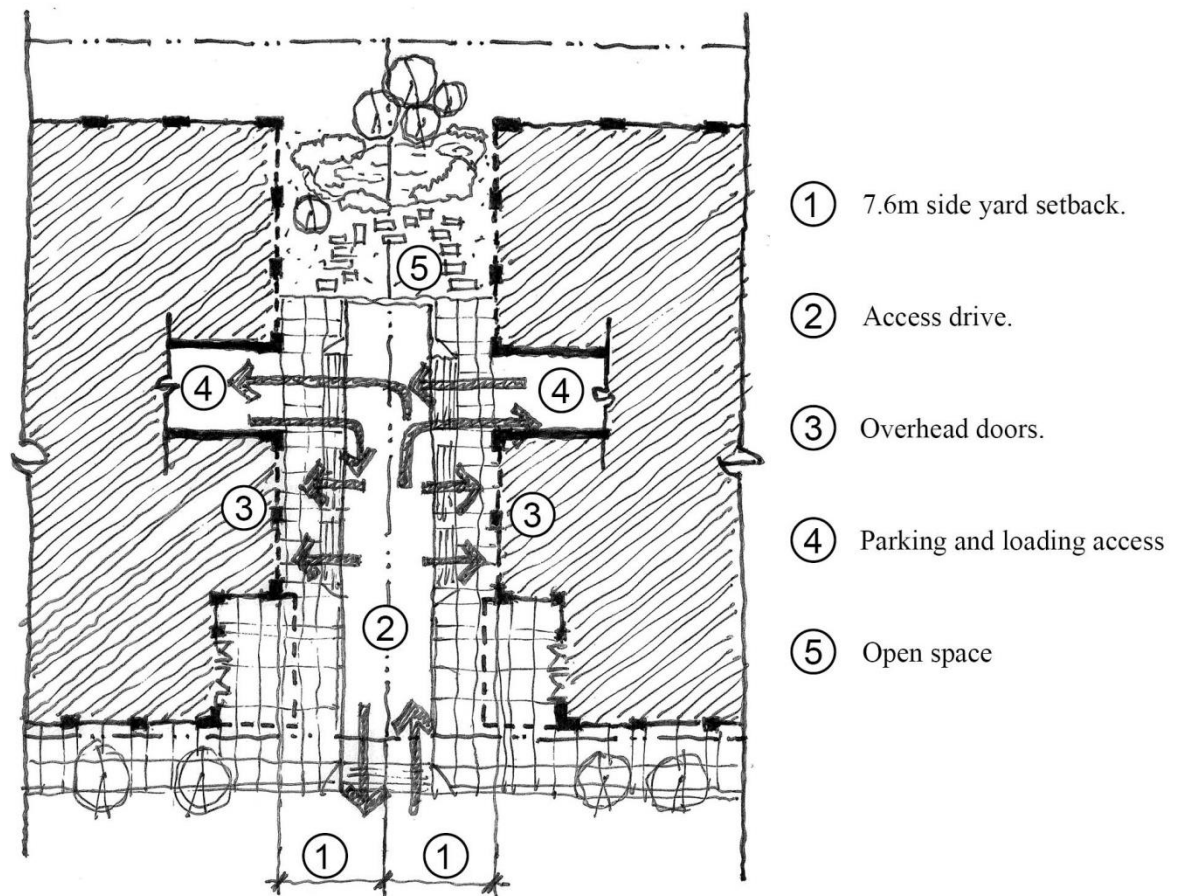
- (c) On corner lots the flanking street's façade will be evaluated using the same urban design objectives as the front façade.

4.35 Side Yards and Setbacks

The intent for side yard setbacks is to provide visual and physical breaks along long street frontages and generally step inwards as building height increases. The intent is to create building separations of approximately 15.3 m (50 ft). These separations should be located to generally align or relate to the existing street network. Explore opportunities for the Network of Public Spaces and other public space and landscape objectives as well as for vehicular and loading access where lanes may not exist. Adjacent developments should explore opportunities for shared access drives. For small lots, irregularly shaped lots or where a need is otherwise demonstrated, the Director of Planning may consider relaxations to regulations controlling side yard setbacks based on the objectives of these policies and guidelines and the following:

- (a) fit within the street network, neighbourhood patterns and urban fabric;
- (b) provision of a commensurate amount of open space;
- (c) impact on existing and future development;
- (d) building and tower separations; and
- (e) vehicular access, parking and loading provisions.

Figure 4 - Side Yard Setback Diagram



4.46 Rear Yard and Setbacks

Where rear yard setbacks are regulated by the district schedules, space abutting the lane or rear property line should be considered with respect to adjacent use. Residential uses and buildings

taller than 22 m (72 ft) are also subject to greater setbacks. In addition, rear setbacks may be required for transition to surrounding neighbourhoods, for sun shadow impacts on public open space or by proximity to rail.

4.57 Floor Space Ratio (FSR)

The intent for increasing the maximum achievable floor area is to provide opportunities for intensified employment and well-functioning and flexible job space. At the same time, new development should create an active and engaging public realm within a unique, vibrant, attractive, interesting and amenity rich environment. Not all sites will be able to achieve the maximum floor area. The Director of Planning may consider increases to the maximum achievable floor area based on the objectives of all applicable policies and guidelines and including evaluation of:

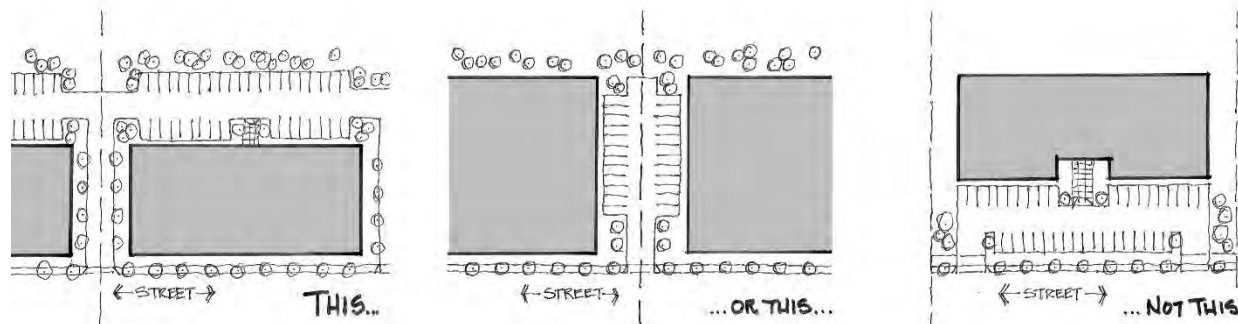
- (a) Impact of building height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, ~~to~~ the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components.
- (b) The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular Sections 67 and 78 describe open space and landscape objectives for the Public Places and Spaces, Network of Public Spaces, On-Site Public Open Space, streetscapes and landscape.
- (c) The effect on traffic in the area. See 2.944 for Access and Circulation, 4.35 for Side Yards and 4.69 for Off-Street Parking and Loading describing objectives for pedestrian, bicycle and vehicular access and circulation.
- (d) Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.

4.69 Off-Street Parking and Loading

Parking and loading are essential services to the function of industrial, manufacturing and production spaces. However, they can detract from other objectives of the False Creek Flats by creating a physical and visual break between the building and its connection to the public realm. In addition parking and loading access and layout should minimize surface parking as well as consider opportunities for it to transition to work space, over time, as other modes of transportation improve.

- (a) Locate parking accesses and passenger loading/unloading in locations that support efficient vehicular movements and minimize circulation on the street network.
 - (i) Parking should be located underground or within the building envelope. Exceptions may be considered for small sites.
 - (ii) Where it is not reasonable to place all parking and loading within the building envelope, at-grade stalls should be located at the rear of the site and not within the front yard or on a flanking street.
 - (iii) Above-ground parking structures are discouraged, but not prohibited. They will not be exempted from density calculations and may require analysis on the impacts to urban design and the public realm at the time of development permit approval. Explore adaptable solutions where parking can transition into employment space in the future.
- (b) Limit impact on sidewalks and the public realm by minimizing the number and size of access drives and internalize manoeuvring as much as is feasible. Explore opportunities for shared access drives in side yards.
- (c) Consider adaptability of loading bays such as having a secondary function as workspace.
- (d) Accommodate loading, deliveries, servicing and maneuvering on-site.

Figure 5 - Parking Strategies

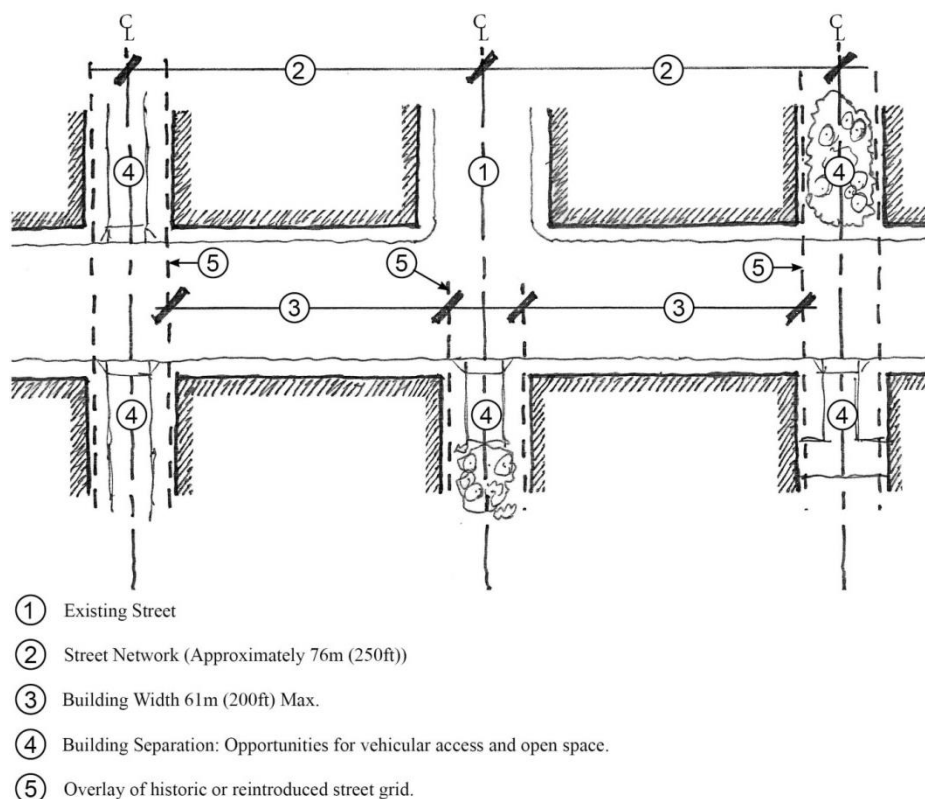


4.716 Building Depth and Building Width

The district schedules regulate that neither the width nor depth of an individual building should exceed 61.0 m (200 ft) without a building separation of a minimum 15.25 m (50 ft). The intent for limiting building width and depth is to create building separations at approximately every 76 m (250 ft). See 4.35 - Side Yards for design intent. The building separations can be treated as side yard spaces creating opportunities for vehicular access, open space, views and to reinforce the existing street network. The Director of Planning may consider relaxations to regulations controlling building depth and building width based on the objectives of these policies and guidelines including:

- (a) fit within the street network, neighbourhood patterns and urban fabric;
- (b) provision of a commensurate amount of open space;
- (c) impact on existing and future development;
- (d) building and tower separations; and
- (e) vehicular access, parking and loading provisions.

Figure 6 – Building Separation



4.817 Building Massing

Objectives in the False Creek Flats for intensified employment opportunities and well-functioning workspaces are anticipated to result in a form of development with greater densities, building heights, and floor plates. Form and massing should therefore be carefully considered with respect to the objectives of these policies and guidelines including access to daylight on the public realm, creating engaging public spaces, building articulation, an attractive near view, and finer grained urban settings.

- (a) **Stepped Massing:** The intent for the stepping of building setbacks is to reduce apparent bulk and massing as **building** height increases to improve access to daylight and views on the adjacent public realm and developments.

To encourage a more varied architectural expression, the Director of Planning will consider relaxations to the front, side and rear setbacks based on the evaluation of sun shading analysis and the contextual relationship to existing and anticipated future development. Projections (+) into setbacks should be balanced by a commensurate recesses (-) from the setbacks.

Application drawings should include sun shading diagrams and context analysis for evaluation of these objectives.

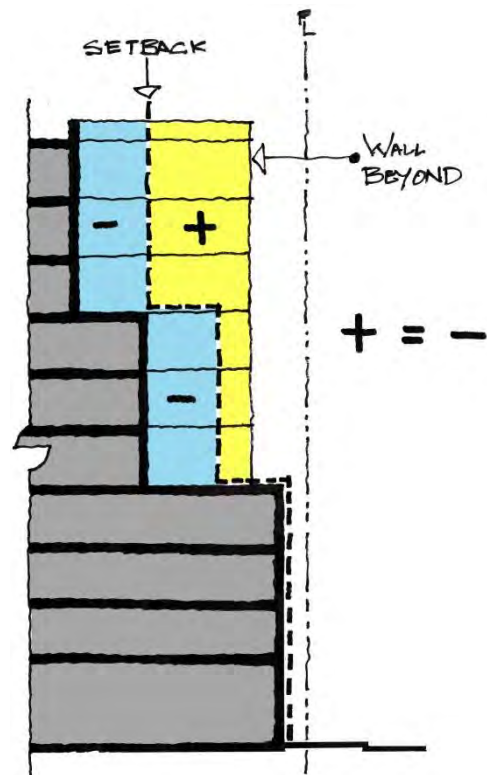


Figure 7 - Stepped Massing Section Diagram

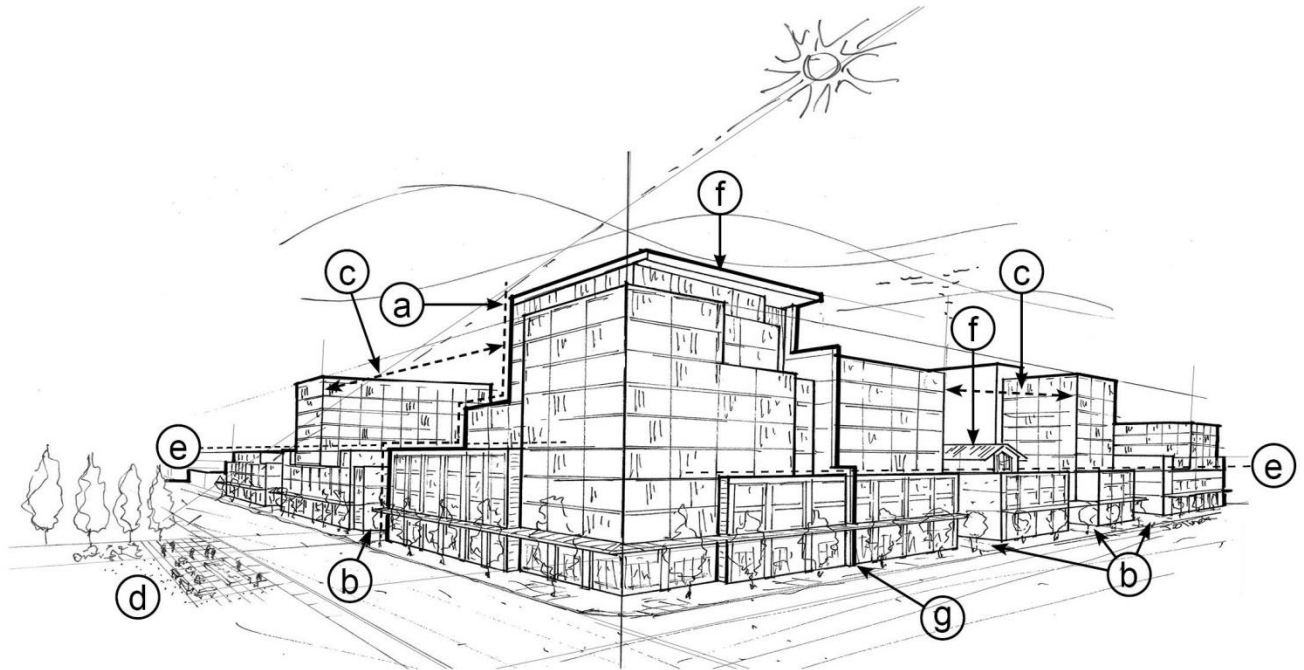
- (b) **Longer Buildings:** Where the need for longer or wider buildings can be demonstrated, relaxations to regulations controlling building width, depth, and separation may be considered based on design merit and the provision of a commensurate amount of quality open space and pedestrian interest. Consideration should also be given to significant facade articulation and on-site connections by transparent bridges and walkways on the upper floors. Break up long frontages and expanses of wall planes with substantial recesses, setbacks or building separations.
- (c) **Tower Elements:** Tower elements (considered to be any portion of a building over 22.0 m (72 ft.) in **building** height) should:
- (i) be separated from other commercial tower elements by 15.2 m (50 ft)
 - (ii) be separated from residential tower elements by 24.0 m (80 ft).

Where adjacent sites are not fully developed, the proposed tower should maintain a distance of 7.6 m (25 ft) from the interior side and rear property lines unless residential uses are permitted on the adjacent lots in which case the setbacks should increase to 12.5 m (41 ft.).

- (d) **The Network of Public Space:** Building massing should respect the importance of sunlight on the Network of Public Space. Development along Walk-the-Line and the Network of Public Space should seek to minimize shadowing on the opposite sidewalks, mini-parks, urban plazas and other public places.
- (e) **Street Wall and Shoulder:** The intent is for development to be built out to the 0.6m front yard setback and create a consistent 4 storey, 18.3 meter shoulder.

- (f) **Roof:** The profile and silhouette of roofs should be considered as part of the skyline. Elevator penthouses, mechanical rooms, equipment, vents and other appurtenances should be integrated with the architectural treatment of the roof and screened from view.

Figure 8 – Building Massing Diagram



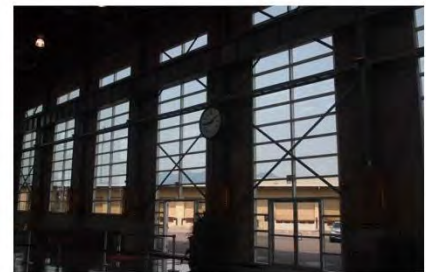
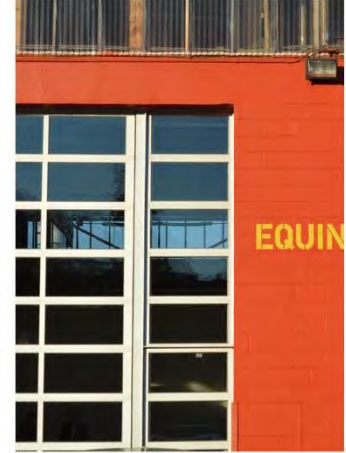
- (a) Stepped Massing
- (b) Building Separation
- (c) Tower Separation
- (d) Network of Public Spaces
- (e) Consistent Street Wall and Shoulder
- (f) Roof: Architecturally integrated and visually interesting.
- (g) Side Yard Setback Relaxation

5 Architectural Components

The intent for architectural components and materials is to recognize the area's unique industrial heritage as well as the following objectives:

- (a) Reinforce the near view with high-quality materials, detailing and active storefronts.
- (b) Express a finer grain urban fabric by articulating smaller structural bays and modules.
- (c) Generic "big box" building designs that exhibit little facade interest and transparency to the street should be avoided.
- (d) Storefronts should be transparent at grade and are encouraged not to contain long blank walls.
- (e) High clearance warehouse-type spaces should have clerestory windows at the upper storey of the facade.

- (f) Building interface at the public realm should emphasize details and proportions at the scale of the pedestrian with particular consideration to the objectives of animated streetscapes and showcasing functional outdoor workspaces.
- (g) Reference the “heavy duty” context with details and expression.



5.1 Roofs

- (a) Encourage working rooftops to expand economic functions to the roofs of buildings.
- (b) Roof tops should be designed to be attractive where seen from above through use of landscaping, green roof technologies, choice of materials and colour.
- (c) Elements such as gazebos and trellises may be considered, building height and floor area permitting.

5.2 Windows

Windows at grade are important to enhance pedestrian interest, particularly where retail uses are not required at grade.

- (a) For retail, service or office uses:
 - (i) maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate. For service and office uses, design should allow for adaptation to retail use in the future.

- (b) For industrial uses:
 - (i) provide windows for viewing to industrial processes where possible; and
 - (ii) where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Avoid long stretches of blank wall.
- (c) Uses and functions which do not lend themselves to enhancing pedestrian interest should be located away from ground floor windows.
- (d) Use of mirrored or highly reflective glazing, window decals or other vision obscured treatments are discouraged, and may not be permitted, especially at grade.

5.3 Entrances

The intent is to create buildings and spaces that relate to and respect the public realm as well as to showcase functional workspace. Characteristics of these buildings include:

- (a) Main building entries should be clearly identifiable, transparent and accessible from the street.
- (b) Locate secondary entrances and individual small tenant entries with frequency along adjoining sidewalks. Separate uses or accessory retail spaces should have separate and distinct entries.
- (c) Reinforce visually and physically, the connection of interior spaces to the public realm. Strategies, such as operable folding storefronts and roll-up doors, are encouraged to introduce opportunities for outdoor workspace.
- (d) Provide pedestrian interest and comfort at entries provided through specifically designed seating, signage, lighting and features that indicate the building's use and function,

5.4 Building Articulation

- (a) Express an approximately 7.6 m (25 ft) structural bay spacing on street facing facades, especially at the four lower floors or podium.
- (b) Building articulation can be achieved with materiality, shadow lines and exposed structural components.
- (c) Feature banding to break up perceived wall height may be used to assist in achieving horizontal articulation.
- (d) Highly visible circulation and building systems are encouraged.
- (e) Vertical service elements, such as stair and elevator shafts, may be used to assist in articulation, as well as being expressive of their function.

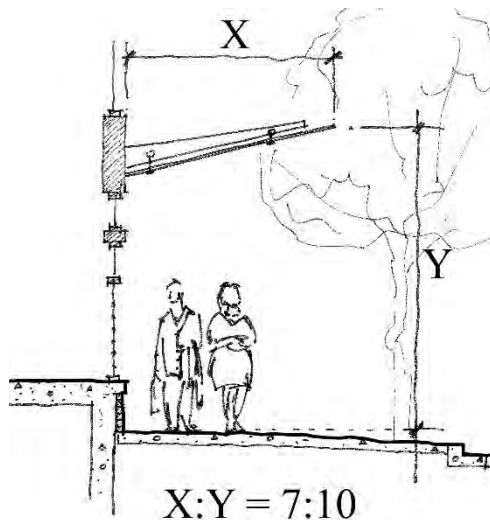
5.5 Exterior Walls and Finishing

- (a) Exterior building design should reflect the industrial and institutional urban fabric of the sub-area by using appropriate, durable, and high-quality materials.
- (b) Exterior materials that are encouraged include:
 - (i) contemporary metal cladding systems;
 - (ii) heavy timber structural elements;
 - (iii) glass and steel;
 - (iv) masonry, architectural concrete or brick.
- (c) Stucco and vinyl are discouraged as primary exterior materials and may not be permitted by the Building By-law.

5.6 Awnings and Canopies

- (a) In terms of appearance, a uniform canopy or awning across the entire building façade may be inappropriate to the diverse and varied character of the Flats. Design architecturally integrated, high quality awnings and canopies, but ensure some variety in form, and/or the ability for tenants to vary them.
- (b) Ensure that awnings and canopies are deep enough and close enough to the ground to provide shelter. The recommended minimum depth to height ratio is approximately 7:10.
- (c) Transparent or translucent glazed canopies that permit the passage of light are encouraged.
- (d) Section 2.7 describes where weather protection should be provided.

Figure 10 – Weather Protection

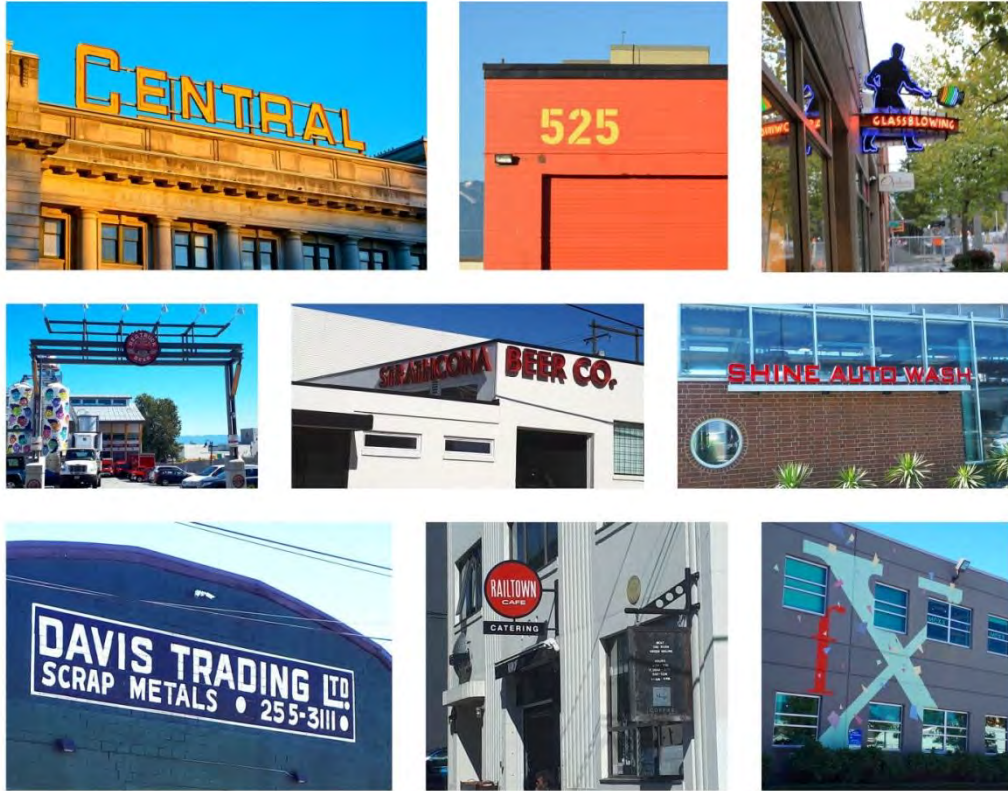


5.7 Lighting

- (a) Building, entry path and parking lighting should be integrated into the site and building design.
- (b) For exterior lighting, incandescent and other white light sources are encouraged, while sodium vapour light sources are discouraged. Better performing, more efficient light sources such as LED's are highly encouraged.
- (c) Exterior lights should be oriented away from adjacent residential properties, with cut-off shields to minimize light.
- (d) For larger developments or campuses or where proximity to adjacent development is a concern, a site lighting plan indicating light levels and light fixture types should be provided.
- (e) Review opportunities to utilize lighting design standards and guidelines that reduce negative impacts to birds and other wildlife.

5.8 Signs

- (a) Corporate signage should be subordinate to the design of the building and architecturally integrated with the development.
- (b) Internally illuminated or back light sign boxes are discouraged.
- (c) Signage that compliments the industrial urban fabric and character established in the Flats is encouraged. Examples include neon, signage painted on walls, signs with individual letters placed directly on the building or signs incorporating materials that reinforce the character specific sub-areas such as steel, glass and heavy timber.
- (d) One freestanding, ground oriented pylon sign is appropriate at each entrance to a large campus site, complimented by wayfinding signage at key decision points along internal drives or paths.
- (e) At grade uses are encouraged to have minimal, clear, pedestrian oriented signage located at premises entries.

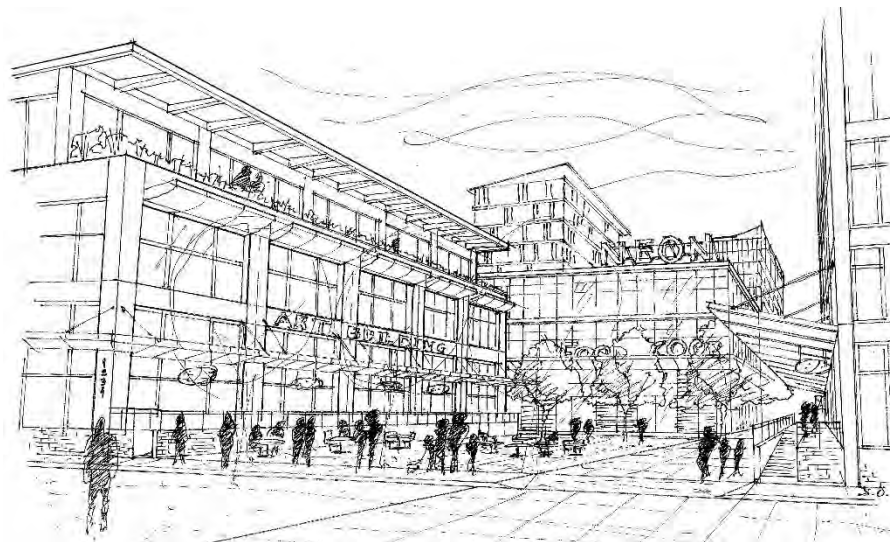


67

Open Space

67.1

Public Places and Spaces



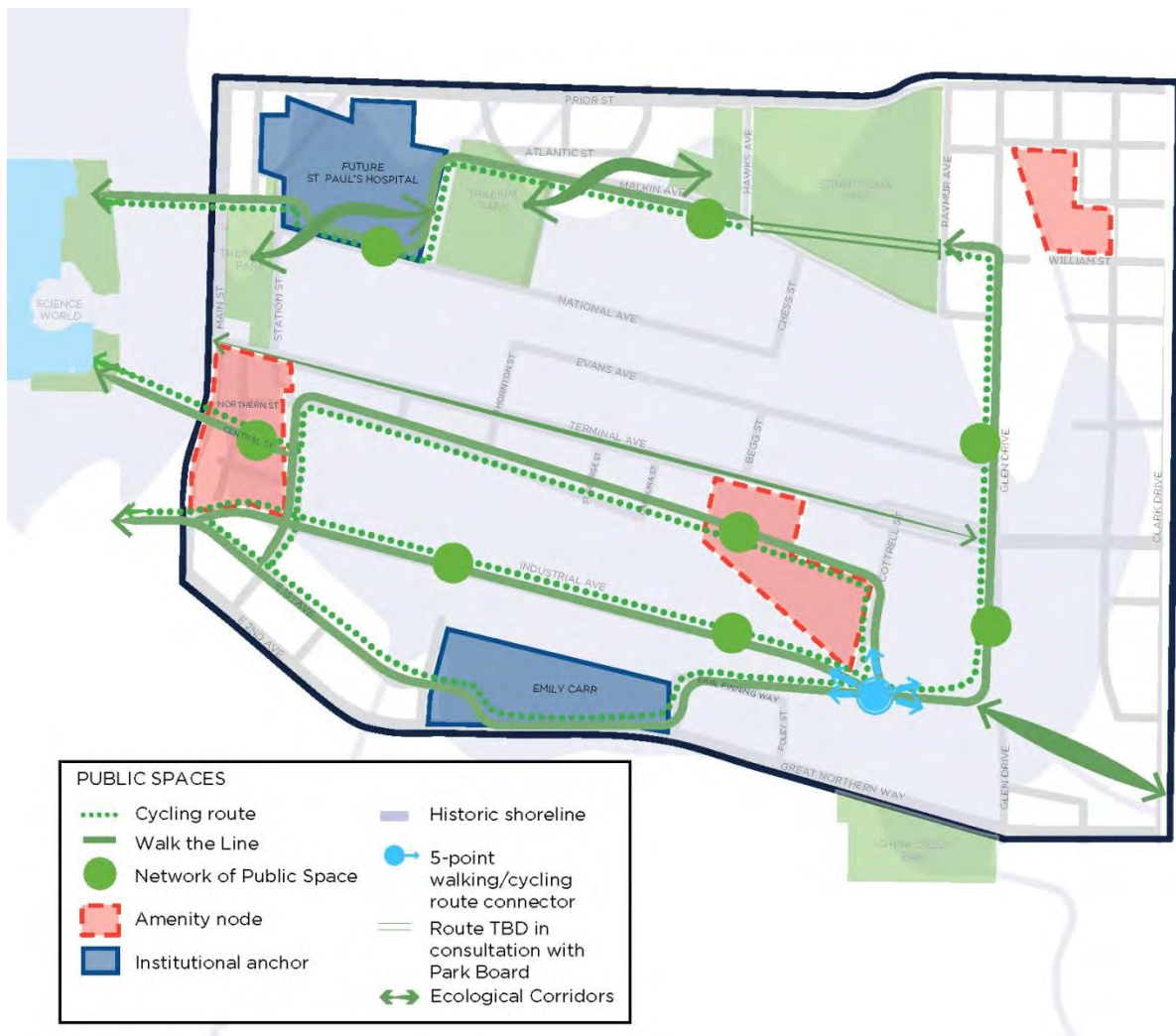
Create unique, vibrant, attractive, interesting and amenity rich environments that appeal to the increasingly mobile employees of the twenty-first century. It is hoped these interesting and inviting places will support innovation by providing venues that support the spillover of new ideas and breakthroughs within the local economy.

Objectives and character descriptions of the key public pathways and connections envisioned for False Creek Flats include:

- (a) **Innovation Corridor – Railtown to Mount Pleasant:** A new off-Main complete street will connect Gore to Station to Lorne, and will serve as a primary north-south link for all transportation modes and tie the innovation nodes together along this corridor.

- (b) **Arts Walk:** The lane between First Avenue and Second Avenue has a unique character and the potential to contribute to the public space network. While maintaining its primary function for servicing, it provides an opportunity to animate a walking link between the Innovation Hub and Emily Carr. This link is envisioned to be lined with commercial galleries, or an “arts walk.” The future lane treatment could include lighting, seating and other public realm improvements.
- (c) **Central Spine:** A key connection to the Creative Campus is a prominent public linkage along Central Street, through the Innovation Hub to the Seawall that will provide the southwestern starting point of Walk-the-Line. Development should explore opportunities for shared programming as a means to showcase adjacent workspace.
- (d) **The Five Points:** The meeting point of the CN and BNSF yards has the potential to link five key desire lines for the flats public space network. Opportunities for public spaces on an elevated structure would provide key vantage points over the rail with views to downtown and the mountains.
- (e) **Walk-the-Line:** Walk-the-Line is envisioned as a multipurpose route that connects the various sub-areas into a cohesive whole. The general concept is to roughly trace the old shore line of False Creek, extending the Seawall through the Flats on an approximately 4.5km loop.
- (f) **Central Valley Greenway:** Maintain this important cycling route along East 1st Avenue until such a time as a future Industrial Avenue linkage is realized.

Map 5 – Public Spaces and Places



Development should respect the importance of sunlight between 10:00am and 2:00 pm between the March and September equinoxes on the Network of Public Spaces and Walk-the-Line route as listed below and shown below on Map 5.

- (i) Central Street from Main Street to Station Street;
- (ii) Industrial Avenue from Main Street to Cottrell Street;
- (iii) Cottrell Street from Industrial Avenue to the future Northern Street extension;
- (iv) Station Street from Northern to East First Avenue;
- (v) East First Avenue from Main Street to Thornton Street;
- (vi) Thornton Street from East First Avenue to Great Northern Way;
- (vii) Great Northern Way from Thornton Street to Fraser Street;
- (viii) Fraser Street from Great Northern Way to Earle Finning Way;
- (ix) the Railyards between Foley Street and Glen Drive;
- (x) East Fifth Avenue from Glen Drive to Clark Drive;
- (xi) Glen Drive from East Fifth Avenue to William Street;
- (xii) William Street from Glen Drive to Raymur Street;
- (xiii) Malkin Avenue from Chess Street to Atlantic Street;
- (xiv) National Avenue from Thornton Street to Quebec Street; and
- (xv) the public open space nodes at the intersections of Hawks Avenue and Malkin Avenue, Thornton Street and National Avenue, Evans Avenue and Glen Drive, the eastern terminus of Industrial Avenue and the 1700 Block of Glen Drive.

6.7.2 Semi-Private Open Space

Social semi-private open space is desirable for both employees, visitors and residents and should be provided to accommodate the intended users wherever possible. It could be located at grade or on the rooftop as part of a landscaped rooftop garden and should maximize sun exposure.

6.37.4 On-Site Public Open Space

The following should guide design and location of open spaces on private land.

- (a) Consider opportunities to compliment public open space design including:
 - (i) Create inviting and comfortable places for people;
 - (ii) Reintroduce water and natural systems;
 - (iii) Encourage lively building edges and more welcoming street experience;
 - (iv) Respect existing public views and explore creating new views of prominent features such significant landmarks;
 - (v) Support the display of local art, craft or industry;
 - (vi) Explore opportunities for unconventional open spaces;
 - (vii) Improve wayfinding and legibility;
 - (viii) Encourage 24/7 activity and public life; and
 - (ix) Consider ways to ensure a safe, clean, clutter free environments.
- (b) Large sites, greater than 1.25 hectares, should incorporate green spaces for employees and the public as part of site landscape design.
- (c) Open space on privately owned land should be considered with the same objectives to reinforce the network of public spaces. Enhanced front and side yard setbacks can provide opportunities that help link open spaces.
- (d) Where practical, the public open space and greenways will be constructed on City owned land or City Right of Way (R.O.W.). In some circumstances, an additional R.O.W. may be requested from development to provide a more useable trail width.
- (e) Landscaping elements and public art, including temporary projects, are encouraged.
- (f) Reflect the industrial history of the area as well as contemporary life, innovation and experimentation.

7.56.4 Public Art

Public art should be considered based on the following process and objectives:

- (a) Consideration for 24/7 access and use of the site;
- (b) Opportunities for rotating installations and diversity of scale and material;
- (c) Opportunities for art to be embedded in public spaces and infrastructure;
- (d) Consider opportunities to create diversity throughout the site and in unexpected places; and
- (e) Create public spaces built upon people being together in innovative ways.



7.8 Landscaping

78.1 Streetscape

The following design objectives apply to public open space:

- (a) Provide continuous sidewalks for the site's full frontage to encourage pedestrian use.
- (b) Landscape design should provide for views into buildings for pedestrian interest, as well as special features such as opportunities to sit, view or take part in walking or active recreation.
- (c) Explore opportunities for integrated rain water management.
- (d) Provide a high quality public realm with street trees, landscaping, lighting, street furniture, signage and wayfinding, and green infrastructure where possible.
 - (i) Street trees should be provided on all streets not currently having them, or where their spacing is inconsistent. Through the enquiry and approval process, the Parks Board and Engineering staff may specify species, spacing, and location.

78.2 Site Landscape

- (a) Existing trees and significant landscape features should be evaluated for retention where possible;
- (b) Landscaping should be used to help mitigate impacts between residential and industrial uses as well as rail;
- (c) Landscape design on other parts of the site should relate to anticipated activities;
- (d) A layered landscape treatment should be provided to screen surface parking and loading areas while providing strategic visual access to entries and access areas.
- (e) Strengthen urban forest connectivity;
- (f) Consider planted roof tops;
- (g) Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines; and
- (h) Limit extent of underground parking layout and design to accommodate retention of existing trees and for the provision of new ones.

8.9 Utilities, Sanitation, and Public Services

89.1 Water and Sewer Services

Upgrades to water and sewer services throughout the False Creek Flats may be required by future development proposals.

- (a) Some water mains may need to be upgraded or replaced to support future development in the False Creek Flats including along National Avenue, Thornton Street, and in the North East corner of the False Creek Flats.

- (b) The City of Vancouver is committed to increasing outdoor public access to drinking water through the Access to Water program. Throughout the Area, the City's waterworks branch will look for opportunities to install water fountains through redevelopment prioritizing locations along bike routes, near parks, public plazas, and other areas with a high demand for water.
- (c) The sewer system in False Creek Flats was initially constructed in the early 1900s through to the 1950's and largely rebuilt and separated in the 1970's. However, certain sewer mains are nearly 100 years old, and will likely require rehabilitation in the near term outside of the City's sewer separation program.

89.2 Integrated Rainwater Management

The Flats area is the outfall for the Terminal and China Creek drainage areas. As a result of this large catchment, a large diameter storm main exists under Terminal Avenue which discharges directly to False Creek making the entire drainage area a good candidate for integrated rainwater management techniques to improve water quality. Where possible, employ engineered systems (rain gardens, pervious paving and cisterns) and roof-top systems (including green roofs) to capture, treat and convey rainwater into the City's storm water system.



89.3 Garbage and Recycling

Garbage and recycling are essential services that can detract from the pedestrian experience and nearby development unless careful design is used to screen them.

- (a) Garbage and recycling facilities should be located adjacent to the lane, fully enclosed by a roof and sides or within the building envelope, and screened from the lane and street where possible.
- (b) A location for onsite queuing and pick-up is highly encouraged.

89.4 Neighbourhood Energy System

Where the General Manager of Engineering Services deems a connection to the NES is available and appropriate, buildings within any development will be required to connect to the NES prior to occupancy, or post-occupancy through a deferred services agreement, or otherwise, at such time that a system becomes available. Buildings ~~shall~~ will be subject to the ~~Neighbourhood Energy Connectivity Standards—Design Guidelines~~ Neighbourhood Energy Utility Connectivity Guidelines & Requirements.

89.5 Underground Wiring

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 or existing overhead plant.

910 Environmental Considerations

910.1 Soils: Retention, Cleansing and Replacement

Provide soil remediation on all sites as required by the Environmental Management Act, the Vancouver Charter and all city policies with respect to the remediation of city streets. Additional considerations include:

- (a) Limit excavation thereby reducing soils remediation;

- (b) Reintroduce water and natural systems such as urban forests, wetlands and pollinator meadows;
- (c) Topsoil should be retained and soil quality improved where necessary;
- (d) Contaminated soils should be replaced with quality soils to enhance plant growth and ground water quality; and
- (e) Employ soil remediation techniques such as piling and ground densification to ensure buildings are seismically stable and not subject to liquefaction.

940.2 Green Buildings

Development should explore opportunities for:

- (a) Green building technologies to help advance the criteria for healthy productive workspaces;
- (b) Green roof tops, including potential business opportunities such as a permanent home for urban agriculture or other rooftop businesses or uses;
- (c) Passive design features and technologies including complimenting the burgeoning green building economic sector;
- (d) Support innovation with respect to green building and renewable energy system design, operation and placemaking;
- (e) Green fleet programming and electric vehicle charging infrastructure; and
- (f) Passive strategies to building heating, ventilation and cooling including solar orientation and operable windows.



9.340.5 Energy: Conservation and Efficiency

Building materials, systems and construction methods should be considered to conserve energy and reduce long-term operating costs.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR IC-3

Adopted by City Council on October 31, 2017



The map displays the City of Regina with various urban areas and their designations. Key features include:

- Streets:** Union St, Prior St, Heatley Ave, Vermales St, William St, Vernon Drive, Main St, E 1st Ave, E 2nd Ave, E 3rd Ave, E 4th Ave, E 5th Ave, E 6th Ave, E 7th Ave, and others.
- Urban Areas:** I-3 Sub-area A, I-3 Sub-area B, I-2 Sub-area A, I-2 Sub-area B, FC-1, FC-2, RT-3, MC-1 Sub-area A, CD-1, RM-3A, and I-3 Sub-area A (highlighted in orange).
- Parks:** Trillium Park and Strathcona Park.
- Transit:** A blue 'T' icon indicates a transit station location.

Contents

	Page
1 Application and Intent	1
1.1 Plan Principles	1
2 General Design Considerations	2
2.1 Neighbourhood Character.....	2
2.2 Unique Spaces and Places	2
2.3 Views	3
2.4 Topography: Floodplain.....	3
2.5 Light and Ventilation	4
2.6 Weather	4
3 Use	4
3.1 Uses at Grade	4
4 Policies and Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law.....	5
4.1 <u>Building</u> Height	5
4.2 Floor Space Ratio (FSR).....	5
4.3 Building Massing.....	6
5 Architectural Components.....	6
5.1 Windows	7
5.2 Entrances	7
5.3 Exterior Walls and Finishing	8
6 Open Space	8
6.1 Public Places and Spaces	8
6.2 Semi-Private Open Space	9
6.3 Private Open Space.....	9
6.4 On-Site Public Open Space	9
6.5 Public Art.....	10
7 Landscaping	10
7.1 Streetscape	10
7.2 Site Landscape	10
8 Utilities, Sanitation, and Public Services	10
8.1 Garbage and Recycling.....	10
8.2 Neighbourhood Energy System.....	10
8.3 Underground Wiring.....	11
9 Environmental Considerations.....	11
9.1 Soils: Retention, Cleansing and Replacement	11
9.2 Green Buildings.....	11
9.3 Energy: Conservation and Efficiency	11

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

1 Application and Intent

1.1 Plan Principles

These policies and guidelines are to be used in conjunction with the IC-3 District Schedules in the Creative Campus Subarea of False Creek Flats and should be consulted in seeking approval for conditional or discretionary relaxations to regulations. As well as assisting the applicant, these policies and guidelines will be used by City staff in the evaluation of projects.

The intent of the policies and guidelines is to:

- (a) **Intensify Employment Opportunities:** Increase job space around existing and future transit sites that reflect the industrial character and nature of the area. Explore opportunities for higher use of existing buildings for more intensified job space.
- (b) **Maximize Flexibility:** Ensure that new buildings can adapt and evolve to accommodate future changes in economic production.
- (c) **Encourage Vertical Stacking of Industry and Production Spaces:** There is increasingly an opportunity to stack many industrial/production businesses in the same building. With the goal of increasing employment and the productive output of the area, the plan supports a return of vertically stacked industrial uses in the Flats.
- (d) **Take Advantage of Unique Opportunities:** A thriving economy requires space for all scales of businesses from start-ups to headquarters. Large lot sizes create flexibility and scale not available elsewhere in the inner city. Plan for flexible outdoor spaces that can host a variety of uses over 24 hours.
- (e) **Create Buildings that Respect & Respond to the Public Realm:** Design buildings at the scale of the pedestrian by incorporating elements at the ground floor that help to create attractive, well- functioning and welcoming spaces.
- (f) **Reference Industrial & Institutional Urban Fabric:** Consider a campus approach to the design and siting of developments on large sites. Accommodate industrial and institutional scales within a finer grained urban setting to facilitate organic growth and phasing over time.
- (g) **Create healthy and productive workspaces:** Design the public realm to maximize sunlight on public spaces and daylight in work environments.
- (h) **Encourage Working Rooftops:** Expand economic functions to the roof tops of buildings.
- (i) **Create Thoughtful Transitions Respectful of Surrounding Residential Neighbourhoods:** Require transitions between working industrial lands and adjacent residential.
- (j) **Showcase Functional Workspaces in the Public Realm:** Create links between the public realm and industrial function to showcase the industrial character of the Flats.
- (k) **Create Buildings and Neighbourhoods that Respond to Sea Level Rise:** Low topographic elevations and anticipated sea level rise presents a major challenge for development in False Creek Flats. Provide adaptive, flood resilient building design solutions.
- (l) **Re-purpose Vehicle Parking:** Minimize surface parking and design for parking areas to transition to work space over time as other modes of transportation improve

2 General Design Considerations

Proposals will be evaluated based on urban design performance objectives including setbacks, massing, building articulation, access to daylight and views, transition to surround communities, improved building articulation and animated streetscapes as described by this section. Throughout False Creek Flats, there is a need to seek ways to create a more comfortable pedestrian experience by greening the streets with tree planting, continuous sidewalks and by encouraging active street frontages for businesses.

Site layout and building design such as building separations, widths, depths, or setbacks should reinforce the surrounding scale and street network and provide a means to inform opportunities for open space, vehicular access, rain water management and permeability as well as augmenting the Network of Public Spaces described in Section 67.

2.1 Neighbourhood Character

I-3 - Creative Campus Sub-Area

The intent for the Creative Campus sub-area is to enable intensification opportunities for well-functioning, flexible industrial and light industrial workspace, office space and other employment opportunities while enhancing the public life and creating pedestrian interest. IC-3 permits residential uses. Residential uses should be carefully designed and considered with respect to non-compatible uses.



Map 3 - False Creek Flats Character Areas.

2.2 Unique Spaces and Places

The diverse combination of uses and forms of development in the False Creek Flats intentionally provides for opportunities to create unique and varied places. Creation of opportunities for public engagement in a variety of distinct places are highly encouraged.



2.34

Views

New development should be considerate of the impact on existing distant views. However as development progresses, the anticipated scale and density will impact the ability to preserve these existing views. Development should therefore place a higher emphasis on the following strategies:

- (a) Provide an attractive near view. This can include a finer grained urban fabric and building modules, high-quality materials and detailing, visually permeable facades, programming for active outdoor uses and landscape elements.
- (b) Visually linking new open space to existing open space. This can serve to expand the depth of views.
- (c) The form and shape of tower elements should be informed by view studies.
- (d) View Cones may limit building heights along Lorne Street.



2.45

Topography: Floodplain

False Creek Flats has low topographic elevations and will be at risk of flooding during large storms by the end of the century if projected sea level rise occurs. The Flood Plain Standards and Requirements as adopted by Vancouver City Council sets the designated flood plain at 4.6m from GVRD datum. As a consequence, existing grades including street right of ways, are often one to two meters below the anticipated ground floor elevations. A plan to raise street elevations may be considered in the future. Therefore, new development should be designed to be adaptive when incorporating flood resilient construction methods and to accommodate public realm objectives for both the current and potential future at grade conditions. Solutions should be accommodated within the property, be visually interesting, relate to the pedestrian scale, and may include increased building setbacks, internalized stairs and ramping as well as adaptable entries, loading and parking.

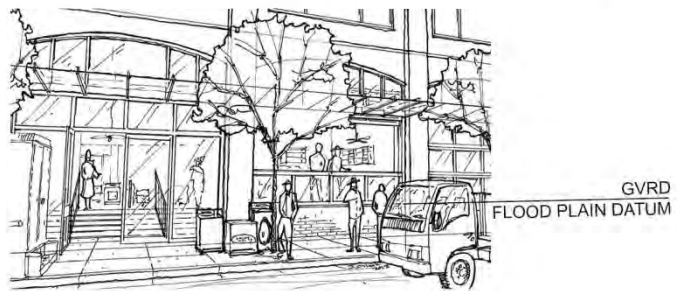


Figure 2 - Floodplain Strategies

2.56 Light and Ventilation

Light and ventilation are important for both workspace and residences.

Residential: For dwelling uses the horizontal angle of daylight (H.A.D.) regulations in [section 4.10](#) of the Districts Schedule should be supplemented with the following considerations:

- (a) living rooms should not face into courtyards less than 73 m wide;
- (b) building massing should maximize sun access to courtyards and outdoor amenity areas;
- (c) mechanical ventilation of commercial and service spaces should be pre-ducted for exhaust through the roof at the highest level or at a location having the least impact on residential livability;
- (d) maximize opportunities for cross ventilation of dwelling units such as corner units or double fronting units; and
- (e) locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses.

Note: Consult individual sub-areas for permitted Dwelling Uses and tenancy.

All other Uses: Daylight and ventilation in work environments can improve energy usage as well as promoting a health and productivity. Considerations include:

- (a) solar shading devices and glazing performance;
- (b) building orientation and massing;
- (c) increased floor and ceiling heights; and
- (d) operable windows.

2.67 Weather

Weather protection should be provided continuously and at all common building entries as well as at individual entries.

- (a) In terms of appearance, a uniform canopy or awning across the entire building façade may be inappropriate to the diverse and varied character of the sub-area. Design architecturally integrated, high quality awnings and canopies, but ensure some variety in form, and/or the ability for tenants to vary them.
- (b) Ensure that awnings and canopies are deep enough and close enough to the ground to provide shelter. The recommended minimum depth to height ratio is approximately 7:10.
- (c) Transparent or translucent glazed canopies that permit the passage of light are encouraged.

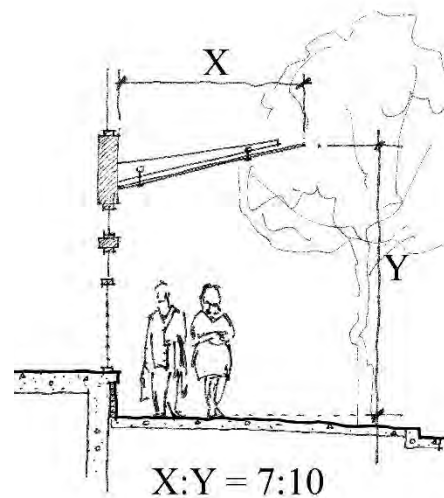


Figure 10 – Weather Protection

3 Use

3.13 Uses at Grade

Active and engaging uses at grade should be provided. In the False Creek Flats an emphasis is placed on providing attractive, well-functioning and welcoming space to showcase workspace. Strategies including visually permeable frontages, operable window walls, setbacks and weather protection to accommodate outdoor workspaces are encouraged. Other than entrances and lobbies, Residential and Office uses should not be located at the ground floor level. [Section 67](#) for the ‘Arts Walk’ should inform ground floor design, in particular for considerations along the lane.



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

4.13 **Building Height**

The intent for increasing maximum achievable building heights includes for intensified employment opportunities, well-functioning and flexible job space, vertical stacking of industrial uses, working and green roof tops and response to sea level rise. New development should create an active and engaging public realm within a unique, vibrant, attractive, interesting and amenity rich environment. The Director of Planning may increase the maximum achievable building height based on the objectives of all applicable policies and guidelines including the evaluation of:

- (a) Impact of **building** height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, ~~to~~ the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components.
- (b) The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular Sections **67** and **78** describe open space and landscape objectives for the Public Places and Spaces, Network of Public Spaces, On-Site Public Open Space, streetscapes and landscape.
- (c) The effect on traffic in the area.
- (d) Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.

4.27 **Floor Space Ratio (FSR)**

The intent for increasing the maximum achievable floor area is to provide opportunities for intensified employment and well-functioning and flexible job space. New development should create an active and engaging public realm within a unique, vibrant, attractive, interesting and amenity rich environment. Not all sites will be able to achieve the maximum floor area. The Director of Planning may increase the maximum achievable floor area based on evaluation of the objectives of all applicable policies and guidelines and including:

- (a) Impact of **building** height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, ~~to~~ the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components.
- (b) The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular Sections **67** and **78** describe open space and landscape objectives for the Public Places and Spaces, Network of Public Spaces, On-Site Public Open Space, streetscapes and landscape.
- (c) The effect on traffic in the area.
- (d) Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.

4.317 Building Massing

Form and massing should be carefully considered with respect to the objectives of these policies and guidelines including access to daylight on the public realm, creating engaging public spaces, building articulation, an attractive near view and finer grained urban settings.

- (a) **Tower Elements:** Tower elements (considered to be any portion of a building over 22.0 m (72 ft.) in **building** height) should:
 - (i) be separated from other commercial tower elements by 15.2 m (50 ft)
 - (ii) be separated from residential tower elements by 24.0 m (80 ft).

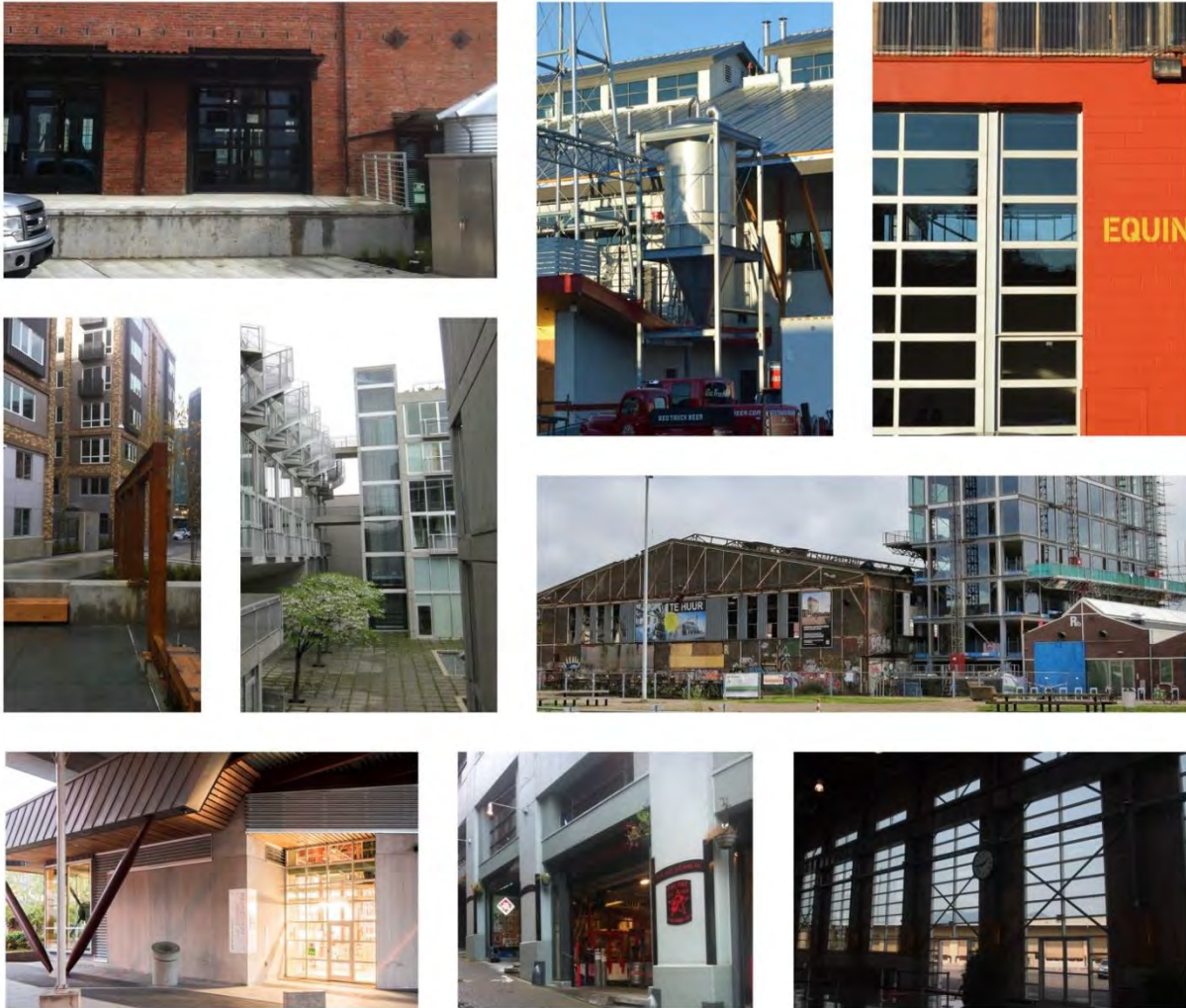
Where adjacent sites are not fully developed, the proposed tower should maintain a distance of 7.6 m (25 ft) from the interior side and rear property lines unless residential uses are permitted on the adjacent lots in which case the setbacks should increase to 12.5 m (41 ft.).

- (b) **The Network of Public Space:** Building massing should respect the importance of sunlight on the Network of Public Space. Development along Walk the Line and adjacent to the Network of Public Space as described in Section 67 should seek to minimize shadowing on the opposite sidewalks, mini-parks, urban plazas and other public places.
- (c) **Street Wall and Shoulder:** The intent is for development to be built out to the front yard setback and create a consistent approximately 4 storey 18.3 meter street wall and shoulder. This should be evaluated based on existing and anticipated adjacent development.
- (d) **Roof:** The profile and silhouette of roofs should be considered as part of the skyline. Elevator penthouses, mechanical rooms, equipment, vents and other appurtenances should be integrated with the architectural treatment of the roof and screened from view.

5 Architectural Components

The intent for architectural components and materials is to recognize the area's unique industrial character as well as the following:

- (a) Reinforce the near view with high-quality materials, detailing and active storefronts.
- (b) Express a finer grain urban fabric by articulating smaller structural bays and modules.
- (c) Generic "big box" building designs that exhibit little facade interest and transparency to the street should be avoided.
- (d) Storefronts should be transparent at grade and are encouraged not to contain long blank walls.
- (e) High clearance warehouse-type spaces should have clerestorey windows at the upper storey of the facade.
- (f) Building interface with the public realm should emphasize details and proportions at the scale of the pedestrian with particular consideration to the objectives of animated streetscapes and showcasing functional outdoor workspaces.
- (g) Reference the "heavy duty" context with details and expression.



5.12 Windows

Windows at grade are important to enhance pedestrian interest.

- (a) Maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate.
- (b) Where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Avoid long stretches of blank wall.
- (c) Uses and functions which do not lend themselves to enhancing pedestrian interest should be located away from ground floor windows.
- (d) Use of mirrored or highly reflective glazing, window decals or other vision obscured treatments are highly discouraged, and may not be permitted, especially at grade.

5.23 Entrances

The intent is to create buildings and spaces that relate to and respect the public realm as well as to showcase functional workspace. Characteristics of these buildings include:

- (a) Main building entries should be clearly identifiable, transparent and accessible from the street.
- (b) Locate secondary entrances and individual small tenant entries with frequency along adjoining sidewalks. Separate uses or accessory retail spaces should have separate and distinct entries.

- (c) Reinforce visually and physically, the connection of interior spaces to the public realm. Strategies, such as operable folding storefronts and roll-up doors, are encouraged to introduce opportunities for outdoor workspace.
- (d) Provide pedestrian interest and comfort at entries provided through specifically designed seating, signage, lighting and features that indicate the building's use and function,

5.35 Exterior Walls and Finishing

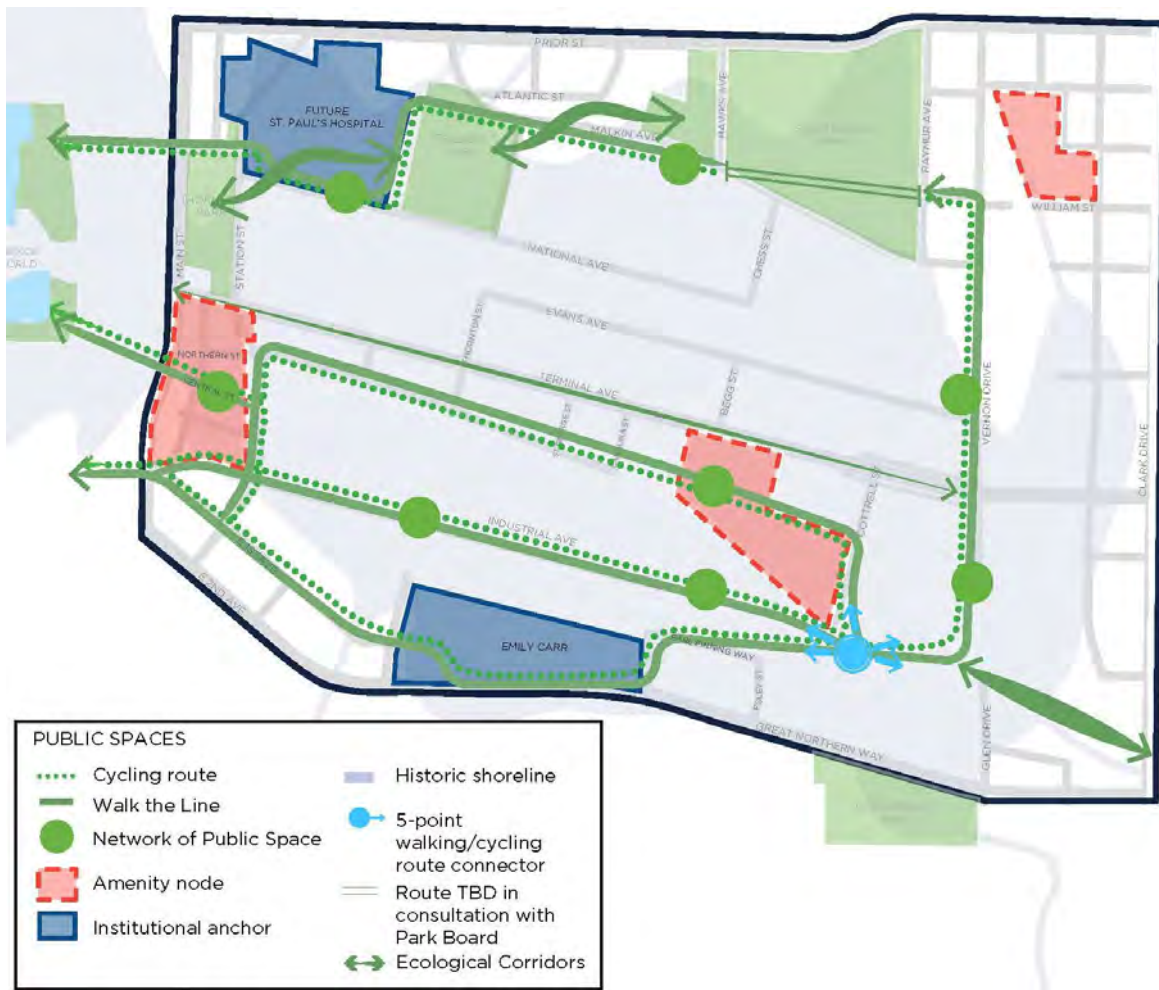
- (a) Exterior building design should reflect the industrial and institutional urban context and be of high-quality durable materials.
- (b) Exterior materials that are encouraged include:
 - (i) contemporary metal cladding systems;
 - (ii) heavy timber structural elements;
 - (iii) glass and steel;
 - (iv) masonry, architectural concrete or brick.
- (c) Stucco and vinyl are discouraged as primary exterior materials and may not be permitted by the Building By-law.
- (d) Roofs, especially visible from above, should be architecturally treated and/or landscaped.

6.7 Open Space

6.7.1 Public Places and Spaces

Create unique, vibrant, attractive, interesting and amenity rich environments. Objectives and character descriptions of the key public pathways and connections envisioned for the False Creek Flats include:

- (a) **Innovation Corridor – Railtown to Mount Pleasant:** A new off-Main complete street will connect Gore to Station to Lorne, and will serve as a primary north-south link for all transportation modes and tie the innovation nodes together along this corridor. This route may take on the character of a high-street with active and lively storefronts.
- (b) **Arts Walk:** The lane between First Avenue and Second Avenue has a unique character and the potential to contribute to the public space network. While maintaining its primary function for servicing, it provides an opportunity to animate a walking link between the Innovation Hub and Emily Carr. This link is envisioned to be lined with commercial galleries, or an “arts walk.” The future lane treatment could include lighting, seating and other public realm improvements.
- (c) **Central Spine:** A key connection to the Creative Campus is a prominent public linkage along Central Street, through the Innovation Hub to the Seawall that will provide the southwestern starting point of Walk-the-Line. Development should explore opportunities for shared programming as a means to showcase adjacent workspace.
- (d) **The Five Points:** The meeting point of the CN and BNSF yards has the potential to link five key desire lines for the flats public space network. Opportunities for public spaces on an elevated structure would provide key vantage points over the rail with views to downtown and the mountains.
- (e) **Walk-the-Line:** Walk-the-Line is envisioned as a multipurpose route that connects the various sub-areas into a cohesive whole. The general concept is to roughly trace the old shore line of False Creek, extending the Seawall through the Flats on an approximately 4.5km loop.
- (f) **Central Valley Greenway:** Maintain this important cycling route along East 1st Avenue until such a time as a future Industrial Avenue linkage is realized.



67.2 Semi-Private Open Space

Social semi-private open space is desirable for employees, visitors and residents and should be provided to accommodate the intended users wherever possible. It could be located at grade or on the rooftop as part of a landscaped rooftop garden and should maximize sun exposure.

67.3 Private Open Space

- For residential uses, private open space should be provided for each dwelling unit in the form of balconies, decks or patios with a minimum single horizontal dimension of 1.8 m and a minimum area of 4.5 m² (50sf); and
- 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 may be appropriate in some cases.

67.4 On-Site Public Open Space

- Where practical, the public open space and greenways will be constructed on City owned land or City Right of Way (R.O.W.). In some circumstances, an additional R.O.W. may be requested from adjacent development to provide a more useable trail width.
- Landscaping elements and public art, including temporary projects, are encouraged.
- Reflect the industrial history of the area as well as contemporary life, innovation and experimentation.
- Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines.

67.5 Public Art

Public art should be considered based on the following process and objectives:

- (a) Consideration for 24/7 access and use of the site;
- (b) Opportunities for rotating installations and diversity of scale and material;
- (c) Opportunities for art to be embedded in public spaces and infrastructure;
- (d) Consider opportunities to create diversity throughout the site and in unexpected places; and
- (e) Create public spaces built upon people being together in innovative ways.

78 Landscaping

78.1 Streetscape

- (a) Landscape design should provide for views into buildings for pedestrian interest, as well as special features such as opportunities to sit, view or take part in walking or active recreation.
- (b) Explore opportunities for integrated rain water management.
- (c) Provide a high quality public realm with street trees, landscaping, lighting, street furniture, signage and wayfinding, and green infrastructure where possible. Street trees should be provided on all streets not currently having them, or where their spacing is inconsistent.

78.2 Site Landscape

- (a) Landscaping should be used to help mitigate impacts between residential and industrial uses.
- (b) Landscape design on site should relate to anticipated activities.
- (c) Strengthen urban forest connectivity.
- (d) Consider planted roof tops.
- (e) Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines.
- (f) Limit extent of underground parking layout and design to accommodate retention of existing trees and for the provision of new ones.

89 Utilities, Sanitation, and Public Services

8.19.3 Garbage and Recycling

Garbage and recycling are essential services that can detract from the pedestrian experience and nearby residential development unless careful design is used to screen them.

- (a) Garbage and recycling facilities should be located adjacent to the lane, fully enclosed by a roof and sides or within the building envelope, and screened from the lane and street where possible.
- (b) A location for onsite queuing and pick-up is highly encouraged.

8.29.4 Neighbourhood Energy System

Where the General Manager of Engineering Services deems a connection to the NES is available and appropriate, buildings within any development will be required to connect to the NES prior to occupancy, or post-occupancy through a deferred services agreement, or otherwise, at such time that a system becomes available. Buildings ~~shall~~ will be subject to the ~~Neighbourhood Energy Connectivity Standards—Design Guidelines~~ Neighbourhood Energy Utility Connectivity Guidelines & Requirements. Where NES connection is not available or otherwise deemed unfeasible by the General Manager of Engineering Services, buildings ~~shall~~ should be designed to meet an equivalent carbon performance outcome.

8.39.5 Underground Wiring

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 or existing overhead plant.

940 Environmental Considerations

940.1 Soils: Retention, Cleansing and Replacement

Provide soil remediation on all sites as required by the Environmental Management Act, the Vancouver Charter and all city policies with respect to the remediation of city streets. Additional considerations include:

- (a) Limit excavation thereby reducing soils remediation;
- (b) Reintroduce water and natural systems such as urban forests, wetlands and pollinator meadows;
- (c) Topsoil should be retained and soil quality improved where necessary;
- (d) Contaminated soils should be replaced with quality soils to enhance plant growth and ground water quality; and
- (e) Employ soil remediation techniques such as piling and ground densification to ensure buildings are seismically stable and not subject to liquefaction.

940.2 Green Buildings

- (a) Green building technologies to help advance the criteria for healthy productive workspaces;
- (b) Green roof tops, including potential business opportunities such as a permanent home for urban agriculture or other rooftop businesses or uses;
- (c) Passive design features and technologies including complimenting the burgeoning green building economic sector;
- (d) Support innovation with respect to green building and renewable energy system design, operation and placemaking;
- (e) Green fleet programming and electric vehicle charging infrastructure; and
- (f) Passive strategies to building heating, ventilation and cooling including solar orientation and operable windows.

9.340.5 Energy: Conservation and Efficiency

- (a) Building materials, systems and construction methods should be considered to conserve energy and reduce long-term operating costs.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

M-1B GUIDELINES

Adopted by City Council on March 25 and June 26, 1980

Amended February 4, 1992

These guidelines are to be used in conjunction with the M-1B District Schedule of the Zoning and Development By-law. ~~The guidelines have been extracted from the South East Marine Lands East Precinct Development Plan.~~

The City of Vancouver Properties Division should be contacted for information regarding the leasing and development of City-owned lands.

Subdivision

West of Kinross - Minimum site size: 6 000 m²; minimum site frontage: 61.0 m

Larger double-fronting sites should be retained in the area west of Kinross because they:

- (a) facilitate more intensive site utilization on sloping sites;
- (b) permit more flexibility in site development;
- (c) encourage larger development projects;
- (d) reduce City servicing costs;
- (e) make more effective use of existing land; and
- (f) encourage direct vehicle access from North Kent as opposed to S.E. Marine Drive.

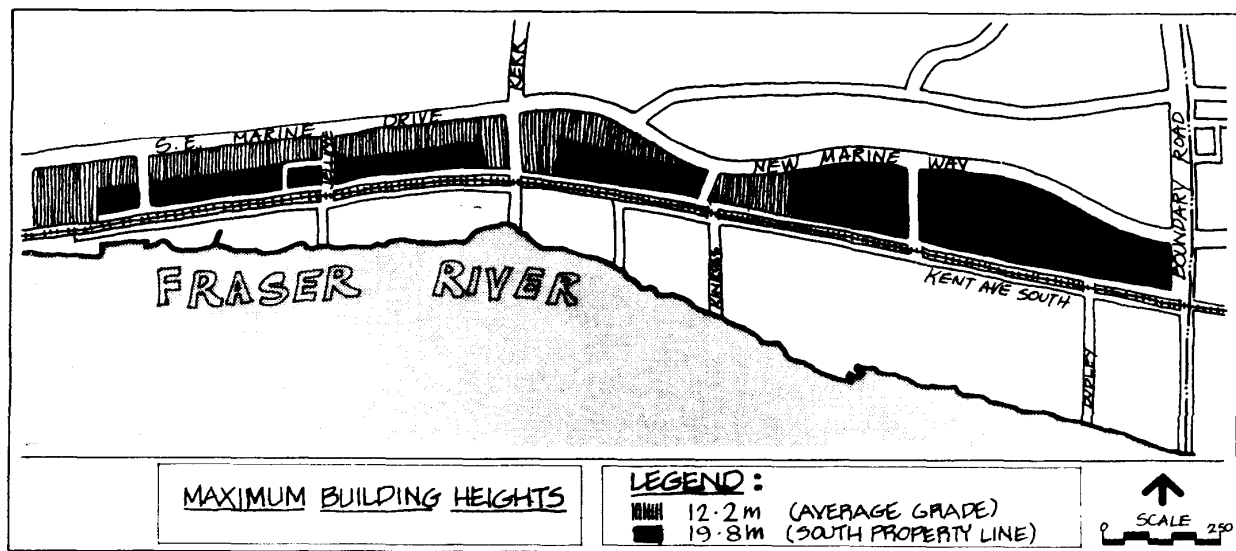
East of Kinross - Minimum site size: 3 100 m²

The possible plan of subdivision showing minimum lot sizes permits lots to be leased individually (small sites) or in multiple to create larger parcels. East of Kinross, emphasis will be given to firms requiring smaller premises.

Physical Form

1. Consideration of over-height buildings will have due regard to overshadowing, view obstruction, and other environmental criteria; however, the maximum building heights may be increased to the levels indicated on the map overleaf.

2. Encourage well-designed buildings on sites fronting onto Marine Way/Marine Drive to enhance the appearance of the Industrial Estate.
3. Encourage more intensive site development such as multi-level or terraced industrial buildings.
4. Screen all parking and loading areas from direct view of Marine Drive/Marine Way or adjacent housing.
5. Wherever possible, preserve views of the Fraser River and delta from points along Marine Drive by:
 - (a) locating and massing higher buildings on the lower site elevations;
 - (b) breaking up and varying building facade on north portion of site;
 - (c) locating lower buildings on north elevation; and
 - (d) siting buildings in a way to open up larger side yards.
6. West of Kinross - Design and treat roofs of industrial buildings that are visible from Marine Drive by:
 - (a) screening and containing all rooftop mechanized equipment within the building envelope;
 - (b) imaginative roof treatment through the use of a water surface, roof facades, roof plaza, roof garden, sloping roofs, etc.
7. West of Kinross - The form of development should generally follow the outline of the slope.





City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

MC-1 AND MC-2 GUIDELINES FOR CEDAR COTTAGE, HUDSON STREET, EAST HASTINGS (CLARK TO SEMLIN) AND FALSE CREEK FLATS (MALKIN-ATLANTIC - PRIOR) AREAS

Adopted by City Council on March 24, 1998

Amended April 23, 2002, July 22, 2003, October 31, 2017 and September 15, 2020

Contents

Page

1	Application and Intent	1
2	General Design Considerations	3
2.1/ 2.2	Neighbourhood/Streetscape Character	3
2. 23	Orientation	7
2. 34	Views	8
2. 46	Light and Ventilation	8
2. 57	Weather	8
2. 68	Noise	8
2. 79	Privacy	9
2. 810	Safety and Security	9
2. 911	Access and Circulation	10
3	Uses	11
3.1	Residential Use (Dwelling).....	11
3.2	All Residential Buildings (Multiple Dwelling)	11
3.3	Uses at Grade	11
3.4	All Other Conditional <u>Approval</u> Uses	11
4	Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law	11
4. 12	Frontage	11
4. 23	<u>Building</u> Height	12
4. 34	Front Yard and Setback.....	13
4. 45	Side Yards and Setbacks	<u>1314</u>
4. 57	Floor Space Ratio	14
4. 69	Off-Street Parking and Loading.....	14
4. 710	Horizontal Angle of Daylight	15
5	Architectural Components.....	15
5.1	Roofs.....	15
5.2	Windows and Skylights	15
5.3	Entrances, Stairs and Porches	16
5.4	Balconies	16
5.5	Exterior Walls and Finishing	16
5.6	Awnings and Canopies.....	17
5.7	Lights.....	18
67	Open Space	18
67.1	Public Open Space.....	18
67.2	Semi-Private Open Space	19
67.3	Private Open Space.....	19
78	Landscaping	19
78.1	Streetscape	19
78.2	Site Landscape.....	19

89	Utilities, Sanitation, and Public Services	20
8.19.2	Underground Wiring.....	20
8.29.3	Garbage and Recycling.....	20

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

1 Application and Intent

These guidelines are to be used in conjunction with the MC-1, MC-1 Subarea A and MC-2 Districts Schedule of the Zoning and Development By-law in the MC-1 areas of Cedar Cottage, Hudson Street, the MC-1 and MC-2 areas of East Hastings (Clark to Semlin) and the MC-1 Subarea A area for False Creek Flats Malkin-Atlantic-Prior Subarea.

With respect to Cedar Cottage, these guidelines follow the policy directions of the 1996 MC-1/Welwyn Planning Policies developed for the Cedar Cottage MC-1. The 1996 MC-1/Welwyn Policies also outline proposals for some streetscape improvements along Commercial Street and at key intersections which are to be implemented separately.

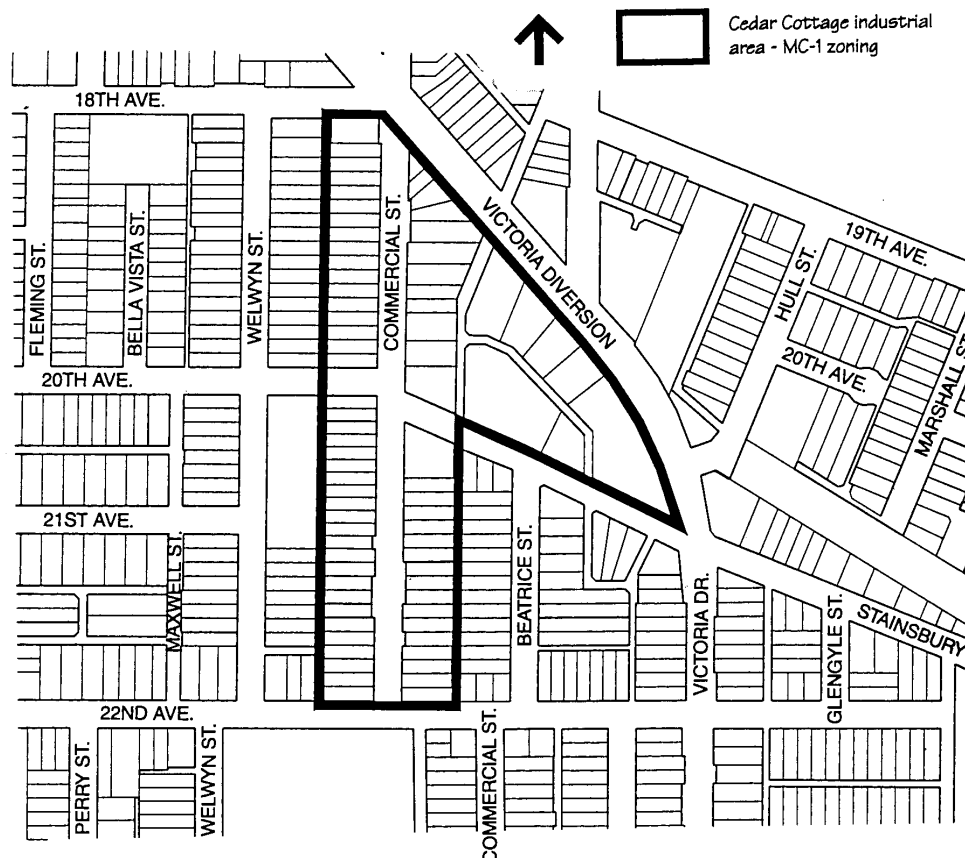
With respect to the Hudson Street and East Hastings (Clark to Semlin) Areas, Council approved their rezoning from industrial to MC-1 and MC-2 mixed use on April 23, 2002.

With respect to The MC-1 Subarea A for False Creek Flats (Malkin-Atlantic-Prior), these guidelines follow the policy directions of the False Creek Flats Area Plan and Policies adopted by Council on May 17th, 2017

These guidelines should be consulted in seeking approval for conditional approval uses or discretionary variations in regulations in the MC-1 and MC-2 areas. As well as assisting the applicant, these guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to:

- (a) Achieve compatibility among residential, commercial, and industrial uses in these mixed use areas; and
- (b) Guide building massing and design for neighbourliness, appropriate scale and pedestrian interest.

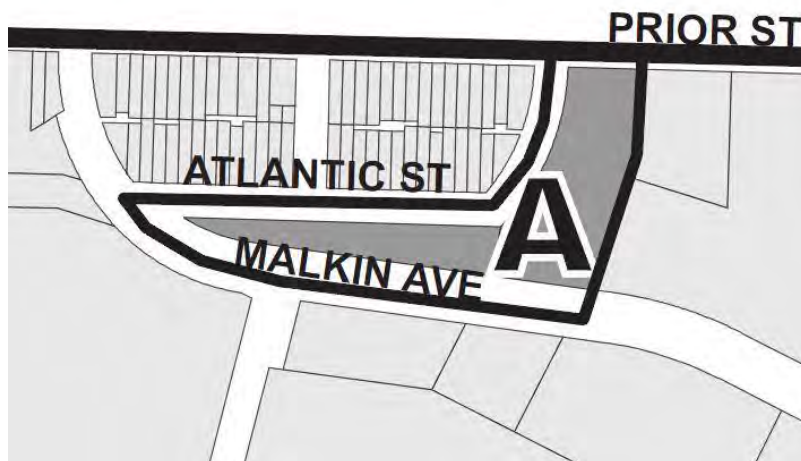


Hudson Street Area - MC-1 zoning



East Hastings (Clark to Semlin) - MC-1 and MC-2 zoning





2 General Design Considerations

2.1/2.2 Neighbourhood/Streetscape Character

Existing Character

The Cedar Cottage Area

The Cedar Cottage Area has a mix of small and large industrial, service, office and residential uses, with a small amount of retail. The buildings are generally two to four storeys, continuous, and located right at the front property line. The mixture of old and new, the modest scale, the variety of design and use, the urban feel of the street, and the mature street trees contribute to a valued idiosyncratic character.

Typical Early 1900s Building



Mature Linden trees: a key asset



Hudson Street Area

The Hudson Street Area has a mix of industrial, service and cultural and recreational uses with a small amount of office and retail uses within its 2.3 ha area. Most buildings are one to two storeys, continuous, and located at the front property line. An existing residential development is located on the north portion of Hudson Street and abuts Hudson Street Area developments which also front Hudson Street.

Typical Hudson Street Area Building



Hudson Street Area Streetscape



East Hastings (Clark to Semlin) Area

The East Hastings (Clark to Semlin) Area has a mix of industrial and non-industrial uses. Manufacturing and wholesaling uses are varied and include garment, metal products, kitchen, mattress and food. Retail and Service uses include several auto dealerships and repair, Canadian Tire and Value Village outlets, the Waldorf Hotel and the Memorial Gardens Funeral Home. Along Hastings Street, development is discontinuous with changing character along its length and no clear pattern of similarity in form, scale and massing. Several large sites are extensively paved or vacant, while some segments are more intensely developed where buildings are continuous, two to three storeys, and built to the front property line.

Typical Hastings Street (Clark to Semlin) Area Building



Hastings Street (Clark to Semlin) Area Streetscape



MC-1 Subarea A for False Creek Flats (Malkin-Atlantic-Prior)

The MC-1 Subarea A - False Creek Flats (Malkin-Atlantic-Prior) Subarea is situated between I-2 zone on the south, RT-3 Strathcona neighbourhoods to the north, and the Strathcona community Garden and Chinese Free Masons Manor on the east. The pre-date residences along Atlantic Street, Heatley Avenue and Prior Street have a fine-grained scale and ground-oriented residential character ranging from one and a half to three storeys. These streets are lined with front gardens and a regular street tree pattern. Malkin Street on the other hand is takes on more of an industrial urban fabric.

Pennyway House - Atlantic Street



View to West on Atlantic St.



Character Objectives

The existing pattern of development in the four areas varies, and future development may also have a wide range of uses. In all four areas, these guidelines aim to ensure liveability, neighbourliness, compatibility of uses and building massing, quality design and materials, and an attractive street-level treatment.

There are also differences among the areas. In Cedar Cottage, the traditional older buildings with bay windows are the inspiration for guidelines on massing and streetscape treatment. In Hudson Street, the buildings have no traditional character but there is a typical frontage scale and street wall. The guidelines aim to continue the frontage scale and streetwall where possible, while recognizing that all-residential buildings may occur, and will have setbacks. In both these areas, it is anticipated that most new development will be multi-storey, full lot development.

The existing character of Hastings Street is different from the other two areas, and much more diverse. With larger lot assemblies, and a major arterial location, a much wider range of development may occur, from low intensity auto sales and service, to fully developed mixed use. A variety of building scales and placements may occur. The guidelines aim to ensure as much compatibility of siting and massing between neighbouring developments as is reasonable, given their possibly diverse nature; as well as to ensure attractive, quality building design, materials and landscaping.

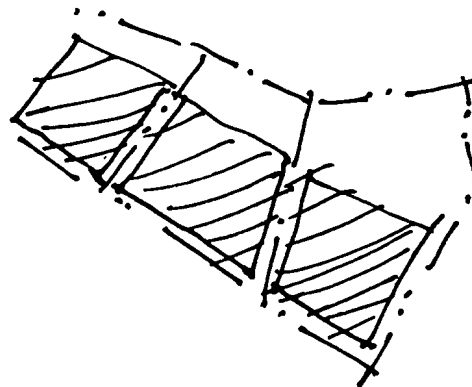
The MC-1 Subarea A for False Creek Flats (Malkin-Atlantic-Prior) transitions from larger scale industrial uses to finer grain early 20th century residences and is situated adjacent to the Strathcona Community Garden Park. The intent of these guidelines is for development, in this subarea, to respond sympathetically to the heritage character while acknowledging the impacts of adjacent industry. Frontages along residential streets should complement and enhance the existing scale, proportions, yards and streetwall. Facades fronting Malkin Street should, in general be more compatible with adjacent industrial uses and functions.

2.23 Orientation

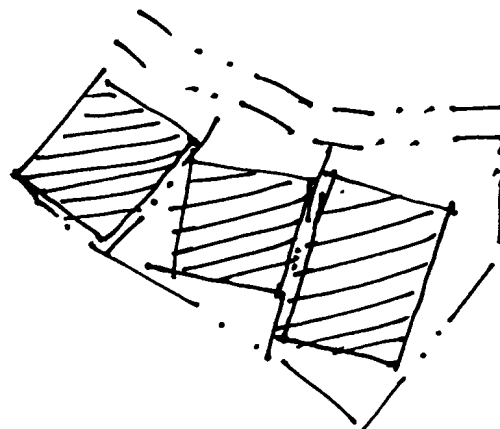
The Cedar Cottage Area has an established pattern of building faces aligning with streets, which are unusual in layout—orthogonal, curved and angled. The Hudson Street and East Hastings (Clark to Semlin) Areas have an established orthogonal alignment of building face to the street grid.

- (a) Building faces should be aligned to respect the established street orientations;
- (b) On corner sites, both street-facing facades should be fully developed as front elevations; and
- (c) In the Cedar Cottage Area, development at the southeast corner of Commercial Street and Victoria Diversion should respond to this key intersection with some form of landmark or focal element to “announce” the presence of the area to passers-by.

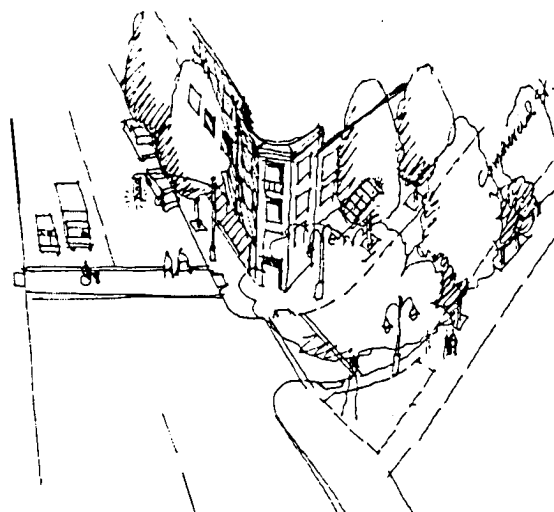
This.....



Not this.....



*Landmark opportunity
at Commercial and
Victoria*



2.34 Views

- (a) Existing views enjoyed by adjacent developments should not be unduly compromised by incompatible siting, massing or orientation; and
- (b) Opportunities for near views of gardens and landscaped areas should be provided for residents.

2.46 Light and Ventilation

Provision of sufficient daylight access to individual units and open spaces is one of the most challenging aspects in the design of residential units in low rise housing. The horizontal angle of daylight regulations in section 4.240 of the Districts Schedule should be supplemented with the following considerations:

- (a) Living rooms should not face into courtyards;
- (b) Below grade residential units often have inadequate daylight, and are generally discouraged;
- (c) In double-fronting units (i.e., street/courtyard or lane/courtyard), a minimum clear courtyard dimension of 6.0 m (measured to any obstruction including exterior corridors) and a courtyard height/width ratio of 1.5 to 1.0 may be acceptable provided no primary (living rooms) or secondary living spaces (bedrooms, dining rooms) face onto the courtyard. Secondary living spaces, however, may face the courtyard on the highest floor only;
- (d) Secondary living spaces (bedrooms, dining rooms) may face into the courtyard on lower floors provided that the minimum courtyard width is 9.2 m;
- (e) Courtyard configuration and building massing should maximize sun access to the courtyard level including terracing of upper levels on the south side of courtyards;
- (f) Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability; and
- (g) Development should locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses.

2.57 Weather

- (a) Weather protection should be provided for common entrances, and for grade level or upper level individual residential entrances; and retail frontages. Weather protection need not be provided for service, office or industrial uses, but building design should anticipate future uses and provide a location for weather protection to be added at a later date.

2.68 Noise

The Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) and False Creek Flats, (Malkin-Atlantic-Prior) Areas contain industrial and commercial uses. Noise producing activities such as loading, manufacturing processes, exhaust fans, arterial traffic and transit will continue both in and around the areas.

The restrictions on uses noted in section 3 of the guidelines will ensure a level of compatibility for uses within buildings, on adjacent sites, and in neighbouring areas. In addition, section 4.1510.2 of the ~~Districts Schedule~~ Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for developments containing residential uses.

- (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 the windows closed);
 - (iii) enclosing balconies or using sound absorptive materials and sound barriers; and
 - (iv) using sound-deadening construction materials (e.g., concrete, acoustically rated glazing or glass block walls) and other techniques.
- (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. The MC-1, MC-1 Subarea A, and MC-2 zones are in the “active” industrial category of the Noise Control By-law, which may affect some residential uses proposed. ~~The Health Department should be contacted for details.~~ The Noise Control By-law should be consulted.

2.79 Privacy

Privacy in relation to other units, passersby, and adjacent development is a crucial aspect of residential liveability and neighbourliness.

- (a) Unit orientation, window placement and screening should be used to enhance privacy;
- (b) Balconies and patios 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;
- (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 due to access corridors.



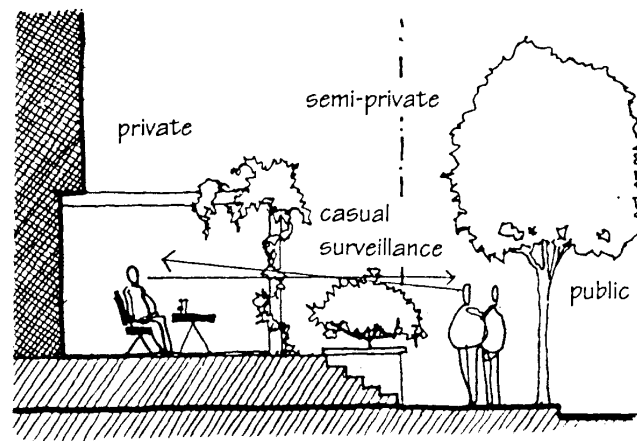
2.840 Safety and Security

Safety and a sense of security are key components of liveability. 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 or private 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. When open parking occurs, the area should be secured from public access in non-business hours (see Section 4.69 Off-street Parking and Loading).

- (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.

Territory Definition



2.911 Access and Circulation

2.911.1 Pedestrian Access

- (a) Primary pedestrian access to all uses should be from the street at street level;
- (b) Residential entries should be separate and distinct from non-residential entries and lobbies;
- (c) Internal public circulation systems such as shopping malls, are discouraged;
- (d) Elevators should be provided on sites with frontage exceeding 15.0 m, where the vertical distance from parking to the highest unit entry exceeds three storeys; and
- (e) Corridors should be adequately sized for moving furniture and should not be overly long (no more than 23.0 m in any one direction) or circuitous.

2.911.2 Vehicular Access

To ensure an active pedestrian environment, vehicular and service functions should not conflict with street frontage and pedestrian activity.

- (a) Vehicular access to underground parking, loading and service areas should be provided from the lane rather than the street. In the Cedar Cottage Area, the exception is Porter Street, which is the equivalent of a lane for some sites fronting on Commercial Street;
- (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; and
- (c) Where street access is considered, as noted in (a), vehicular entrances 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.

3 Uses

3.1 Residential Use (Dwelling)

- (a) In the Cedar Cottage and Hudson Street Areas, residential use is appropriate on any site; and
- (b) In the MC-1 zoned part of East Hastings (Clark to Semlin) Area, residential use is appropriate on any site. (Residential uses are inappropriate on the north side of East Hastings Street because it is adjacent to a long term heavy impact industrial area. Therefore, residential use is not included in the MC-2 zoning.)
- (c) In MC-1 Subarea A for False Creek Flats (Malkin-Atlantic-Prior) residential use is appropriate on any site.

~~Notwithstanding~~ Despite the above, residential uses are discouraged where incompatible with other uses in the same project or uses nearby. (It should be noted that combining residential with some industrial uses is not permitted by the Building By-law or requires special code equivalencies. Early discussion with the Chief Building Official is advised.)

3.2 All Residential Buildings (Multiple Dwelling)

~~Section 3.2 of the~~ The Districts Schedule requires non-residential uses at grade. However, buildings with residential uses at grade may be considered in the following locations in the Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) MC-1 and MC-1 Subarea A for False Creek Flats (Malkin-Atlantic-Prior) Areas.

- (a) In the Cedar Cottage Area, buildings with residential uses at grade may be considered along the north side of Stainsbury Avenue between Porter Street and the Victoria Diversion, and on Commercial Street between East 18th Avenue and East 22nd Avenue;
- (b) In the Hudson Street Area, buildings with residential uses at grade may be considered throughout the area; and
- (c) In the East Hastings (Clark to Semlin) MC-1 District Area, residential uses at grade may be considered along the Pender Street frontage.
- (d) In MC-1 Subarea A for False Creek Flats (Malkin-Atlantic-Prior), buildings with residential uses may be considered fronting Atlantic Street, Heatley Avenue, and Prior Street.

3.3 Uses at Grade

Where non-residential uses are required at grade, they may be retail uses, as well as service, office and industrial uses, as long as pedestrian interest is provided (as suggested in section 5 Architectural Components).

3.4 All Other Conditional Approval Uses

Generally, all other conditional approval uses may be considered anywhere in the Cedar Cottage, Hudson Street and East Hastings (Clark to Semlin) MC-1 and MC-2 Areas subject to the guidelines in other Sections of this document, however:

- (a) Some uses may be discouraged either in the same building or on an adjacent site when they are incompatible with residential uses; and
- (b) Institutional uses, including churches, may be considered as long as parking, circulation and access issues can be satisfactorily addressed.

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

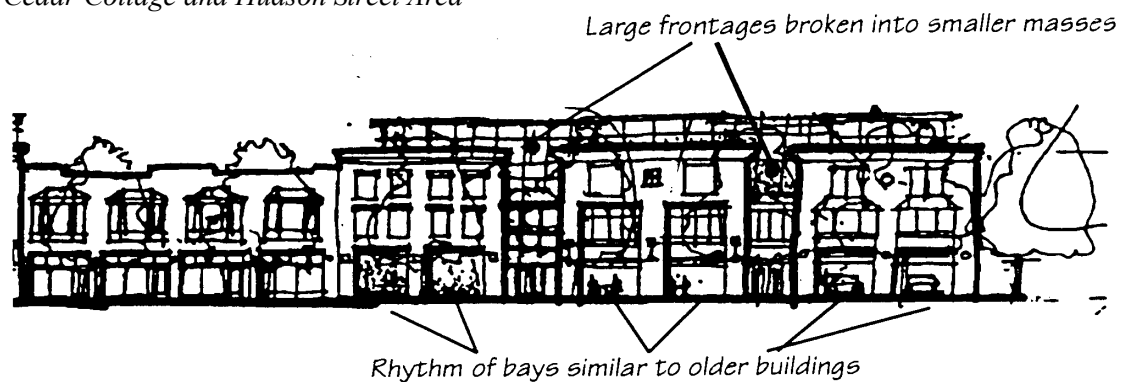
4.12 Frontage

There is no maximum or minimum frontage for a development. However, in the Cedar Cottage Area, the design of development should maintain the traditional small scale and rhythm of

Commercial Street, and extend it to the Victoria Diversion and Stainsbury Avenue. Similarly, in the Hudson Street Area and MC-1 Subarea A for False Creek Flats (Malkin-Atlantic-Prior) the scale of development should maintain the pattern that currently exists with adjacent development. In the East Hastings (Clark to Semlin) Area, current ownership patterns and the scale of development are such that development on larger lot assemblies will be more common. In addition, this area may see the continuation of relatively low scale, low density development. The design of development should consider the following principles in establishing and maintaining pedestrian scale and interest along the street.

- (a) In the Cedar Cottage Area and MC-1 Subarea A for False Creek Flats (Malkin-Atlantic-Prior), buildings should be designed with a rhythm of bays that relate to the traditional scale of buildings (e.g., a typical 20.1 m wide building has 4 bays). At ground level, the bays should be designed so that they can be infilled with different treatments, depending on the use; and
- (b) In both the Cedar Cottage and Hudson Street Areas, on sites with larger frontages (e.g., more than 30.2 m), the development should be expressed as a number of smaller buildings. This should be done through a significant break in the massing.
- (c) In the East Hastings (Clark to Semlin) Area, larger assemblies and the arterial location make larger, longer building design acceptable. However, facades should be designed to avoid monotony through variety the use of articulation, windows, vertical elements, textured surfaces, architectural detailing, graphics or colours.

Cedar Cottage and Hudson Street Area



East Hastings (Clark to Semlin): On larger sites, architectural treatment can avoid monotony.



4.23 Building Height

- (a) The maximum **building** height of 12.2 m may be increased up to 13.8 m to allow for:
 - (i) non-combustible construction of the residential component; or
 - (ii) provision of roof design features beneficial to the character of the area; or
 - (iii) response to topography, where the slope is more than 1.5 m across the site; or

- (iv) provision of raised residential entries, if desired.

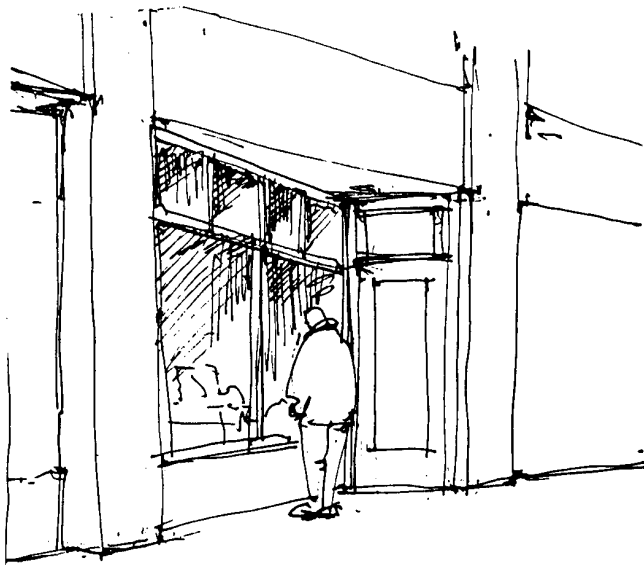
4.34 Front Yard and Setback

The current pattern in the Cedar Cottage, Hudson Street Area and the Pender Street frontage within the East Hastings (Clark to Semlin) Area is for buildings to be built to the property line, without setbacks. In the MC-1 Subarea A for False Creek Flats (Malkin-Atlantic-Prior), setbacks range, on average from 3.0 meters to 7.0 meters. Regulations generally call for new buildings to be placed at the front property line. However:

- (a) In the Cedar Cottage Area, Hudson Street Area and on the Pender Street frontage, modest front setbacks may be considered where:
 - (i) it is desirable to inset store frontages, doors, etc.;
 - (ii) a pedestrian courtyard or other features benefiting pedestrian character are provided;
 - (iii) bay windows are to be located on upper storeys (to avoid street encroachment);
 - (iv) residential use is located at grade and space for steps or patio is desired; or
 - (v) needed to help new residential development adapt to existing industrial uses.
- (b) In the False Creek Flats (Malkin-Atlantic-Prior) Area, front setbacks on the residential streets of Heatley Avenue and Atlantic Street should be considered to create a transitional yard and landscaping for the adjacent residentially scaled streets.
- (c) Setbacks should be configured and sized to achieve transition to neighbouring building faces.

Along Hastings Street, more diverse building forms on larger lots, with surface parking in some areas, is expected to continue. Buildings may be set back to mitigate the location along a major truck route and arterial. However, efforts should be made to site the buildings so as to define the street, anchor corners, and relate to neighbouring buildings.

- (a) On larger sites with surface parking, buildings should be sited with the longest face of the building oriented towards the street.
- (b) Building setbacks should provide a transition to those on the adjoining site. Encourage continuity between neighbouring development either by locating new buildings to join with existing buildings, or by locating buildings with one side at zero setback to allow a building on an adjoining site to abut the proposed building.
- (c) On corner sites, buildings should be located at the corner.
- (d) Open parking lots should have a landscaping strip along the street edges.



4.45 Side Yards and Setbacks

On corner sites, the building should be built to the property line of the flanking street or avenue, but with the same provisos as noted in Section 4.34 for the front yard and setback applying.

4.57 Floor Space Ratio

- (a) Not all projects and sites will be able to achieve the maximum discretionary 2.5 FSR. (For example, while 1.5 FSR residential is easily accommodated on three levels above grade, the ground floor level is unlikely to accommodate a full 1.0 FSR of other use due to requirements for parking, loading and so forth.) Factors influencing the achievable density and use mix include:
 - (i) proportion of non-residential and residential use;
 - (ii) corner or mid-block site location;
 - (iii) site frontage;
 - (iv) mix of dwelling unit sizes;
 - (v) response to guidelines on building height and front setbacks; and
 - (vi) ability to provide required parking.
- (b) Section 3.1.1.35-2 of the Districts Schedule permits a relaxation of the residential FSR from 1.5 to 1.8. The 0.3 FSR should be used for additional residential space at grade, in the rear, provided the additional space is non-market and/or guaranteed rental housing.

4.69 Off-Street Parking and Loading

Parking and loading are essential service functions. However, they can seriously detract from residential liveability unless careful design is used to screen them from residential uses in and near the development. The type of parking provided, whether surface or underground, may be dependent on the use and intensity of the development. Lower intensity development on larger sites or developments such as auto-oriented sales or service generally has surface parking. More intensive development such as mixed use residential generally provides parking underground. Both types of parking may occur, particularly in the Hastings Street (Clark to Semlin) Area.

- (a) For most types of development, parking should generally be located underground; exceptions may be considered for small sites, or where a limited number of at-grade stalls are provided for visitor parking;
- (b) Where it is not reasonable to place all parking underground, given the type of development, any at-grade stalls should be located at the rear of the site and not within the front setback, or side setback on a flanking street. Roof top parking will not be considered in the Cedar Cottage, Hudson Street and False Creek Flats (Malkin-Atlantic-Prior) Areas. However, where topography permits, it may be considered in the Hastings (Clark to Semlin) Area as long as impacts can be mitigated. Where an open parking lot occurs, the area should be secured from public access in non-business hours [see section 2.840(c)];
- (c) For slabs over parking/loading areas, under-slab height at the point of parking access should be limited to 3.7 m maximum. Where structural or mechanical elements project below a slab over parking/loading area, requiring an increase in the 3.7 m maximum height at the lane, 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.

4.740 Horizontal Angle of Daylight

- (a) Where the horizontal angle of daylight is proposed to be decreased as permitted in section ~~4.2.65.3~~ of the MC-1, MC-1 Subarea A and MC-2 Districts Schedule, 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
- (b) In situations where the horizontal angle of daylight is decreased to the minimum of 3.7 m, additional overshadowing of windows by overhead balconies or other projections should be avoided.

5 Architectural Components

5.1 Roofs

- (a) Where the prevailing scale of the street is consistent, and less than four storeys, the fourth floor should be designed to visually recede from the street. Examples of how to achieve this are:
 - (i) emphasis on third floor cornice;
 - (ii) change to lighter, more transparent material or expression; and/or
 - (iii) setback of fourth floor facade from main facade plane.
- (b) Roofs should be designed to be attractive as seen from above through landscaping, elements such as gazebos and trellises, and choice of materials and colour. Elements such as roof decks should be provided to increase usability of roofs whenever issues of overview and privacy can be adequately addressed; and
- (c) Elevator penthouses, mechanical rooms, equipment and vents should be integrated with the architectural treatment of the roof.

4th floor recedes visually



5.2 Windows and Skylights

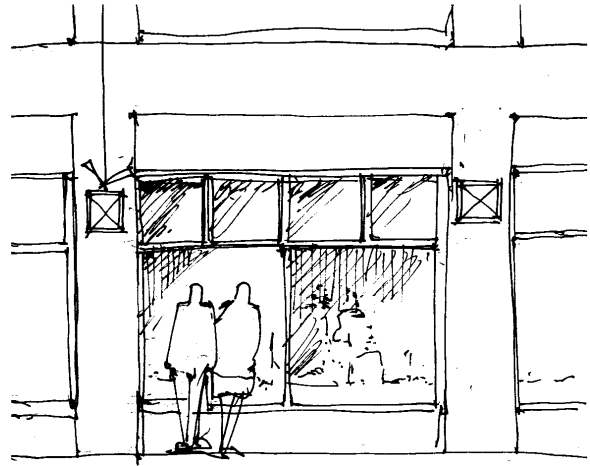
Windows at grade are important to enhance pedestrian interest, particularly since retail uses are not required at grade in this area.

- (a) For retail, service or office use:
 - (i) maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate. For service and office uses, design should allow for retail use in the future.
- (b) For industrial use:
 - (i) provide windows for viewing to industrial processes where possible; and
 - (ii) where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Avoid long stretches of blank wall.
- (c) For residential use, where located at grade:
 - (i) design windows to contribute to pedestrian interest and street surveillance, as well as needed privacy and territorial definition.

Details add interest where transparency cannot



Maximize transparency for pedestrian interest



5.3 Entrances, Stairs and Porches

- (a) When residential uses are located at grade, individual unit entrances at grade are an option but not a requirement. If provided, they can help achieve unit identity and pedestrian interest, but also need to be designed for privacy and territorial identity; and
- (b) Shared residential entrances to buildings should also be designed as attractive, visible features.

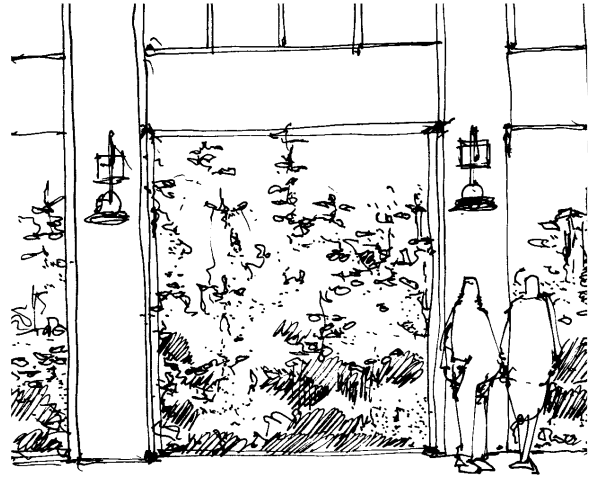
5.4 Balconies

- (a) Balconies should be designed to maximize light into the unit.

5.5 Exterior Walls and Finishing

- (a) The lower levels of development should be carefully designed to be related to pedestrian scale, and enhance the close-up view of the pedestrian. The use of high quality materials and more intensive detailing that contribute to pedestrian interest is encouraged;
- (b) Vines or other landscaping should be used to soften blank building walls throughout the area;
- (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 passersby through articulation, the use of quality materials, and landscaping.

Vine planting adds interest



5.6 Awnings and Canopies

Section 2.57 describes where weather protection should be located. In terms of appearance, using a uniform canopy or awning design across the entire building is inappropriate to the diversity to be maintained.

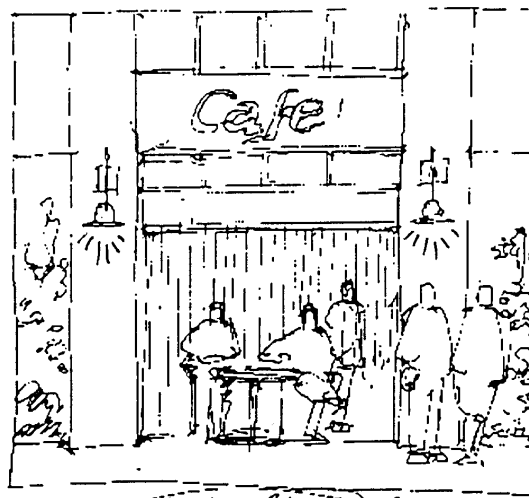
- (a) Design architecturally integrated, high quality awnings and canopies, but ensure some variety in form, and/or the ability for tenants to vary them to suit themselves.
- (b) Ensure that awnings and canopies are deep enough and close enough to the ground to provide shelter.

Architecturally integrated, high quality awnings and canopies



5.7 Lights

- (a) Individual projects should contribute to improved lighting levels for pedestrians by providing low intensity lighting on the building face; and
- (b) Buildings, open spaces and parking areas should have lighting located and designed to ensure that all areas are well lit. However, site lighting should be sensitive to the residential uses in the building and neighbouring area. 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.



67 Open Space

67.1 Public Open Space

- (a) In the Cedar Cottage Area, small public mini-parks are anticipated as part of intersection improvements for the corners of Commercial Street at 18th, 20th and 22nd Avenues. In the Hudson Street Area, properties on the northern portion of Selkirk and Osler Street and fronting 72nd Street have been acquired by the Vancouver Park Board and will be developed as a future park. In False Creek Flats (Malkin-Atlantic-Prior), Strathcona Community Garden abuts a portion of the eastern most lot. Developments abutting these locations should respond through locating windows and/or doors to advantage, provision of outdoor seating, etc.

Cafes on the park, parkettes and elsewhere



67.2 Semi-Private Open Space

- (a) “Active” or “social” semi-private open space is desirable, and should be provided for residents wherever possible. It could be located above the commercial level or on the rooftop but should maximize sun exposure, and be protected from noise and overlook from neighbouring buildings. Privacy of adjacent units and properties, view blockage and noise impact on units and properties below should be addressed;
- (b) In courtyard projects, courtyards typically serve a combination of functions, such as circulation, as a buffer between units, and as a source of daylight and air to courtyard-facing rooms. Owing to their often forced linearity and requirements of protecting privacy while providing access, this type of courtyard is rarely suitable as social semi-private open space; and
- (c) Large development parcels may have site area that could be publicly used as open space, on a voluntary basis. Where this occurs, consideration should be given to design for usability, attractiveness, security/safety, and maintenance.

67.3 Private Open Space

- (a) Private open space should be provided for each unit in the form of balconies, decks or patios with a minimum single horizontal dimension of 1.8 m and a 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 may be appropriate in some cases; and
- (c) To help create defined and usable private space at grade, a front garden or low, raised porch should be considered.

78 Landscaping

78.1 Streetscape

A streetscape concept plan for the MC-1, MC-1 Sub area A and MC-2 areas may be adopted in the future. In the meantime, street trees should be provided on all streets not currently having them, or where their spacing is inconsistent. Park Board and Engineering staff will specify species, spacing, and location.

78.2 Site Landscape

- (a) Existing trees and significant landscape features should be retained where possible;
- (b) Landscaping close to the street should be used to soften the built form, and contribute to pedestrian interest. Layering of plant material, including vines on vertical surfaces, can have a rich appearance in minimal space;
- (c) Landscaping should be provided on amenity roof decks and for screening to provide privacy where required;
- (d) Landscaping should be considered adjacent to rear lanes, provided that branches are kept clear of the lane right-of-way, and provided that security is not unduly compromised;
- (e) Landscaping should be used to help mitigate impacts between residential and industrial uses;
- (f) Landscape design on other parts of the site should relate to anticipated activities; and
- (g) Along Hastings Street where development with surface parking may occur, surface parking lots should be landscaped to reduce the visual impact. Consider introducing distinct paving surfaces, geometric patterns, trees, landscaped planters and trellises to improve the image of the parking area.

*Planting on roof deck and over
underground garage entrance*



8.9 Utilities, Sanitation, and Public Services

8.19.2 Underground Wiring

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 or existing overhead plant.

8.29.3 Garbage and Recycling

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

- (a) Garbage and recycling facilities should be located adjacent to the lane. They should be fully enclosed by a roof and sides, and screened from the lane.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

SOUTHLANDS RA-1 GUIDELINES

Adopted by City Council on October 20, 1987

Amended February 4, 1992



Contents

	Page
1 Application and Intent	1
2 General Design Consideration	1
2.1 Neighbourhood Character.....	1
2.2 Street Character	2
2.2.1 Site Character	3
2.2.2 Building Character.....	4
3 Uses	5
3.1 Caretaker's Quarters.....	5
3.2 Retail Uses	6
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law	6
4.13 <u>Building</u> Height	6
4.24-4.6 Front, Rear and Side Yard.....	8
4.39 Off-Street Parking and Loading.....	9
4.416 Building Width and Depth	9
57 Open Space	10
5.17.3 Private Open Space.....	12
69 Landscaping	13
740 Filling and Drainage.....	14
844 Fraser River and Celtic Island Area	16

The guidelines in this document are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading. For example, heading “4.1 Site Area” is omitted from this report since there are no applicable guidelines.

1 Application and Intent

These guidelines are to be used in conjunction with the RA-1 District Schedule of the Zoning and Development By-law for developments in the Southlands area. The guidelines indicate design opportunities to help applicants in the design of projects, as well as assist City staff in their evaluation. The guidelines should be consulted in seeking approval for conditional approval uses or the relaxation-variance of regulations as may be permitted by the District Schedule. They will be most applicable to the Blenheim Flats area of the RA-1 District where the majority of the residential and equestrian development occurs.

The Health Department's guidelines for on-site sanitary sewage disposal and stabling in the RA-1 District ~~should also be consulted~~.

2 General Design Consideration

2.1 Neighbourhood Character

The major intent of the guidelines is to ensure that new development will maintain and enhance the prevailing semi-rural character. As redevelopment occurs, it is essential that this character is not compromised. Semi-rural character is created by an assemblage of design elements such as expansive vistas, equestrian functions, open pastures and informal landscaping along the side edges.

Objective:

New development should maintain and enhance the existing semi-rural character, and ensure that the prevailing development pattern is not compromised.

Figure 1. Representative Semi-Rural Character



2.2 Street Character

The character of the streets in the area contributes significantly to the overall image. The street edge is the most visible part of any development and assists in establishing a cohesive character. It is important that as redevelopment occurs, the treatment of private property adjacent to the street does not compromise or clash with the existing street character. Streets in the area are characterized by their informal edges. The lack of curbs, the presence of ditches and the gradual visual transition from the public to private domain contributes to the semi-rural image. Solid walls or hedges along the property line abruptly terminate the street edge, severely limit visual transition from public to private property, restrict views through the site and result in a more urban street image which is inconsistent with the established character.

Objective:

New development should provide a gradual visual transition from the public domain along the road to the private development site in order to maintain the semi-rural character and not disrupt the cohesiveness of the existing street pattern.

This can be achieved by:

- (a) Using informal planting materials along the perimeter of the site;
- (b) Limiting hedges to those which are low, not solid, and informal in character; and
- (c) Using only low fencing which is open and allows for views through from the street.

Figure 2. New Development Providing A Characteristic Street Treatment

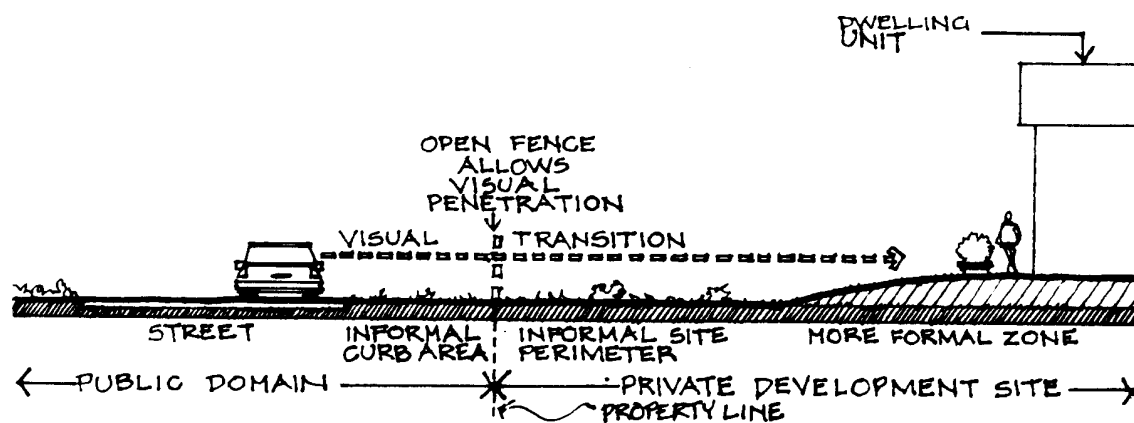


Figure 3. Characteristic Fencing



2.2.1 Site Character

The area is characterized by related, individual building components being grouped together on the site. These components can include the main house, infill unit, caretaker's unit, garage, stable, and accessory buildings. The smaller incremental scale of these components allows them to blend into the site in a less conspicuous manner and open up views through to adjacent properties. Large, isolated single building forms that appear out of scale and visually dominate the site are not appropriate. Clustering buildings together can free up areas that may be developed as pasture. The site planning of adjacent properties should be recognized and opportunities for grouping similar functions together explored. Particular importance should be paid to the inconspicuous siting and scale of caretaker's and infill units.

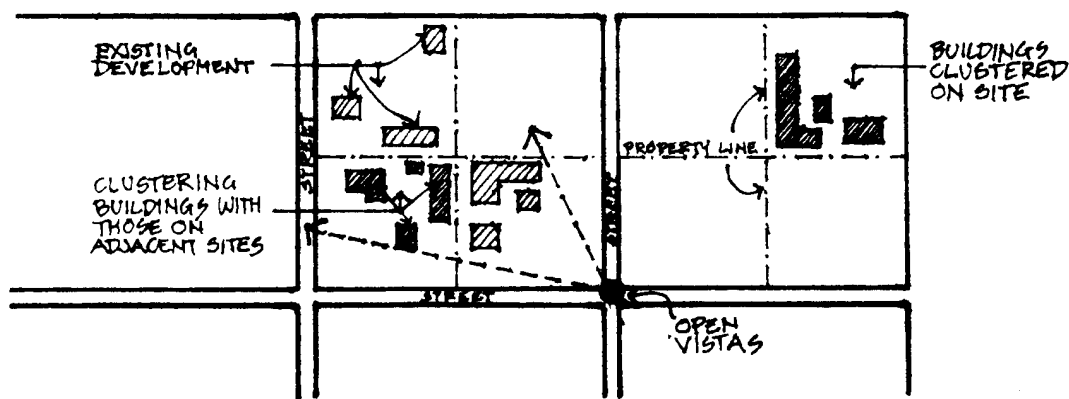
Objective:

New development should reinforce the prevailing site planning pattern.

This can be achieved by:

- (a) Clustering buildings on site; and
- (b) Clustering buildings with those on adjacent sites where there is no conflict of use.

Figure 4. Preferred Site Planning



2.2.2 Building Character

In the RA-1 area landscaping and open space are visually dominant in creating the overall character and image rather than the actual built form. Buildings are clearly set into the landscape. This is reinforced by the predominance of elements such as pitched roof forms, wood finishes and earth tone colours. Extensive use of stucco, concrete and bright colours is inappropriate. A variety of building styles can be compatible with the area character as long as they maintain this secondary image. An important relationship will be between the principal house and any infill or caretaker's units. These units should be subordinate to and compatible in character with the principal house.

Objective:

Residential buildings should be secondary to and fit unobtrusively into the existing semi-rural context primarily created by the overall landscaping, site planning and edge treatment.

This can be achieved by:

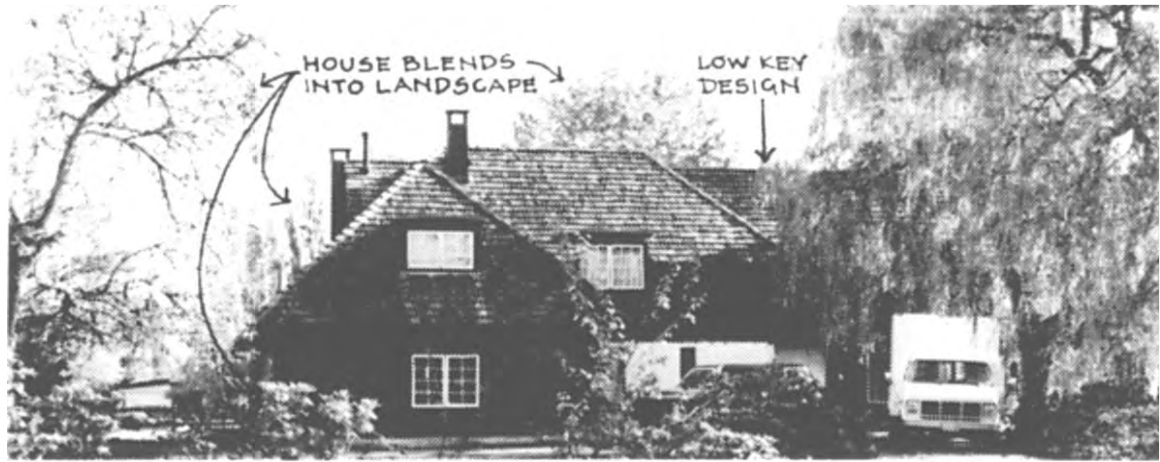
- (a) Giving more prominence to landscaping than to buildings; and
- (b) Using low-scale, semi-rural building forms which blend into the landscape.

Objective:

Infill and caretaker's units should be compatible and subordinate to the principal house.

This can be achieved by ensuring that infill units do not create so strong an identity to imply a separate and subdivided lot.

Figure 5. Representative Building Character



3 Uses

3.1 Caretaker's Quarters

Caretaker's quarters are found on a number of sites in the Blenheim Flats area. In most cases, the sites are large and include equestrian facilities. The keeping of horses often results in the need for ongoing care and supervision, thus justifying the caretaker's quarters.

Objective:

Caretaker's units should be occupied by bona fide caretakers of the subject site. Caretaker's units may be permitted only if the following conditions are met.

- (a) The registered owner (or registered owner under agreement) of the subject site must submit together with the development permit application a written explanation to include;
 - (i) The reasons why the site or dwelling requires a full-time caretaker; and
 - (ii) An undertaking to be recorded on the development permit as issued, that conditions of ~~section 3.3.2 of~~ section 2.2.5 the RA-1 ~~zoning District S~~ schedule will be complied with;

- (b) Prior to the issuance of a development permit for caretaker's quarters, arrangements are to be made to the satisfaction of the Director of Legal Services for:
 - (i) A covenant under Section 215 of the Land Title Act to be registered to ensure that the dwelling unit will be occupied and maintained only as caretaker's quarters for a person whose occupation is full-time caretaker on the subject site;
 - (ii) Statutory right-of-way allowing the City of Vancouver to demolish the caretaker's quarters unless such quarters are vacant or occupied by a person whose occupation is full-time caretaker on the subject site. The right-of-way shall include a covenant to indemnify the City of Vancouver against demolition costs.
 - (iii) An equitable charge to secure the City of Vancouver's cost of demolition.

The above-noted charges must have priority over existing charges on the subject site.

3.2 Retail Uses

The RA-1 schedule allows for limited retail functions in ~~conjunction~~combination with nurseries and stables.

Objective:

Limited retail functions, if provided, should present a low-key image.

This can be achieved by integrating any retail functions into the principle stable or greenhouse building.

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

4.13 Building Height

Houses in the area are generally two storeys or less in building height, and fit unobtrusively into the low-lying topography of the area. The maximum building height set by the RA-1 district schedule reinforces this general height. Building hHeight is measured from the base surface and includes all fill required for floodproofing. Base surface is measured from the existing grades certified by a B.C. Land Surveyor at the four corners of the site. Existing grades of adjoining sites measured 3.1 m from the common property lines should be included in the survey plan. The district schedule allows the building height to be increased where it does not adversely affect adjacent properties. For example, if the front and side yards are generously increased beyond the minimum prescribed by the schedule, the greater distance of the house from the road and adjacent sites would render the increase in building height less noticeable.

Objective:

New development should be compatible with the prevailing building height of existing built form and should fit unobtrusively into the existing low-lying landscape. Increases in building height should only be considered in cases where it would not adversely impact an adjacent site, and where the increases would facilitate other design objectives to be achieved.

This can be achieved by:

- (a) Ensuring that an increase in building height will not result in significant view blockage or increased shadowing of adjacent properties;
- (b) Significantly increasing the setback from the street and the side property lines to diminish the visual impact of the increase in building height; and
- (c) Employing pitched roof forms which reduce the apparent building height of development.

Figure 6. Building Height RelaxationVariance: Side Yard Situation

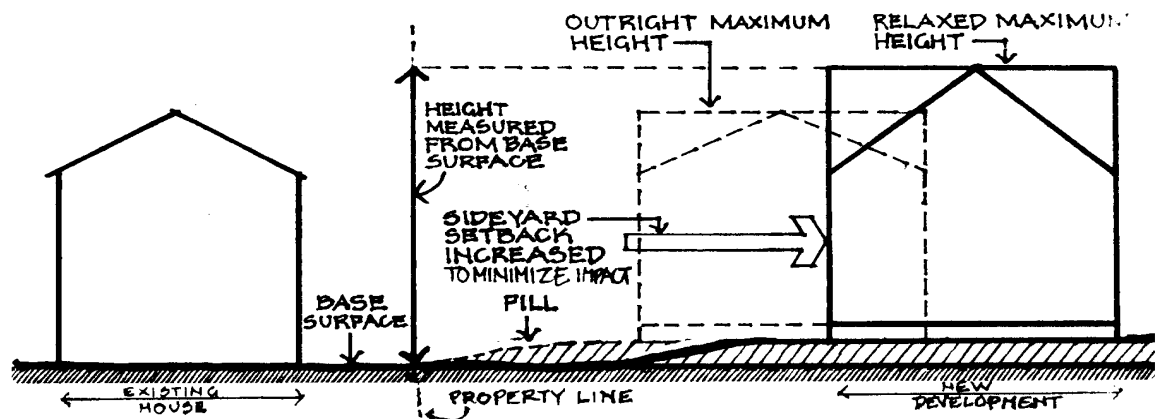
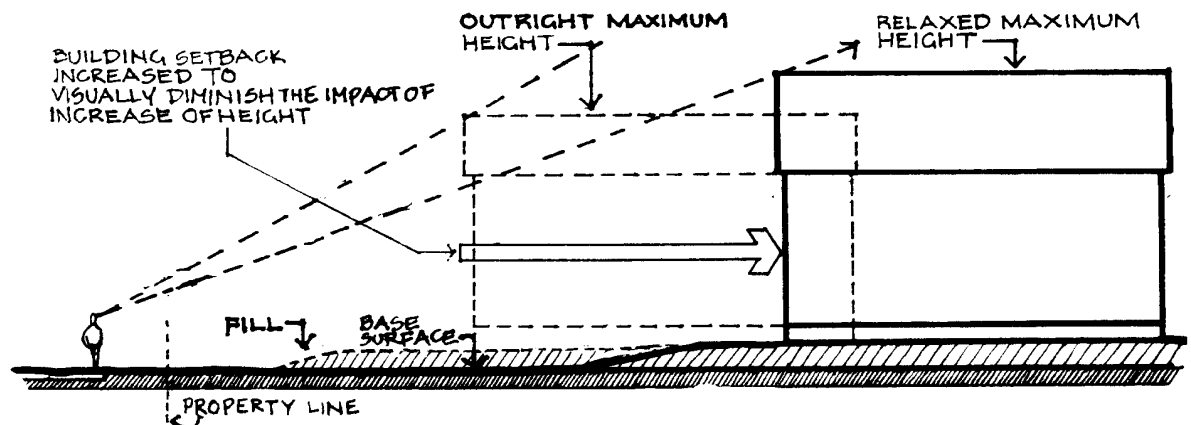


Figure 7. Building Height RelaxationVariance: Front Yard Situation



4.24.4-4.6 Front, Rear and Side Yard

Most lots in the RA-1 District are substantially larger than the standard city lot, allowing a greater flexibility in site planning and resulting in much larger front, rear and side yards. Generally, the yards exceed the requirements of the RA-1 District Schedule. These setbacks should be considered as the minimum in most circumstances as the creation of open space is a major objective. Relaxations-Variances permitted in the RA-1 District Schedule should only be considered when such relaxations-variances do not adversely affect adjacent properties or compromise other design objectives. In some cases, such as narrow lots, relaxations-variances may be desirable.

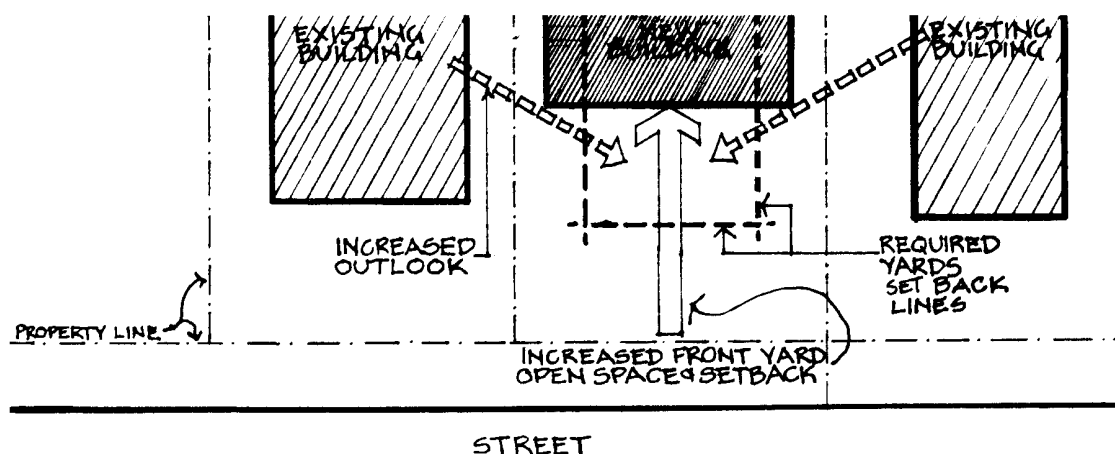
Objective:

New development should maximize front and side yards to emphasize semi-rural character and contiguous open space. Relaxations-Variances should only be considered in circumstances where it can be demonstrated that such relaxations-Variances will not compromise the semi-rural character nor adversely impact adjacent properties.

This can be achieved by:

- (a) Ensuring that a relaxation-variance of a side yard will be accompanied by an increase in the front yard setback; and
- (b) Ensuring that the relaxation-variance of any side or rear yard does not affect the privacy of an adjacent property and the visual outlook from the neighbouring house is enhanced.

Figure 8. Relaxation of Side Yards



4.39 Off-Street Parking and Loading

In addition to residential uses, many sites will be developed to include equestrian or nursery facilities. These facilities will require an additional number of parking stalls beyond those required for residential use. If the parking areas are prominently visible from the road, the objective of creating a pastoral semi-rural character could be compromised.

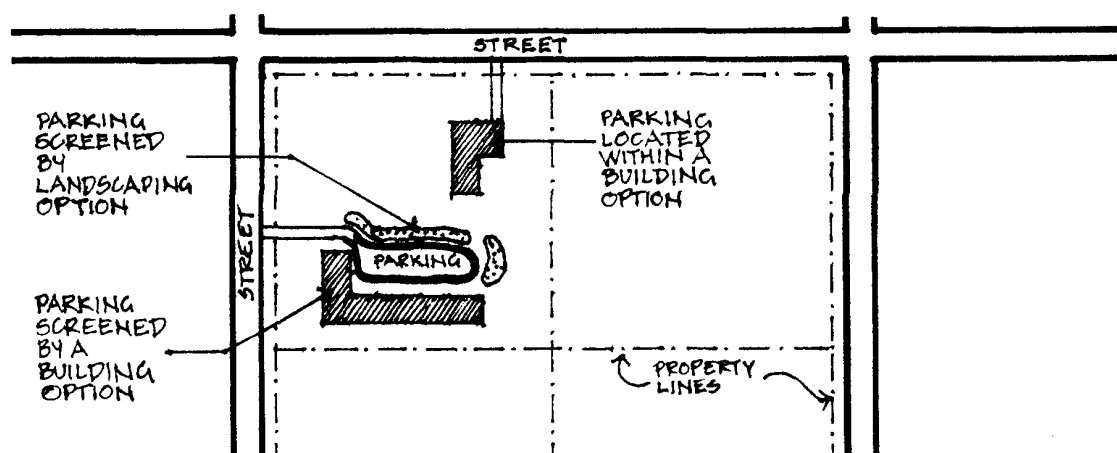
Objective:

New development should minimize the impact of parking areas to maintain a semi-rural character.

This can be achieved by:

- (a) Providing some intervening screening between any parking areas and the street and adjacent sites;
- (b) Locating parking areas behind buildings to make them less visible from the street; and
- (c) Locating residential parking within a building, or ensuring it is appropriately screened.

Figure 9. Preferred Parking Location and Treatment



4.416 Building Width and Depth

Most existing buildings in the area have a depth and width that is an appropriate scale for the size of the site, and contributes to semi-rural character. Buildings which are overly deep and wide create an obtrusive image and limit views through the site. ~~Section 4.16 of the RA-1 District S~~chedule prescribes the maximum width and depth of buildings used for dwelling uses and accessory to dwelling uses. Buildings used for equestrian and other purposes should also not appear out of scale and be overly dominant.

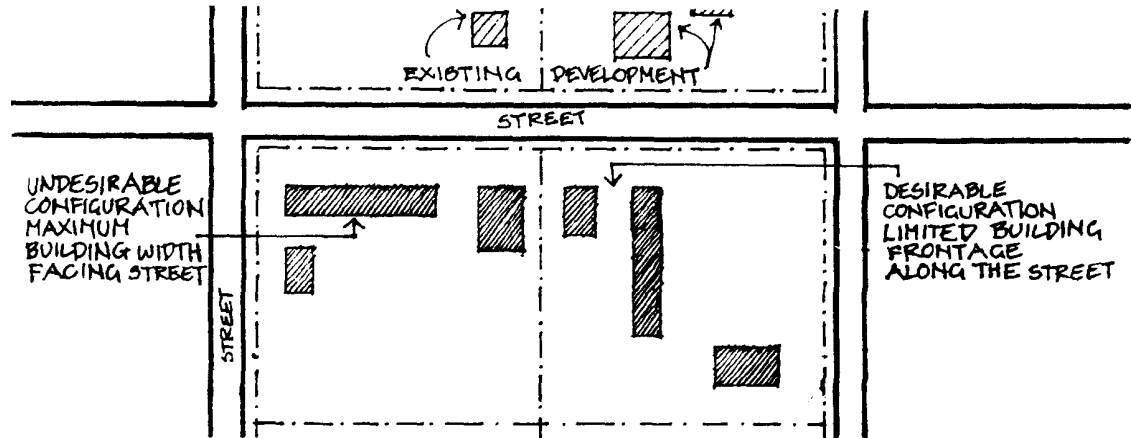
Objective:

New development should be compatible with the prevailing built form in width and depth.

This can be achieved by:

- (a) Ensuring that buildings are not sited or configured so as to create a wall along the street edge; and
- (b) Locating indoor riding rings well back from the street edge and by using other intervening buildings of a more compatible scale to screen and reduce visual impact. Riding rings should also be sited so as not to adversely impact any adjacent sites.

Figure 10. Preferred Width and Depth Configuration



57

Open Space

Open space is a key component in maintaining and creating semi-rural character in the RA-1 area. Generally, existing development consists of buildings sited in a manner which maximizes contiguous open green space in conjunction with equestrian functions. These large expanses of open space allow for vistas through the site, decrease the visual scale of buildings and establish an unique image for the area. Smaller lots are limited in potential for providing characteristically large open space. However, the available open space can be consolidated to provide a compatible image.

Objective:

New development should maintain or create significant, visible and contiguous green areas or equestrian related open space.

This can be achieved by:

- (a) Locating buildings on the site to create single, large open space areas, rather than a series of isolated, smaller and less visible ones;
- (b) Locating open space areas along the street edges and especially at intersections; and
- (c) Having smaller lots consolidate their open space areas at the street edge rather than at the rear of the site where it is less visible.

Figure 11. Preferred Open Space Configuration

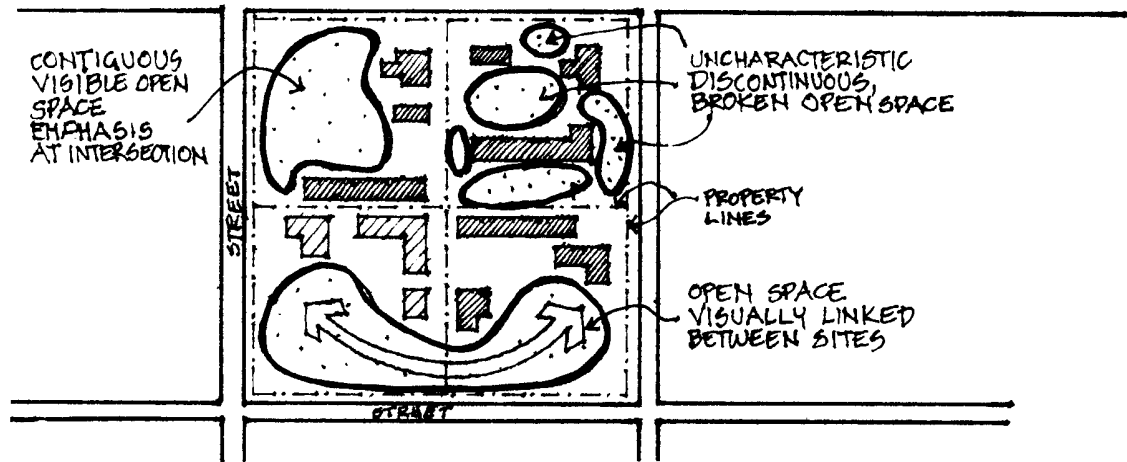


Figure 12. Representative Open Space



5.17.3 Private Open Space

In some cases, new development will include private open space and areas for uses that are visually incompatible with semi-rural character such as swimming pools and tennis courts. Solid walls or hedges along the property line are not appropriate. While this treatment ensures privacy, it also results in an uncharacteristic and inhospitable image. Through sensitive design, perforated screening for private open space can be provided that allows some visual penetration through the site. Uses that require privacy or are not compatible with semi-rural character should not be visually dominant, and should for instance, be located adjacent to the main house, well away from the street edge.

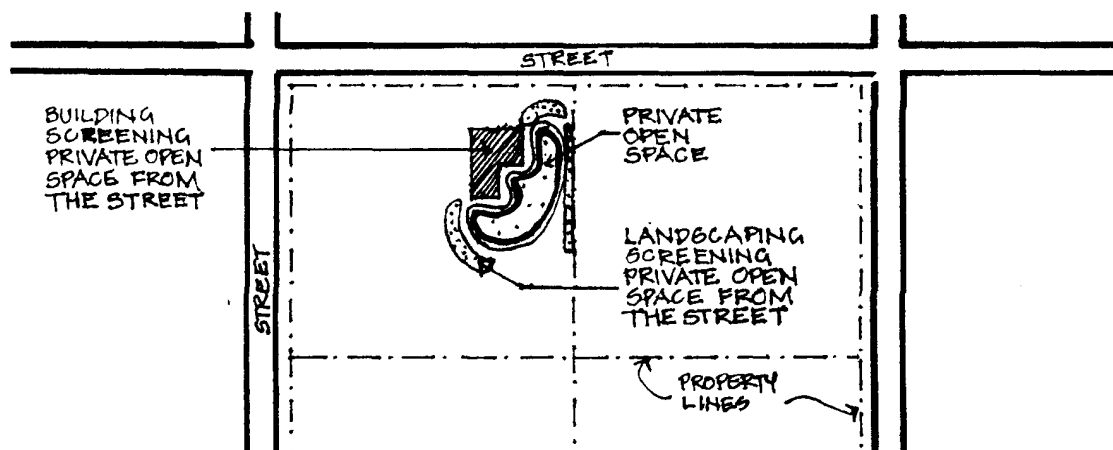
Objective:

New development should minimize the visual impact of private open space, swimming pools, tennis courts and any other uses incompatible with semi-rural character.

This can be achieved by:

- (a) Ensuring that private open space and uses incompatible with semi-rural character are not located in the required front yard, or are conspicuously visible from the street;
- (b) Using buildings and appropriate landscaping to screen private open space and uses incompatible with semi-rural character from the street; and
- (c) Clustering private open space areas and uses incompatible with semi-rural character adjacent to dwelling units.

Figure 13. Preferred Private Open Space Location and Treatment



Landscaping

Landscaping plays a major part in establishing semi-rural character. The word semi-rural evokes images of soft, informal greenery, as is found in the area, as opposed to hard, impervious surfaces and formal landscape treatment. Some incompatible landscaping in the form of the excessive use of hard surfaces, berms, dense trimmed hedges, solid fences and screens of trees that block views through the site and create inhospitable edges has been used in the area. Landscaping in conjunction with infill and caretaker's units should visually integrate them into the overall pattern of the site rather than creating an image that severs the units from the site.

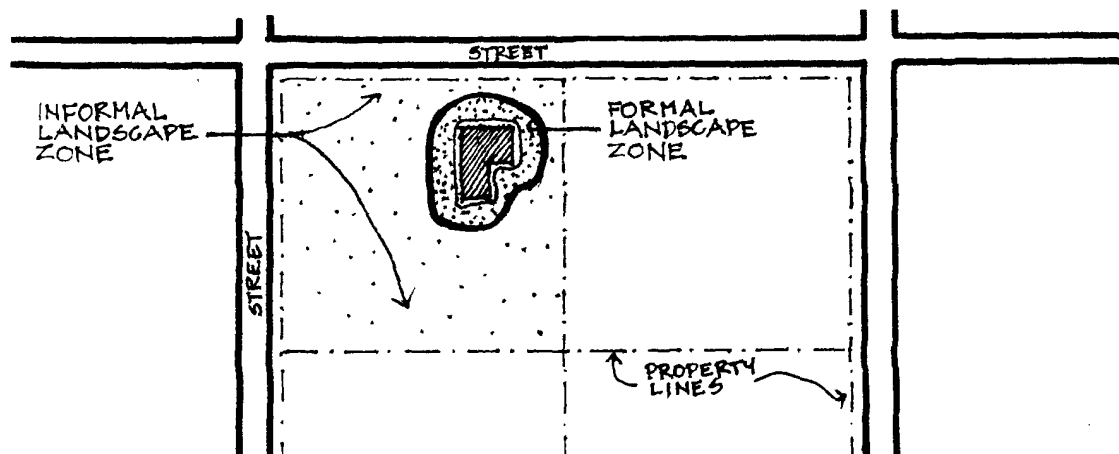
Objective:

New development should maintain and enhance the cohesive, characteristic landscaping treatment that emphasizes a soft, informal, green image.

This can be achieved by:

- (a) Ensuring that all developments provide a landscape plan that clearly notes the mature size and type of plant species;
- (b) Restricting formal plantings and gardens to the private open space zones around the dwelling units;
- (c) Employing informal landscaping in any area not used as private open space; and
- (d) Ensuring that fencing used in any area except the private open space zone is low, open and allows views through the site.

Figure 14. Landscape Zones



Filling and Drainage

Filling and drainage are critical aspects of new development in the area. Some filling will be employed below and immediately around the house. This floodproofing fill should be strictly limited and not detract from the prevailing low-lying landscape. Hard impervious surfaces, while visually incompatible with the prevailing landscaping are also detrimental to drainage, and should be minimized. Local water run-off will need to be handled on-site with appropriate perimeter drainage treatment to protect adjacent properties from flooding.

Objective:

All floodproofing fill and impervious surfaces should be inconspicuously integrated into the prevailing topography and landscaping, and not have a detrimental impact on adjacent properties.

This can be achieved by ensuring that:

- (a) Fill other than that required for floodproofing purposes is limited to a maximum height of .6 m above the base surface (measured from the existing grades certified by a B.C. Land Surveyor at the four corners of the site);
- (b) Impervious surfaces are strictly limited;
- (c) The floodproofing apron is directly beneath and adjacent to the dwelling unit and does not extend beyond 4.6 m from the dwelling unit;
- (d) Floodproofing fill does not exceed elevation 30.5 m city datum;
- (e) The apron letdown merges inconspicuously into the prevailing landscape;
- (f) The letdown has a constant slope rather than a series of steps;
- (g) The slope of the letdown does not exceed 20%;
- (h) In the case of narrow side yard conditions, the apron size is reduced or floodproofing is achieved by structural means;
- (i) There are no abrupt changes in grade at property lines;
- (j) Driveways, parking areas and other non-habitable uses are located below the flood construction level;
- (k) Raised septic fields are integrated inconspicuously into the floodproofing apron and designed to minimize filled area;

- (l) In the case of:
- (i) New infill dwelling units or caretaker's units adjacent to existing principal dwelling units; and
 - (ii) Minor first-storey additions to existing dwelling units;
- The first-storey elevation may correspond to the first-storey elevation of the existing principal dwelling unit;
- (m) A filling and drainage plan, prepared by a professional Engineer in the Province of British Columbia, to the satisfaction of the City Engineer, is provided that clearly indicates:
- (i) existing grades of the subject site;
 - (ii) existing grades of the adjoining sites measured 3.1 m from the common property line;
 - (iii) proposed grades; and
 - (iv) drainage treatment;
- (n) The drainage and filling plan indicates run-off from the site, including impervious and filled areas, is directed to the City ditch system and not to adjacent lands.

Figure 15. Floodproofing Treatment: Section View

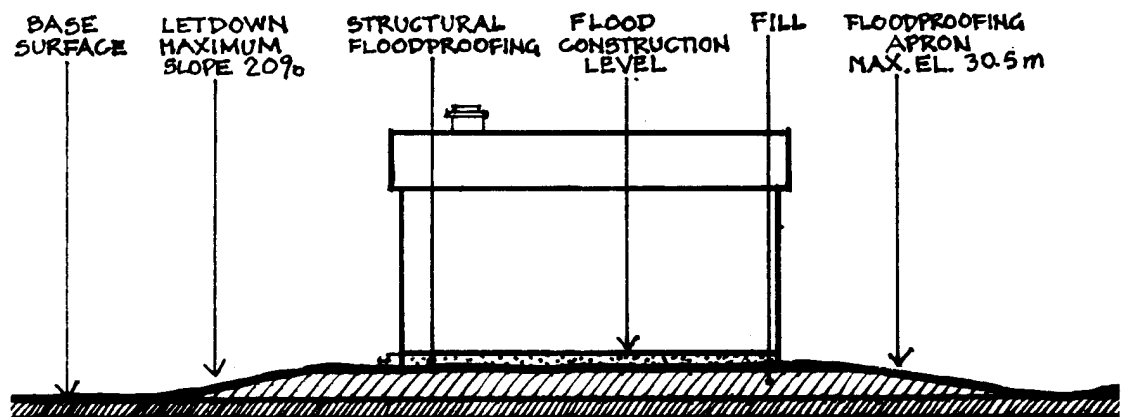
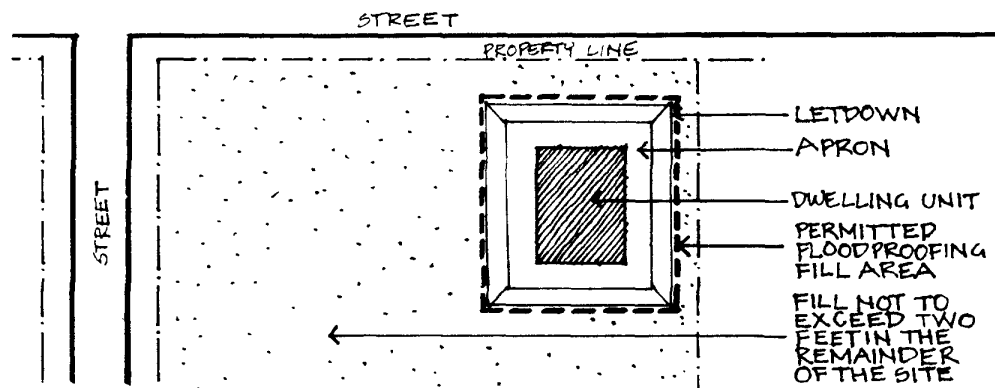


Figure 16. Floodproofing Treatment: Plan View



811

Fraser River and Celtic Island Area

Most of the land flanking the Fraser River foreshore in Southlands is zoned RA-1 and is presently in park and golf course use. In addition to retaining the semi-rural character of these lands, it is essential that new development respond to the sensitive environment and to the opportunities for improved recreational access. In the redevelopment of the RA-1 foreshore lands, the City will be seeking opportunities to secure access for a continuous waterfront trail. In addition, easements or dedications for the building of a standard dyke may be required.

City objectives for this area include:

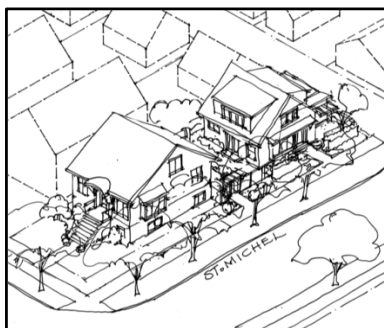
- (a) Create significant public waterfront access along the waterfront and through the Celtic Island area;
- (b) Protect and enhance the semi-rural and equestrian character;
- (c) Exploit rare opportunities to secure unique park environments;
- (d) Retain opportunities for employment in the fishing and related industries; and
- (e) Protect and enhance the fish and wildlife habitat of the area.



RM-1 AND RM-1N ~~COURTYARD~~ ~~ROWHOUSE~~ GUIDELINES

Adopted by City Council on November 29, 2005

Amended on September 15, 2020



Contents

		Page
1	Application and Intent	1
1.1	Minor Applications	1
2	General Design Considerations	2
2.1 /2.2	Neighbourhood/Streetscape Character	2
2.1.1 /2.2.1	Development Scenarios	2
2.1.2 /2.2.2	Character Building Retention	7
2.2 3	Orientation	11
2.3 6	Lighting and Ventilation	11
2.4 9	Privacy	12
2.5 10	Security	12
2.6 11	Access and Circulation	12
3	Uses	15
4.0	Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	16
4.1	Site Area	16
4.2	Frontage	16
4.2.1	Determination of Frontage	16
4.2.2	Frontage Size	16
4.3	<u>Building</u> Height	16
4.4	Front Yard	18
4.5	Side Yards	18
4.6	Rear Yard	18
4.7	Floor Space Ratio	19
4.8	Site Coverage	19
4.9	Off-Street Parking and Loading	19
4.9.1	Parking Internal to Site	20
4.9.2	Front Garages	20
4.9.3	Parking and Drop-Off for Three Storey Apartments	20
4.10 8	Dwelling Unit Density	20
5	Architectural Components	21
5.1	New Development, Infill, and Addition to ‘Non-Character’ Buildings	25
5.1.1	General Design Considerations	25
5.1.2	Roof and Chimneys	30
5.1.3	Entrances, Stairs and Porches	31
5.1.4	Windows and Skylights	32
5.1.5	Balconies and Decks	33
5.1.6	Exterior Walls and Finishing	33
5.1.7	Additional Guidelines for Traditional Style Buildings	34
5.1.8	Additional Guidelines for Contemporary Style Buildings	35
5.2	Renovation and Addition to retained ‘Character’ Buildings	35
5.2.1	Principles	36
5.2.2	Roofs and Chimneys	36
5.2.3	Windows and Skylights	36
5.2.4	Entrances Stairs and Porches	37
5.2.5	Balconies and Decks	37
5.2.6	Exterior Walls and Finishing	37

67	Open Space	38
78	Landscaping	39
89	Additional Guidelines for Arterial Locations	40
89.1	Noise	40
940	Additional Guidelines for Apartment Buildings.....	40
Appendix A	41
Appendix B	42

1 Application and Intent

These guidelines are to be used in conjunction with the RM-1 and RM-1N Districts Schedule of the Zoning and Development By-law throughout the City.

The intent of these guidelines is to:

- (a) Encourage the development of ~~courtyard rowhouse~~ townhouses in a courtyard configuration, on sites of sufficient size, in areas previously zoned single ~~detached house~~ family;
- (b) In some defined locations, allow the construction of apartment ~~buildings from multiple dwellings~~;
- (c) Ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as earlier development under RS zoning;
- (d) Ensure high quality design, but allowing architectural diversity rather than prescribing any particular architectural character;
- (e) On sites not developing ~~courtyard rowhouse~~ townhouses in a courtyard configuration, to encourage the retention and renovation of character buildings (refer to Section 2 for definition of character buildings); and
- (f) On sites not developing ~~courtyard rowhouse~~ townhouses in a courtyard configuration, and where a character house does not exist, to allow two principal buildings.

1.1 Minor Applications

Under the RM-1 and RM-1N districts, almost all development permit applications will involve a conditional approval use, or a discretionary variation in the regulations. This means a discretionary review process, which can be quite time-consuming.

There will be situations where an applicant wishes to make only a minor change to an existing development, and the applications of a full set of guidelines would be onerous.

Where an application fulfills one or more of the following criteria, the application will be evaluated against the guidelines in Section 2, 3 and 4 but not against those in 5, 7, and 8:

- (a) the number of units is not increasing (other than for the provision of a secondary suite);
- (b) additions are not proposed, or if proposed are less than 9.3 m² (100 sq. ft.) and are not visible from the street(s); and
- (c) an application to strata-title the development is not being made.

2 General Design Considerations

2.1/ 2.2

Neighbourhood/Streetscape Character

2.1.1/ 2.2.1

Development Scenarios

- (a) Sites with a minimum area of 604 m² (6500 sq. ft.) and minimum frontage of 18.3 m (60 ft.) qualify for multiple dwelling and more than one principal building. The intent is to allow ~~Courtyard Rowhouse development~~townhouse in a courtyard configuration.
 - (i) The basic type will have one row of side-by-side units near the street, and one near the lane, i.e. two principal buildings. Parking would be at grade under the rear row of units or, subject to rigorous design guidelines, internal to the site in a “carriage court”.
 - (ii) As an alternative, the applicant may wish to provide underground parking. In these cases additional floor space and more units may be considered.
 - (iii) Stacked units may be considered, subject to the design guidelines in Section 5.0 dealing with this form.
- (b) In some defined locations (see map in Appendix A) the multiple dwelling may take the form of a three storey apartment. The locations have been established during the planning process leading to the adoption of the District Schedule in a particular area. The intent is to provide a housing form that has single level units to suit seniors and the disabled.
- (c) On sites that do not qualify for, or do not choose to do, a multiple dwelling development, the intent is to continue to allow approximately the same development potential that existed under RS zoning except that:
 - (i) developments that choose to retain a character building, may have an infill ~~one single detached house-~~ or ~~two family dwelling~~duplex, as well as the principal building, subject to being able to meet fire access requirements.
 - (ii) sites without a character building may have two principal buildings, one at the front, one at the rear of the site. Guidelines for the form and massing of infill buildings will apply to new principal buildings at the rear of the site.
- (d) Existing buildings, including character buildings, may be moved to achieve better siting and conform better to the regulations and guidelines.
- (e) Existing buildings may be raised to achieve adequate headroom for basement useability. In the case of character buildings the resulting main floor elevation should not be more than 2.0 m (6.5 ft) above the grade at the front of the building.

Illustrative Examples of two 10 m (33 ft.) wide lots assemblies: Site Plan Options

Figure 1. Rowhouse-Townhouse in a Courtyard Configuration – Mid-Block Option

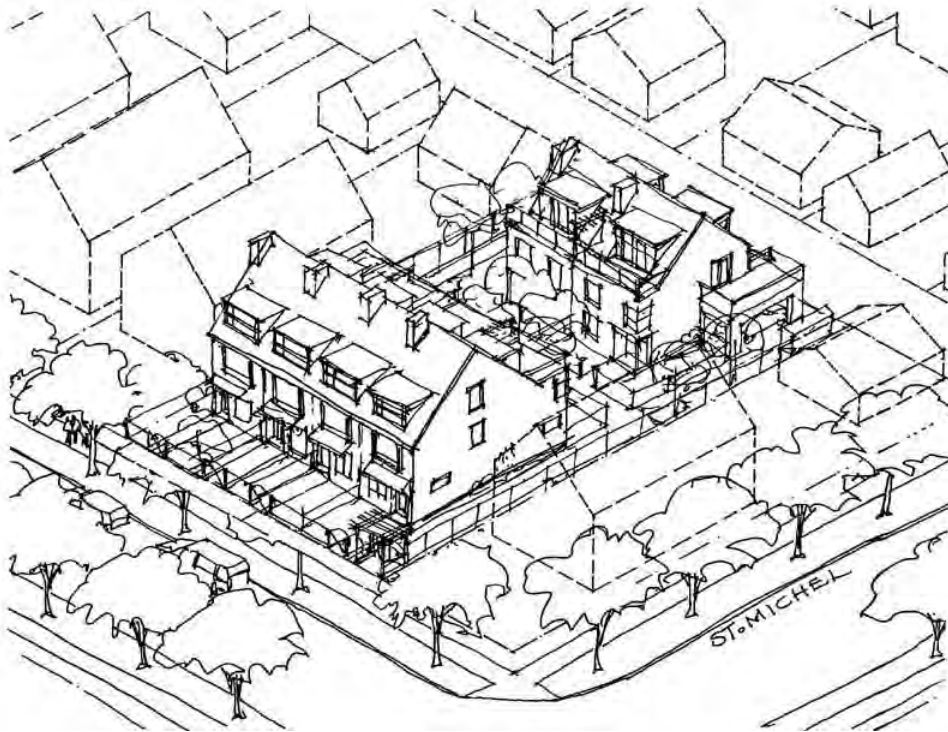
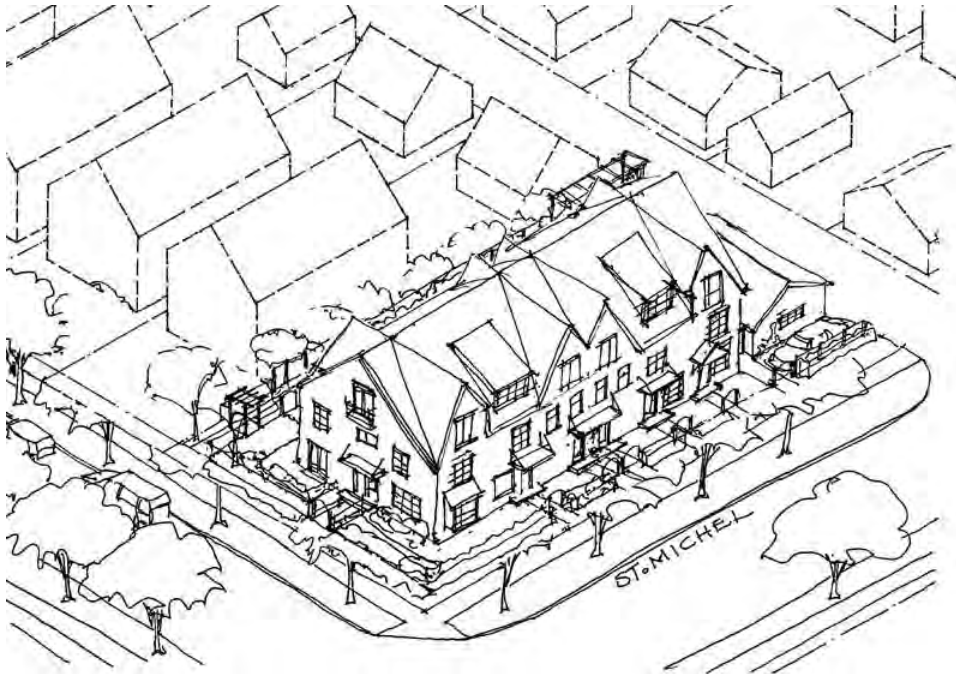


Figure 2. Rowhouse-Townhouse – Corner Lot Option



Illustrative Examples of three 10 m (33 ft) Wide Lot Assemblies and Greater: Site Plan Options

Figure 3. **Courtyard-Rowhouse/Townhouse in a Courtyard Configuration** with Parking from Lane and Courtyard

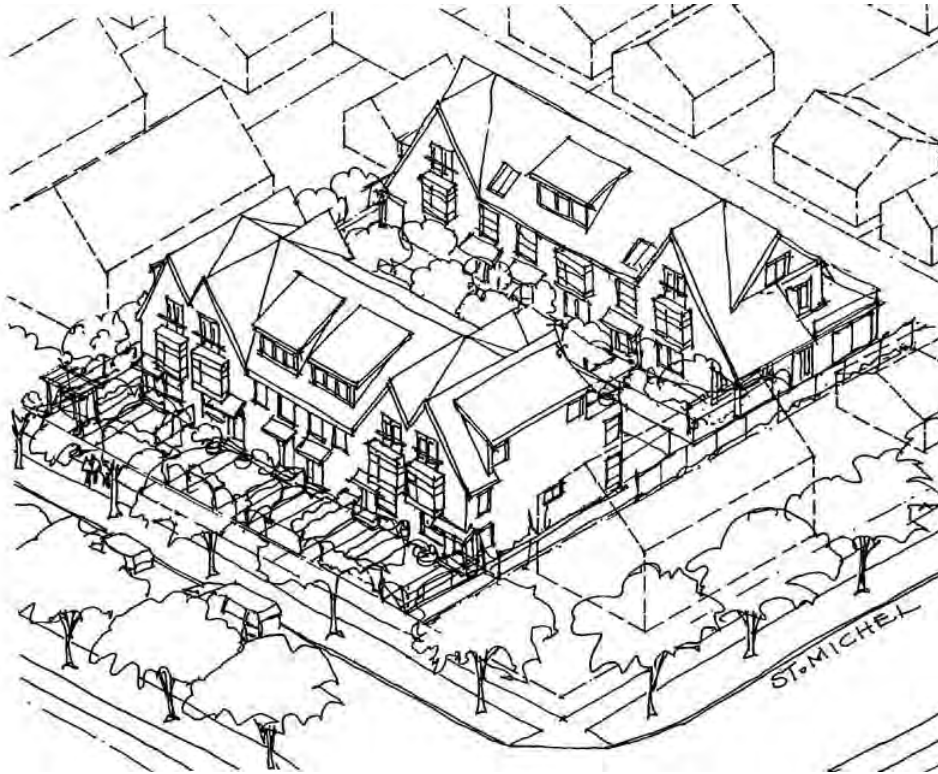
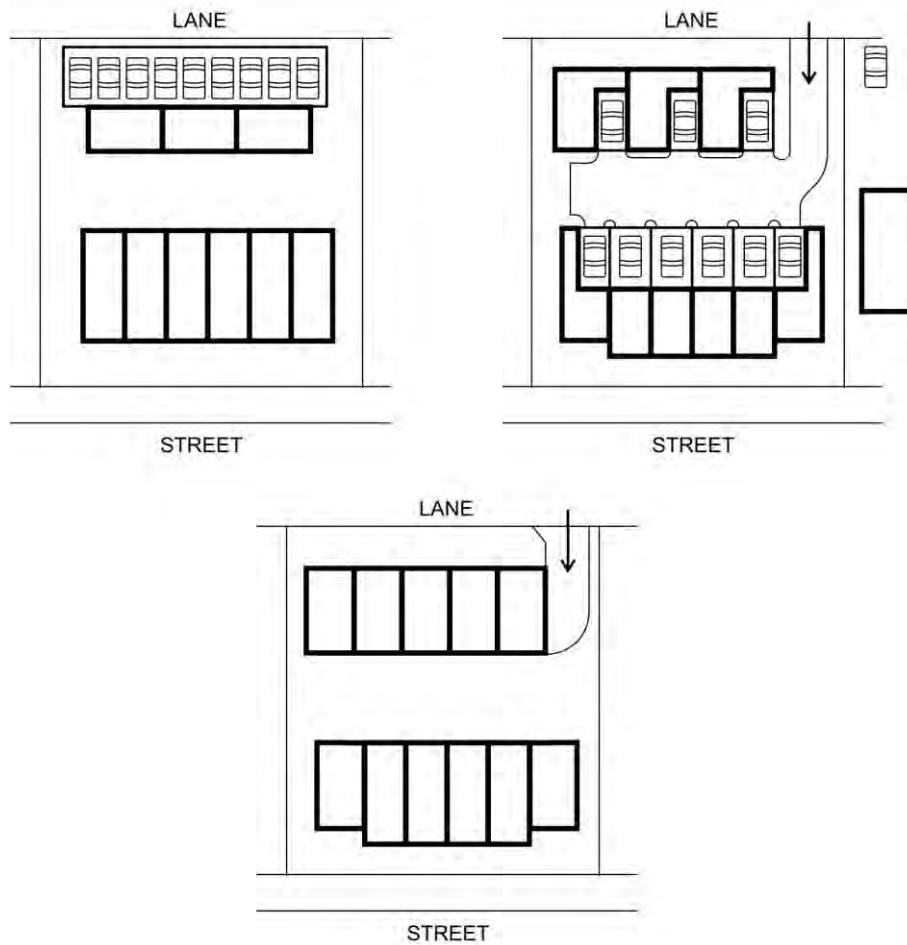


Figure 4. **Courtyard-Rowhouse/Townhouse in a Courtyard Configuration** with Underground Parking



Figure 5. **Courtyard-RowhouseTownhouse in a Courtyard Configuration** Development Scenario Examples (Sites of 604 m² (6,500 sq. ft.) or more)

Assembly of Three 10 m (33 ft) Lots



Assembly of Two 10 m (33 ft) Lots

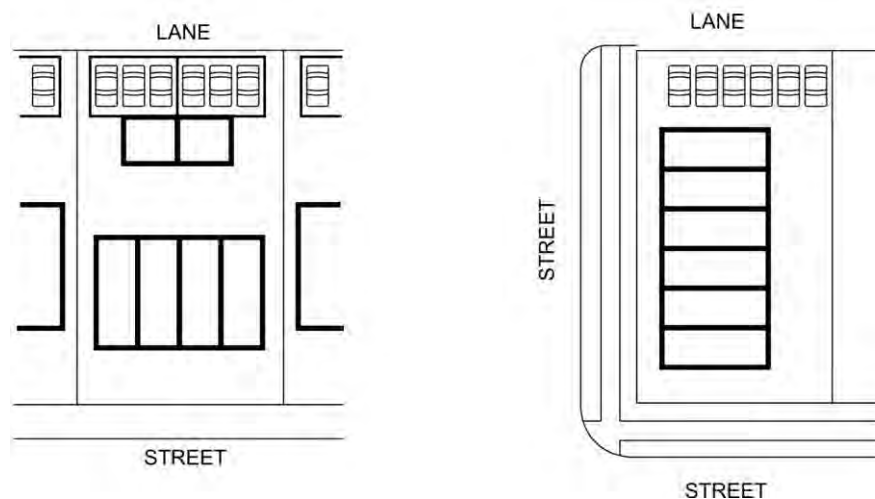


Figure 6. Duplex Option

Illustrative Examples of Non-Multiple Family Dwelling Developments (Sites less than 604 m² (6,500 sq. ft.)

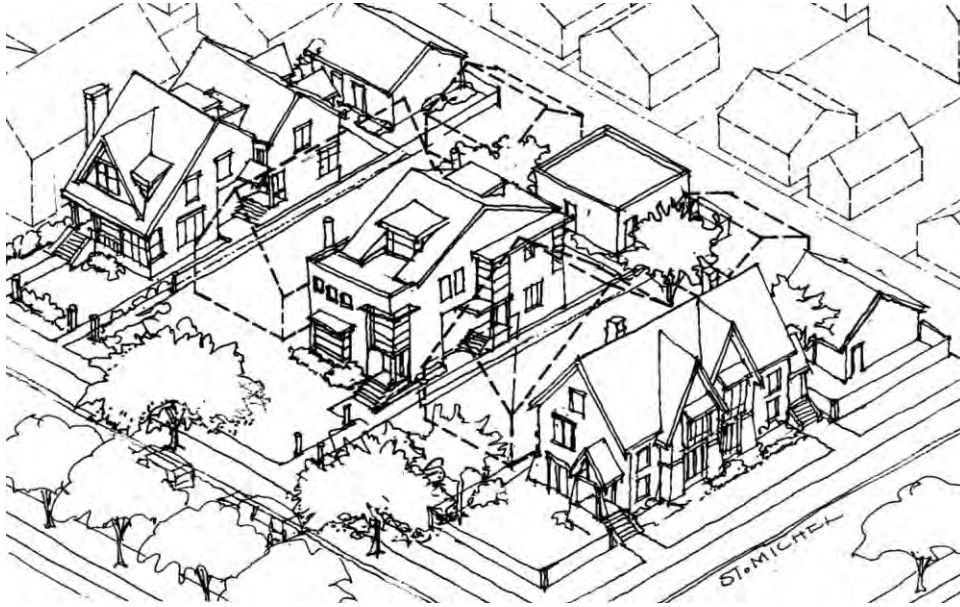


Figure 7. Single-Lot Character House with Infill (Corner Lot Location)

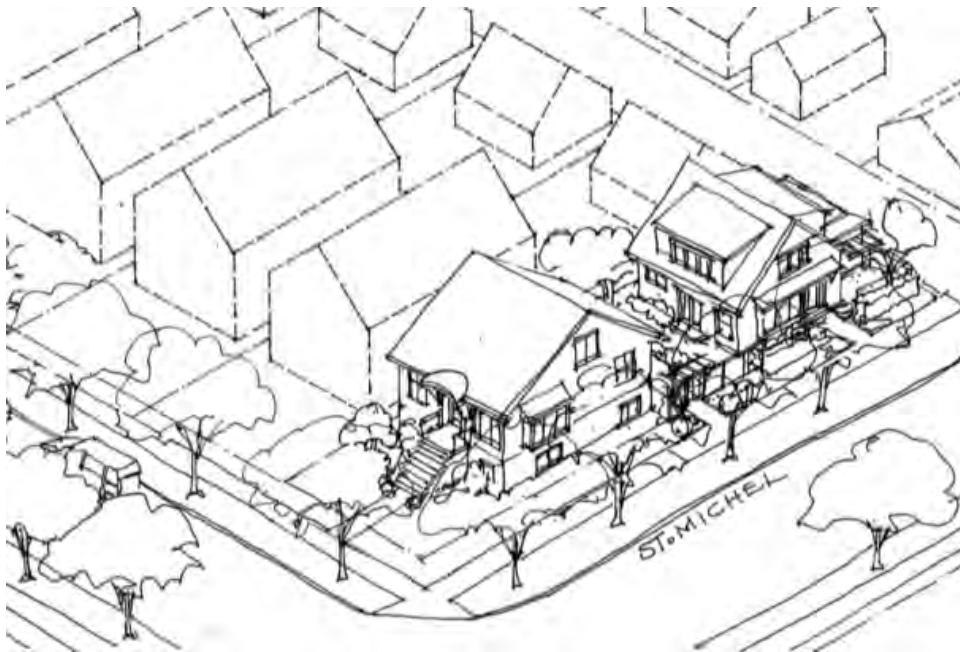
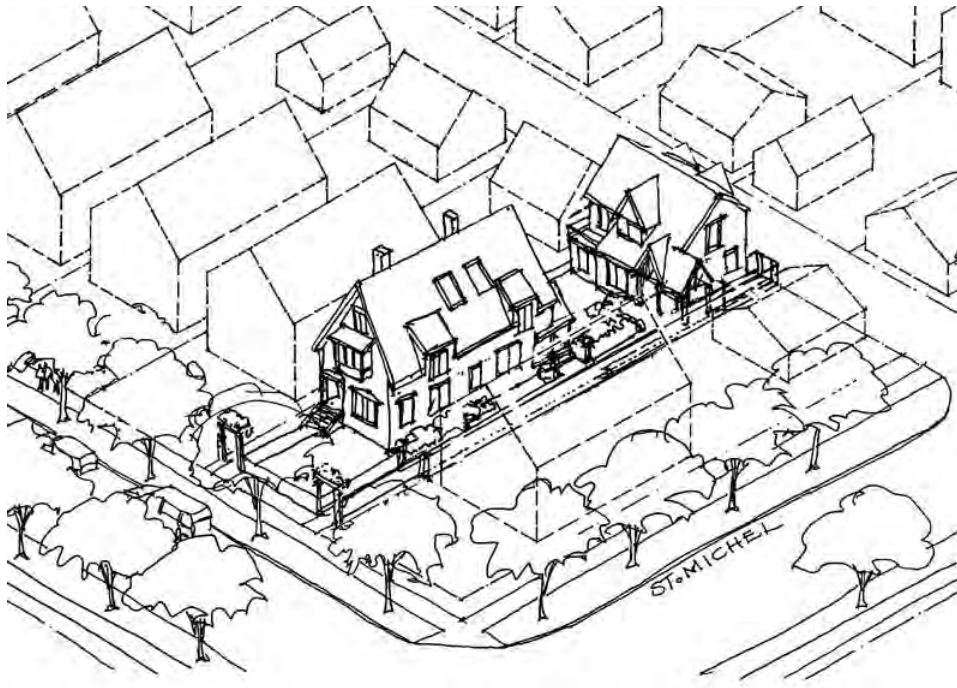


Figure 8. Single-Lot Character House with Infill (Mid-Block Option), or Two Principle Buildings



2.1.2/
2.2.2

Character Building Retention

Character buildings are those built before 1940 and maintaining significant elements of their original character. (See below for details on the determination of whether a building qualifies as a character building.) Various incentives and relaxations for retaining character buildings are outlined in later sections of these Guidelines.

- (a) Retention of a character building is at the applicant's discretion.
- (b) Pre-1940 buildings which have been too altered to qualify as character buildings may, if character elements are fully restored as part of the development proposal, allow the proposed development to be considered for the incentives and relaxations available to developments with character buildings.

Definition of a Character Building

For the purposes of these guidelines, a character building is defined as a building built before January 1, 1940* which in the opinion of staff meets at least four of the following seven criteria with respect to the street facing facades (See Appendix B for more detailed information about character buildings in Vancouver.)

A character house has retained at least 4 of the following features on the street-facing façade(s):

- 1. Retains original massing and roof form
- 2. Has original front porch or verandah or only partially filled in.
- 3. Has original cladding or replaced with materials typical of the pre-1940's
- 4. Has 50% or more of typical period window openings (original location, size and shape)

5. Has 50% or more original casings or trim such as wood treatment around windows and doors
6. Retains a minimum of 2 period detailing or decorative elements (fascias, eave brackets, soffits, exposed beam or joist ends, half timbering, decorative shingling, porch columns, original wood doors, entry transom/sidelights, decorative or feature windows of round, diamond, octagonal or palladian shapes or crafted glass)
7. Exhibits other period features (secondary porch, secondary roof with gable ends and dormers, brick or stone foundations etc.)

*as determined by building permit or water connection records.

EXAMPLES OF CHARACTER BUILDING ASSESSMENT

Pre-1940's Houses that feature less than 5 character elements



- Y original massing and roof form
- Y original front porch (or only partially filled in)
- Y cladding is original
- contains 50% or more typical period window openings
- Y retained 50% or more original casings or trims
- Y retained pre-1940's detailing (eave fascias, brackets, etc)
- other features (intact secondary porch, turrets, etc.)

5 TOTAL (character elements)



- Y original massing and roof form
- Y original front porch (or only partially filled in)
- cladding is original contains 50% or more typical period window openings
- retained 50% or more original casings or trim
- retained pre-1940's detailing (eave fascias, brackets, etc.)
- other features such as intact ~~secondary~~ secondary porch, etc.

2 TOTAL (character elements)



- Y original massing and roof form
 - Y original front porch (or only partially filled in)
 - cladding is original
 - Y contains 50% or more typical period period window openings
 - retained 50% or more original casings or trim
 - Y retained pre-1940's detailing (eave (fascias, brackets, etc.)
 - other features such as intact ~~secondary~~secondary porch, etc.
- 4 TOTAL (character elements)



- Y original massing and roof form
 - Y original front porch (or only partially filled in)
 - cladding is original
 - Y contains 50% or more typical period period window coverings
 - Y retained 50% or more original casings or trim
 - Y retained pre-1940's detailing (eave (fascias, brackets, etc.)
 - other features such as intact ~~secondary~~secondary porch, etc.
- 5 TOTAL (character elements)

2.23 Orientation

- (a) Developments should orient main entrances of units in the front buildings to the street, and of units in rear buildings to the internal courtyard. On corner sites, entries may be located facing both streets.
- (b) On a corner or double-fronting site, all elevations which face a street should be fully designed and detailed.

2.36 Lighting and Ventilation

The ~~courtyard rowhouse~~townhouse in a courtyard configuration development scenarios include a central courtyard that plays a role in providing light and ventilation to both rows of units.

- (a) A garden and pedestrian courtyard should be a minimum of 7.3 m (24 ft.) clear width on the first and second levels, and a minimum of 9.8 m (32 ft.) on the third.
- (b) “Carriage Court” courtyards, where vehicles are using the space, should be a minimum 8.5 m (28 ft.) on the first and second levels, and a minimum of 9.8 m (32 ft.) on the third.
- (c) There are no set restrictions on what rooms can face the courtyard.
- (d) Projections permitted into the courtyard should be the same as the allowable projections into yards in Section 10.87 of the Zoning and Development By-law, except that
 - (i) On the first level, entry porches and bay windows may project into the minimum courtyard width.
 - (ii) the minimum distance between projecting bay windows should be 7.3 m (24 ft.) on the second level.
 - (iii) on the third level, portions of roofs sloping away from the courtyard, balcony rails, pergolas and similar architectural features should also be permitted to project into the courtyard width.

Figure 9. Garden Courtyard, Pedestrian Access Only

Minimum 24' width on first and second levels, increase to 32' on third level

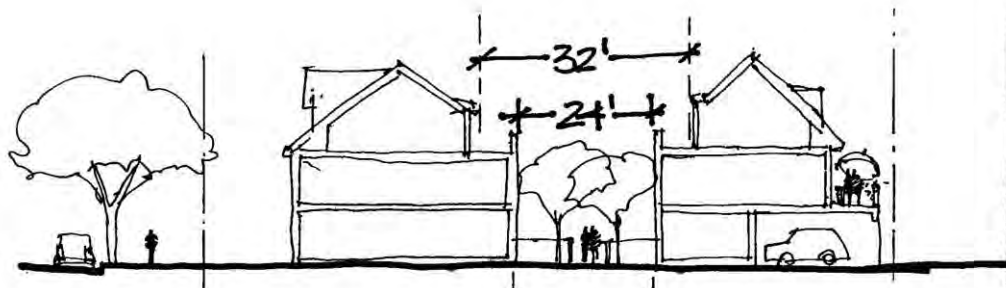
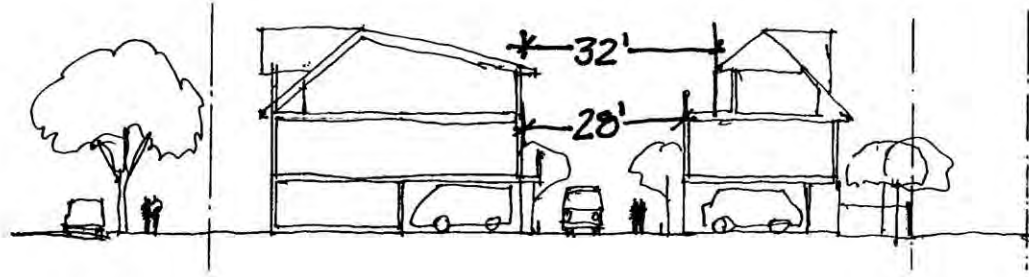


Figure 10. Carriage Courtyard, Vehicle Access Both Sides

Minimum 28' width, increased to 32' on third level



Some units in ~~courtyard rowhouse buildings~~ townhouses in a courtyard configuration will be in close proximity to commercial lanes. Windows to ground level bedroom in these units should not be located within 3 m (10 ft.) of a commercial lane.

2.49 Privacy

Given the intent of the ~~courtyard rowhouse~~ townhouse in a courtyard configuration form, some overlook of private open space and direct lines of sight into windows is to be expected within a development. However, effort should be made to minimize these impacts on existing adjacent development.

- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning and landscape screening.

2.40 Security

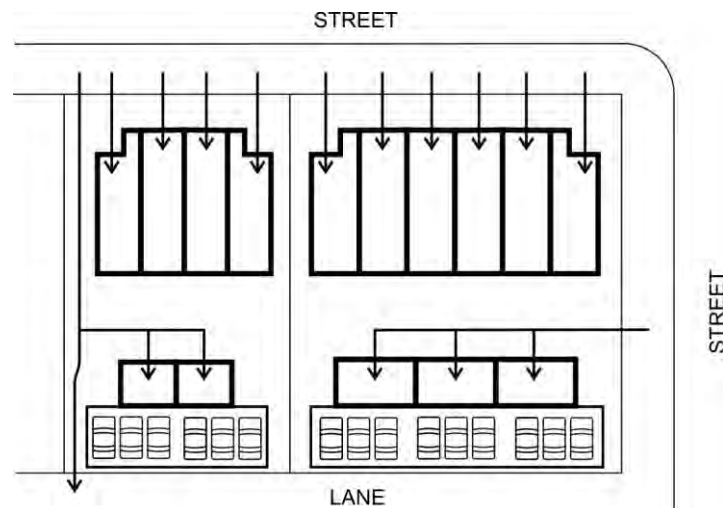
Security is improved when casual surveillance by neighbours and passersby is possible.

- (a) Visibility of unit entrances from the sidewalk is desirable, noting that given development siting intended in this District, it is not expected that the entries to all rear units will be visible.
- (b) Discreet lighting of paths and entries should be provided.

2.611 Access and Circulation

- (a) Pedestrian access to the front doors of units should be from the street where the units face a street, and otherwise from the common courtyard.

Figure 11. Access and Circulation

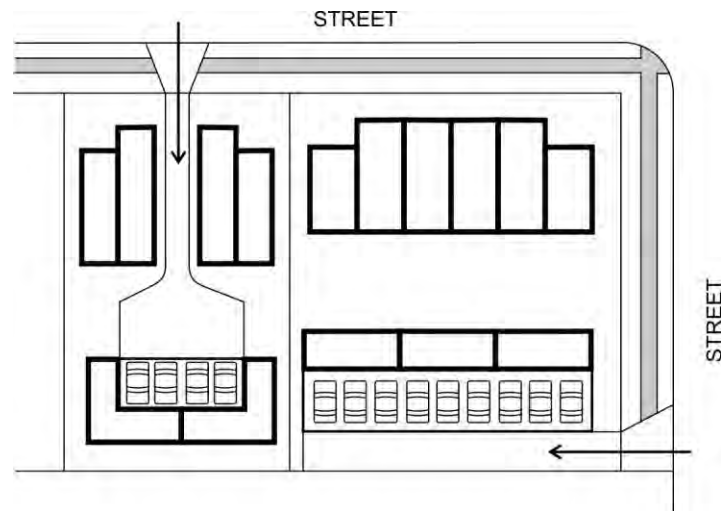


- (b) In order to provide fire access to buildings at the rear of sites:
- (i) pedestrian access route(s) to buildings at the rear should maintain a minimum building separation of 2.4 m (8 ft.) and clear path of 2.0 m (6.5 ft).
 - (ii) in cases where a character building is being retained and there is only one unit in an infill building at the rear of the site;
 - the separation between the building and the property line, and the clear path width may be 1.2 m (4.ft); or
 - on a corner site, access may be provided to the rear unit directly from the flanking street; or
 - on a site with a flanking lane, access may be provided directly from the lane. Where access to an infill unit is proposed from a flanking lane, approval and posting of a restricted area of no parking along the flanking lane must be sought from the Director of Engineering Services. Marking of the presence of the infill unit at the street, including addressing and signage is to be to the satisfaction of the City's Fire Prevention Services.
 - Where a clear 1.2 m path from the street to the rear infill unit cannot be provided on site, it may be possible to covenant with an adjacent neighbour to provide access to the rear of the site from the street. A combined and covenanted access should provide a minimum clear building separation of 1.6 m (5.5 ft.), with a clear unobstructed path of 1.2m. The path may serve no more than a total of two units, one per site. A covenant must provide access in perpetuity, and cannot be terminated without the explicit approval of the City's fire prevention services.
 - (iii) Pedestrian access should be provided between the lane and the courtyard, or the outdoor space between principal buildings or between principal buildings and infill.
 - (iv) On lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings. Applicants should review the specific siting conditions of lots without lanes with City fire prevention staff at the outset of a proposed project involving buildings at the rear of the sites.
- (c) Pedestrian access should be provided between the lane and the courtyard through the side yard space.
- (d) Vehicular access should be from the lane, where one exists. In a "carriage court" form of multiple dwelling the driveway from the lane may be located away from the neighbouring property or along the side of neighbouring property, but in the latter case it should be separated from the adjacent property line by a 1.0 m (3 ft) landscaped setback.

Where there is no developed lane:

- (e) On sites with multiple dwelling development:
 - (i) Access to corner sites should be along the alignment of the future lane, except in the case of carriage court developments where access directly into the carriage court may be considered.
 - (ii) Access to mid-block sites may be from the street, provided that there is only one driveway access per site. The driveway should be located internally to the site when the frontage size makes this possible. When there is no choice but to run a drive along the side of neighbouring properties, it should be separated from the adjacent property line by a 1.0 m (3 ft) landscaped setback.
 - (iii) The width of the curb cut and drive should be minimized.
 - (iv) No garages should face the street.

Figure 12.



- (f) On sites with non-multiple dwelling development, access may be from the street to a garage that faces the street:
 - (i) curb cut width is minimized. The manoeuvring area in front of the garage door should be limited to what is necessary to get the vehicles into the garage. An offset, rather than centred, curb cut should be considered in order to consolidate space left for landscape and entries;
- (g) Flexibility in guidelines (d), (e) and (f) should be allowed:
 - (i) for a character building being retained
 - (ii) whenever the retention of a street tree or significant on-site tree will be achieved.
 - (iii) where hydro pole locations limit driveway placement.
 - (iv) where site topography better suits alternate parking access location.

(a) Uses may be considered as per the following table and subsequent guidelines.

Uses	Multiple Dwelling Development (all new buildings)	Non MD Development (all new buildings) *	Non-MD Development retaining a character building **
1 Family Dwelling <u>Single detached house</u>	✓	✓	✓
<u>Single detached house</u> 1 Family Dwelling with Secondary Suite	✓	✓	✓
<u>Duplex</u> 2 Family Dwelling	✓	✓	✓
MCD 2 units, no additions	n/a	✓	✓
MCD 2 units, with additions	n/a	✓ in any existing building	✓ in any existing building
MCD 3 units, with or without additions	n/a	n/a	✓ in the character building(s) only
Multiple Dwelling	✓	n/a	n/a
Infill One-Family <u>Single detached house</u>	n/a	n/a	✓
Infill Two-Family <u>Duplex</u>	n/a	n/a	✓

* one building with a maximum of two units (~~duplex~~~~two-family dwelling~~ or ~~a one-family dwellings~~single detached house with a suite), or two principal buildings (two single detached houses~~one-family dwellings~~) where a character house as defined in these guidelines did not exist as of November 29, 2005.

** maximum of three units

- (b) In considering MCDs, quality and livability of the resulting units will be taken into consideration.
- (c) While Infill may be considered for non-multiple dwelling development that are retaining a character building, achieving adequate fire access (see Section 2.6 (b)) may preclude this option on some mid block sites.
- (d) Seniors Supportive or Assisted Housing may be considered on any site, subject to all the regulations and guidelines that would apply to other dwelling uses on the site.

4-0 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws

4.1 Site Area

The District Schedule allows the Director of Planning to consider multiple dwelling on sites less than 604 m² (6500 sq. ft.). This is intended to allow for abnormally shallow or irregular sites.

- (a) Multiple dwelling may be considered on sites with a minimum area of 510 m² (5489 sq. ft) provided they have the normally required 18.3 m (60 ft) frontage, and sufficient lane access. In these cases, it may only be possible to achieve a single row of units.

4.2 Frontage

4.2.1 Determination of Frontage

For sites with boundaries on more than one street, Section 10.265 of the Zoning and Development By-law allows the Director of Planning to determine which side of the site will be deemed the front.

- (a) Generally, in deeming frontage, the established pattern in the immediate vicinity of the site should be followed, noting however that on corners, building fronts and entries may be located facing both streets (see Section 2.23).

4.2.2 Frontage Size

There is no maximum frontage size. However:

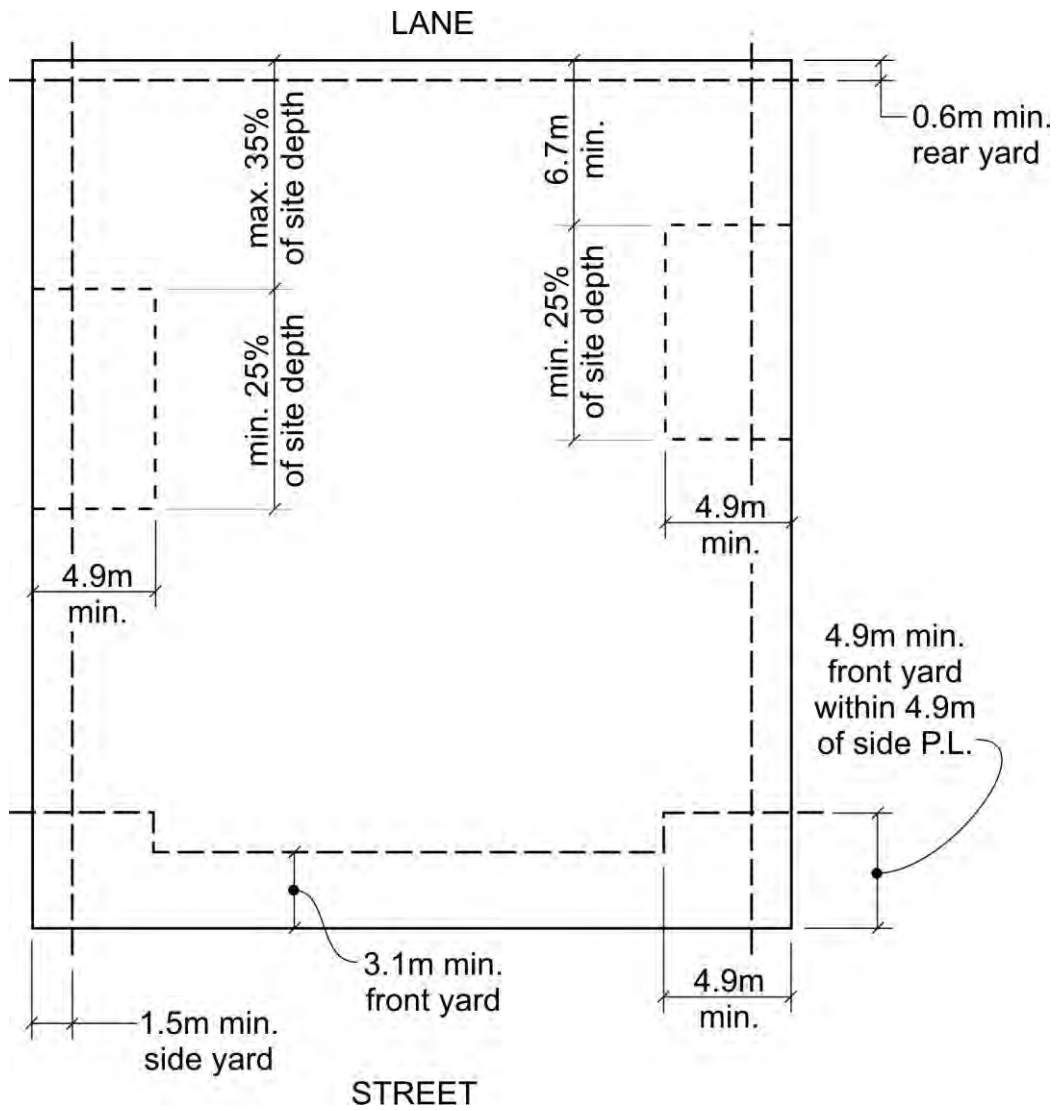
- (a) For developments with frontages of 32 m (105 ft) or more, particular care should be taken to avoid monotony in building massing and design so that the development fits with the variety inherent in an existing streetscape.

4.3 Building Height

The maximum permitted building height is 10.7 m (35 ft.), and it is anticipated that development will be two storeys plus partial third storey. In order to achieve better compatibility with adjacent existing development:

- (a) On multiple dwelling ~~rowhouse-townhouse in a courtyard configuration~~ developments, the massing and roof forms along the sides and rear of the site should be designed to reduce apparent scale. (Refer to additional guidelines in Section 5-0)
- (b) On non-multiple dwelling developments, rear yard infill or principal buildings located in the rear should be one-storey plus partial second storey, or one storey plus partial second storey with basement. In considering the partial second storey, the guidelines in Section 5.1 should be followed. The building height of rear yard infill or principal buildings should be 7.7m (25 ft.)
- (c) On non-multiple dwelling developments with rear yard infill or principal buildings, the Director of Planning may consider building height above 7.7m on sloping sites and on corner sites where the infill or principal building is more than 4.9m (16ft.) from the adjacent property.

Figure 13. Minimum Yards Diagram For Multiple Dwellings



4.4 Front Yard

- (a) As provided for in the District Schedule, variations in the front yard requirement may occur as follows:
 - (i) Where the site is less than 36.5 m. in depth, the front yard may be reduced.
 - (ii) Where the site is more than 41 m (135 ft.) deep, the front yard may be required to be increased, to be more compatible with adjacent development.
 - (iii) On corner sites with multiple dwelling development, within 16 ft of the exterior side property line the front yard of the new building may be reduced to 3.1 m. (10 ft.)
 - (iv) To assist the retention of character buildings.
- (b) The District Schedule permits porches on multiple dwellings to project up to 1.8 m (6 ft) into the required front yard. When a development is located beside existing houses or duplexes, these projections should be located a minimum of 4.9 m (16 ft) from the shared side property lines.

4.5 Side Yards

On all sites, a basic side yard is required along the full depth. However, a wider enhanced side yard is also required. This is in order to allow a neighbourly relationship to the rear yards of adjacent development. The location of the enhanced side yard is flexible, within certain limits, in order to allow a variety of development scenarios. As illustrated in Figure 13, the enhanced side yard need not be located in the same position on both sides.

As provided for in the District Schedule, the required side yards may be varied as follows:

- (a) On the flanking side of corner sites, the enhanced side yard need not be provided. However, if a ~~townhouse~~~~rowhouse~~ development is oriented with primary dwelling entries facing the flanking street, the minimum sideyard should be increased to 2.4m (8 feet)
- (b) The size of the enhanced sideyard may be reduced to assist in the retention of character houses, and for infill on a site that is retaining a character house. The reduction of the enhanced sideyard should retain a minimum separation between the infill building and the character house of 4.9 m (16 ft.)
- (c) Where a site is more than 41 m (135 ft.) deep, the enhanced sideyard location may need to be varied (pulled forward) in order to be more compatible with the siting of adjacent development.

4.6 Rear Yard

The minimum rear yard of 0.6 m (2ft) is intended to provide space for vehicle access as well as space for planting at the lane. (Note that the enhanced sideyard effectively replaces the normal rear yard requirement.)

Section ~~4.6.23.1.2.15~~ enables the Director of Planning to increase the rear yard requirement. On sites where there is no lane and dedication is not sought, the rear yard will be increased to a minimum of 4' for infill and single unit principal buildings with a one ~~and~~ partial second storey massing, and greater for multiple dwellings with a two and partial third storey massing.

4.7 Floor Space Ratio

- (a) The discretionary increases in floor space ratio, provided for in the District Schedule, may be considered up to the maximums listed below.
- (i) Multiple Dwelling Developments
 - On sites 1068 m² (11,500 sq. ft.) or less, with on-grade parking 0.90 FSR
 - On sites greater than 1068 m² (11,500 sq.ft.), with on-grade parking 1.00 FSR
 - On sites greater than 1068m² (11,500 sq.ft.) with fully underground parking 1.20 FSR
 - (ii) Non-Multiple Dwelling Developments
 - Without character building retention 0.60 FSR
 - With character building retention (optional) 0.65 FSR

The additional floor space for development retaining character buildings is intended to provide an incentive, and to accommodate the existing basement space most of these buildings will have. (Refer to S. 2.1.1/~~2.2.1~~(ge) regarding raising character houses.)

To achieve the maximums with an acceptable form and siting, it is likely that some floor space will need to be on a third level, and in parts of the development this will need to be under a sloped roof, and will not be full height space.

On sites where there is no lane or where lane dedication is required, it is likely that the full discretionary increase for multiple dwellings will not be achievable with an acceptable siting and massing.

- (b) A floor space exclusion for inaccessible space under porches has been included in the District Schedule in order to make providing porches easier.
- (c) For Seniors Supportive or Assisted Housing, on sites that would qualify in size and frontage for multiple dwelling development, the maximum FSR to be considered should be as in (a)(i) above, and for other sites, as in (a)(ii) above.
- (d) The District Schedule limits the discretionary increase in floor space ratio for non-dwelling uses to a maximum of 0.60. This is the same density potential these mainly conditional approval uses (e.g. schools, community centres, libraries) have historically been able to achieve in RS zones. While there are no further guidelines in this document for these uses because of their diversity in size, scale, age and style, their design should strive for neighbourliness and compatibility with their immediate surroundings.

4.8 Site Coverage

Section ~~4.8.5~~3.5.2.15(b) of the District Schedule allows the Director of Planning to consider increasing the impermeability limit for developments with underground parking.

- (a) In cases where a multiple dwelling provides most or all of its parking requirement underground, the 75% impermeability limit may be exceeded to the degree commensurate with the underground coverage of the parking. Particular efforts should be taken with these developments to use landscape treatments, green roofs and other measures to slow the run-off of stormwater.

4.9 Off-Street Parking and Loading

The choice as to whether to provide parking at-grade or underground, is intentionally left to the developer. The at-grade parking option will greatly assist in ensuring affordability.

Parking spaces in ~~courtyard rowhouse~~townhouse in a courtyard configuration scenarios will normally be located under the rear building, accessed directly off the lane. However, “carriage court” developments are also an option, under the guidelines below.

4.9.1 Parking Internal to Site

- (a) Parking may be considered under the front row of buildings in the “carriage court” option. The following conditions should be met:
 - (i) Parking spaces should be enclosed within the unit, and there should only be one enclosed parking space per unit.
 - (ii) Maneuvring areas for more than one car should be at least 2.4 m (8 ft.) from neighbouring properties; and should be at least 2.4 m (8 ft.) from units not served by the parking
 - (iii) Access drives and manœuvring areas should be permeable, and conform to guidelines regarding treatment and landscaping (see S. 8)
 - (iv) Access drives may be located adjacent to neighbouring properties. For guidelines regarding driveways and landscaping see Section 8(h).

4.9.2 Front Garages

- (a) As outlined in S. 2.644 (f), only non-multiple dwelling developments without developed lane access may have a garage facing the street. Garages should be well-designed, appearing to be set into the building massing, rather than being expressed as a base with the house sitting on top:
 - (i) the garage door area should be as small as possible, so that the wall reads strongly as a base for the whole building;
 - (ii) the garage doors should tone in to the wall through avoiding high contrast in colour or tone (i.e. between light and dark);
 - (iii) generally the garage face should be kept in the same plane as the upper building massing (i.e. with the same walls carrying down to grade); and
 - (iv) use of contrasting horizontal trim, skirt roofs, decks etc. at the top of the garage, which act to emphasize it as separate from the building, should be avoided.
- (b) Some older houses have existing front garages, which may be kept. Inserting new front garages in older houses should be avoided whenever possible.

4.9.3 Parking and Drop-Off for Three Storey Apartments

- (a) Three storey apartment buildings should generally locate their parking underground or in the main structure, but since seniors and disabled may use the buildings, provision should be made for limited drop-off/pick-up and waiting, preferably at the rear of the building but fully accessible to the elevator lobby.

4.108 Dwelling Unit Density

The District Schedule provides for an increase in dwelling unit density, and where the calculation results in a fractional number, it should be rounded down.

- (a) For sites up to and including 1.0 FSR with at grade parking, 86 units per hectare (35 units per acre).
- (b) On sites greater than 36.5 metres (120 ft.) in depth, with a ~~courtyard rowhouse~~townhouse in a courtyard configuration scheme and at grade parking, it may not be possible to achieve all the dwelling units based on the units per acre calculation. This is because the site width may not accommodate the necessary parking spaces on the street, the limitations of parking along the lane, pedestrian access paths and garbage and recycling areas.

- (c) On sites where there is no lane, it may not be possible to achieve all the dwelling units based on the units per acre calculation. This is due to potential difficulty in accommodating the required parking spaces.
- (d) When underground parking is provided, the dwelling unit density may be increased to 98 units per hectare (40 units per acre) in a courtyard rowhouse/townhouse in a courtyard configuration scheme where no units are above or below each other; and to 130 units per hectare (53 units per acre) when units are stacked.
- (e) An additional unit beyond the total given by the units per hectare calculation may be considered, provided this unit is 60 m² (650 sq. ft.) or less in area. A parking relaxation of 1 space is included in the Parking By-law for such a unit.
- (f) For three storey apartment developments, there is no prescribed unit density, in order to allow more flexibility. The proposed density will be evaluated on site conditions, unit livability and the suitability of the proposal for accommodating seniors and disabled persons.
- (g) Requirements for fire fighting access may limit the number of units that can be achieved on deeper than typical sites.

5 Architectural Components

The following guideline sections are organized into two broad categories:

Section 5.1 applies to all new buildings whether a courtyard rowhouse/townhouse in a courtyard configuration on a larger lot or lot assembly, a single ~~detached~~ family house, a duplex, or an infill building. ~~(Note that a courtyard rowhouse is referred to as a 'multiple dwelling' in the RM-1 District Schedule).~~ This section also applies to renovations and additions to existing buildings that are 'non-character' buildings. The guidelines allow for a choice of traditional and contemporary architectural styles in new and 'non-character' buildings.

Section 5.2 applies to renovations and additions to existing 'character' buildings as defined in Sections 2.1.2 ~~and 2.2.2~~. These guidelines are aimed at ensuring that changes to 'character' buildings are done in a manner consistent with the original character.

To determine whether an existing building is considered a 'character' building refer to Sections 2.1.2 ~~and 2.2.2~~.

Figure 14. Traditional Style and Contemporary Style Examples



Figure 15. Duplex, Infill and Small House Examples

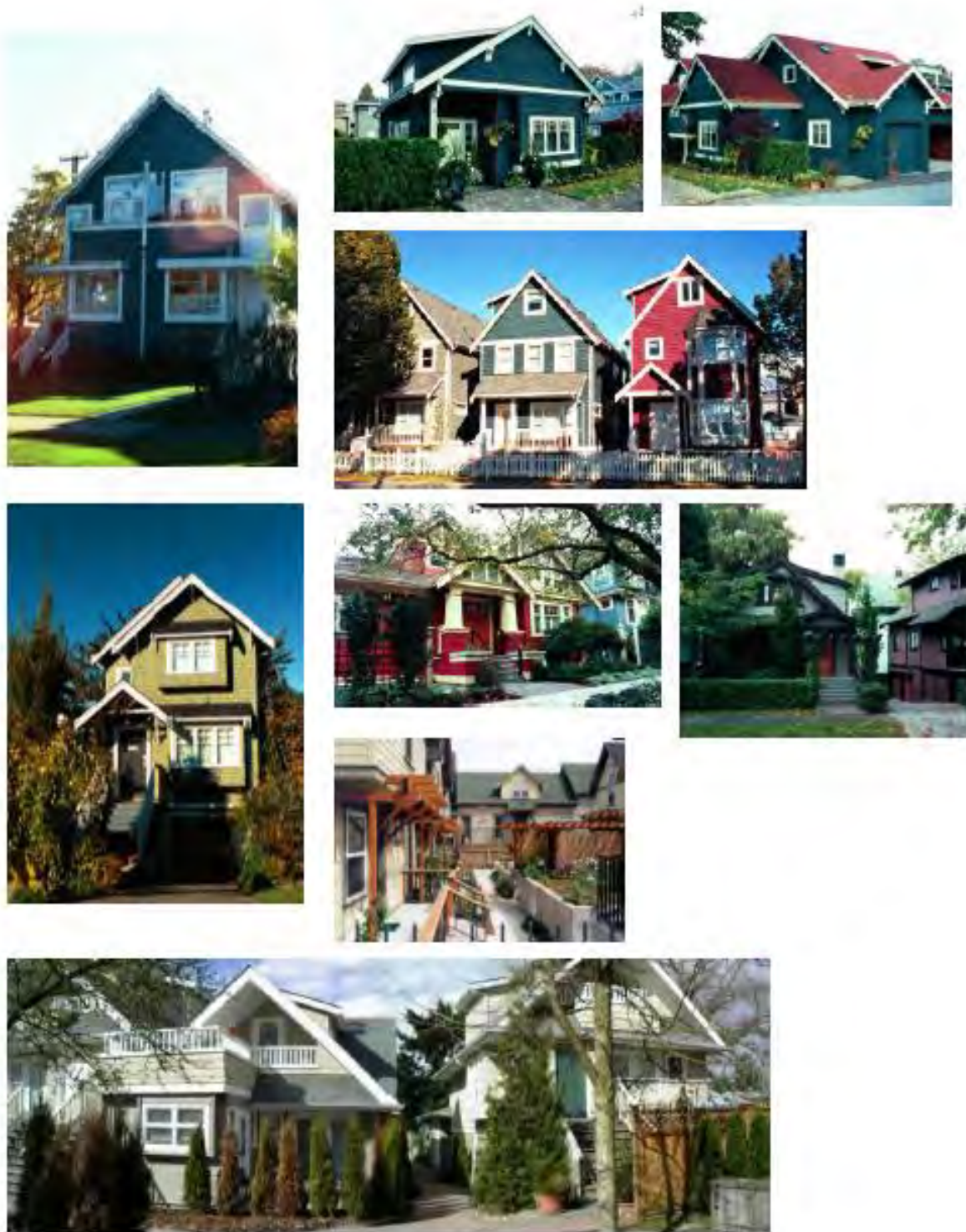


Figure 16. Rowhouse-Townhouse Examples



5.1 New Development, Infill, and Addition to 'Non-Character' Buildings

The intent of these architectural guidelines is to allow a variety of architectural styles, so that neighbourhoods may continue to evolve, but in a way that respects the character and fabric of existing buildings and streetscapes. The guidelines are intended to ensure that all new development, of any architectural style, demonstrates high quality design and neighbourhood fit.

The guidelines can be interpreted in a contemporary style, or in a traditional style, with the choice of direction being the proponent's.

While choice of style is up to the proponent, it should be noted that undertaking a successful contemporary style building is both more difficult to design, and harder to judge because precedents are not as clear as with traditional designs. Staff will need to bring more judgement to the assessment of contemporary designs.

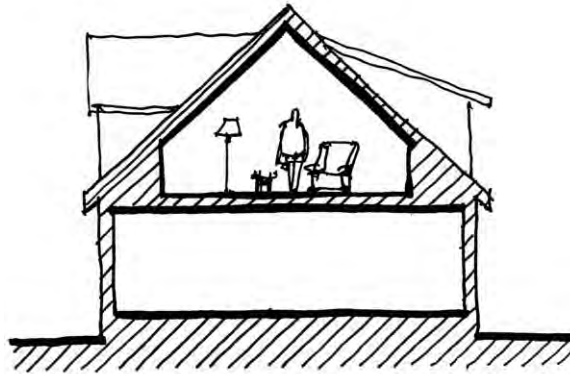
Section 5.1.1 outlines General Design Considerations that address fundamental aspects of building form, massing and design. Sections 5.1.2 through 5.1.6 address more detailed aspects of the design of building elements. Finally depending on the architectural approach chosen, Section 5.1.7, Additional Guidelines for Traditional Style Buildings, or Section 5.1.8, Additional Guidelines for Contemporary Style Buildings will apply.

While many of the following guidelines will apply to all new development, there are some distinctions made and different approaches sought depending on whether a development is a rowhousetownhouse form of development or a house form. RowhouseTownhouse developments have historically and successfully relied upon a different aesthetic from that of the house, and of the house form multiple dwellingfamily conversions and new construction typical of many of Vancouver's medium density zones. Instead of suggesting a single home through elements such as massing and a hierarchy of porch, window, and door location and design, rowhousetownhouses rely on a simple repetition of often identical or near identical side-by-side units, each expressing its boundaries and presence simply and clearly on the street facing façade of the building. The resulting distinctions and departure points in design direction are made in the guidelines.

5.1.1 General Design Considerations

- (a) A simple mass with a simple sheltering roof
Most of the original housing forms in Vancouver had substantially pitched roofs with eave lines that descended far enough to fully or partially envelop the top floor. Bringing the eaves closer to grade and expressing the form of the roof within the upper level inhabited space emphasizes the main level of the house and reduces the apparent mass of the building as viewed from the street.
 - (i) The main roof should be pitched.
 - (ii) Building forms should begin as a simple mass, with a clear, simple, visible and dominant roof. The integrity and simplicity of the main building forms should be readable from the street and from the lane. Roof forms should generally not be 'busy' composite roof forms, except that courtyard-rowhouse roofs for townhouses in a courtyard configuration may necessarily be more complicated in basic form than that of house form developments
 - (iii) RowhouseTownhouse developments will be required in part to have a pitched roof expression. Areas of flat roof, roof terrace, or low pitched roof are acceptable in the central section of a site and facing the courtyard, however, a pitched roof expression will be required along the edges of the site and along the lane to reduce apparent building height and massing.
 - (iv) Main roof forms can be, but are not limited to, the following:
 - end-gable (gable facing the street, ridge running lengthwise on the lot) or
 - cross-gable (slope facing the street, ridge running across the lot), hipped, or
 - double or transverse-gable

- (v) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. Dormers should generally be setback from the buildings edge to assist in maintaining the integrity and dominance of the main roof.
- (vi) When older 'non-character' buildings are being renovated, changes to the main roof line or to the basic building form will not be expected.
- (vii) The upper floor of new development should be substantially contained within a steeply pitched roof. For further information and exceptions see Section 5.1.2. On courtyard rowhouse/townhouse in a courtyard configuration developments, this principle will apply mainly to those portions of building adjacent to neighbouring properties and along the lane.



- (b) Scale and form in relation to the streetscape
The scale and form of new buildings is an important part of compatibility with an existing streetscape. For some forms of development, including courtyard rowhouse/townhouses in a courtyard configuration, the guidelines allow a smaller front yard than typically required in single detached house/family zones. This will result in some new buildings being located closer to the street than existing adjacent buildings. It is particularly important in these circumstances that the buildings be designed to reduce apparent massing as they approach the street and adjacent properties.



- (i) In addition to roof design, other massing and design aspects including floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings, should seek to reduce the apparent scale of new development, and ensure that upper floor massing does not visually overwhelm the scale of lower floors.

(c) Entry transition

Site and building design should work together to create a transition from the public space of the street to the private space of the home. New street fronting buildings should be designed with a progression of elements that emphasize the principal entrance.



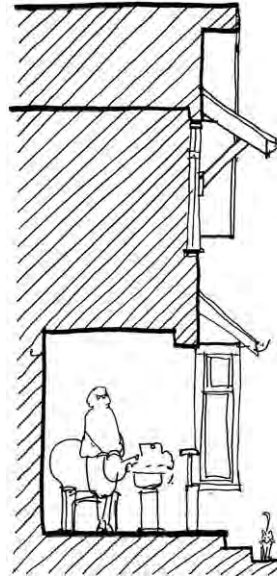
(i) An entry transition should be made through elements such as:

- a defined garden edge with landscaping and/or fencing
- an entry gate or other entry marker such as an arbor or feature landscape marking the transition from the street to the semi-private space of the front garden
- steps or a change in level
- a well defined porch

(d) Building Façade Depth:

- (i) Street facing and lane facing building facades should be enriched through a limited number of simple voids and projections that create visual interest and a strong play of light and shadow on the façade. These may include inset porches on main and upper floors, projecting or recessed entry porches, bay windows and box window bays, overhangs, brackets, canopies, etc.

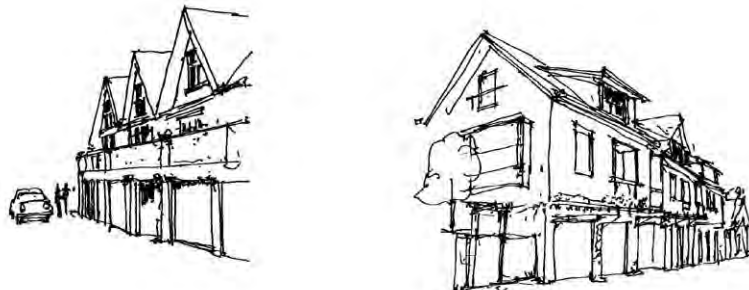
- (ii) These features should enliven the basic form, but should not overwhelm it, and in all cases a large portion of the main wall plane should be present to ensure the visual strength and unity of the whole.



- (e) Scale and form in relation to rear yards and the lane
The zoning allows for several different options for courtyard rowhouse townhouse in a courtyard configuration, small house, duplex, and infill building forms at the rear of the site, next to neighbouring yards and to the lane. The increased sideyard requirement that applies to a portion of the traditional rear yard area is intended to assist in accomplishing neighbourly relationships to rear yards. In addition:



- (i) Buildings in the rear section of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties.

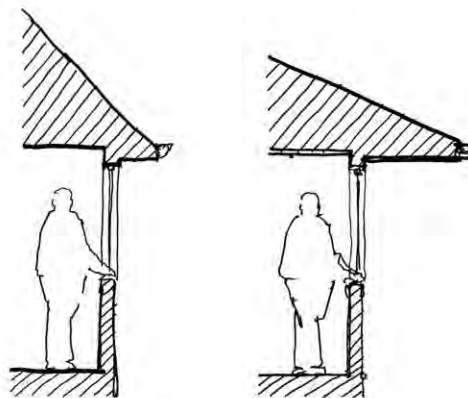


- (ii) On ~~courtyard rowhouse~~townhouse in a courtyard configuration developments, the partial third level adjacent to the lane and to neighbouring properties must be contained within a pitched roof, with the eavline springing from the third floor level or below. Consideration may be given to stepping back at the third level along the lane to accomplish a reduced massing along this exposure. Where a ~~courtyard rowhouse~~townhouse in a courtyard configuration nears the rear yard of adjacent property the massing should be further reduced by increased setbacks, and/or bringing roof lines down to between the first and second level.
 - (iii) Infill buildings and single unit principal buildings at the rear of the site should generally not exceed 25' in building height, and should have the massing of a one and a 'half' storey structure, with or without a 'basement'.
 - (iv) The lane will become a focus of development, and in effect, an exposure that is as important the streetscape. The lanescape should be a visually interesting experience for passersby and a pleasant outlook for residences near the lane, while at the same time accommodating garage doors, parking spaces, and garbage and recycling areas.
 - (v) Insets, projections and overhangs should be used to lend interest to the lane fronting façade, and to give greater emphasis to the presence of living space over car places.
 - (vi) Garage doors should be high quality, preferably single width, Projections and overhangs such as arbours over the garage would add depth to the façade, create a shadow line, and potentially create places for planting to enrich the lanescape.
 - (vii) Garbage areas should be designed as integral part of the building, or as well defined elements in the landscape.
- (f) Consistency and Variety:
- (i) A variety of architectural styles is acceptable in different buildings. However within a single building materials and elements such as windows, doors, architectural detailing and trim should be consistent with the style chosen for a new building, or the style of the existing building being renovated. While consistency is sought within the chosen style, a greater variety of expression may be considered on less visible facades.
 - (ii) On sites where there is more than one building, the buildings may express different architectural styles, including in the case of infill behind an existing character building. On larger sites, it may be desirable to express a variety of architectural styles to avoid a monotonous or 'project-like' appearance.
 - (iii) On ~~courtyard rowhouse~~townhouse in a courtyard configuration developments, side-by-side units may have an identical expression, or they may be varied. Attached sections of a ~~courtyard rowhouse~~townhouse in a courtyard configuration development may contrast contemporary and traditional approaches.
 - (iv) In the case of an older house with little remaining 'character' as defined in Section 2.1.1/~~2.2.2~~, it may be possible to restore more traditional elements, or to redirect the architectural expression to a contemporary style. However, the architectural style chosen should be compatible with the basic massing and roof form of the existing building, unless the renovation is extensive enough that even these elements may change.
- (g) Composition:
- (i) Regardless of the architectural style of the building, a clear sense of order should be apparent in the alignment, proportion and placement of building elements and features.

- (ii) The incorporation of projections and recesses, the play of solid and void, and the proportion, design, and placement of windows should contribute to a balanced, while not necessarily symmetrical, visual expression. It should be recognized that buildings of contemporary expression may have a sense of order and composition that relies more on asymmetry and a dynamic relationship and juxtaposition of building elements.
- (iii) Building elements must be designed and placed in a way that considers the building as a whole, and how it is viewed from the street or lane, not just simply as an outwards expression of interior program.
- (iv) ~~Rowhouse~~Townhouse façade composition may rely on a simple repetition of identical or near identical side-by-side units, each expressing its boundaries and presence simply and clearly on the street facing façade of the building.
- (v) A sense of hierarchy should be brought to bear upon architectural elements to avoid competing focal points and rampant ‘featurism’ (eg., repetitive arched window forms, bay windows for every room of the house, or multiple purposeless roof forms).

5.1.2 Roof and Chimneys

- (a) The main roof should spring from somewhere between the upper floor level and approximately 4’ above it (Note: it is expected that some of the allowable floor space will be between 4’ and 8’ in height in all developments). Buildings with three storeys above grade or with two storeys above a high basement should have the main roof spring from the top floor level or lower.
- (b) On ~~courtyard rowhouse~~townhouse in a courtyard configuration developments, the partial third level adjacent to a neighbouring property should generally be contained within a pitched roof, with the eaveline springing from the third floor level or below. If the ground floor of a development is raised more than a step or two above grade, the eave line should extend somewhat below the third floor level.
- (c) Exceptions may be made to (a) above for two storey buildings which do not project beyond the front yard of existing adjacent houses, provided that the eaveline is not more than about 6m above grade as viewed from the street.
- (d) A simple shallow pitched roof may be used, provided that it has strong and visible horizontal eavelines, and large overhangs. In general, the shallower the roof pitch, the broader the overhang should be. Roof pitches of less than 7:12 should have overhangs of 0.6m or more as viewed from the street. A simple shallow pitched roof may be used on ~~courtyard rowhouse~~townhouse in a courtyard configuration developments provided that the massing steps down to a two level height adjacent to neighbouring properties and the lane.



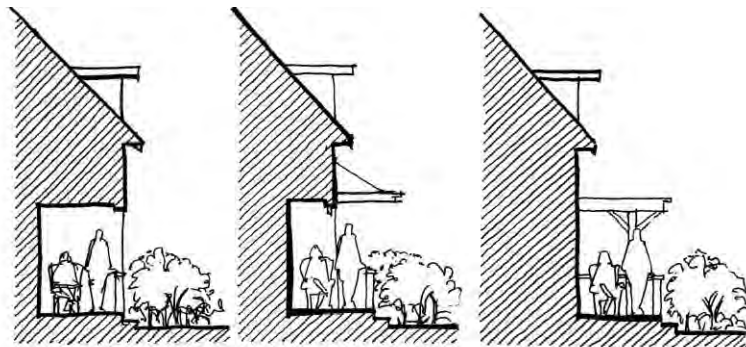
- (e) On ~~courtyard rowhouse~~townhouse in a courtyard configuration developments, larger areas of flat roof and roof terraces may be considered in the central section of the street fronting façade and facing the courtyard

- (f) Smaller secondary roof elements and dormers may vary from the pitch of the main roof and may include flat roofs and shallow pitches. A larger area of flat roof maybe considered provided it is a green roof and contributes to the sustainability of the project.
- (g) If a secondary roof or gable interrupts the eave line of the main roof, it should do so to mark or cover a significant element such as an entry, a porch, or a substantial projection.
- (h) Secondary roofs that project from the building façade should also clearly relate to an architectural element such as a box bay or porch. Roof ‘skirting’ on the building facade is discouraged.

5.1.3 Entrances, Stairs and Porches

(a) Porches:

- (i) On ~~rowhouse~~townhouse developments, entry porches can range from a small stoop area to a more traditional porch with a more generous space.
- (ii) On house form developments, street fronting units should generally be designed with entry porches that are big enough to allow access to the front door and to provide a place for seating. In general, a defined porch area should be a minimum of 3.75 m² (40 sq.ft.). However flexibility will be applied in considering the design and size of ~~porches~~porches. Units in buildings with access from within the site should also be designed with entry porches, but the size is less important.
- (iii) Front entry porches should be well defined spaces. Front entry porches should be one-storey, have sufficient cover and be integrated into the overall building design. The entrance cover may be provided by recessing the porch area and front door, by adding to the main façade of the building, or a combination of both. Entrances expressed with double height columns and elements such as second storey arches and large fan lights are discouraged.



- (iv) Porches on buildings with entries at or near grade will need special attention to articulation and definition to create a presence on the street.

(b) Stairs:

- (i) Exterior entry stairs should be generous in width and substantial in design.
- (ii) Stairs to upper levels above the main floor must be accommodated within the internal space of the house or unit. Exterior stairs and landings that directly access levels above the main or ground floor are not supportable.
- (iii) Steps are allowed in required side yards where they are designed to facilitate grade changes from the front to the rear of the site.

(c) Doors and Entrances:

- (i) ~~Rowhouse~~Townhouses rely on a simple repetition of identical or near identical side by side units. A series of equally important doors and entries may therefore be present on the street fronting façade of a ~~rowhouse~~townhouse development.
- (ii) When doors to side-by-side units are located together, the entry area should be developed and expressed as a single porch, which may have both doors visible.

Side by side units may have separately expressed entries and porches when they are located at the outside edge of the building form, or where the unit width separates the entries.

- (iii) Except as described above, each building should have one clearly expressed main entrance area facing the street. Other entrances may be located on the front façade as long as clarity is maintained with respect to which is the main entrance. These entrances may include French doors and sliding glass doors.
- (iv) Where entries to units are not clearly visible from the street, the presence and location should be announced through architectural or landscape gateway elements.

5.1.4 Windows and Skylights

- (a) Projecting bay windows should be limited in number – generally only one per façade, or one per unit. They should be treated as a focal element on the building façade, not a means to excessively expand indoor space at the expense of the streetscape.



- (b) Window placement and design should be well-ordered, and competing ‘feature’ windows should be avoided.
- (c) Window openings should have depth, with substantial frames and mullions.
- (d) Windows on upper levels should generally tuck closely under the eaves to help emphasize the roof.
- (e) Skylights may be used to access light on upper levels as long as a strong and simple roof line is maintained.
- (f) Proportion:
 - (i) Traditional style new buildings may use larger openings than existing character houses, but should maintain their feeling of solidness, proportion, and geometric order.
 - (ii) Contemporary style new buildings may use larger areas of glazing with different proportions than character houses
- (g) Articulation:
 - (i) Except where brick or stone is the main surface material, windows on traditional style buildings should be installed with surrounding trim to emphasize their presence.

- (ii) Window openings should generally have depth, with substantial frames and mullions, except that contemporary designs may consider alternative approaches such as windows that are flush with the main wall surface, and expressed as an integral part of surface articulation elements or banding.
- (iii) Where a more contemporary window expression doesn't utilize trim, windows, doors and other openings should be articulated and emphasized through other means: a deep reveal to the window face, a broad overhang or canopy accenting the window, or strong and repetitive horizontal articulation of window divisions.

5.1.5 Balconies and Decks

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
- (b) Projecting balconies and decks including over projecting porches should generally not be located on the front façade. Small balconies projecting up to 0.6m may be acceptable.
- (c) On ~~rowhouse~~townhouse buildings, street fronting decks above the second level may be appropriate where they enable the third floor to be set back from the street.
- (d) Balconies and decks may be located at the rear or facing a courtyard, subject to guidelines regarding privacy.

5.1.6 Exterior Walls and Finishing

- (a) Quality and Durability of Materials:
 - (i) Materials should be used in a rational and robust way. They should be designed and detailed to express quality and ensure durability. A list of materials can be found under Additional Guidelines for Traditional Style Buildings and Additional Guidelines for Contemporary Style Buildings.
 - (ii) Materials used should be appropriate to the scale and design of building elements. For example, large and heavy roof tiles should not be used on a roof with angles and elements that are too complicated and small in scale for the large size of the tiles.
 - (iii) Materials should be used in a way that is true to their nature. For example, stone facing should be used as a foundation element, and as the base of columns, but should not be used as a facing on upper levels with no clear means of support below.
 - (iv) Exterior wall cladding materials should be limited in number, and changes in cladding should relate to the building design, such as to express the base or foundation of the building.
 - (v) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or 'false front'.
 - (vi) All sides of a building that extend forward of an adjacent building must be designed and detailed in a manner appropriate to a visible location.
 - (vii) Large blank walls, including interior sidewalls, should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.

5.1.7 Additional Guidelines for Traditional Style Buildings

The following additional guidelines apply to traditional style buildings. For additional guidelines specific to contemporary buildings see Section 5.1.8.

(a) Materials:

- (i) Acceptable wall materials are wood siding, wood shingles, stucco, true dimension brick (solid colour), unpolished true-cut stone. Wood should be narrow horizontal wood clapboard, wood shingle, or board and batten. Stucco should be pebble-dashed or untrowelled cement dashed.
- (ii) The material finish or colour may be varied on the basement level, or first floor level if there is no basement, following the traditional pattern.
- (iii) Foundations, basement walls, and/or porch column bases may be of (or faced in) brick, or stone. Brick and stone should be designed to turn and complete building corners.
- (iv) Roofs should be either wood shingle or asphalt shingle, slate, or low profile concrete tile
- (v) “Imitative” materials such as vinyl siding are generally not acceptable, although some materials that have advanced to a point where they convincingly replicate original materials may be acceptable and will be evaluated at time of application (some types of cementitious board, and cultured stone may be appropriate).
- (vi) High quality vinyl windows are acceptable provided they match the proportions and balanced openings of traditional wood frame windows. Thin-framed aluminum windows are not acceptable.

(b) Detailing:

New traditional style development should incorporate contrasting details of a substantial scale and depth, to enliven the facades.

Minimum detailing:

- bargeboards and fascias
- window frames and trim
- porch beams, columns, and balustrades; and
- sloped soffits under overhangs (rather than flat soffits)

Optional Detailing:

- window mullions (real) Use of ‘stick-on’ muntins, or leading is not acceptable
- roof brackets or extended joist ends;
- string courses at top of basement, as an extension of porch beam line, and (more rarely) at second floor and attic floor levels;
- contrasting corner trim on wood clad buildings;
- decorative patterned shingling in limited amounts
- small areas of ‘plaster and beam’

- (c) Where a material or detail is proposed that is not covered by (a) or (b), its acceptability will be evaluated on a case by case basis. Consideration will be given to materials and detailing that vary from the above when it can be demonstrated that they are consistent with the traditional style of architecture chosen.

5.1.8 Additional Guidelines for Contemporary Style Buildings

The following additional guidelines apply to contemporary style buildings. For additional guidelines specific to traditional style buildings see Section 5.1.7.

(a) Materials:

- (i) Acceptable materials are wood siding or wood shingle, stucco (except for heavily textured trowelled finishes), ceramic or metal panels and seamed siding, corrugated metal siding, architecturally finished concrete, concrete block, true dimension brick (solid colour), unpolished true-cut stone.
- (ii) Changes in cladding should relate to the building design, such as to express the base or foundation of the building, or to emphasize the main level and minimize the scale of the upper level.
- (iii) Roofs can be wood shingle, asphalt shingle, slate, cement tile, clay tile, or metal
- (iv) Brick and stone should be designed to turn and complete building corners.
- (v) Materials used in detailing may be either metal and glass, or wood.
- (vi) High quality vinyl windows are acceptable provided they meet the guidelines regarding design and divisioning. Thin-framed aluminum windows are not acceptable.

(b) Detailing:

New contemporary style development should incorporate contrasting details of a substantial scale and depth, to enliven the facades.

Minimum detailing:

- strong divisioning of window areas and/or deeply recessed window surfaces, and/or window frames and trim
- strong horizontal expression of either main eave line, or other projecting element(s) on the main building façade
- articulation of support structure and detailing around entry porch – for example, metal hangers, brackets or struts, metal and glass railings, cantilevered roofing systems
- high quality soffit material and detailing

Optional Detailing:

- canopies, metal and glass, wood, or canvas
- window mullions (real). Use of ‘stick-on’ muntins, or leading is not acceptable
- roof brackets or extended joist ends;
- major chimney expressions as an anchoring element

- (c) Where a material or detail is proposed that is not covered by (a) or (b), its acceptability will be evaluated on a case by case basis.

5.2 Renovation and Addition to retained ‘Character’ Buildings

Retention of an existing ‘character’ building is at the option of the proponent, but it is encouraged by some additional floorspace and the potential to build an infill building.

The intent of the following guidelines is to ensure that changes to an existing ‘character’ building maintain its original form and character, and that additions are compatible. To determine whether an existing building is considered a ‘character’ building refer to Sections 2.1.2 and 2.2.2.

Heritage restoration or rehabilitation to more stringent standards is a voluntary option for any older building, but is not required under these guidelines.

5.2.1 Principles

(a) Retention of Original Character

Where a renovation is occurring to a ‘character’ building as defined in these guidelines, the new architectural components should maintain the original character of the building. Renovation to current standards may require the replacement of a good deal of material. The amount of original exterior building fabric that is to be replaced is not limited as long as it is replaced in a manner closely similar to the original, as set out in the following guidelines. Provision of drawings documenting the extent of material to be replaced may be required at time of application.

(b) Infill Character

Where an infill building is being added behind a retained ‘character’ house, it may be designed either to reflect the traditional character and style of the main house, or to express itself clearly as a later outbuilding by choosing a contemporary architectural style. Infill buildings should follow the guidelines in Section 5.1.

(c) Additions

In general, additions will not be permitted on the front of character buildings, as this would significantly alter the character of the building as viewed from the street. Additions to existing character buildings should always appear secondary in visual prominence to the main house as seen from the street.

5.2.2 Roofs and Chimneys

(a) The original roof forms should be maintained.

(b) Consideration will be given to changing the main roof form to reflect those of other neighbourhood ‘character’ buildings, in those cases where the ceiling height under the main ridge line is not sufficient to enable a reasonable configuration of inhabited space according to the city’s by-laws.

(c) Where dormers are being added or extended, they should remain subordinate to, and not detract from the integrity of the main roof.

(d) Roofs on additions should be compatible with the existing buildings’ roof form, or similar ones of the period.

(e) Secondary roof elements may vary from the pitch of the main roof and may include flat roofs and shallow pitches.

(f) If roofing material is to be replaced, either wood shingle or asphalt shingle should be used. Other materials may be considered where it can be shown they were characteristic of the original house style. If roofing is to be repaired, material should match existing.

(g) Original chimneys should be retained and repaired where possible. While matching new chimneys to existing ones is desirable, boxed-in chimneys clad with a material that matches the building wall is also acceptable.

5.2.3 Windows and Skylights

(a) Original window openings on the front façade of existing buildings should be maintained. If it is not practical to keep original frames and exterior wood trim, new windows should match the original design as closely as possible. Window replacements from previous renovations that are not in character with the original building should be returned to a design in keeping with the original building. It is desirable to maintain existing window pane shapes and mullions as well, however, if reproduction is too costly, plain glass can be used. Use of ‘stick-on’ mullions or leading is not acceptable.

(b) On facades not visible from the street, more substantial alterations to existing window shape and size may be considered. Materials and detailing of frames should be compatible with the existing style.

- (c) When an addition will be seen from the street, the addition's windows should follow the same general practices as in the original building regarding shape, placement, materials and trim.
- (d) Skylights should be modest in size.

5.2.4 Entrances Stairs and Porches

- (a) Entrances and Stairs
 - (i) Original front entrance frames, trim, and stairs should be maintained where these exist. If replacement is necessary, the design should match the original design and material as closely as possible
 - (ii) Maintaining the original front door and any sidelights is desirable. Where doors must be replaced, or where earlier renovations resulted in inappropriate doors, doors of similar quality to the original should be used.
 - (iii) When an original door and sidelights have been compromised, and an additional entrance is needed to a unit on the same level as the main entrance, a number of solutions are acceptable:
 - Placing the door inside the original entry in a lobby arrangement;
 - Placing two doors side-by-side.
 - Placing one entry at the side of the building.
 - (vi) When an additional entrance is desired to a basement unit, or to other living space on the basement level, it may be located on the front façade, but it should not detract from the visual dominance of the original entry.
- (b) Porches

The District Schedule provides a floor space exclusion for porches, to both encourage new porches, and facilitate the opening up of old ones which may have been filled in for extra living space.

 - (i) Original porches on existing buildings should be kept and restored
 - (ii) If possible, porch infill should be removed. If the enclosed space must remain for livability, the detailing of the enclosure should be made consistent with the original style of the building

5.2.5 Balconies and Decks

- (a) Projecting balconies and decks should not be located on the front façade of older houses. Decks located on, or partially within a roof may be acceptable on the front of the building provided they appear integrated and are modeled on traditional examples
- (b) Projecting balconies or decks may be located at the rear, subject to guidelines regarding privacy and setbacks.

5.2.6 Exterior Walls and Finishing

- (a) Materials:
 - (i) Original materials should be retained and repaired where practical. If replacement is necessary, the same material should be used, although it may be manufactured in a different way. (For example, narrow wood clapboard is available in sheets). For further direction regarding alternatives, see (iv) below.
 - (ii) Materials on additions should match those of the existing building
 - (iii) The same materials should be used consistently on all facades, including the interior of inset porches. The use of a material only as a 'paste-on' on one or two facades is not acceptable.

- (iv) “Imitative” materials such as vinyl siding are generally not acceptable, although some materials that have advanced to a point where they convincingly replicate original materials may be acceptable and will be evaluated at time of application (some types of cementitious board will be appropriate).
- (b) Detailing:
 - (i) Existing detailing on buildings should be kept and restored. If it has been removed, it should be replaced in the original style and material;
 - (ii) Uncharacteristic detailing (gingerbread to ‘Victorianize’ buildings) should not be added; and
 - (iii) Detailing on additions should be compatible with that on the original building, but the degree of detailing may vary considerably, depending on the overall design intent of the addition and its visibility from the streets.
 - (iv) Where a material is proposed that is not covered by (a) or (b), its acceptability will be evaluated on a case by case basis.

67 Open Space

Open space on private sites in single ~~detached house neighbourhood~~^{family} areas has traditionally been of two kinds. The semi-private space of the front yard provided a green streetscape – a public face for the visual enjoyment of both the residents and neighbours. The backyard was normally private open space for active use, while also mainly ‘green’ in appearance.

The front yard will play an expanded role as it will become the primary outdoor space of some dwellings, as such it must often accommodate the useable patio of a unit, as well as be the public face on the streetscape.

The flexible siting options for different housing types will result in a different patterning of rear yard space, with portions of the traditional rear yard being occupied by ~~courtyard rowhouses~~^{a townhouses in a courtyard configuration} or infill buildings. In some cases some open space will be brought into the centre of the space as a garden courtyard. In all cases, however, some portion of rear yard open space will be located adjacent to neighbouring rear yards.

- (a) Private open space

Ground-orientation is an important aspect of the variety of housing types allowed under this zoning.

 - (i) A minimum area of 10 m² with a minimum dimension of 2.4 m of ground level (or near ground level) private outdoor space should be provided immediately adjacent to and accessible from each unit.
 - (ii) Balconies, decks and porches may augment, or substitute where semi-private open space is provided on site.
 - (iii) Small units (approx. 65 m² sq.ft. or less) need not be provided with private open space if access is available to a shared open space.
- (b) Semi-private or shared open space

Some siting options will create shared semi-private space, or garden/entry courtyards in the centre of the site.

 - (i) On ~~courtyard rowhouses~~^{townhouses in a courtyard configuration}, where the shared open space is a major element of the design, minimum widths for semi-private courtyard space have been set ~~(see section 4.17)~~.
 - (ii) Semi-private open space should be designed:
 - as a focus of development and an organizing element, not as ‘leftover’ space
 - as a primary outlook and entrance for units in the middle and rear sections of a site

- to provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.

Landscaping

The variety of housing types allowed may result in some increased coverage of the ground plane by building. It is therefore very important to ensure that outdoor space and landscaping is well designed to enhance the street and lanescape, and the enjoyment of private outdoor space. Larger scale planting with a vertical element enhances the definition and screening of private outdoor space, as well as contributing to improving the local micro-climate and reducing the rate and amount of stormwater released to the system.

- (a) Landscaping should be varied in type and scale, with areas of shrubs, larger perennials, and trees, not just grassed areas.
- (b) Existing trees and landscape features (such as stone walls) should be kept wherever possible.
- (c) At least part of the front yard should be grassed and/or planted as a visual amenity for the street. Patio areas in the front yard should be screened with planting. The presence of units at the rear of the site should be announced with entry gates, addressing, and other entry markers such as arbors or feature landscape.
- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged on most development, and particularly on any ~~courtyard rowhouse~~ townhouse in a courtyard configuration development. The space between the sidewalk and the front property line should receive similar treatment.
- (e) In general, the by-law fencing height limit of 1.2m in front yards, and 1.8 in rear and side yards should be respected. However, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Overheight 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 overheight element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscape to provide visual depth, screening and layering.
- (g) Landscaping in semi-private common spaces in ~~courtyard rowhouse~~ townhouse in a courtyard configuration and infill developments should be designed to provide screening and filtering of views. Planting larger caliper trees is particularly necessary in these locations.
- (h) Where ~~courtyard rowhouses~~ townhouses in a courtyard configuration, single unit principal buildings, or infill buildings are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken. This includes:
 - (i) Entry gates and arbors over pedestrian entrances.
 - (ii) Arbors over driveway entrances.
 - (iii) Planted areas or planter boxes between garage doors.
 - (iv) Trellised areas along the lane façade, between and above garage entries, to enable 'vertical greening' with vines.
 - (v) Planters overhanging the lane on balconies and outside the windows of dwellings on upper levels.
 - (vi) Planting of trees near the lane where possible.
- (i) Landscape treatment of driveways, outdoor parking spaces, and maneuvering areas is critical. As much soft landscaping as possible should be provided to soften the appearance of the paved area. Special decorative paving (interlocking pavers, brick, exposed aggregate etc.) and permeable paving should be used in maneuvering areas. Driveways should be paved wheel strips with planting in the mid section. Uncovered parking spaces should be well designed spaces with landscaped edges, decorative paving, permeable paving, or gravel surfaces. Where a driveway is located adjacent to a neighbouring property there should be a well landscaped setback of about 1m.

Landscaping along this edge should include fencing, hedging, and closely spaced tree planting.

Where a semi-private common space is also utilized for vehicle access and maneuvering, it should be designed to function first as a space for pedestrians, and an outlook for dwellings. It should be treated as an entry court that happens to allow cars, and should be primarily paved with high quality, permeable or porous paving material. It will be of particular importance to design the courtyard and access in a way maximizes opportunities to introduce soft landscaping and vertical greening elements, and that will allow larger caliper trees to be planted and to thrive in the area. Materials and detailing adjacent to areas accessible to cars should be designed with resilience and durability to stand up well over time. It should be anticipated that trees in close proximity to maneuvering areas may need tree guards, and the design of these should be an integral part of the landscape and building design.

89 Additional Guidelines for Arterial Locations

89.1 Noise

~~The RM-1N District Schedule~~ Section 10.2 of the Zoning and Development By-law which applies along noisy arterials, contains acoustic standards and requires an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:

- (a) Building construction (eg. masonry construction, triple glazing)
- (b) Site planning and unit design (in particular, locating living rooms and bedrooms away from the noise source where possible).

910 Additional Guidelines for Apartment Buildings

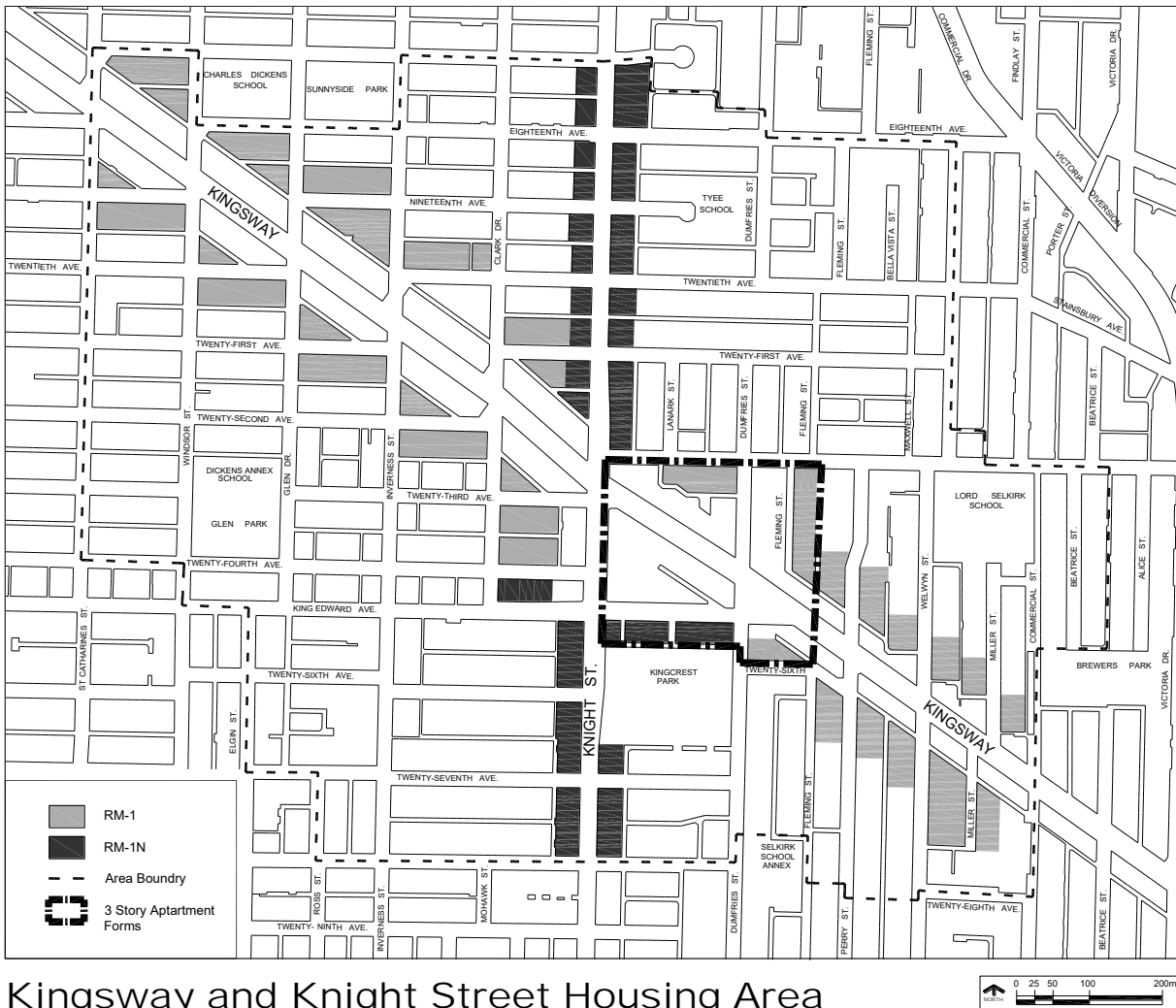
Three storey apartment buildings are allowed in designated areas to provide opportunities for single level units for seniors and disabled persons.

Most of the preceding guideline content that applies to ~~courtyard rowhousestownhouses in a courtyard configuration~~ will also apply to apartment buildings. In particular it should be noted that guidelines affecting massing and neighbourly adjacencies will mean that the third floor will be a partial floor, and may in part be contained within a roof form.

The following additional guidelines also apply:

- (a) Provide individual access from grade for as many units as possible
- (b) Provide grade level units with a presence on the street including separate entry gates and front gardens, porch areas or door stoops.
- (c) Break the massing into smaller vertical components to express the rhythm of a series of house forms, or the individual and repeated expression of ~~rowhousetownhouses~~.
- (d) On larger developments, consideration should be given to creating separate buildings or recessing the main entry in a courtyard area to avoid overly long facades on the streetscape.
- (e) Provide private unit open space in the form of patios, gardens, balconies, and/or decks.

The map below indicates where 3 storey apartment building forms may be considered, as described in Section 2.1.1/2.2.1 (b) of these Guidelines.



Kingsway and Knight Street Housing Area

Pre-1940's Character Buildings

The principal elements which are generally common to the traditional pre-1940's houses are the following:

- (a) **Simple mass with a dominant main pitched roof**
Pre-1940's houses were simple with a basement projecting 1.2 to 1.8 metres above ground, a main floor, and optional full or partial second floor. On this basic box structure was a simple pitched primary main roof over the first storey eave. Roofs were most commonly end-gable (gable facing the street, ridge running lengthwise on the lot) or cross-gable (slope facing the street, ridge running across the lot). Roof pitch was usually substantial although bungalow styles feature low pitched gables roofs with broad overhangs. Other roof forms such as hip, gambrel or mansard were less common. Some houses also featured secondary roof elements over porches and verandahs and projecting rooms.
- (b) **Emphasis on front entries and porches**
Covered porches on the main (entry) level were a universal feature, and were of several types.
 - projecting from the facade under a separate roof structure, but with a solid base;
 - projecting, but under an extension of the main roof; and
 - inset from the façade.

The front entrances were on the main level, about 1.2 metres (4 ft.) to 1.8 m (6 ft.) above grade. Upper level porches were also common on some styles. They were inset into the second storey wall, or partially inset into the wall and the porch roof below.

All porches has substantial depth, single storey height, robust wood supporting beams and columns, and robust picket type wood railing, or solid balustrade formed by an extension of the wall below. Any columns or posts were limited to the first storey. They were single storey front entry covered porches, or recessed balconies.

- (c) **Windows and Doors**
Pre-1940's buildings were characterized by limited amounts of window area (relative to the wall) and simple rectangular shapes. Windows tended to be symmetrical often rectangular window openings with trim. Decorative window shapes were relatively rare. Doors were generally single, not double, but were usually panelled, some with windows.
- (d) **Materials and Detailing**
Wood was the most prevalent wall material. This was usually in the form of horizontal 3 to 4 inch clapboard, board and batten or shingles. Stucco was used on some "English Builder" and "Germanic cottage" style houses. Stucco was stone-dash, pebble-dash or medium textured stucco. Brick was used much more rarely.

Though not an exhaustive list, decorative detailing tended to be the expression of the wood trim such as around doors and windows, heavy beam and columns in porch structures, window casing frames and mullions, bargeboards and eaves brackets and braces, fascias, or exposed ends of "roof joists" under the roof overhangs. Detailing in wall materials included decorative shingling (fish-scale, scalloped, staggered or diamond-shaped), usually small amounts in the upper parts of gables and half timbering.

Popular “Pre-1940’s” Architectural Styles

The following architectural styles are representative of the less complex pre-1940’s buildings prevalent in many of Vancouver’s neighbourhoods.

Bungalow or Craftsman

The Bungalow and its variants dominated Vancouver domestic building in the years after 1910, supplanting the Classic Frame as the most popular house type. The features common to the many variations of Bungalows are low-pitched gabled roofs with broad eaves or overhangs, and the profuse use of wood detail (exposed rafters and beams, eaves brackets and braces, and textured wood clapboard or shingles). The most prevalent Bungalow type in Vancouver is an expansive house 1 or 1 ½ storeys high with the gable facing the street and often having a smaller, secondary gable over the projecting entrance porch. Entry stairs were solid substantial staircases, not flimsy open stairs. The porch columns/supports are usually short with sloping sides and their bases may be made of rough “clinker” bricks. The principal window beneath the main gable is often composed of three sashes.

Bungaloid

The term Bungaloid describes buildings in which features characteristic of Bungalows are seen in houses too large or different in form from that style. The most common Bungaloid type in Vancouver is a 2 ½ storey house with a front-facing gable, too tall to be a Bungalow, but sharing its profuse use of brackets, beam ends, stubby porch columns and other decorative wood features. Another version has side-facing gables, with dormers or other vertical features piercing the eaves.

Classic Box

The Classic Box is a foursquare 2 or 2 ½ storey house with a hipped roof, often one of low pitch. The second storey is a full floor high, and if there is an attic floor, the roof has a dormer. Earlier versions are undecorated, like the Pioneer house. Later examples (after 1900) may have the ornamentation associated with the Decorated Pioneer, including bay windows and decorative window openings. Classical detail may also be found. Porches are common, and the bay windows may interrupt the simple lines of the hipped roof. The front door is usually on one side of the façade.

Classic Frame

This is the most common Vancouver dwelling house for the middle class in the early 1900’s. It is a timber-frame building between 1 ½ and 2 ½ storeys high, with the gable end of the roof presented to the street. Façade features usually include a porch and one or more bay windows. The door is located to one side. Ornamental variety in the wood and shingle siding is common. The house is similar to the Pioneer and Decorated Pioneer, but it has broader proportions and more interior space. A number of Classic Frames often appear side by side along the street, usually with minor variants in window shape, porches and decorative detailing.

Edwardian Builder

This style was popular between 1900-1910, and used a variety of building forms. It’s characterized by a steep roof and large porch, narrow bevelled wood siding or cedar shingle cladding, plain classical-inspired details such as small eaves brackets or dentils mouldings, porch column capitals, pediment roof forms, multi-paned or diamond-patterned windows; and stone/brick or porch supports or foundations not commonly used.

Pioneer

These are modest houses usually 1 ½ (but sometimes 2 or 2 ½) storeys high with a front gabled roof facing the street containing the entrance door and perhaps a simple porch or verandah. Windows are usually plain, but a bay window may be situated beside the door or on the second floor. Proportions are tall and narrow. The houses are shiplap or narrow clapboard siding, the latter becoming prevalent around 1900. Corner boards and window trim are usually plain 25 mm x 150 mm (1 x 6 inch) boards, and windows are double-hung with two or four panes in each sash. A shed-roof kitchen is common at the rear. Basements are rare.

Decorated Pioneer

Similar to Pioneer houses, but are more elaborate because of the addition of wood ornamentation at the gable ends, on porches, and for door and window detail. The fretwork – often called “gingerbread” – was created with the fret saw or the jig saw. Porch posts were turned with the lathe and chamfered. These dwellings often use contrasting patterns of wood siding and shingles, and scalloped and lozenge-shaped shingles appear frequently.

English Builder

The English Builder style began to be built in the late 20's. It was an economical version of the more elaborate English Arts and Crafts or Tudor revival styles popular for estates. Characteristics are steep cross-gable main roof, with one or more large, steep, front-facing gables, usually asymmetrical placed; very small front porch; stucco cladding; and limited detailing (plain fascias and window frames, leaded windows; sometimes small pointed arches above windows, doors etc.

Pioneer Cottage

The Pioneer Cottage is a small dwelling, usually one storey high on a raised roof, and sometimes having a dormer window illuminating a bedroom in the attic space. They were frequently built in groups, and intact clusters have a row of them closely sited along the street. More elaborate versions may have a porch with classical columns and eaves brackets, but simpler ones have little ornament.

Germanic Cottage (also called Eastern Cottage)

This style began to be used in the late 20's. Characteristics include small, 1 ½ storey form, with shallow-pitched end-gable roof, usually chamfered, stucco cladding, very small front porch, and detailing was limited: plain fascias and window frames, small window panes.

Figure 17. Photos of Character Buildings

Pre-1940's Character Houses: 1 to 1 ½ Storey Bungalow, Cottage and Pioneer Styles and their variants



Pre-1940's Character Houses: 1 to 2 storey Classic frame houses and variations



Guidelines

RM-3A, RM-4, and RM-4N Guidelines for Social Housing

Approved by Council June 8, 2021

Table of Contents

1	Application and Intent	3
1.1	Application	3
1.2	Intent.....	3
1.3	Affordability	3
2	General Design Consideration.....	3
2.1	Neighbourhood and Street Character.....	3
2.2	Family Units.....	4
<u>34</u>	Guidelines Pertaining to the Regulations of the Zoning and Development By-law.....	5
3.14.3	Building Height	5
3.24.5	Front Yard.....	5
3.34.6	Side Yards	5
3.44.7	Rear Yard	5
3.54.9	Off-Street Parking and Bicycle Storage	6
<u>47</u>	Open Space	6
4.17.3	Private Open Space	6
<u>58</u>	Landscaping	6

1 Application and Intent

1.1 Application

These guidelines are to be used in conjunction with the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule of the Zoning and Development By-law for discretionary approvals for social housing in a six-storey apartment typology. Social housing is defined in accordance with the definition of Social Housing in Section 2 of the Zoning and Development By-law. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

These guidelines apply city-wide to all social housing projects in RM-3A, RM-4, and RM-4N zoning districts, but also provide certain area-specific considerations.

1.2 Intent

Social housing is important to the overall health of Vancouver's housing system. Social housing provides secure housing options for many low and moderate income households in Vancouver.

A significant portion of Vancouver's existing stock of social housing, including non-profit co-operative housing, is located in RM-3A, RM-4, and RM-4N zoning districts. Many existing social housing buildings were constructed in the 1960s, 1970s, and 1980s. To ensure long-term liveability and resiliency, some of these aging properties may be in need of re-investment, including renovations or redevelopment.

The intent of these guidelines is to:

- (a) Encourage development of social housing to add to the overall social housing stock in the city;
- (b) Provide guidance for situations where variances to the zoning regulations may be considered to:
 - (i) help ensure that the allowable density for social housing is achievable;
 - (ii) improve residential liveability of units; and
 - (iii) respond to the context of the site

1.3 Affordability

Where possible, applicants are encouraged to provide a deeper level of affordability than the minimum set out in the Zoning and Development By-Law. The Director of Planning or Development Permit Board is to consider the following in reviewing the development application:

- (a) Maximizing the level of affordability delivered on site, subject to the availability of funding;
- (b) Replacement of existing affordability levels of rental units currently on site, where possible;
- (c) Ensuring the provision of a Tenant Relocation Plan in keeping with the Tenant Relocation and Protection Policy, if applicable.
- (d) All relevant affordable housing policies contained in Council approved by-laws, policies, area plans, and community plans.

2 General Design Consideration

2.1 Neighbourhood and Street Character

RM-3A, RM-4, and RM-4N zoning districts span multiple neighbourhoods throughout the city. These zoning districts consist primarily of three-storey and four-storey residential apartment buildings, many of which were constructed between the 1960s and 1980s. Detached homes and other ground-oriented housing types also exist in these areas.

Most RM-3A, RM-4, and RM-4N zoning districts are located off major arterial streets. Many streets are lined with mature street trees and apartment buildings typically include generous front yards and landscaped areas, creating a green streetscape. Point-tower typologies are also evident in these areas, a legacy of a previous era when the tower format was permissible. In general, these areas demonstrate how a mix of building typologies can achieve a healthy, liveable environment for renters and owners, and a wide spectrum of social demographics.

For certain areas of the RM-4 and RM-4N zoning districts, area-specific RM-4 guidelines may also apply. For social housing projects, this set of guidelines should be used in conjunction with any applicable area-specific RM-4 guidelines where possible, while prioritizing the need to achieve social housing. Applications which vary from the area-specific RM-4 guidelines will be considered in order to achieve social housing development.

Several RM-3A, RM-4, and RM-4N sites are also located within Council-approved community plan areas, including the Grandview-Woodland Community Plan and Marpole Community Plan. These plans often provide specific direction for rezonings of RM-3A, RM-4, and RM-4N sites to deliver rental and social housing. For example, for RM-4 sites in Britannia-Woodland, the Grandview-Woodland Community Plan provides direction for minimum and maximum building frontages, setback dimensions, and ground-level access for units located on the first storey of the building. Specific community plan direction for RM-3A, RM-4, or RM-4N sites for this typology should be considered for social housing applications as much as practicably possible, while prioritizing the need to deliver new social housing.

New social housing development may have greater building heights and densities than many of the older low-rise apartment stock or other developments in the area. New social housing developments should be designed to consider as much as practicably possible, while prioritizing the overall need to deliver new social housing:

- (a) Any directions committed to in any relevant Council-approved plans, policies, and guidelines; and
- (b) The green streetscapes of these areas and maintaining generous building setbacks, landscaped surfaces, and open spaces, unless contrary direction is specified by other Council-approved plans, policies, or guidelines.

2.2 Family Units

The Housing Vancouver Strategy (2017) and Affordable Housing Delivery and Financial Strategy (2018) prioritize delivery of family units in new social housing to meet the needs of lower income households and families. Recent Council-approved community plans covering including the Grandview-Woodland Community Plan and Marpole Community Plan require a minimum of 50% of units with two or more bedrooms in new non-market housing.

Applicants should refer to relevant housing mix requirements contained in Council-approved community plans, area plans and policies. Where possible, applicants should include no less than 35% of dwelling units to be family units with 2 or more bedrooms and are encouraged to include 50% family units, except for seniors and supportive housing.

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

3.1 **Building Height**

Semi-private indoor and outdoor spaces are highly encouraged to improve liveability for apartment living. Section 10.14.3.3 of the [Zoning and Development By-law District Schedules](#) allows the Director of Planning to consider greater [building](#) height than otherwise permitted for select structures associated with common rooftop amenity spaces. This provision is intended to encourage common amenity spaces on the building roof deck.

3.2 **Front Yard**

The front yard setback requirements are an opportunity to be meaningfully used as private outdoor open space for ground-floor units, while also generating visual interest and casual social interaction for the adjacent public pedestrian sidewalk. Where pedestrian comfort is established, the frequency and intensity of meaningful neighbourly interactions between citizens may be increased.

For social housing development, the Director of Planning or the Development Permit Board, as the case may be, may consider modest and incremental reductions to the minimum front yard depth requirement. Reductions in front yard depth requirements will be considered where necessary to:

- (a) Maximize delivery of social housing space and achieve the permitted floor space ratio for social housing;
- (b) Improve liveability outcomes of residential units; or
- (c) Provide a child day care facility on site.

3.3 **Side Yards**

For social housing development, the Director of Planning or the Development Permit Board, as the case may be, may consider variations and reductions to the minimum side yard width requirement. Reduction in side yard widths will be considered where necessary to:

- (a) Maximize delivery of social housing space and achieve the permitted floor space ratio for social housing;
- (b) Improve liveability outcomes of residential units; or
- (c) Provide a child day care facility on site.

Despite any reductions to side yard requirements for social housing development, the applicant should endeavour to maximize landscaped surfaces and minimize impervious surfaces.

3.4 **Rear Yard**

For social housing development, the Director of Planning or the Development Permit Board, as the case may be, may consider modest and incremental reductions to the minimum rear yard depth requirement. Reductions in rear yard depth requirements will be considered where necessary to:

- (a) Maximize delivery of social housing space and achieve the permitted floor space ratio for social housing;
- (b) Improve liveability outcomes of residential units in the form of private outdoor space for ground-level units and/or indoor amenity rooms; or
- (c) Provide a child day care facility or outdoor play area on site.

Despite any reductions to rear yard requirements for social housing development, the applicant should endeavour to maximize landscaped surfaces and minimize impervious surfaces.

3.5 Off-Street Parking and Bicycle Storage

- (a) Parking requirements are regulated by the City's Parking By-law.
- (b) Parking should be located at the rear of the site with access from the lane.
- (c) Where above-grade surface parking is provided, 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 pervious to rainwater.

4 Open Space

4.1 Private Open Space

- (a) Usable private open space should be provided for dwelling units as follows:
 - (i) Each unit with two or more bedrooms should provide private open space. Refer to the High-Density Housing for Families with Children Guidelines for guidance on private open space for family units.
 - (ii) Studio and one bedroom units should provide private open space for each unit, unless the building contains a suitable amount of common exterior amenity space. Where private open space is not provided for studio and one bedroom units, common amenity space should generally be approximately 4.5 m² per unit based on total dwelling units in the development.
 - (iii) 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 improved ventilation (e.g. juliet balconies) should also be considered.
- (b) Examples of usable private open space include open balconies, private terraces, and private roof decks.
- (c) Private open space should be oriented towards the rear or front yards, and not solely oriented towards a mid-block sideyard where sightlines are limited.
- (d) 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.

5 Landscaping

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

- (a) Existing trees and significant landscape features should be retained where possible;
- (b) 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.
- (c) Seating for the public off the sidewalk may be considered in order to enhance interactions between buildings and the public realm



City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

BRITANNIA/WOODLAND RM-4 AND RM-4N GUIDELINES

Adopted by City Council on November 21, 1989
Amended February 4, 1992 and September 15, 2020



Contents

	Page
1 Application and Intent	1
2 General Design Considerations	2
2.1 Neighbourhood Character.....	2
2.2 3 Orientation.....	2
2.3 4 Views	3
2.4 5 Topography.....	4
2.5 8 Noise.....	4
2.6 9 Privacy.....	5
2.7 10 Safety.....	5
2.8 11 Access and Circulation	5
34 Guidelines Pertaining to the Regulations of the Zoning and Development By-law	5
3.1 4.2 Frontage.....	5
3.2 4.4 Front Yard.....	6
3.3 4.5 Side Yards	7
3.4 4.6 Rear Yard.....	8
3.5 4.9 Off-Street Parking and Loading.....	9
45 Architectural Components.....	10
4.1 5.1 Roofs.....	10
4.2 5.3 Entrances, Stairs and Porches	11
4.3 5.4 Balconies	11
4.4 5.5 Exterior Walls and Finishing	12
56 Internal Design and Facilities	12
67 Open Space	13
78 Landscaping.....	13
Appendix.....	14
Submission Requirements.....	14

Application and Intent

These guidelines are to be used in conjunction with the RM-4 and RM-4N ~~d~~Districts ~~s~~Schedules of the Zoning and Development By-law for developments in the Britannia and Woodland areas zoned RM-4 and RM-4N (Figure 1). The guidelines should be consulted in seeking approval for conditional approval dwelling uses or for the relaxation of regulations. They may also be helpful in designing developments involving outright approval. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

Part of the Britannia area (sub-area 1) was zoned RM-4 in 1983 and since that date an earlier version of these guidelines has been used to guide development. In November 1989 the balance of the area (sub-areas 2 and 3) was zoned RM-4 and RM-4N, and the guidelines have been amended and updated.

The intent of the earlier guidelines, to ensure that redevelopment was compatible with the traditional character of Britannia sub-area 1, has been successfully achieved in much of the new development, and is re-emphasized.

Figure 1. Britannia and Woodland RM-4 and RM-4N Zoning Districts



Sub-areas 2 and 3 contain older houses of various eras, and apartment development of a wide variety of styles. However, since much of the area is still developable it is still possible to create a unified character area. The intent of the guidelines in these sub-areas is to use sub-area 1 as a precedent and to encourage an extension of this character means of knitting the whole neighbourhood together. At the same time, development on specific sites in these areas may also need to respond to specific adjacent developments.

2 General Design Considerations

2.1 Neighbourhood Character

Sub-area 1 retains many original houses which have created a specific heritage neighbourhood character and provide a link to Vancouver's past.

New developments should:

- (a) Respect the existing streetscape and adjacent buildings by designing new buildings to complement their character.
- (b) Retain groupings of original houses to help maintain the existing streetscape character through infill and conversion schemes. Infill should be compatible in scale and character with the existing houses.
- (c) Respect existing buildings by renovating them in a manner which is sensitive to the architectural components which compose their character.

Sub-areas 2 and 3 have a mixture of old houses and apartment blocks of various ages and conditions. Because of this mixture the areas have a rather confused appearance, and there is no dominant existing pattern on which to build a future neighbourhood character.

New development in sub-areas 2 and 3 should:

- (d) Adopt the traditional Britannia character (sub-area 1) rather than attempting to use the adjacent development as a strong character precedent. In some cases where significant older buildings remain, (b) and (c) above may be applicable.

2.23 Orientation

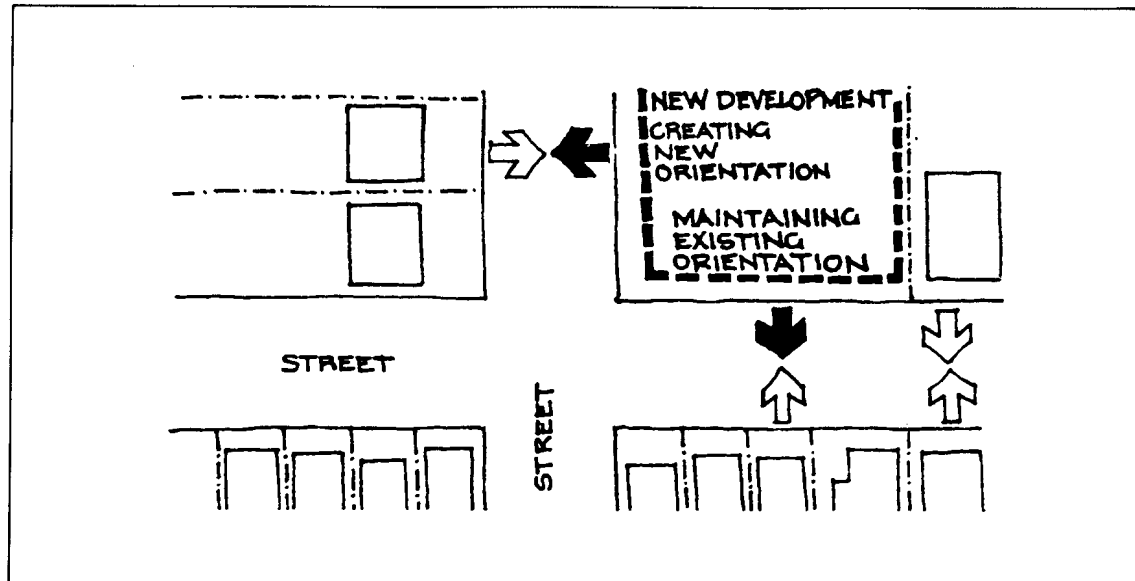
The original subdivision pattern includes lots that orient to side streets as well as the east-west streets. This results in the fronts of some buildings facing the sides of others, and can result in an disorganized street appearance.

East 1st Avenue and Commercial are arterial streets requiring mitigation of noise impacts for residential uses. However, the traditional pattern of having buildings "front" onto these streets should not be lost.

New development should:

- (a) Conform to the predominant orientation pattern.
- (b) Create a frontage character for all building walls facing the street (Figure 2).

Figure 2. New Development Establishing Frontage on Two Streets



2.34 Views

Distant views to the north shore mountains, downtown and False Creek are one of the area's best features. There are also pleasant close-up views of parks and historical streetscapes in many blocks. However, the foreground views immediately adjacent to the industrial areas are generally not desirable.

New development should:

- (a) Take advantage of potential private views while ensuring that private views of adjacent buildings are not unduly compromised.
- (b) Minimize impact of views to adjacent industrial uses wherever possible.

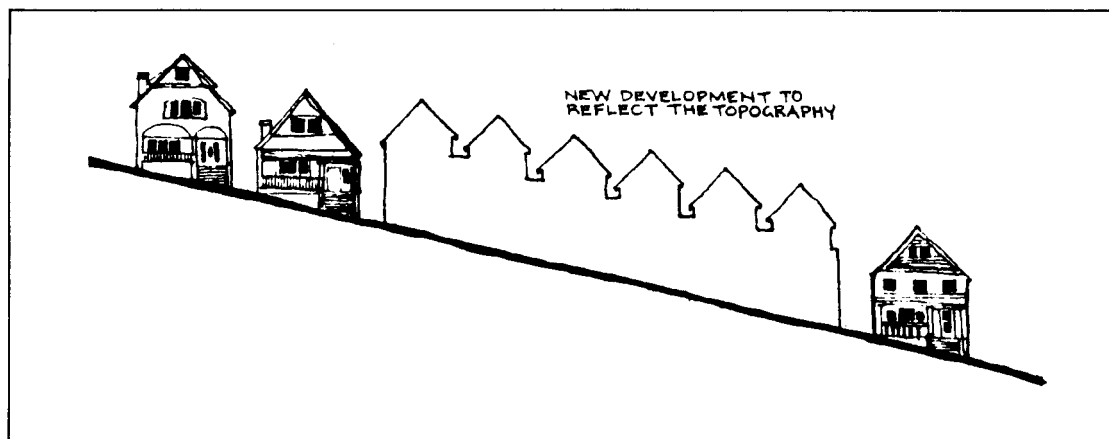
2.45 Topography

The area has a pronounced slope to the west. The scale of the older houses allows them to step down the hill in a manner which respects the topography and contributes to a recognizable area character.

New development should:

- (a) Respond to the topography by stepping the building massing down the hill (Figure 3).
- (b) Step foundations and parking structures to avoid retaining walls above grade.

Figure 3. New Development Responding to Topography



2.58 Noise

Sites adjacent to East 1st Avenue and Commercial Drive are affected by traffic noise. Noise standards are set out in ~~the RM-4N zoning schedule~~ Section 10.2 of the Zoning and Development By-law, and a qualified acoustic expert should be consulted.

New development should:

- (a) Use site planning which orients noise sensitive areas away from noise sources.
- (b) Use appropriate building techniques (e.g. triple glazing, acoustically insulating construction, enclosed balconies, alternative ventilation systems).
- (c) Use noise deflecting/absorbing landscaping (e.g. berms, solid fences).

2.69 Privacy

Apartment buildings can create privacy and overlook problems for adjacent smaller buildings as well as for their own units.

New development should:

- (a) Minimize overlook into adjacent private yards as much as possible.
- (b) Ensure visual privacy for units and unit open space within its own site.

2.740 Safety

Security is improved in areas where casual surveillance by passers-by and residents is possible.

New development should:

- (a) Allow visibility of the site and building from the sidewalk and units, without totally sacrificing privacy of grade level units and open space. This is particularly important for less-used common areas of the site.
- (b) Ensure that lobbies and entries are visible as they are approached.

2.814 Access and Circulation

The area is characterized by houses, infill and apartments which have unit access from grade.

New development should:

- (a) Provide individual access from grade for as many units as possible.

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

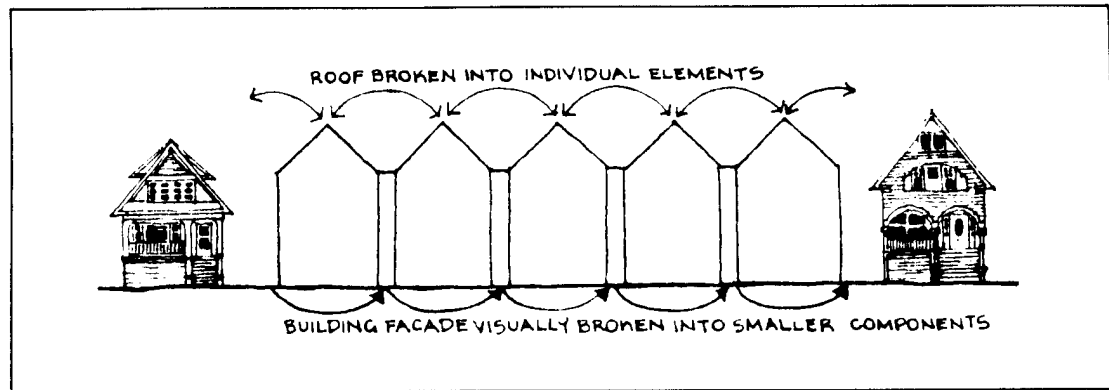
4.23.1 Frontage

The predominant lot width of 10.1 m in conjunction with the old houses creates a strong rhythm and unit identity. Some apartment development has disrupted this rhythm with building masses that have uninterrupted facades for four or five lots.

New development should:

- (a) Break the larger massing into smaller components to express strong unit identity and to relate to the characteristic subdivision of the area (Figure 4).
- (b) Use architectural treatment to emphasize unit identity.

Figure 4. New Development Creating Incremental Frontage



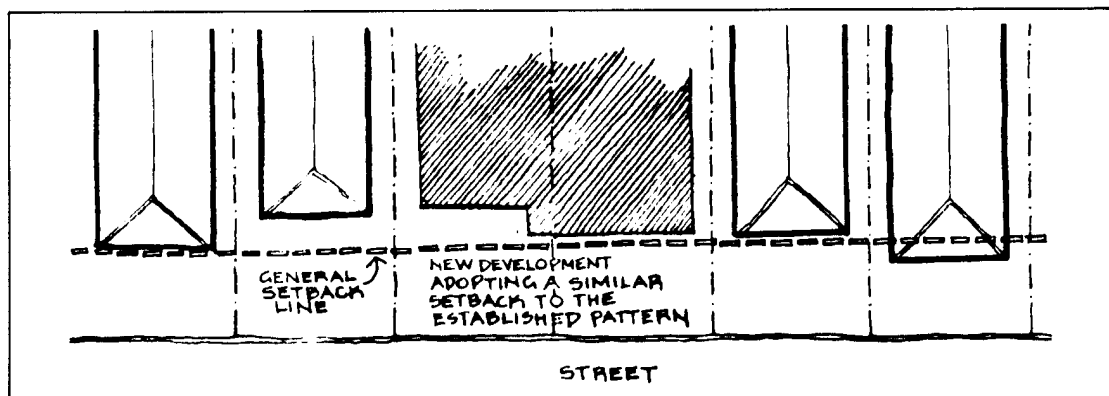
4.43.2 Front Yard

The front yard setbacks vary, with a consistent setback more apparent in some blocks than others. Where inconsistent setbacks exist, new buildings run the risk of exposing building sidewalls or blocking front views.

New development should:

- (a) Respect consistent setbacks where they exist by adopting a similar one.
- (b) Respond to inconsistent front yards by varying the setback so as to create a transition to existing buildings where appropriate (Figure 5).

Figure 5. New Development Responding to Existing Setbacks



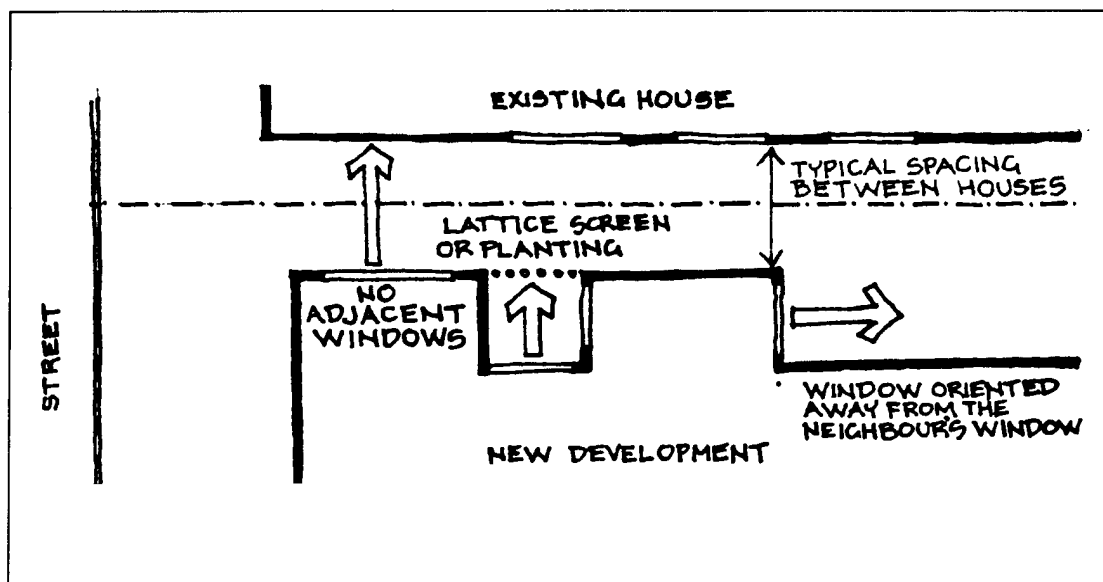
4.53.3 Side Yards

The spacing between existing houses created by their side yards is characteristic of the streetscape of the area. In addition, many older buildings have windows facing the side yards.

New development should:

- (a) Respond to the traditional spacing assuming a similar relationship, and avoid overly large side yards.
- (b) Respect the privacy of adjacent properties by locating or screening windows along the side yards so that they do not directly overlook adjacent windows, openings or private areas (Figure 6).

Figure 6. New Development Respecting Side Yard Privacy



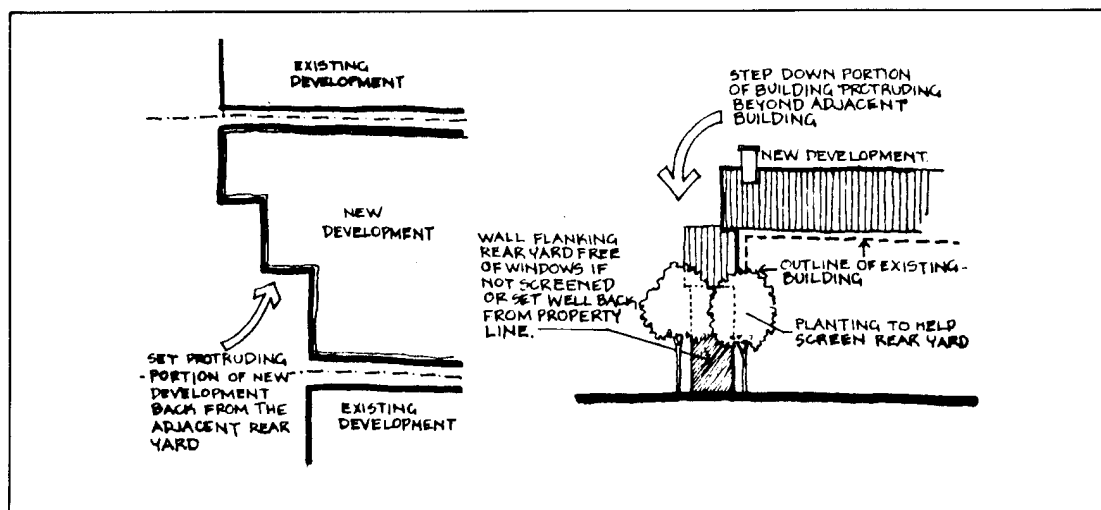
4.63.4 Rear Yard

New development at densities higher than existing houses may result in increased site coverage, particularly in the rear yard, with attendant impacts on sun and privacy.

New development should:

- (a) Minimize impacts on sun, views and scale of adjacent rear yards. This can be done through stepping back or reducing height of protruding portions of building.
- (b) Minimize impacts on privacy through orientation of windows and screening between yards (Figure 7).

Figure 7. New Development Respects Rear Yards



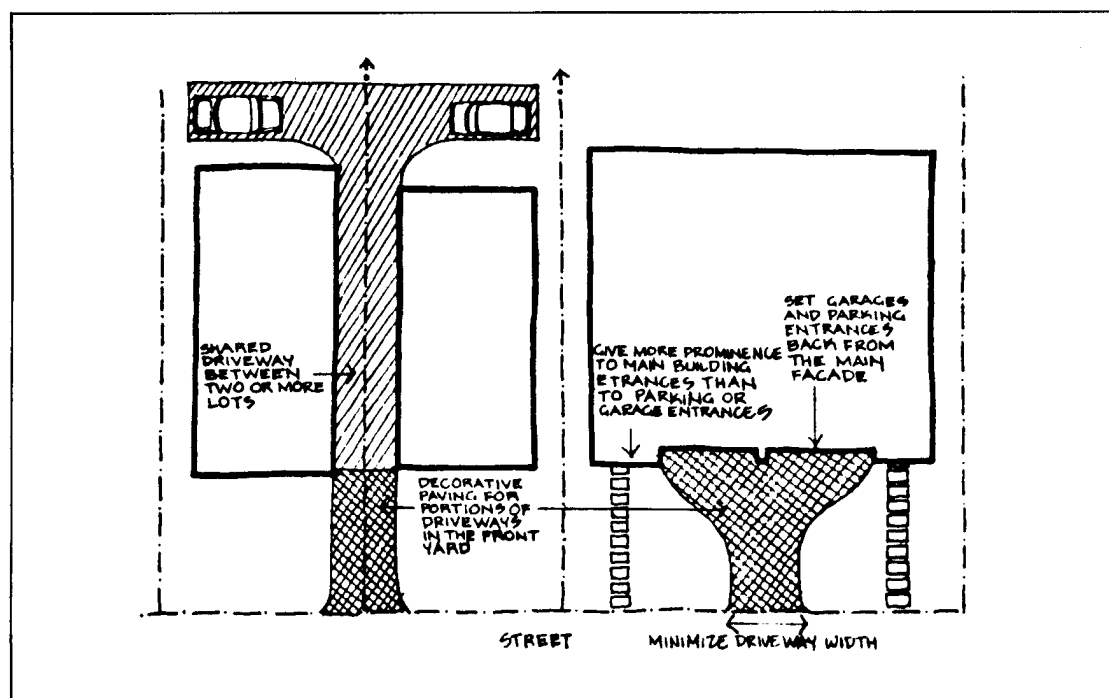
4.93.5 Off-Street Parking and Loading

Generally parking access should be from the lane and parking should be underground or in-structure. In blocks without lanes, parking access may be required from the street.

New development should:

- (a) Ensure all driveways, parking areas, and structures are designed and screened to be attractive, architecturally compatible with the development and as unobtrusive as possible.
- (b) Ensure that where parking access must be provided from the street that the driveway width is minimized and if possible that parking areas and structure are located to the rear of the main building.
- (c) If parking structures must be located at the front of the building, the garage entries should not dominate the facade.

Figure 8. Parking Treatment Where No Lane Exists



Roofs

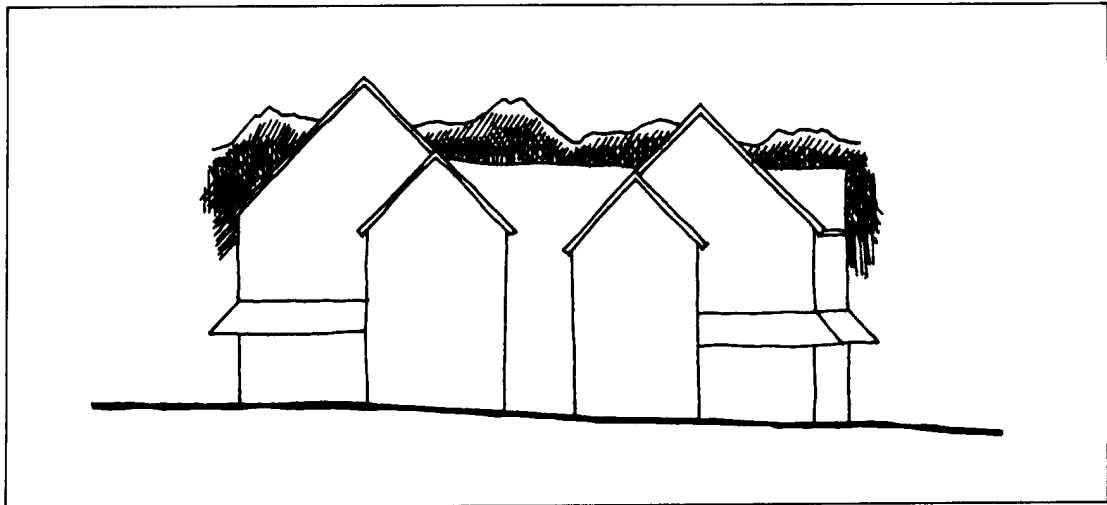
The traditional roof form in the area as evidenced in sub-area 1 is a steeply pitched roof with the peaks and valleys facing the street. An open view area exists between adjacent roof peaks. Secondary roof forms are common over porches, entries, dormers, and projecting bays. This pattern has been successfully adapted by new development.

The apartments and some of the houses in sub-areas 2 and 3 have developed with a variety of roof forms including flat roofs, "false-fronts" in various shapes, mansard roofs, etc. The resulting streetscape is confused and unattractive.

New development should:

- (a) Incorporate steeply pitched roofs with the gable end facing street.
- (b) Incorporate secondary roof forms over entries, porches, etc.

Figure 9. New Development with Pitched and Secondary Roofs



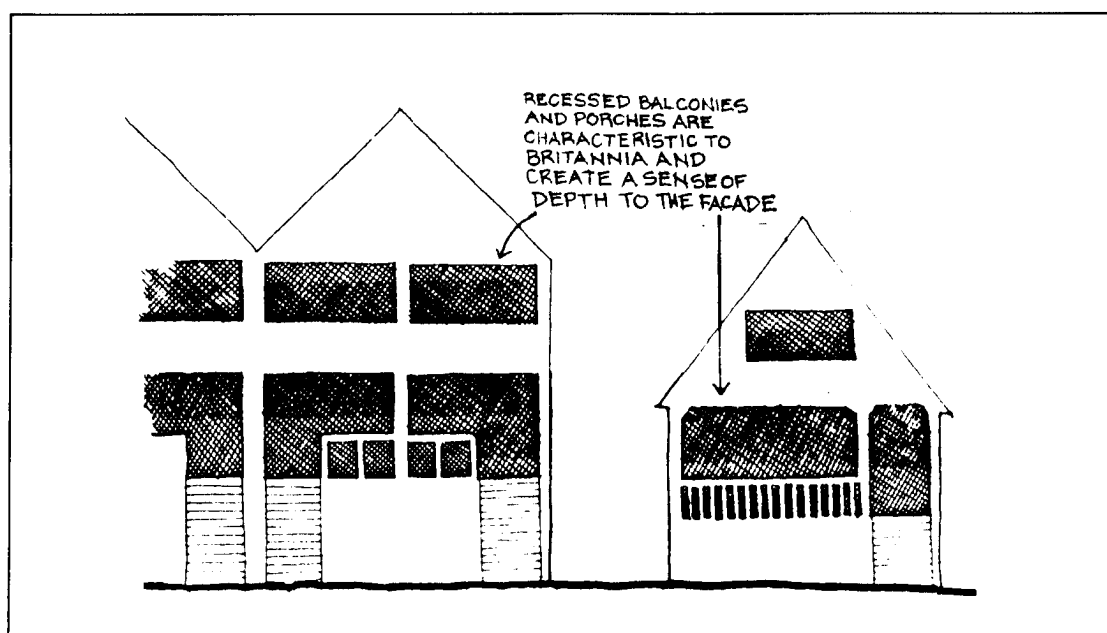
5.34.2 Entrances, Stairs and Porches

Robust porches and entrance stairs give the area much of its traditional character. Porches are usually located above ground level and recessed, creating a sense of depth and solidity in what is otherwise a flat facade. New developments will tend to have their entries at grade leading to a lobby.

New development should:

- (a) Define a prominent main entry. If stairs are used, ensure that they are solid and robust.
- (b) Incorporate recessed porches and balconies. (Figure 10)
- (c) Ensure that renovations maintain existing character of porches, entrances and stairs.

Figure 10. Characteristic Porches and Balconies



5.44.3 Balconies

Traditionally balconies in the old buildings were recessed rather than projected, creating a sense of depth for the facade. Balconies will be necessary for most units, to provide private open space.

New development should:

- (a) Design balconies to be inset and integrated into the facade rather than appearing "tacked-on".

- (b) Ensure balconies are at least 1.8 m deep to allow for usability.
- (c) Ensure balconies are designed to accommodate weight and drainage from the planters and pots which residents will place on them.

4.4 Exterior Walls and Finishing

Painted narrow horizontal wood siding and wood shingles with wood corner trims and window surrounds are the area's traditional character and can be seen in both the older houses and new developments in sub-area 1. (Newer developments often use vinyl-coated aluminum replications of the old materials.) Roofs are asphalt or wood shingle.

The variety of finishes found among buildings in sub-areas 2 and 3 creates a very confusing mixture. It is important to employ a more selective palette to create a consistent area character.

New development should:

- (a) Use narrow horizontal wood siding, wood shingles, corner trims and window trims. Good quality vinyl-coated aluminum reproductions of the traditional materials are acceptable.
- (b) Avoid the use of stucco on any large surfaces visible from the street or rear lane.
- (c) Use asphalt or wood shingles on roofs.
- (d) Generally limit the number of finishing materials to avoid an overly busy appearance.

65 Internal Design and Facilities

Facilities for storage and laundry are important to liveability of ~~multi-family~~ multiple dwellings. In addition, the area has traditionally been a family area, and it should continue to provide units suitable for families with children.

New development should:

- (a) Include adequate storage areas ensuite as well as in locker storage. In addition, the needs for secure bicycle and recreational equipment storage should be met.
- (b) Include laundry facilities either in common or ensuite. Common laundry rooms should have natural light, adequate ventilation, and some space for waiting.

- (c) Include in projects some features which will enhance their suitability for families with children including ground level access for some two (or more) bedroom units and observable play space. (For other ideas on accommodating families with children see [High-Density Housing for Families With Children at High-Densities](#) Guidelines.)

76 Open Space

With the development of apartment buildings, the traditional pattern of a semi-private front yard as a visual contribution to the street and a private backyard for residents only, will change to a more complex arrangement.

New development should:

- (a) Continue to provide a significant portion of the front setback as a semi-private front yard contributing visually to the street.
- (b) Provide private, unit open space in the form of screened patios at grade, balconies, and/or decks.
- (c) Recognize that the rear setback (whether landscaped or parking area) will be much more of a semi-public space, looked down on by units in the building and in adjacent developments.
- (d) Ensure that there are areas where specific common open space needs can be met, e.g. play space for children; car washing area; barbecue/patio area related to indoor meeting or party room. Take into account the availability of sun and privacy impacts in selecting the locations for these activities.
- (e) Where infill development is to occur, ensure that both the infill and principal building have adequate access to outdoor space.

87 Landscaping

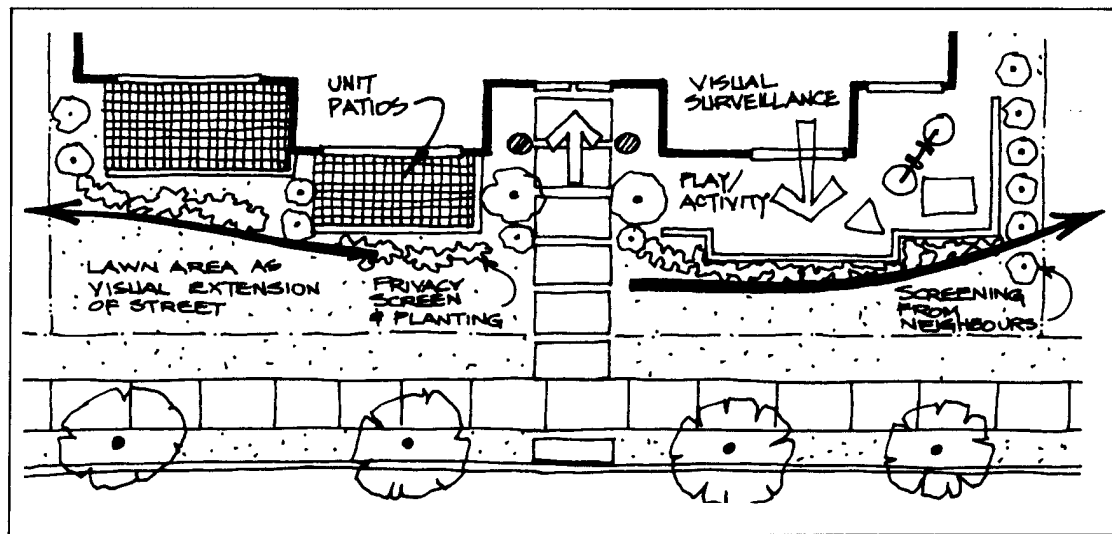
New development should maintain and improve the traditional landscape character of the area as much as possible, while allowing for the new demands created by apartment development.

New development should:

- (a) Maintain existing trees and landscape features (including stone walls, etc.) wherever possible.
- (b) Provide grassed front boulevard and lawn area adjacent to the sidewalk. Keep higher planting, fences and screening for ground level patios in from the front property line. Exception can be made for developments along East 1st Avenue or Commercial where noise mitigation justifies berms, fences or walls adjacent to the street. Such barrier should be attractively planted, however.

- (c) Use screening materials that allow views and light to penetrate. lattice-work, picket or slat fences are preferable to solid ones, except in noise areas. All fences or walls should be designed compatibly with the architecture of the building.
- (d) Ensure that the majority of the semi-private areas are treated in soft landscaping. Avoid expanses of concrete, gravel and bark mulch.
- (e) Where paved parking and driveways occur, use decorative pavers, contrasting edging, trellis screening and fencing planted with climbers to enhance the views of units looking out or down on these areas.
- (f) Use landscaping to screen unattractive areas and enhance near views for development along the industrial edge.

Figure 11. Open Space and Landscaping



Appendix

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in Brochure #3 - How To...Development Permits for Major Developments.



City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

BROADWAY STATION AREA RM-4 & RM-4N GUIDELINES

Adopted by City Council on December 15, 1987

Amended April 12, 1988, November 21, 1989, February 4, 1992 and September 15, 2020

Contents

	Page
1 Application and Intent	1
2 General Design Considerations	2
2.1 Neighbourhood Character.....	2
2.23 Orientation	2
2.34 Views	3
2.46 Light and Ventilation	4
2.58 Noise	4
2.69 Privacy	4
2.740 Safety	5
2.811 Access and Circulation	5
34 Guidelines Pertaining to the Regulations of the Zoning and Development By-law	5
3.14.2 Frontage	5
3.24.3 Building Height	6
3.34.4 Front Yard	6
3.44.5 Side Yards	7
3.54.6 Rear Yard	7
45 Architectural Components.....	8
54.1 Roofs.....	8
54.2 Windows	9
54.3 Entrances	9
54.4 Balconies	9
54.5 Exterior Walls and Finishing	9
56 Internal Design	9
67 Open Space	10
78 Landscaping	10
Appendix	11
Submission Requirements	11

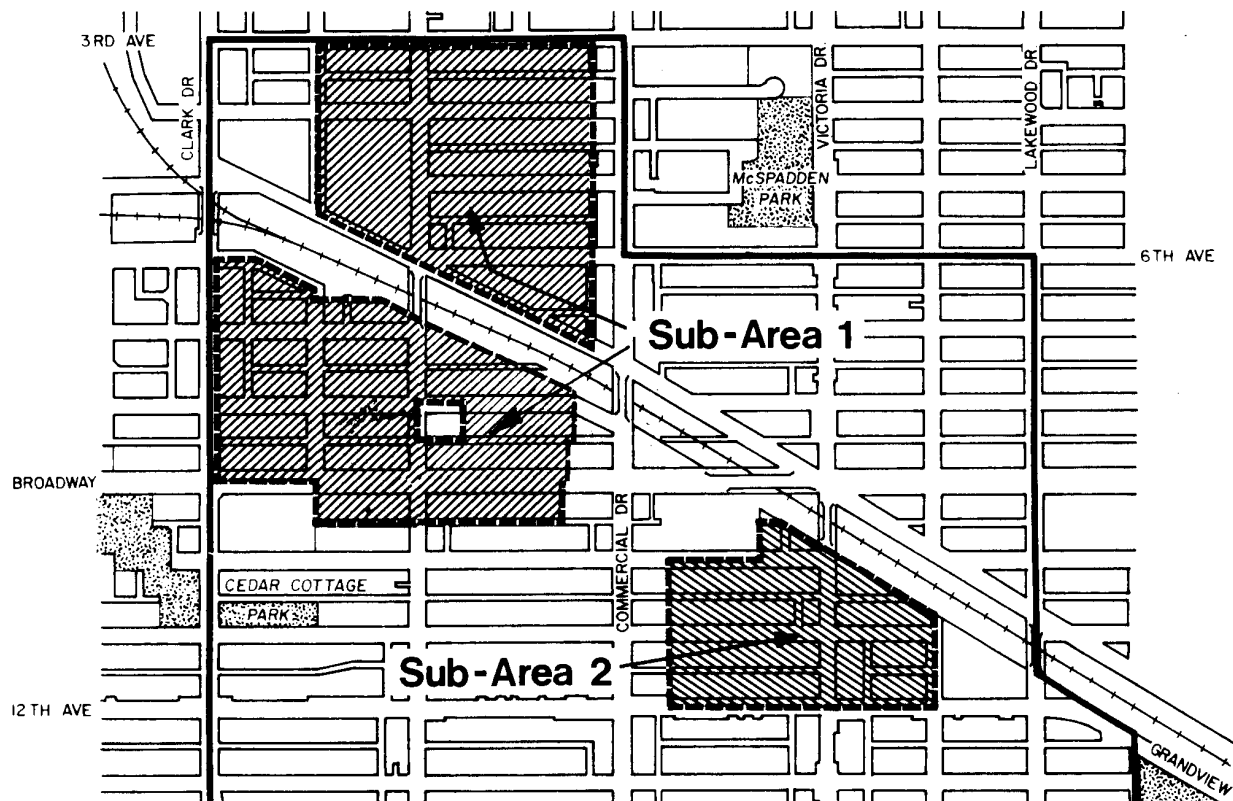
~~Note: These guidelines are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.~~

1 Application and Intent

These guidelines are to be used in conjunction with the RM-4 and RM-4N Districts Schedules of the Zoning and Development By-law for developments in the Broadway Station Area zoned RM-4 and RM-4N (Figure 1). The guidelines should be consulted in seeking approval for conditional approval dwelling uses or for the relaxation of regulations. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to achieve high quality development and residential liveability, and to ensure compatibility of new development with the existing physical character of the neighbourhood.

Figure 1. Broadway Station Area RM-4 and RM-4N Zoning Districts



2 General Design Considerations

2.1 Neighbourhood Character

The Broadway Station area contains a variety of housing types, sizes and ages which create a complex and varying character. These include owner occupied single ~~detached-family~~ houses, ~~duplexes~~~~two-family dwellings~~, multiple conversion ~~dwellings~~, three and four-storey walk-up apartments and apartment towers.

About 70% of Sub-Area 1, located northwest of Broadway Station, is developed with low-rise, wood frame apartments. Single ~~detached houses-family~~ and multiple conversion dwellings occupy the remainder of this Sub-Area, particularly in the area east of Woodland Drive.

Housing stock in Sub-Area 2, southeast of Broadway Station, consists primarily of older houses, many having been converted into suites. Between Commercial Drive and Victoria Drive, the existing building form is mainly large, Victorian style, 2 ½ storey dwellings. East of Victoria Drive, one-storey bungalows predominate.

The elevated ALRT guideway results in some sites being severely impacted by noise, loss of privacy and visual intrusion. The Station Area also lies at the crossroads of some of the City's busiest arterial streets including Grandview Highway, Broadway, 12th Avenue, Clark Drive and Commercial Drive/Victoria Diversion. As well, the Grandview Cut, a large, deep, tree fringed ravine used by the Burlington Northern Railway bisects the Station Area from northwest to southeast.

Although there are few existing elements in the sub-areas that set them apart from other East Vancouver neighbourhoods, there is potential for emphasizing the positive characteristics to create a more identifiable neighbourhood character. Elements that enhance character include topography, view, landscaping, building scale and building features such as roof forms, window types, entrances and finishing materials.

New development should:

- (a) Contribute to creating a stronger visual image for the Broadway Station Area.
- (b) Contribute to the individual character of each Sub-Area, while ensuring that an overall image is maintained for the Station Area.

2.23 Orientation

The elevated ALRT system has created a constraint on new building orientation due to its effect on privacy and its noise generation. Another feature that affects orientation is the Grandview Cut with its openness and heavy landscaping. It is a natural amenity which is

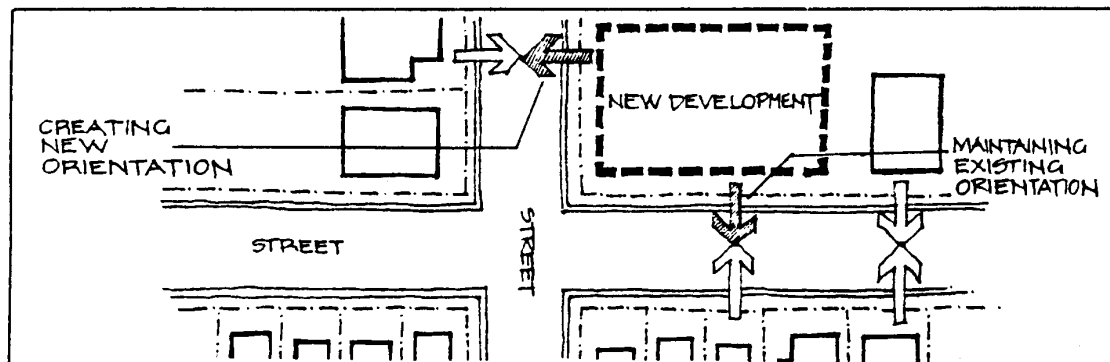
desirable for new building orientation. There is some train traffic along the Cut, but with proper noise attenuation, units facing the Cut could be desirable.

Along most blocks, buildings are oriented in a regular pattern, that is only disrupted in a few areas. In such instances, the front yards of some buildings face the side yards of others. Since the level of side wall finishing is usually poorer than the front, this often results in a poor street image.

New development should:

- (a) When adjacent to the ALRT guideway, be oriented away from the guideway to minimize noise, privacy and visual intrusion problems.
- (b) When adjacent to the Grandview Cut, be oriented towards the Cut to take advantage of its openness, view and privacy. Noise attenuation measures are necessary due to noise from the ALRT and trains.
- (c) Conform to the existing predominant orientation pattern.
- (d) Create a frontage character for all building walls facing the street (Figure 2).

Figure 2. New Development Establishing Frontage on Two Streets



2.34 Views

Good distant views of the North Shore mountains are possible along most north-south streets. Views to the downtown and the mountains are particularly good at most locations in Sub-Area 1. The Broadway/Commercial Drive intersection becomes a focal point when approaching along Commercial Drive from the south and along Broadway from the west. Views to the Grandview Cut are available from adjacent properties.

New development should:

- (a) Ensure that the existing views enjoyed by adjacent buildings are not unduly compromised by incompatible siting, massing and orientation of any new buildings.
- (b) Ensure that any existing significant public views are not unduly compromised.
- (c) Take advantage of any potential views.

2.46 Light and Ventilation

Each dwelling unit should have two exterior walls to maximize light access and ventilation through windows.

Below grade units do not maximize light access into the units and accompanying private outdoor space and do not reinforce the traditional area relationship between dwelling units and grade. New development should discourage the provision of dwelling units below grade.

2.58 Noise

Sites adjacent to the ALRT guideway are affected by noise. Vehicular traffic along Commercial Drive, Victoria Drive, Clark Drive, 12th Avenue and Broadway is quite heavy and its noise also impacts adjacent sites. Development along the Grandview Cut is also affected by noise from the Burlington Northern Railway.

New development should minimize the noise impacts 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, landscaping berms and landscaping).
- (d) Alternate ventilation system (e.g. baffled wall vents).

2.69 Privacy

The ALRT guideway is elevated through the Broadway Station Area. This creates privacy problems for adjacent sites due to overlooking. New development higher than adjacent buildings could also create privacy problems.

New development should:

- (a) Be designed to ensure that privacy problems created by overlooking from ALRT trains are minimized.
- (b) Ensure that privacy on adjacent sites is not unduly compromised.
- (c) Minimize its impact on the level of privacy within its own site.

2.740 Safety

To promote casual neighbourhood surveillance, fences and walls adjacent to the sidewalk should be designed to ensure some view of the building from the sidewalk, without sacrificing unit privacy. Placing indoor common areas adjacent to outside common spaces overlooking the street will help to improve the degree of mutual security.

2.844 Access and Circulation

As many units as possible should have individual access from ground level.

Corridor lengths should not exceed 22.9 m in any one direction, with any intersecting corridor limited to a maximum of 15.3 m. On larger sites, more entries and vertical circulation will help limit long corridors, as will a variety of widths. Corridors should have natural light and ventilation.

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

3.14.2 Frontage

The prevailing building frontage in Sub-Area 2 is that of a house on a 10.1 m lot. This creates an identifiable scale for buildings in the Sub-Area and sets up a recognizable rhythm of spacing from house to house. In Sub-Area 1, most recent apartment buildings have a much larger frontage, many over 30.5 m. Remaining single detached houses-family and multiple conversion dwellings are on 10.1 m lots. The difference in frontage between the houses and apartments, especially where many houses remain, is very obvious making the apartments seem out of character. Redevelopment of the Broadway Station Area is likely to occur over a lengthy period. It is important that new development allows this transition to occur in a manner which does not unduly affect existing development.

New development should:

- (a) Create an incremental rhythm by visually breaking the larger massing into smaller individual components to express strong unit identity and to relate to the characteristic frontage of the area.

- (b) Avoid a long continuous facade frontage and respect the rhythm of the existing streetscape.

3.24.3 Building Height

There is a range of building heights in the Broadway Station Area from single storey houses to multi-storey apartments. At present, the varying building heights are not in an ordered arrangement and lack an overall cohesive image. Future development will create an even greater range of building heights. Therefore, it is important that they be assembled to create a cohesive character and image for the neighbourhood.

New development should:

- (a) Provide variations in its building height to create visual interest and provide a visual transition to lower buildings.
- (b) Respect the scale and building height of adjacent buildings through sensitive design.
- (c) When adjacent to the ALRT guideway, be of sufficient building height to buffer other nearby properties.

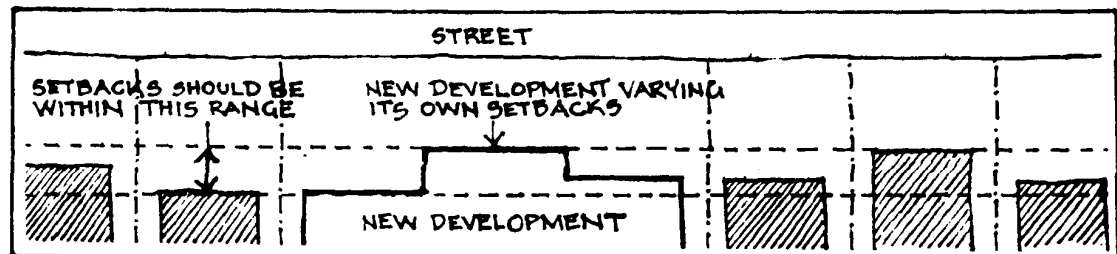
3.34.4 Front Yard

Though there is some variation in residential front yard setbacks, most buildings have a setback of 6.1 m to 7.3 m. The consistency of these setbacks creates a cohesive image for a street. New development of a higher density may require a greater site coverage which could result in a reduction of the front yard.

New development should:

- (a) Respect existing adjacent front yards and the character they create for the street (Figure 3).
- (b) Provide variations in its setback, where appropriate, to create a transition to existing buildings and a unified and consistent character for the street.

Figure 3. Example of Development Respecting an Established Setback Pattern

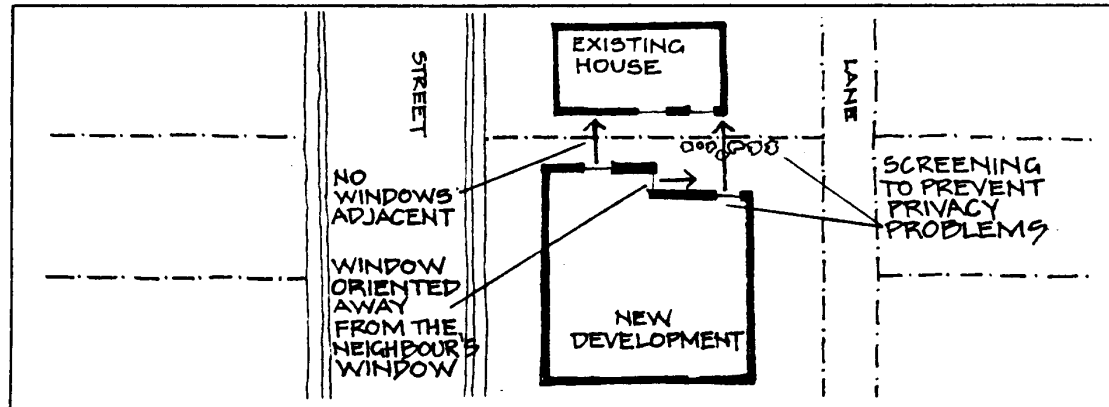


3.44.5 Side Yards

Many of the existing buildings in the Broadway Station Area have windows, doors and open space areas along the side yards. New development should ensure that the privacy and livability of these and other adjacent buildings are not unduly compromised.

New development should respect the privacy of adjacent properties by locating or screening any windows or openings along the side yard so that they do not directly overlook any adjacent windows, openings, or private areas (Figure 4).

Figure 4. Example of Side Yard Treatment to Respect the Privacy of Adjacent Building



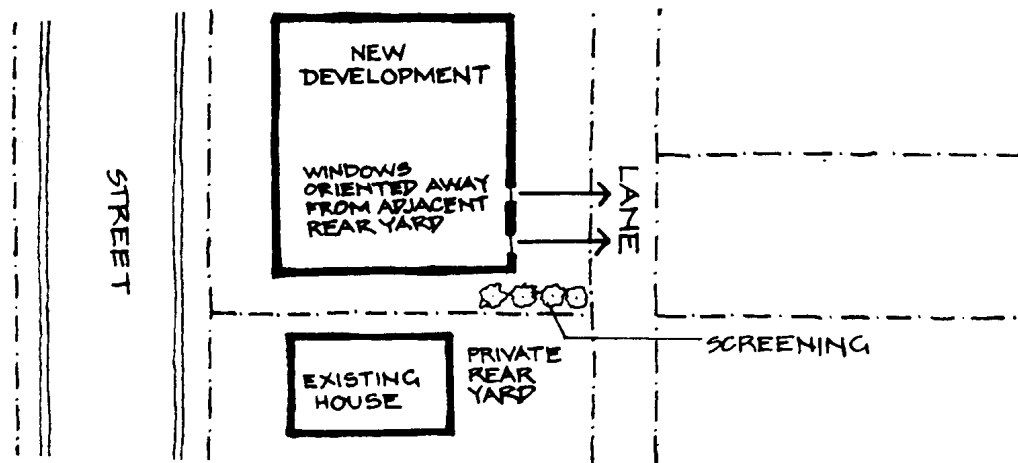
3.54.6 Rear Yard

New development at a density greater than that of existing buildings may require a greater site coverage. This increase may create privacy and shadowing problems for adjacent properties due to more building development extending in the rear yard beyond the line of adjacent buildings. New development could result in privacy problems because of apartment units overlooking rear yards.

New development should:

- (a) Respect the existing privacy, sunlight, views and scale of adjacent buildings and their rear yards by minimizing the impact of any portion of the building protruding beyond the adjacent rear building line.
- (b) Minimize overlooking by screening or orienting windows away from adjacent rear yards when the building or infill development protrudes into the rear yard or beyond the established building line of adjacent lots (Figure 5).

Figure 5. Examples of New Development Respecting Adjacent Rear Yards



45 Architectural Components

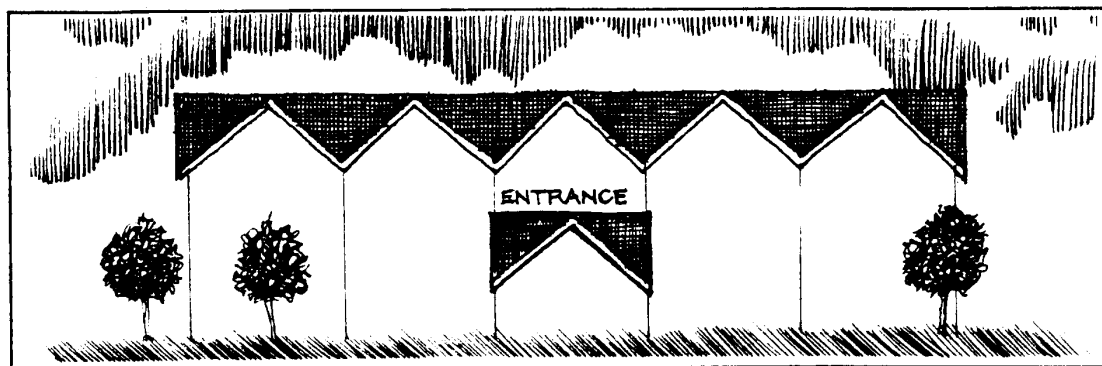
45.1 Roofs

Roofs can assist in giving an area character and identity and often define a building use. There are a variety of roof types found in the Broadway Station Area. Most of the older houses have steeply pitched roofs, while more recent roofs are less steeply pitched. The majority of apartments have flat roofs.

New development should:

- (a) Provide pitched roof forms to create a residential character, strengthen neighbourhood identity and establish compatibility with adjacent housing.
- (b) Emphasize entrances and unit identity by incorporating secondary roofs (Figure 6).
- (c) When adjacent to the ALRT guideway, pay particular attention to roof details if they are visible to ALRT passengers.

Figure 6. Example of Secondary Roof Emphasizing an Entrance.



54.2 Windows

Windows are a major element in building design and aid in creating character and visual interest. Generally, there are two different window types found in the Broadway Station Area. The first type, visible in most older houses, usually have wide wood frames with the glazed areas divided into smaller panes enclosed by wood mullions and are usually double hung or hinged. Newer houses, apartments and renovations have windows with thinner metal frames and are usually horizontal sliding types.

New development should use windows that create visual interest and incorporate elements from the window designs in older houses in the neighbourhood to create a visual link.

54.3 Entrances

Entrances are an important element in a building's design and traditionally are the major focus. Most older houses in the area have highly visible, single street-facing entrances, some at grade, others accessible from a substantial staircase. Newer apartments usually have their entrance at grade and defined by a lobby.

New development should:

- (a) Provide entrances that create visual interest and assist in establishing a strong neighbourhood identity.
- (b) Define a prominent street-oriented main entrance to apartment development.

54.4 Balconies

With an increase in density, balconies will provide needed private open space. Balconies should be provided with a usable area that affords some privacy from other units. A minimum depth of 1.8 m is recommended. They should be integrated into the overall design to avoid creating a tacked-on look.

55.5 Exterior Walls and Finishing

Most houses in the Broadway Station Area are finished in combinations of stucco and wood, with some use of brick and stone as trim. Most apartment buildings have a predominantly stucco finish with wood as a detailing material.

New development should employ a limited number of finishing materials common to the area to create a cohesive and characteristic image.

65 Internal Design

A secure storage area should be provided for each unit, preferably ensuite.

Laundry facilities should be provided. Communal laundry rooms should have natural light and ventilation and some room for waiting adjacent to a recreation room to allow for socializing or child supervision in family accommodation.

67 Open Space

A variety of types of open space should be provided. Each dwelling unit should have some private open space.

Open space should be defined by the careful siting and massing of buildings, rather than being left-over areas, in order to maximize their functional and visual benefit.

When site coverage of new development is greater than ~~50%-percent~~, alternatives to ground floor open space should be provided, such as large balconies or roof decks. However, consideration must be given to privacy of adjoining sites and, if applicable, impacts from the ALRT guideway.

Open space should provide some degree of privacy and rain protection while permitting adequate sunlight.

Private open space should be directly accessible from each unit in the form of a yard, roof deck or large balcony. Ground level private open space should be defined by screening or landscaping.

On sloped sites, open space should be terraced to complement existing topography and landscape.

7.8

Landscaping

Landscaping is one of the most important elements in contributing to the character of an area. The predominant form of landscaping in the Station Area is simple, formal front yards with ornamental trees and gardens. Some areas have continuous street trees which help create a cohesive image and character for the street.

New development should:

- (a) Provide landscape treatments which are compatible with and help strengthen the neighbourhood character.
- (b) Reinforce character through planting of street trees along streets that currently lack them in agreement with the City Engineer.
- (c) Provide landscape treatment adjacent to the ALRT guideway. Depending on the location, this landscaping should screen views to the adjacent land and commercial areas, limit overlooking from ALRT trains or create a pleasant near view.
- (d) Retain significant existing trees in any redevelopment.

Appendix

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in Brochure #3 - How To... Development Permits for Major Applications.



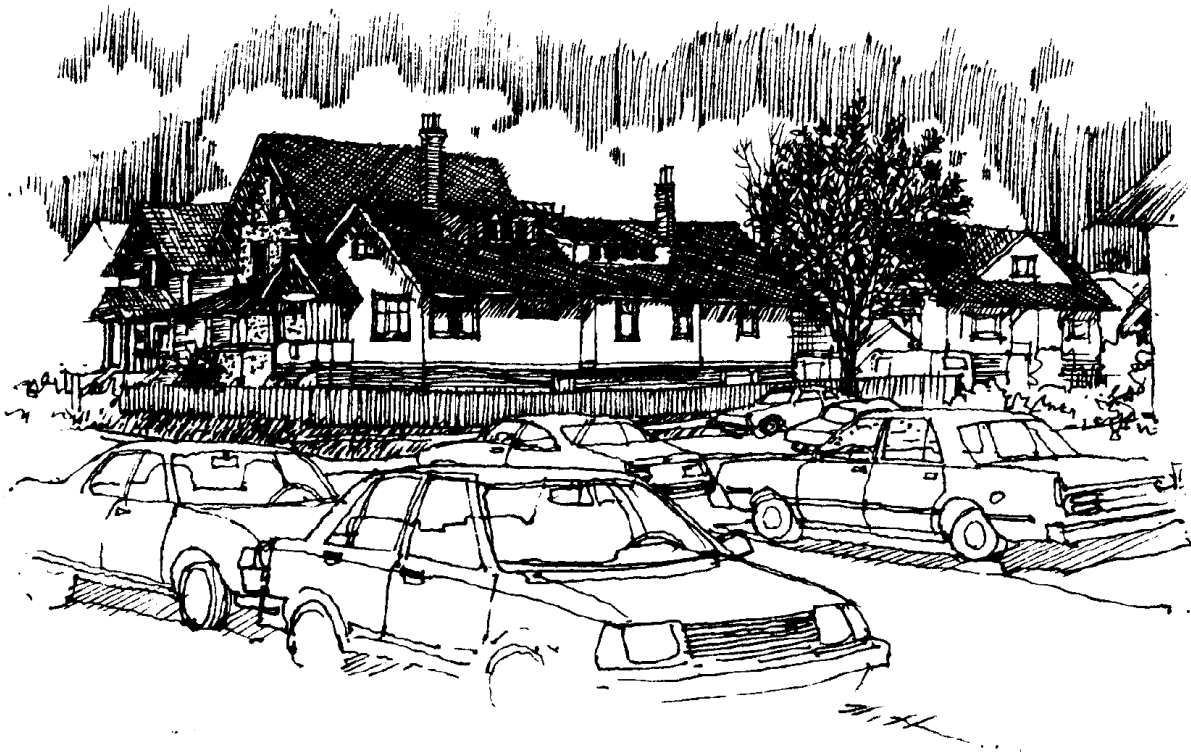
City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

FAIRVIEW HEIGHTS RM-4 GUIDELINES

Adopted by City Council on July 24, 1984

Amended July 7, 1987, April 12, 1988 and February 4, 1992



Contents

Page

1	Application and Intent	<u>Error! Bookmark not defined.42</u>
2	General Design Considerations	<u>Error! Bookmark not defined.23</u>
2.1	Neighbourhood Character.....	<u>Error! Bookmark not defined.23</u>
2.23	Orientation	<u>Error! Bookmark not defined.23</u>
34	Guidelines Pertaining to the Regulations of the Zoning and Development By-law.....	<u>Error! Bookmark not defined.</u>
3.14.2	Frontage.....	<u>Error! Bookmark not defined.34</u>
3.24.3	<u>Building</u> Height	<u>Error! Bookmark not defined.34</u>
3.34.5	Side Yards	<u>Error! Bookmark not defined.45</u>
3.44.6	Rear Yard	<u>Error! Bookmark not defined.46</u>
3.54.9	Off-Street Parking and Loading.....	<u>Error! Bookmark not defined.56</u>
45	Architectural Components.....	<u>Error! Bookmark not defined.57</u>
45.1	Roofs.....	<u>Error! Bookmark not defined.57</u>
45.2	Windows	<u>Error! Bookmark not defined.67</u>
45.3	Entrances	<u>Error! Bookmark not defined.67</u>
45.4	Balconies	<u>Error! Bookmark not defined.68</u>
45.5	Exterior Walls and Finishing	<u>Error! Bookmark not defined.78</u>
57	Open Space	<u>Error! Bookmark not defined.78</u>
68	Landscaping.....	<u>Error! Bookmark not defined.78</u>
Appendix	<u>Error! Bookmark not defined.89</u>	
Submission Requirements.....	<u>Error! Bookmark not defined.89</u>	

Note: — The guidelines in this report are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading. For example, heading "4.1 Site Area" is omitted from this report since there are no applicable guidelines.

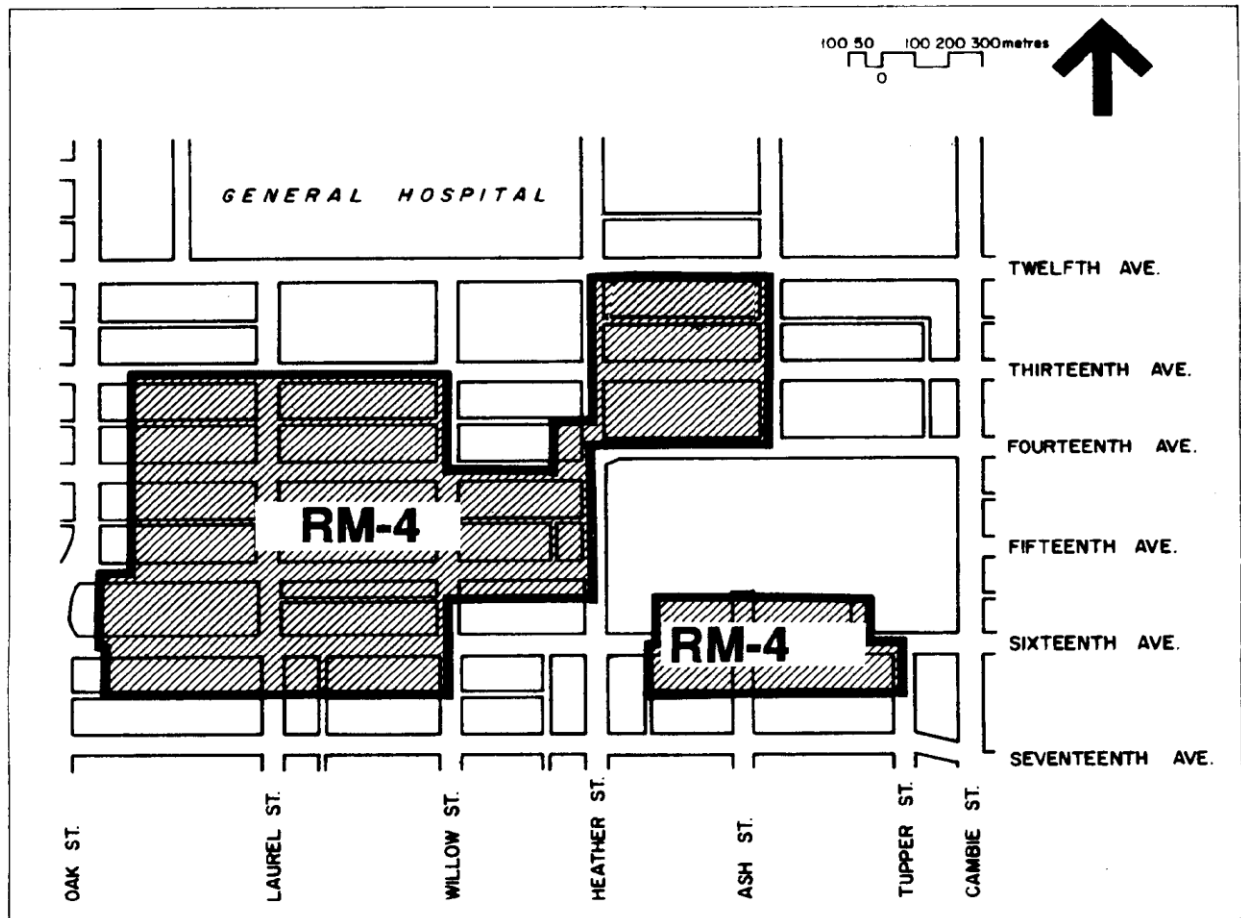
The headings and heading numbers of Section 4 correspond to those in the Regulations section of the District Schedule of the **Zoning and Development By-law** to allow easy cross referencing.

1 Application and Intent

These guidelines are to be used in conjunction with the RM-4 and RM-4N Districts Schedule of the Zoning and Development By-law for developments in the Fairview Heights area (Figure 1). The guidelines should be consulted in seeking approval for conditional approval uses or the relaxation of regulations as may be permitted by the District Schedule. They are also helpful in designing developments involving outright approval. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to achieve good quality development in the Fairview Heights area and to provide guidance in the development of a variety of housing types.

Figure 1. Fairview Heights RM-4 Zoning District



2 General Design Considerations

2.1 Neighbourhood Character

The Fairview Heights area is bounded by areas of varying character. To the north is the Vancouver General Hospital and the heavy vehicular traffic of 12th Avenue. To the south is 16th Avenue, also a busy street. Oak Street to the west and Cambie Street to the east have apartment and commercial zoning. While some recent ~~two-familyduplex~~ and townhouse developments have occurred in Fairview Heights, the dominant character of the area is created by the older houses originally built as single ~~detached houses-family-homes~~ and now subsequently converted into two or more dwelling units. While these houses range in architectural quality, their greatest importance is the unity of character they create as part of a streetscape. Common elements of the houses that form the characteristic streetscapes include roof forms, window types and patterns, building massing, finishing materials and landscaping.

New development should:

- (a) Respect and incorporate characteristic architectural elements of the Fairview Heights area.
- (b) When adjacent to the commercial and heavy traffic areas ensure that the liveability of its units is not compromised by noise and that an acceptable acoustic environment is provided.

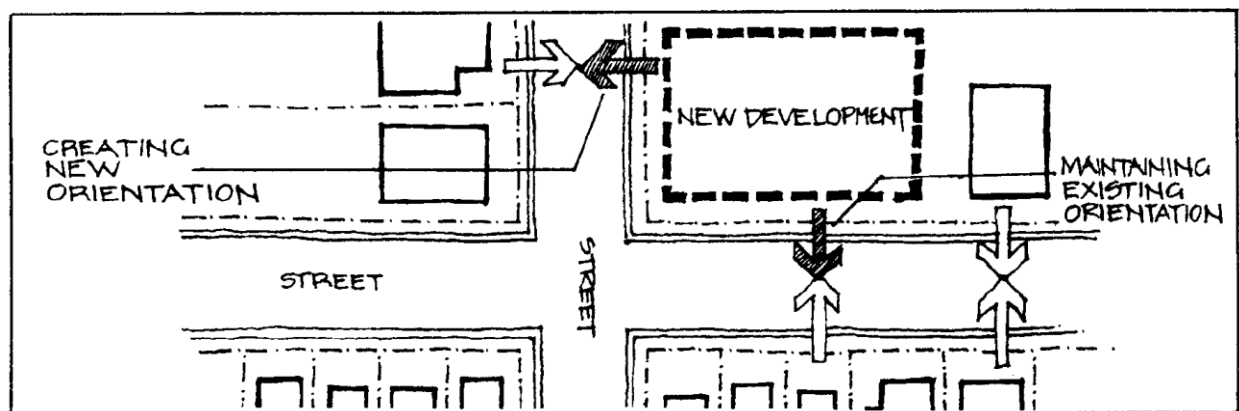
2.23 Orientation

Along most blocks in Fairview Heights, the houses are oriented in a regular pattern that is only disrupted in a few areas. In such areas, the front yards of some houses face the side yards of other houses. Since the level of finishing of the side walls is usually not as good as that of the front, this often results in a poor street image.

New development should:

- (a) Conform to the existing predominant orientation pattern.
- (b) Create a frontage character for all building walls facing the street (Figure 2).

Figure 2. New Development Establishing Frontage on Two Streets



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

3.14.2 Frontage

The predominant lot widths of 15.3 m and 10.1 m, in conjunction with the individual houses, creates a strong incremental rhythm and obvious individual unit identity resulting in a characteristic visual pattern to the street. New development with a frontage greater than one lot or 15.3 m can create a large frontage which disrupts the existing street pattern and can result in a development which is out of scale with the surrounding buildings.

New development should:

- (a) Create an incremental rhythm by visually breaking the larger massing into smaller individual components to express strong unit identity and to relate to the characteristic frontage of the area.
- (b) Avoid a long continuous facade frontage and respect the rhythm of the existing streetscape.

3.24.3 Building Height

While the Fairview Heights area may eventually undergo complete redevelopment, the process of incremental change is expected to be phased over many years. It is important that during the transition period new development should attempt to respect the existing scale of adjacent houses. An apartment built to the maximum building height and density allowed by the zoning can, if not sensitively designed, create an overly massive image. Such a building would look out of scale with any adjacent houses and have an uninteresting box-like character. The southern boundary of the Fairview Heights RM-4 District is along the lane to the south of 16th Avenue. This is of importance as on the other side of this lane is a lower density zoning district which could be affected by the larger scale of new development along 16th Avenue.

New development should:

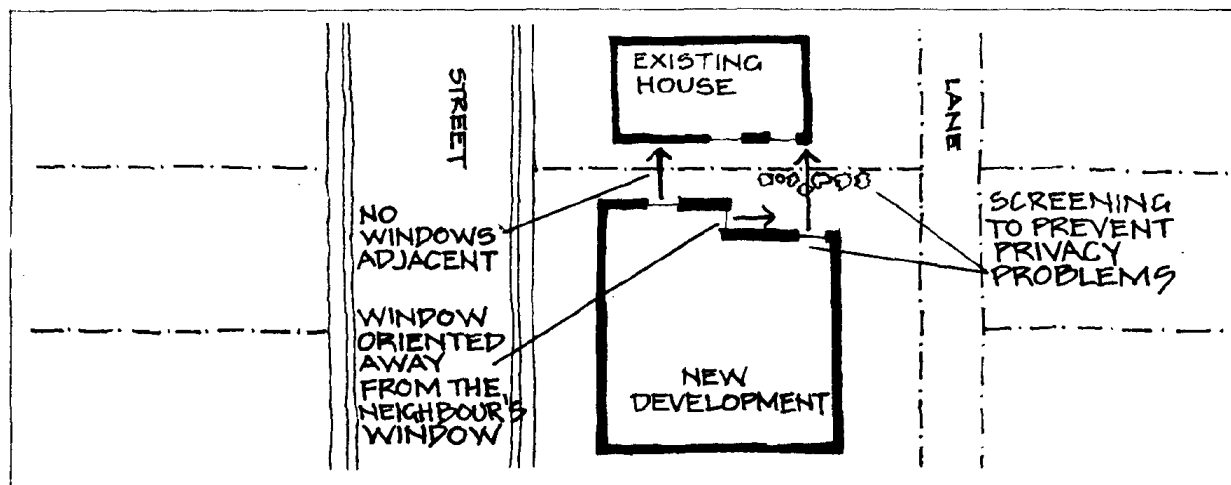
- (a) Create visual interest by providing variations in its building height and massing.
- (b) Respect the scale and building height of adjacent houses through sensitive design.
- (c) Minimize the impact of its larger scale when located along 16th Avenue and adjacent to the lower density housing to the south.

3.34.5 Side Yards

Many of the existing houses in the Fairview Heights area have windows, doors and open space areas along the side yards. New development should ensure that the privacy and livability of these houses and other adjacent buildings are not unduly compromised.

New development should respect the privacy of adjacent properties by locating or screening any windows or openings along the side yard so that they do not directly overlook any adjacent windows, openings, or private areas (Figure 3).

Figure 3. Example of Side Yard Treatment to Respect the Privacy of Adjacent Building



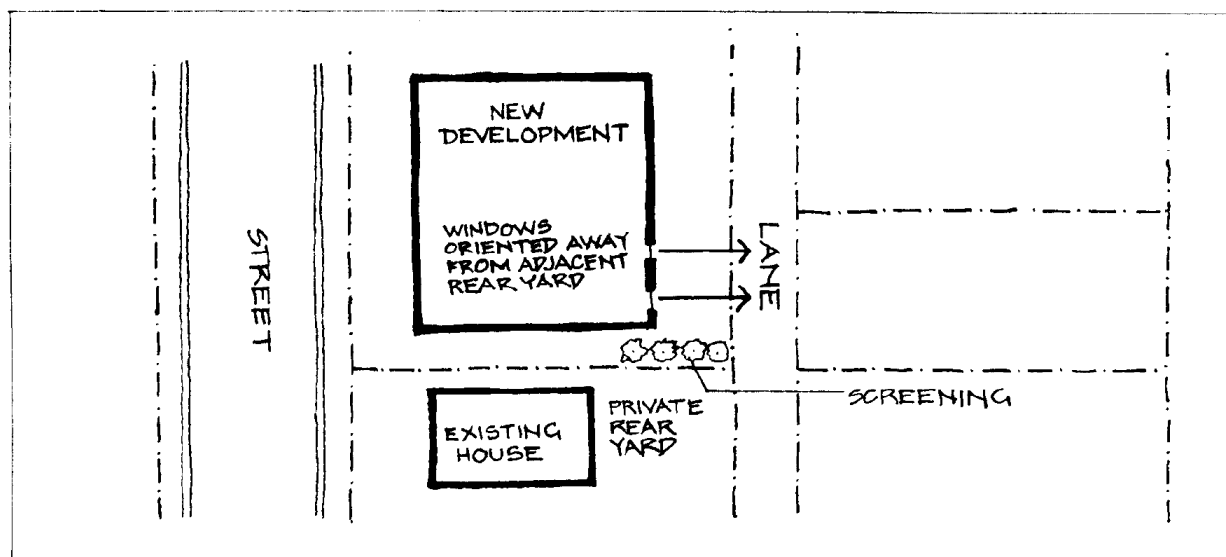
3.44.6 Rear Yard

New development at a density greater than that of the original houses can result in increased site coverage. This increase can create privacy and shadowing problems for adjacent properties due to more building development extending in the rear yard beyond the line of adjacent buildings. New development could result in privacy problems because of apartment units overlooking adjacent rear yards.

New development should:

- (a) Respect the existing privacy, views and scale of adjacent buildings and their rear yards by minimizing the impact of any portion of the building protruding beyond the adjacent rear building line.
- (b) Minimize overlooking by screening or orienting windows away from adjacent rear yards when the building or infill development protrudes into the rear yard or beyond the established building line of adjacent lots (Figure 4).

Figure 4. Examples of New Development Respecting Adjacent Rear Yards



3.54.9 Off-Street Parking and Loading

Not all the blocks in the Fairview Heights area have lanes. This may create problems as multiple dwellings in these blocks will require underground parking which will only be accessible from the street. Large parking garage entrances can disrupt the rhythm, scale and character of a street.

New development should:

- (a) Maintain the existing street character by providing access to parking from the lane where possible.
- (b) Provide lane allowances to allow for eventual complete lane access.
- (c) Minimize the impact of parking access from the street with sensitive designs that are compatible with the character of the street and pedestrian movement.

45 Architectural Components

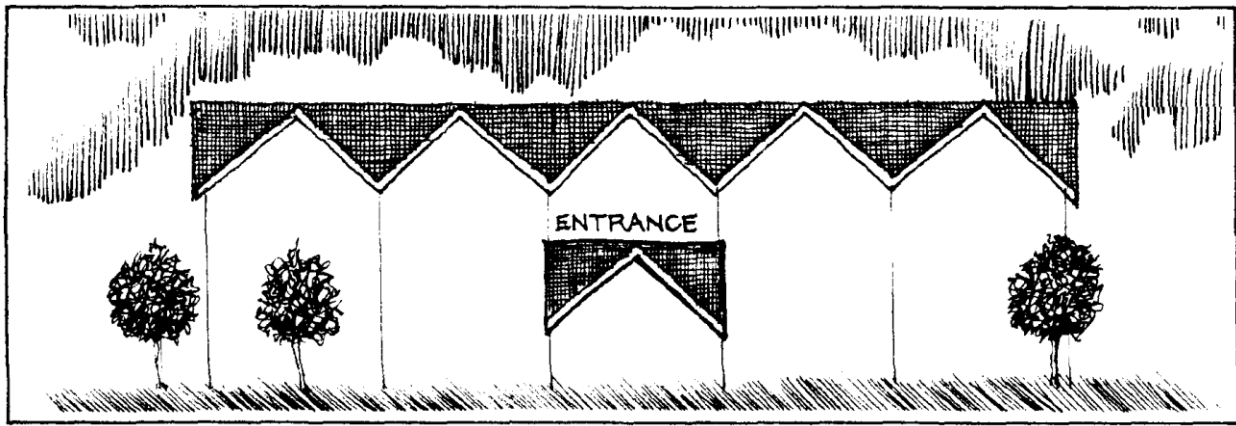
45.1 Roofs

The roof forms in the Fairview Heights area are varied, though most are pitched. The older houses have roofs with steeper pitches and more dormers, while more recent development has adopted simpler and less steep roofs.

New development should:

- (a) Respond to the range of existing pitched roof lines by incorporating roof forms that provide texture and variety.
- (b) Emphasize entrances and unit identity by incorporating secondary roofs (Figure 5).

Figure 5. Example of a Secondary Roof Emphasizing an Entrance



45.2 Windows

Characteristic windows in Fairview Heights have well-defined, wide frames. The glazed area of these windows is broken in smaller panes or divided by use of mullions and sidelights. Generally the main facade has a greater solid area than glazed area. Many houses have a symmetrical window arrangement.

New development should incorporate well-defined windows that emulate the existing windows of the area and respect the existing wall to window ratio.

45.3 Entrances

The existing houses in the Fairview Heights area have clearly defined main entrances. Buildings at a higher density should also attempt to incorporate defined entrances to respect the existing character and to ensure direct access.

New development should:

- (a) Define a prominent street-oriented main entrance to apartment development.
- (b) Provide distinct, separate entrances that are clearly visible from the street for all units with ground-level access including infill.

45.4 Balconies

Balconies are not a common feature in the Fairview Heights area, but are likely to become so with a potential increase in density, as balconies provide some private open space which will be needed in the area.

New development should integrate balconies into the overall design to avoid creating a tacked-on look.

45.5 Exterior Walls and Finishing

Painted horizontal wood siding, wood shingles, and stucco are the most common exterior finishing materials found in the Fairview Heights area. The majority of houses are finished in a limited number of materials. Some buildings have been refinished entirely in stucco. When stucco is used on large uninterrupted surfaces an uninteresting monotonous image often results.

New development should:

- (a) Employ characteristic finishing materials such as horizontal wood siding, wood shingles and stucco. These materials should be of high quality. New materials that also present a high quality finish such as masonry are also appropriate.
- (b) Create a cohesive image by limiting the number of different finishing materials used.

57 Open Space

The Fairview Heights area is deficient in park area. Useable private open space is therefore important.

New development should:

- (a) Provide useable open space at or near grade to meet the varied needs of residents.
- (b) Enhance the liveability of units by providing roof decks and balconies in higher-density development.
- (c) Ensure that any open space used by children are protected from traffic and can be easily observed from the dwelling units.
- (d) Ensure that open space can be observed to minimize security problems.

68 Landscaping

The Fairview Heights area, like most areas that were originally single ~~detached house-family~~ neighbourhoods, has simple formal landscaping in its front yards. Mature planting along some streets is the area's most prominent landscape feature and contributes strongly to its character. New development should respect and expand upon this characteristic to help, maintain and develop a strong image for the Fairview Heights area.

New development should:

- (a) Respect the characteristic simple but formal landscape by retaining prominent existing elements such as mature trees, stone walls and hedges.

- (b) Reinforce the characteristic landscaping by further planting of large specimen trees, completing existing tree colonnades along the street, and providing hedges and gardens along the front property line.
- (c) Minimize the use of incompatible materials such as bark mulch and gravel as low-maintenance ground covers.

Appendix

Submission Requirements

For basic submission requirements for development permit applications, applicants should refer to the checklists prepared by the Permits and Licenses Department. For approval of a conditional use or relaxation of regulations, additional contextual information should be provided as follows:

- (a) Site plan indicating all affected adjacent properties bounding the subject site;
- (b) Elevation or photo-montage indicating the facades of at least two adjacent buildings on either side of the site in question; and
- (c) Site plan indicating the location of windows, prominent landscape elements and the uses of rooms in the buildings directly adjacent to the subject site.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

HUDSON STREET RM-4 GUIDELINES

*Adopted by City Council on September 29, 1987
Amended April 12, 1988 and December 8, 2021*

Application and Intent

These guidelines are to be used in conjunction with the RM-4 and RM-4N District Schedule of the Zoning and Development By-law for developments in the Hudson Street area zoned RM-4. The guidelines should be consulted in seeking approval for conditional approval dwelling uses or for the relaxation of regulations. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The general intent of the RM-4 and RM-4N District Schedule is to encourage good quality medium density residential development and to ensure compatibility of new development with the existing physical character of the neighbourhood. The Hudson Street RM-4 area is an extension of an established residential neighbourhood but it is also located adjacent to an existing industrial zoned area. These guidelines are intended to achieve a high standard of liveability for new residential units in the Hudson Street RM-4 area and to mitigate possible impacts of future nearby industry.

General Design Considerations

New developments should be designed to minimize potential impact on the liveability of adjacent residential buildings with particular emphasis on potential view blockage, overshadowing and privacy.

Neighbourhood Character

This neighbourhood primarily consists of three to four storey rectangular shaped buildings with attractive mature landscaping. The combination of the built form and landscaping helps to provide a sense of street definition which is a desirable quality contributing to neighbourhood identity and character.

New development should:

- (a) Provide good street definition;
- (b) Primarily be of a three to four storey rectangular built form; and
- (c) Enhance existing landscaping character by providing varied and abundant plant materials of substantial planting size.

Views

Some industrial activities may create undesirable views. New development should be designed to minimize this potential impact through sensitive site planning and building design such as:

- (a) Orienting views from living rooms and bedrooms away from industrial activities wherever possible;
- (b) Creating landscape areas as alternative views; and
- (c) Providing significant landscaping materials as visual buffers.

Noise

This RM-4 area is adjacent to existing industrial zoning. Noise sources from industrial activities may include automotive repair, machinery operation and loading activities. In order to ensure a high standard of liveability, new development should minimize potential noise impacts, particularly to noise sensitive areas including living rooms and bedrooms.

A development permit application for any dwelling use must include evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A weighted 24 hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of Dwelling Units	Noise Levels
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

New development should minimize the potential 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 potential noise sources);
- (b) Building construction (e.g. masonry construction, triple glazing);
- (c) Noise buffers (e.g. glazed balconies, masonry walls and fences, landscaping berms and landscaping); and
- (d) Alternate ventilation system (e.g. baffled wall vents).

Open Space

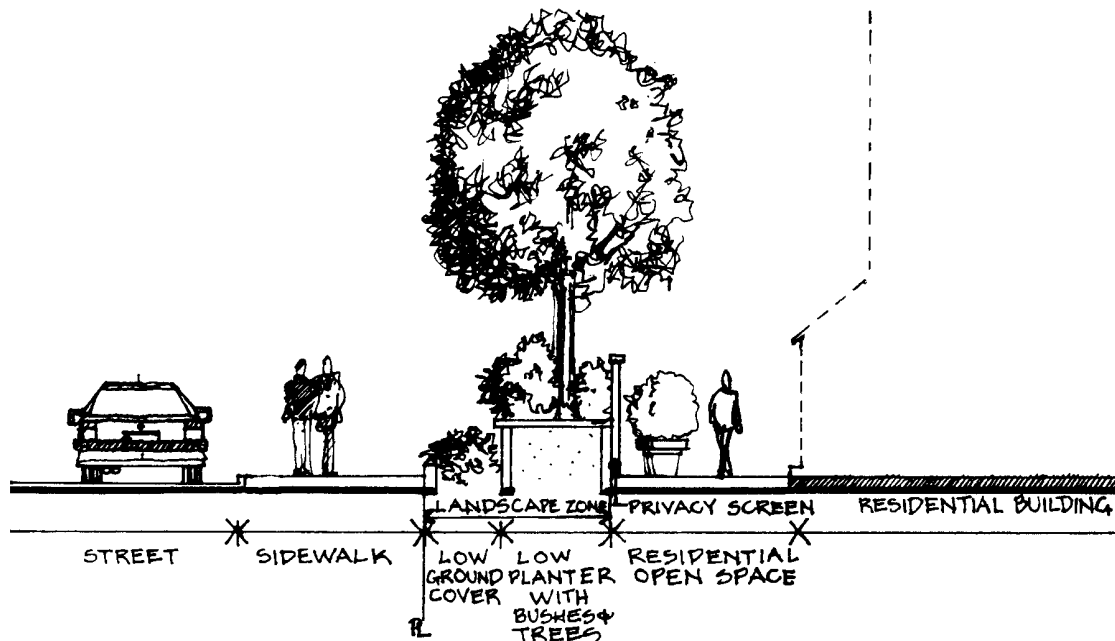
To increase residential liveability in this relatively high density neighbourhood, it is desirable to provide a significant, usable outdoor activity and play space for the collective enjoyment of the residents in each residential development. Such space should be well landscaped, with orientation to balance the needs to maximize sun exposure and minimize noise and visual impact from nearby industrial uses.

Landscaping

The quality of landscaping is very important in softening the visual impact of adjacent activities to the residential environment. New development should include creative landscaping concepts as a major element to define the street, as visual buffers, to create desirable views and to define residential open space.

New developments should provide appropriate landscaping which should:

- (a) employ plant materials and trees which at maturity achieve significant sizes compatible with existing landscaping in the neighbourhood;
- (b) minimize blockage of sunlight exposure to major residential areas such as living rooms, bedrooms and outdoor open spaces; and
- (c) use layering of landscaping materials to achieve an appropriate interface along the street as illustrated in the diagram below.



Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3 How To... Development Permits for Major Applications.



City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

JOYCE STREET RM-4N GUIDELINES

Adopted by City Council on June 28, 1988
Amended February 4, 1992 and September 15, 2020

Contents

	Page
1 Application and Intent	1
2 General Design Considerations	1
2.1 Neighbourhood Character.....	1
2.23 Orientation.....	2
2.36 Light and Ventilation	2
2.48 Noise.....	2
2.59 Privacy.....	3
2.610 Safety.....	3
2.711 Access and Circulation	3
34 Guidelines Pertaining to the Regulations of the Zoning and Development By-law	3
3.14.2 Frontage.....	3
3.24.3 <u>Building</u> Height	4
3.34.4 Front Yard.....	4
3.44.5 Side Yards	5
3.54.6 Rear Yard	5
45 Architectural Components.....	6
45.1 Roofs.....	6
45.2 Windows	7
45.3 Entrances	7
45.4 Balconies	7
45.5 Exterior Walls and Finishing	7
56 Internal Design	7
67 Open Space	8
78 Landscaping.....	8
Appendix.....	8
Submission Requirements.....	8

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 RM-4 and RM-4N Districts Schedule of the Zoning and Development By-law for developments on lands along Joyce Street zoned RM-4N. The guidelines should be consulted in seeking approval for conditional approval dwelling uses or for the relaxation of regulations. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to achieve high quality development and residential liveability, and to ensure compatibility of new development with the existing physical character of the neighbourhood.

2 General Design Considerations

2.1 Neighbourhood Character

The RM-4N zoning along Joyce Street near the ALRT Station replaces C-1 zoning. Some commercial development occurred under this previous zoning but for the most part older ~~one-family~~single detached houses~~dwellings~~ remained. Commercial development tended to concentrate further to the south near Vanness Avenue.

It is expected that more redevelopment will occur under the RM-4N zoning than happened under the previous zoning. New apartment development will increase ALRT utilization and strengthen the adjacent commercial area. However, being located on a noisy arterial street will require careful design and construction in order to provide a liveable interior environment. At the same time, new apartment development will have to exhibit, through good design, a respect for the character of both adjacent homes across the lanes and existing development within the RM-4N District, some of which may remain for several years.

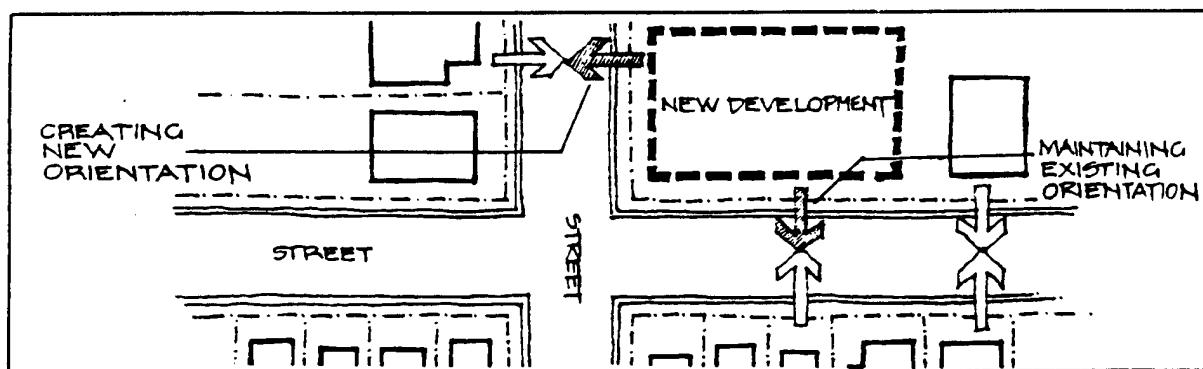
2.23 Orientation

Although traffic on Joyce Street does generate noise, the prevailing orientation of buildings to Joyce Street should be maintained to create a consistent street image. On corner sites a frontage character should be established on both adjacent streets.

New development should:

- (a) Conform to the existing predominant orientation pattern.
- (b) Create a frontage character for all building walls facing the street (Figure 2).

Figure 2. New Development Establishing Frontage Two Streets



2.36 Light and Ventilation

Each dwelling unit should have two exterior walls to maximize light access and ventilation through windows.

Below grade units do not maximize light access into the units and accompanying private outdoor space and do not reinforce the traditional area relationship between dwelling units and grade. New development should discourage the provision of dwelling units below grade.

2.48 Noise

Vehicular traffic along Joyce Street is quite heavy and its noise also impacts adjacent sites.

New development should minimize the noise impacts 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, landscaping berms and landscaping).
- (d) Alternate ventilation system (e.g. baffled wall vents).

2.59 Privacy

New development higher than adjacent buildings can create privacy problems.

New development should:

- (a) Ensure that privacy on adjacent sites is not unduly compromised.
- (b) Minimize its impact on the level of privacy within its own site.

2.610 Safety

To promote casual neighbourhood surveillance, fences and walls adjacent to the sidewalk should be designed to ensure some view of the building from the sidewalk, without sacrificing unit privacy. Placing indoor common areas adjacent to outside common spaces overlooking the street will help to improve the degree of mutual security.

2.744 Access and Circulation

As many units as possible should have individual access from ground level.

Corridor lengths should not exceed 22.9 m in any one direction, with any intersecting corridor limited to a maximum of 15.3 m. On larger sites, more entries and vertical circulation will help limit long corridors, as will a variety of widths. Corridors should have natural light and ventilation.

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

3.14.2 Frontage

The prevailing building frontage is that of a house on a 10.1 m lot. This creates an identifiable scale for buildings and sets up a recognizable rhythm of spacing from house to house. Redevelopment is likely to occur over a lengthy period. It is important that new development provides a transition in frontage in a manner which does not unduly affect existing development.

New development should:

- (a) Create an incremental rhythm by visually breaking the larger massing into smaller individual components to express strong unit identity and to relate to the characteristic frontage of the area.
- (b) Avoid a long continuous facade frontage and respect the rhythm of the existing streetscape.

3.24.3 Building Height

There is a range of building heights in the Joyce street RM-4N District although most are one storey plus basement. Future development will create an even greater range of building heights.

New development should:

- (a) Provide variations in its building height to create visual interest and provide a visual transition to lower buildings.
- (b) Respect the scale and building height of adjacent buildings through sensitive design.

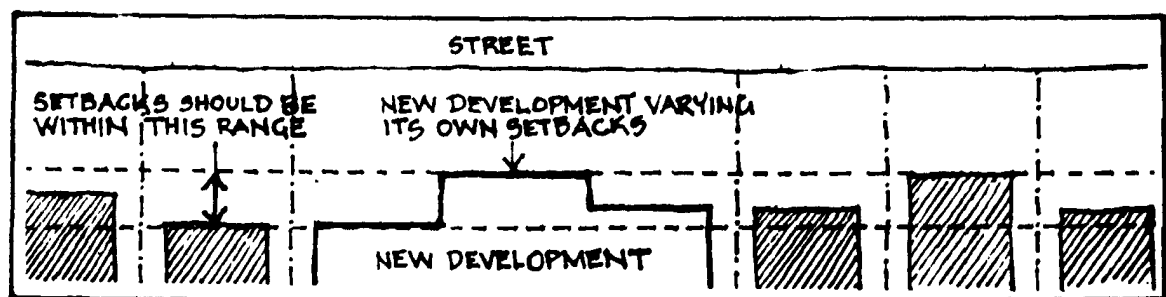
3.34.4 Front Yard

Though there is some variation in front yard setbacks, most buildings have a setback of 6.1 m to 7.3 m. The consistency of these setbacks creates a cohesive image for a street. New development of a higher density may require a greater site coverage which could result in a reduction of the front yard.

New development should:

- (a) Respect existing adjacent front yards and the character they create for the street (Figure 3).
- (b) Provide variations in its setback, where appropriate, to create a transition to existing buildings and a unified and consistent character for the street.

Figure 3. Example of Development Respecting an Established Setback Pattern

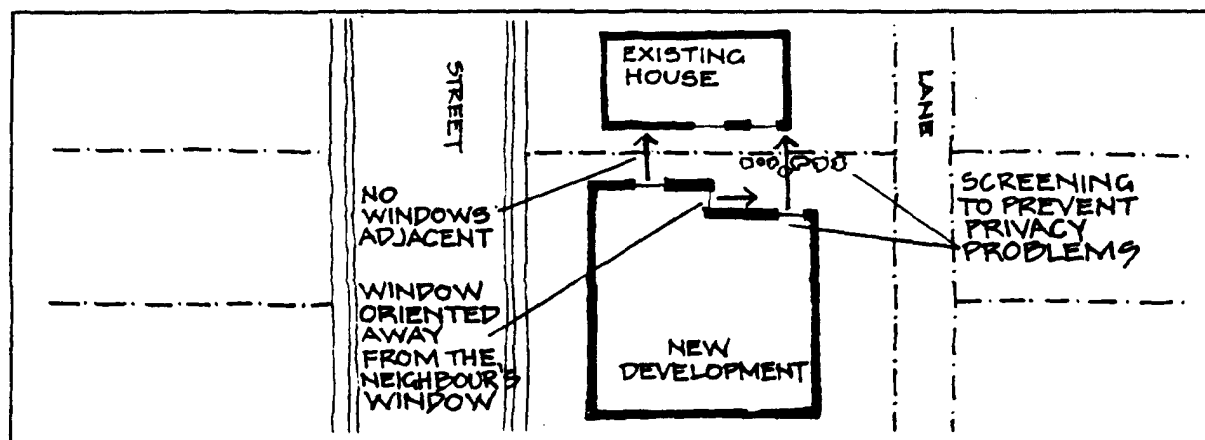


3.44.5 Side Yards

Many of the existing buildings have windows, doors and open space areas along the side yards. New development should ensure that the privacy and livability of these and other adjacent buildings are not unduly compromised.

New development should respect the privacy of adjacent properties by locating or screening any windows or openings along the side yard so that they do not directly overlook any adjacent windows, openings, or private areas (Figure 4).

Figure 4. Example of Side Yard Treatment to Respect the Privacy of Adjacent Building



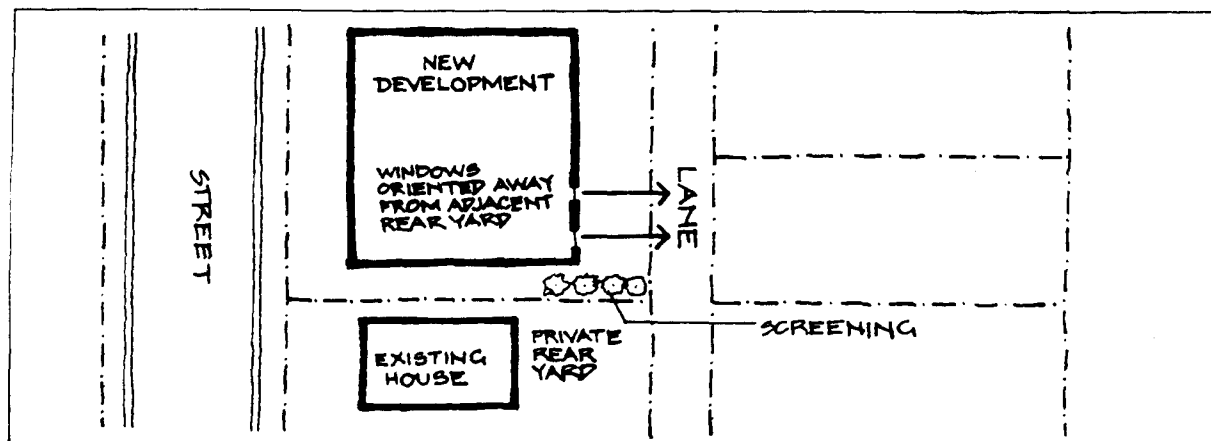
3.54.6 Rear Yard

New development at a density greater than that of existing buildings may require a greater site coverage. This increase may create privacy and shadowing problems for adjacent properties due to more building development extending in the rear yard beyond the line of adjacent buildings. New development could result in privacy problems because of apartment units overlooking rear yards.

New development should:

- (a) Respect the existing privacy, sunlight, views and scale of adjacent buildings and their rear yards by minimizing the impact of any portion of the building protruding beyond the adjacent rear building line.
- (b) Minimize overlooking by screening or orienting windows away from adjacent rear yards when the building or infill development protrudes into the rear yard or beyond the established building line of adjacent lots (Figure 5).

Figure 5. Examples of New Development Respecting Adjacent Rear Yards



45 Architectural Components

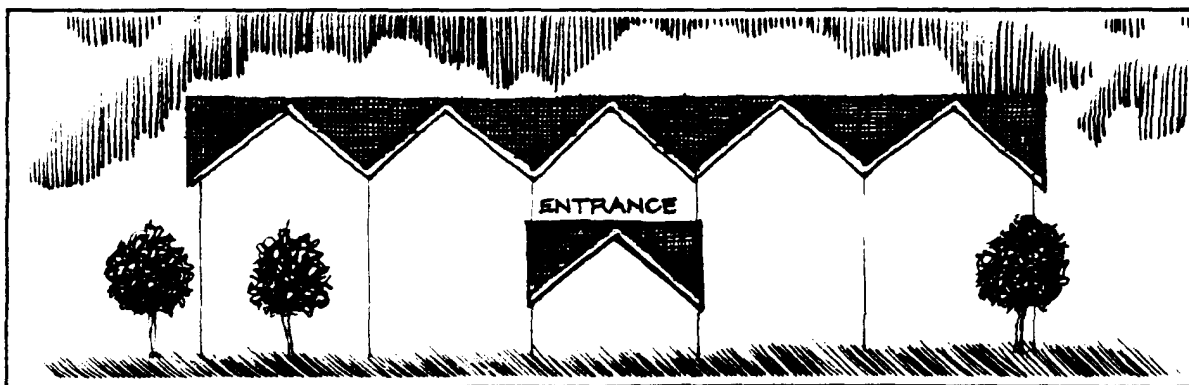
45.1 Roofs

Roofs can assist in giving an area character and identity and often define a building use. There are a variety of roof types found in the Joyce Street RM-4N District. Most of the older houses have steeply pitched roofs, while more recent roofs are less steeply pitched. Most commercial buildings have flat roofs.

New development should:

- (a) Provide pitched roof forms to create a residential character, strengthen neighbourhood identity and establish compatibility with adjacent housing.
- (b) Emphasize entrances and unit identity by incorporating secondary roofs (Figure 6).

Figure 6. Example of Secondary Roof Emphasizing an Entrance



45.2 Windows

Windows are a major element in building design and aid in creating character and visual interest. Generally, there are two different window types found in the Joyce Street RM-4N District. The first type, visible in most older houses, usually have wide wood frames with the glazed areas divided into smaller panes enclosed by wood mullions and are usually double hung or hinged. Newer houses and renovations have windows with thinner metal frames and are usually horizontal sliding types.

New development should use windows that create visual interest and incorporate elements from the window designs in older houses in the neighbourhood to create a visual link.

45.3 Entrances

Entrances are an important element in a building's design and traditionally are the major focus. Most older houses in the area have highly visible, single street-facing entrances, most at grade.

New development should:

- (a) Provide entrances that create visual interest and assist in establishing a strong neighbourhood identity.
- (b) Define a prominent street-oriented main entrance to apartment development.

45.4 Balconies

With an increase in density, balconies will provide needed private open space. Balconies should be provided with a usable area that affords some privacy from other units. A minimum depth of 1.8 m is recommended. They should be integrated into the overall design to avoid creating a tacked-on look.

45.5 Exterior Walls and Finishing

Most houses in the Joyce Street RM-4N District are finished in combinations of stucco and wood, with some use of brick and stone as trim.

New development should employ a limited number of finishing materials common to the area to create a cohesive and characteristic image.

56 Internal Design

A secure storage area should be provided for each unit, preferably ensuite.

Laundry facilities should be provided. Communal laundry rooms should have natural light and ventilation and some room for waiting adjacent to a recreation room to allow for socializing or child supervision in family accommodation.

67 Open Space

A variety of types of open space should be provided. Each dwelling unit should have some private open space.

Open space should be defined by the careful siting and massing of buildings, rather than being left-over areas, in order to maximize their functional and visual benefit.

When site coverage of new development is greater than 50%~~percent~~, alternatives to ground floor open space should be provided, such as large balconies or roof decks. However, consideration must be given to privacy of adjoining sites.

Open space should provide some degree of privacy and rain protection while permitting adequate sunlight.

Private open space should be directly accessible from each unit in the form of a yard, roof deck or large balcony. Ground level private open space should be defined by screening or landscaping.

On sloped sites, open space should be terraced to complement existing topography and landscape.

78 Landscaping

Landscaping is one of the most important elements in contributing to the character of an area. The predominant form of landscaping in the Station Area is simple, formal front yards with ornamental trees and gardens. Some areas have continuous street trees which help create a cohesive image and character for the street.

New development should:

- (a) Provide landscape treatments which are compatible with and help strengthen the neighbourhood character.
- (b) Reinforce character through planting of street trees along streets that currently lack them in agreement with the City Engineer.
- (c) Retain significant existing trees in any redevelopment.

Appendix

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3: **How to... Development Permits for Major Applications.**



KITSILANO RM-4 GUIDELINES

Adopted by City Council on January 19, 1988

Amended April 12, 1988, February 4, 1992 and September 15, 2020

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 RM-4 ~~and RM-4N~~ Districts Schedule of the Zoning and Development By-law for developments in those parts of Kitsilano and the area adjacent to Alma Street zoned RM-4. The guidelines should be consulted in seeking approval for conditional approval dwelling uses or for the relaxation of regulations. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to achieve high quality development and residential liveability, and to ensure compatibility of new development with existing physical character of the neighbourhood.

2 General Design Considerations

Buildings should be located on a site and designed so as to take maximum advantage of views, sun, existing trees and landscaping, and to minimize view blockage, privacy conflicts, overshadowing and noise.

~~2.1-2.2~~ Neighbourhood and Street Character

New development should be compatible with the predominant physical character of the surrounding residential neighbourhood. The design of a new building should contribute to the positive characteristics of the streetscape and should consider such aspects as site planning, orientation, building massing, roof forms, window type, finishing materials and landscaping. Unarticulated or blank walls are considered detrimental to street character.

~~2.24~~ Views

Whenever possible, views of the mountains, water or downtown should be provided.

2.36 Light and Ventilation

Each dwelling unit should have two exterior walls to maximize light access and ventilation through windows.

2.48 Noise

Proper acoustical design of units is essential in new construction near noisy traffic arteries. Double or triple glazing, glassed in patio spaces, and sound absorptive finishes may be essential to ensure good standard of liveability. The advice of an acoustical consultant should be sought.

2.510 Safety

To promote casual neighbourhood surveillance, fences and walls adjacent to the sidewalk should be designed to ensure some view of the building from the sidewalk, without sacrificing unit privacy.

Placing indoor common areas adjacent to outside common spaces or overlooking the street will help to improve the degree of mutual security.

2.614 Access and Circulation

As many units as possible should have individual access from ground level.

Corridor lengths should not exceed 22.9 m in any one direction, with any intersecting corridor limited to a maximum of 15.3 m. On large sites, more entries and vertical circulation will help limit long corridors, as will a variety of widths. Corridors should have natural light and ventilation.

Access to parking should be provided from the lane rather than the street.

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

3.14.2 Frontage

Development of sites with frontage greater than 45.8 m may be permitted if the development's facade is visually broken into smaller individual components or if the development is not out of scale with the surrounding neighbourhood.

~~3.24.4-4.6~~ Yards

Front, side and rear yard setbacks may be reduced where a clear advantage in terms of building siting, neighbourliness, or streetscape quality can be demonstrated. Contextual information including street elevations and context plans of the surrounding neighbourhood will be required to evaluate the success of such a proposal. However, where consistent established setbacks exist, these setbacks should be maintained.

~~45~~ Architectural Components

~~4.15.3~~ Entrances

Where a building has a common principal entry, the entry should have strong, well-defined character and a presence on the street.

~~4.25.4~~ Balconies

Balconies should be provided consisting of a usable area that affords some privacy from other units. A minimum depth of 1.8 m is recommended.

~~4.35.5~~ Exterior Walls and Finishing

The exterior finishing and detailing of a building should be of a quality that stands the test of time and weather. Where an identifiable architectural character exists, new development should incorporate sympathetic exterior materials and detailing.

~~56~~ Internal Design

A secure storage area should be provided for each unit, preferably ensuite.

Laundry facilities should be provided. Communal laundry rooms should have natural light and ventilation and some room for waiting adjacent to a recreation room to allow for socializing or child supervision in family accommodation.

~~67~~ Open Space

A variety of types of open space should be provided. Each dwelling unit should have some private open space.

Open space should be defined by the careful siting and massing of buildings, rather than being left-over areas, in order to maximize their functional and visual benefit.

When site coverage of new development is greater than 50%~~-percent~~, alternatives to ground floor open space should be provided, such as large balconies or roof decks. However, consideration must be given to privacy of adjoining sites.

Open space should provide some degree of privacy and rain protection while permitting adequate sunlight.

Private open space should be directly accessible from each unit in the form of a yard, roof deck or large balcony. Ground level private open space should be defined by screening or landscaping.

On sloped sites, open space should be terraced to complement existing topography and landscape.

7.8 Landscaping

Surface treatment should respond to the variety of uses to which open space will be put. Both hard and soft surfaces should be provided as needed and may include pavers, cobblestone, tile, lawn areas and sand child play areas.

Significant existing trees should be retained in any redevelopment.

To tie the neighbourhood together visually, consistent boulevard trees should be provided in agreement with the City Engineer and compatible street treatment employed (trees, hedges, ground cover, fences and screening).

New landscaping should complement and enhance landscaping on adjacent properties.

Appendix

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3: How To... Development Permits for Major Applications.

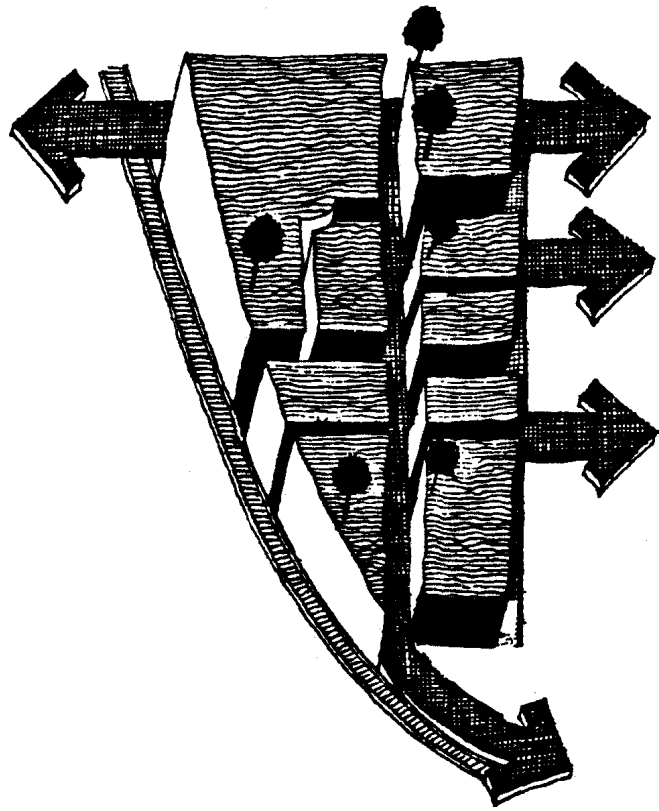


City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

MARPOLE TRIANGLE RM-4 GUIDELINES

*Adopted by City Council on August 30, 1983
Amended April 12, 1988 and February 4, 1992*



Contents

	Page
1 Application and Intent	1
2 General Design Considerations	32
2.1 Neighbourhood Character.....	32
2.23 Orientation.....	32
2.34 Views	43
2.48 Noise.....	54
34 Guidelines Pertaining to The Regulations of The Zoning And Development By-law	5
3.14.2 Frontage	5
3.24.3 <u>Building</u> Height	65
3.34.4 Front Yard.....	76
3.44.5 Side Yards.....	76
3.54.6 Rear Yard	87
3.64.9 Off-Street Parking and Loading.....	98
45 Architectural Components.....	98
45.1 Roofs and Chimneys.....	98
4.25.3 Entrances, Stairs, and Porches	98
57 Open Space	109
68 Landscaping	109
Appendix.....	124
Submission Requirements.....	124

~~**Note:** The guidelines in this report are organized under standardized headings which are to be used for all future guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading. For example, heading "4.1 Site Area" is omitted from this report since there are no applicable guidelines.~~

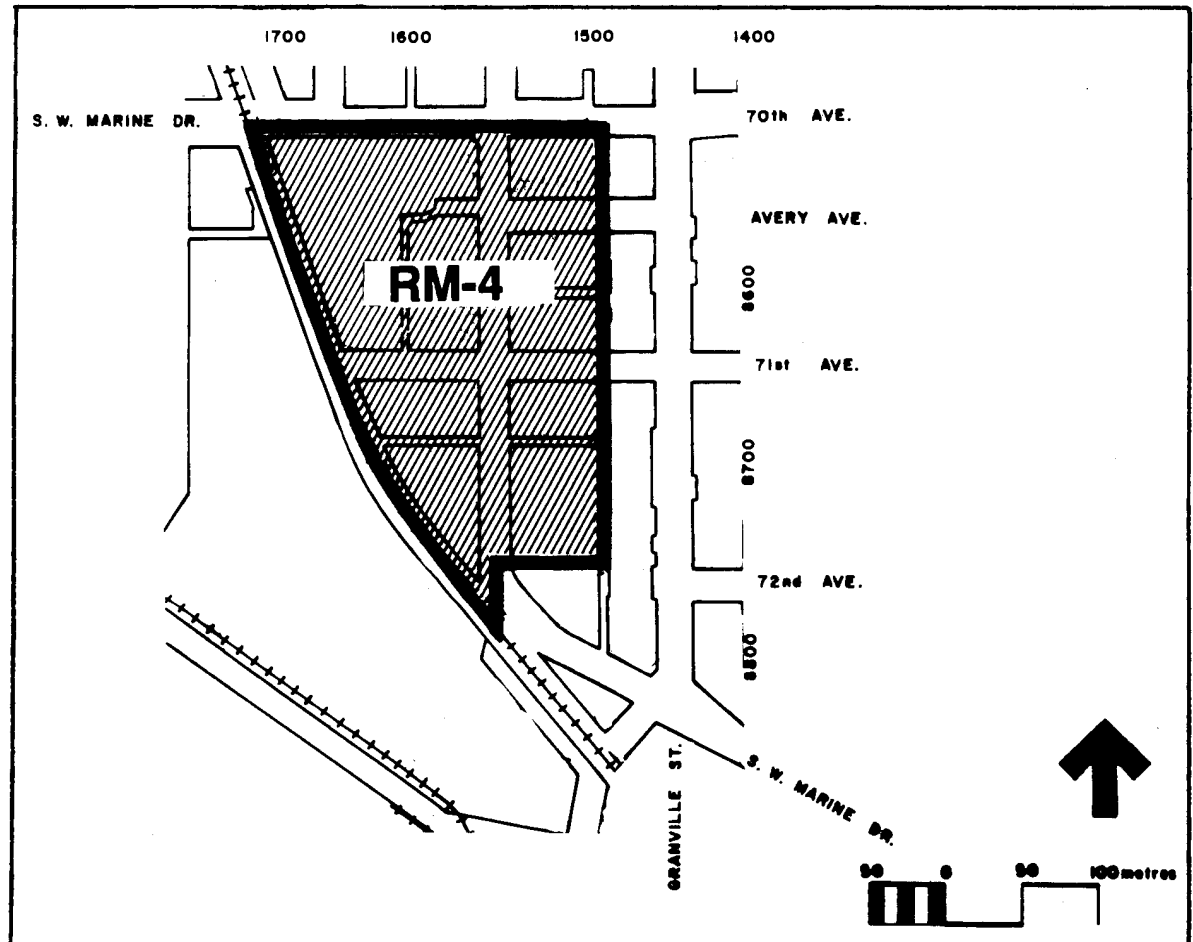
~~The headings and heading numbers of Section 4 correspond to those in the Regulations section of the District Schedule of the **Zoning and Development By-law** to allow easy cross referencing.~~

Application and Intent

These guidelines are to be used in conjunction with the RM-4 and RM-4N Districts Schedule of the Zoning and Development By-law for developments in the Marpole Triangle (Figure 1). The guidelines should be consulted in seeking approval for conditional approval uses or the relaxation of regulations as may be permitted by the Districts Schedule. They may also be helpful in designing developments involving outright approval. As well as assisting the applicant, the guidelines will also be used by City staff in assisting in the evaluation of projects.

The intent of the guidelines is to help achieve good quality development in the Marpole Triangle while recognizing the problems created by environmental constraints, and to provide guidance in the development of a variety of housing types.

Figure 1. Marpole Triangle RM-4 Zoning District



2 General Design Considerations

2.1 Neighbourhood Character

The Marpole Triangle is bounded on the south and west by industrial uses, to the north by a single family detached house neighbourhood, and to the east by commercial uses and an apartment area.

Originally a single family detached house neighbourhood, the Marpole Triangle is composed of a variety of housing types ranging from pre World War I, simple wood-frame houses to post-war stucco bungalows and contemporary west-coast styles. While all these houses have pitched roofs, they range from one storey to 2 1/2 storeys in building height, but lack a strong unifying identity. This mix of house types is tied together by the common and consistent elements of mature landscaping, which provide a significant overall character for the area.

New development should preserve and reinforce the existing mature landscaping as well as assist in creating a stronger identity for the area by establishing a more consistent building character drawing upon the building height, scale, massing and architectural elements of the existing buildings.

2.23 Orientation

Houses located along the same block can sometimes be facing different streets. There are also double-fronting lots between Avery Avenue and 70th Avenue. This condition creates a disorganized appearance, and results in parts of the street being treated as a side yard, or in the case of Avery Avenue, a rear yard. New development should contribute in establishing a consistent street orientation.

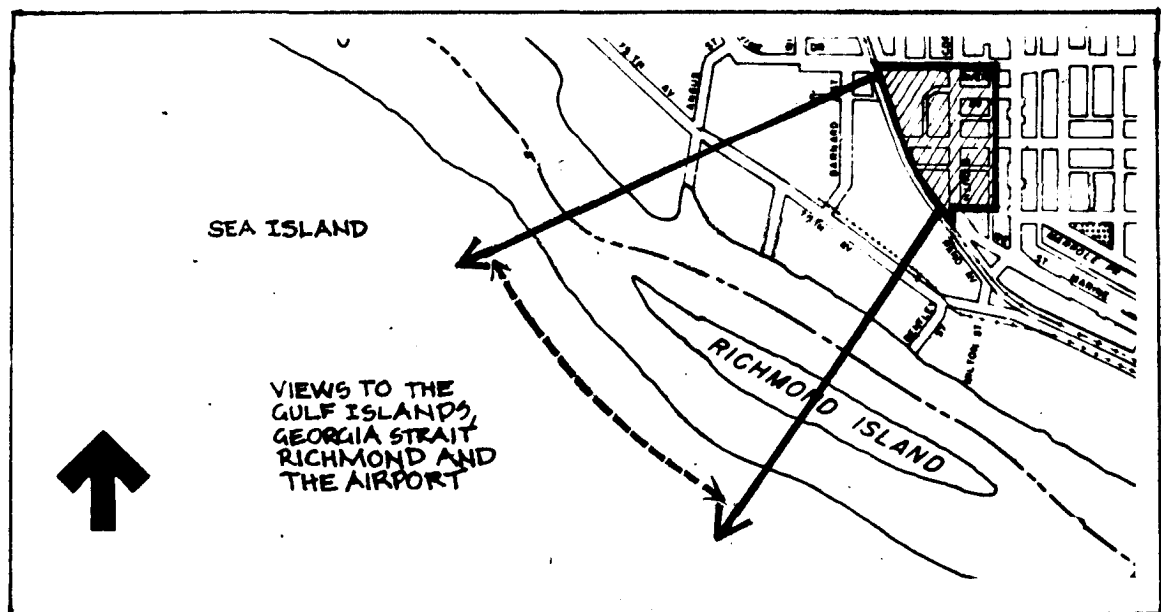
New development should:

- (a) Ensure a consistent street orientation by having new development on corner sites establish a frontage character on both streets (Figure 2).
- (b) Respond to the predominant orientation pattern of front yards facing front yards by establishing the frontage along Avery Avenue for the double-fronting lots.

Diagram illustrating the relationship between building orientation and street layout. The diagram shows a building with two rooms, one of which is labeled "NEW DEVELOPMENT". The building is oriented towards a "STREET". Arrows indicate the flow of movement between the building and the street, showing both "NEW DEVELOPMENT" and "MAINTAINING EXISTING ORIENTATION".

Good views of Richmond, the airport, Strait of Georgia and the Gulf Islands are available from the Marpole Triangle (Figure 3). The less attractive industrial area immediately to the south is not as visible due to its lower elevation and screening by existing vegetation. New development that takes advantage of the view potential should not adversely affect the liveability of adjacent buildings.

Figure 3. Views From the Marpole Triangle



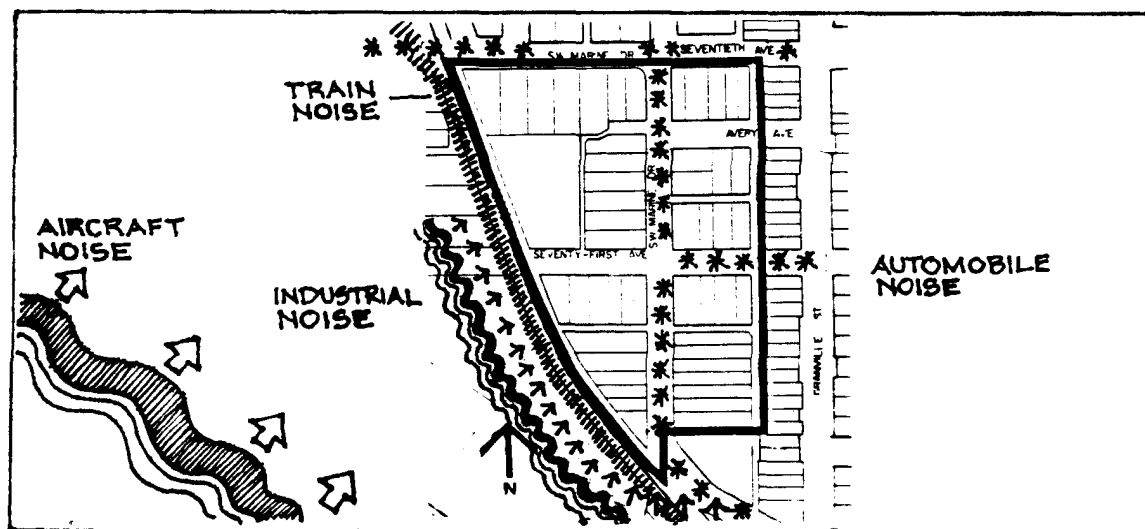
2.48 Noise

The Marpole Triangle is affected by noise produced by commuter automobile traffic cutting through the area, rail traffic along the western boundary, industry to the south and aircraft using the Vancouver International Airport (Figure 4). There is also the possibility of an ALRT line running along the western boundary at a future date. The Marpole Triangle has a NEF (Noise Exposure Forecast) of 28, which is at a level which necessitates additional noise attenuation measures. The impact of noise on development must be recognized and minimized to the greatest extent possible to ensure acceptable residential liveability.

New development should:

- (a) Ensure that an acceptable indoor noise environment is maintained by providing thorough sound insulation. The sound insulation should meet the standards outlined in the Central Mortgage and Housing Corporation document New Housing and Airport Noise.
- (b) Minimize noise intrusion by organizing the building so that as many dwelling units as possible are oriented away from the noise source.
- (c) Enhance the liveability of dwelling units by ensuring that the more sensitive uses such as bedrooms are oriented away from the noise source.
- (d) Ensure that open space areas are protected from noise intrusion by proper orientation and use of barriers.
- (e) Enhance the aural quality of open space areas by the use of elements such as fountains, poplars, bamboo, or willows that create pleasant sounds to mask aircraft and automobile noise.

Figure 4. Noise Sources Affecting the Marpole Triangle



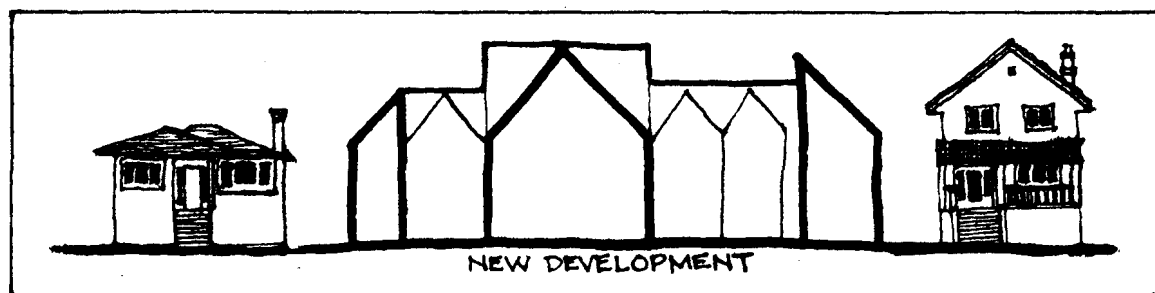
34 Guidelines Pertaining to The Regulations of The Zoning And Development By-law

3.14.2 Frontage

The predominant lot widths of 15.3 m and 10.1 m, in conjunction with the individual houses, creates a strong incremental rhythm and obvious individual unit identity. New development with a frontage greater than one lot or 15.3 m should emulate this incremental rhythm and provide unit identity to break up the frontage length which should be incremental given the extremely short blocks in the area.

New development should create an incremental rhythm by visually breaking the facade into smaller individual components to express strong unit identity (Figure 5).

Figure 5. Example of New Development Creation Incremental Frontage

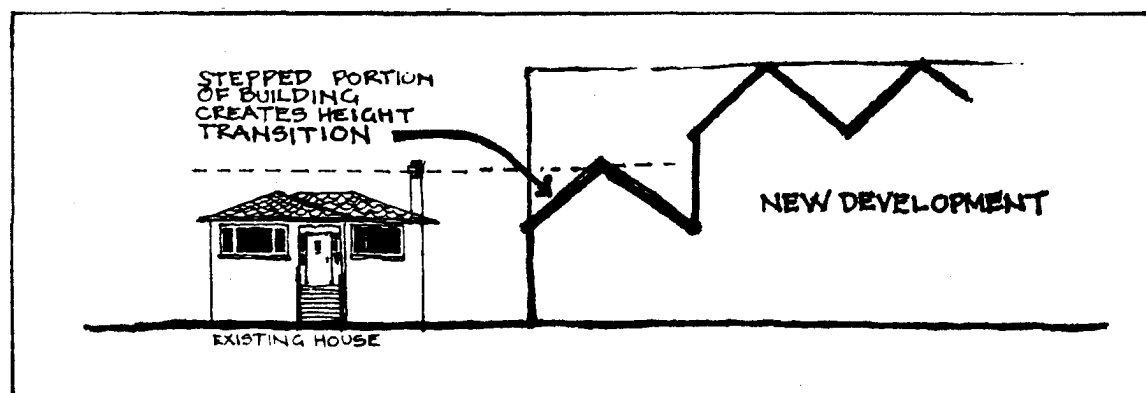


3.24.3 Building Height

Building heights in the Marpole Triangle generally range from one storey to 2 1/2 storeys in height. The massing of new development should be sensitive to the lower building height of existing houses.

New development should have sections which relate to the lower building height of existing buildings and create a building height transition (Figure 6).

Figure 6. Example of New Development Respecting the Lower Building Height of Adjacent Buildings



3.34.4 Front Yard

The front yard building setbacks vary in the Marpole Triangle, with consistent setbacks more apparent in some blocks than in others. The varied setback pattern along some blocks helps create visual interest and provide character. Flexibility in the setback is acceptable if more useable open space will result. Established setback patterns should be respected.

New development should:

- Respond to an established front yard setback pattern for a block by adopting a complementary setback (Figure 7).
- Respect the established front yard setback for both streets when located on a corner site (Figure 8).
- Emulate the variations in setback for a block by varying its own setbacks if more than one lot is involved (Figure 7).

Figure 7. Example of Development Respecting an Established Setback Pattern

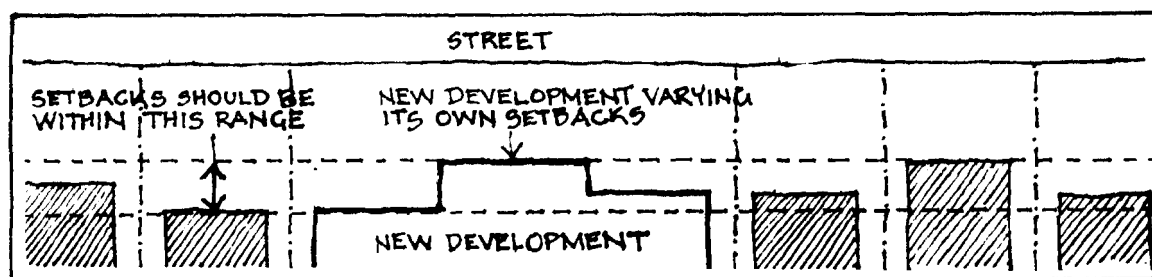
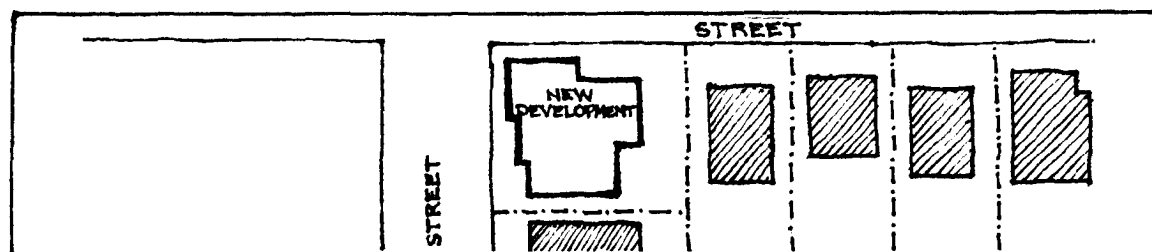


Figure 8. Example of Development Establishing Setback for a Corner site and Varying its Own Setbacks

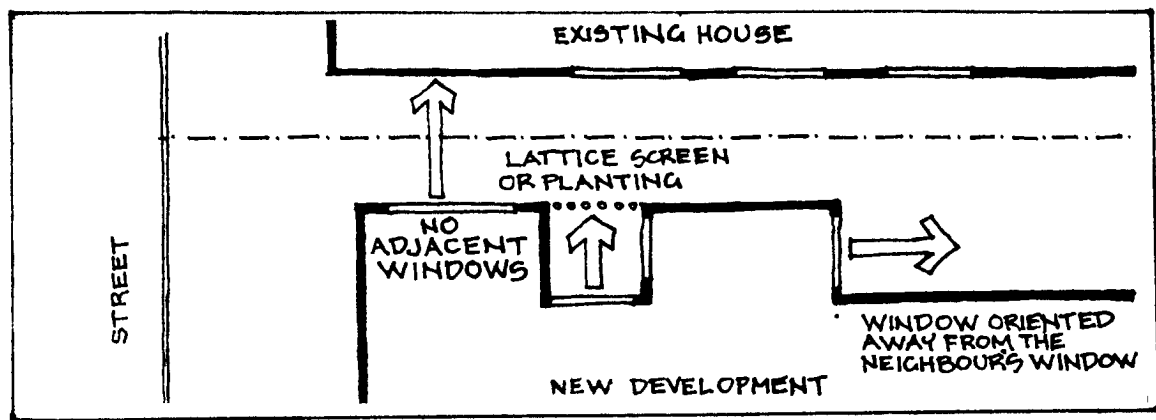


3.44.5 Side Yards

Many of the existing houses in the Marpole Triangle have windows, doors and open space areas along the side yards. New development should ensure that the privacy and liveability of these houses and other adjacent buildings are not compromised.

New development should respect the privacy of adjacent properties by locating or screening any windows or openings along the side yard so they do not directly face any adjacent windows, openings, or private areas (Figure 9).

Figure 9. Example of Side Yard Treatment to Respect the Privacy of Adjacent Building



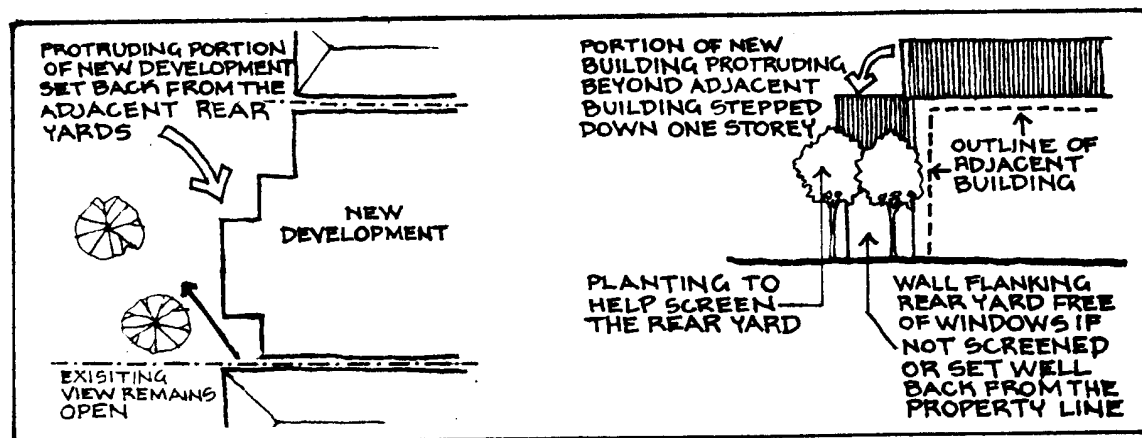
3.54.6 Rear Yard

New development at a density greater than that of the original houses can result in increased site coverage. This increase can create privacy and shadowing problems for adjacent properties due to more building development extending in the rear yard beyond the line of adjacent buildings. New development should respect the privacy and liveability of adjacent properties by minimizing the impact of intrusion into the rear yard beyond the rear line of adjacent buildings.

New development should:

- Respect the existing privacy and views of adjacent lots and buildings by minimizing the impact of any portion of the building protruding beyond the adjacent rear building line. One way to do this is to step the building down one storey, another is to locate the protruding portion far from any adjacent building (Figure 10).
- Minimize overlooking by screening or orienting windows away from adjacent rear yards when the building or infill development protrudes into the rear yard or beyond the established building line of adjacent lots (Figure 10).

Figure 10. Examples of New Development Respecting Adjacent Rear Yards



4.93.6 Off-Street Parking and Loading

Parking areas and garages are, for the most part, accessible from the lane in the Marpole Triangle, leaving the street uninterrupted by driveways. This characteristic should be maintained by new development.

New development should, when involving infill or conversion schemes, respect the existing front yard by providing access to off-street parking from the lane to maintain the existing street character. If access from a lane is not possible, a driveway to the rear of the site should be provided. Shared driveways between adjacent properties are suggested where possible through a legal agreement.

4.5 Architectural Components

4.5.1 Roofs and Chimneys

The forms of roofs in the Marpole Triangle are varied, though most are pitched. The older houses have roofs with steeper pitches and more dormers, while more recent development has adopted simpler and less steep roofs. The steeper roofs, if oriented towards the view, open up a greater view area than a flat roof of the same height. New development should incorporate roof forms that open up the views, and provide the variety and texture created by the existing pitched roofs.

New development should:

- (a) Respond to the range of existing pitched roof lines by incorporating roof forms that provide texture and variety.
- (b) Enhance the views by orienting the roof so that view corridors are created.

4.25.3 Entrances, Stairs, and Porches

The existing houses in the Marpole Triangle have clearly defined main entrances. Buildings at a higher density should also attempt to incorporate defined entrances to respect the existing character and to ensure direct access.

New development should:

- (a) Define main entrances to apartment development and identify individual unit entrances to townhouses and other buildings to ensure they are clearly visible and accessible from the street.
- (b) Identify a distinct and separate entrance to infill housing from the street.

Open Space

The Marpole Triangle is not near any parks, and with increased development at a higher density, the lack of public open space will mean that private and semi-private open space will be very important. New development should optimize the development of useable private open space.

New development should:

- (a) Enhance the liveability of dwelling units by providing roof decks and balconies.
- (b) Minimize noise problems for open space areas by careful orientation and screening. Courtyard spaces are suggested as a possible solution.
- (c) Ensure equitable access to available open space areas for both infill units and the principal building.

Landscaping

Marpole Triangle, like most areas that were originally single-family detached house neighbourhoods, has simple formal landscaping in its front yards. Mature planting along with some low stone walls is the area's most prominent feature and contributes strongly to its character. New development should respect and expand upon this characteristic to help develop a stronger image for the Marpole Triangle.

New development should:

- (a) Respect the characteristic landscape by retaining prominent existing elements such as mature trees, low stone walls and hedges.
- (b) Reinforce the characteristic landscaping by further planting of large specimen trees, and completing existing tree colonnades along the street, and providing low stone walls, hedges and gardens along the front property line (Figure 11). Avoid the use of incompatible materials such as bark mulch and gravel as low-maintenance ground covers.
- (c) Establish landscape continuity along 70th Avenue to reinforce its function as a major arterial road by expanding the typical street edge treatment of high hedges and heavy planting found further to the west along Southwest Marine Drive. These treatments will also provide privacy and noise attenuation for the rear yards of the double-fronting lots along Avery Avenue (Figure 11).
- (d) Create privacy for the lots backing onto the Granville Street commercial area by providing adequate landscape screening (Figure 11).

- (e) Ensure that some visual observation of ground level units and private open space areas is possible from the street to prevent security problems by using screening materials that allow some views through to the units. The layering of lattice work screens and plant materials are preferable to solid fences, except where orientation demands heavier noise screening (Figure 11).

Figure 11. Suggested Landscape Site Plan for the Marpole Triangle

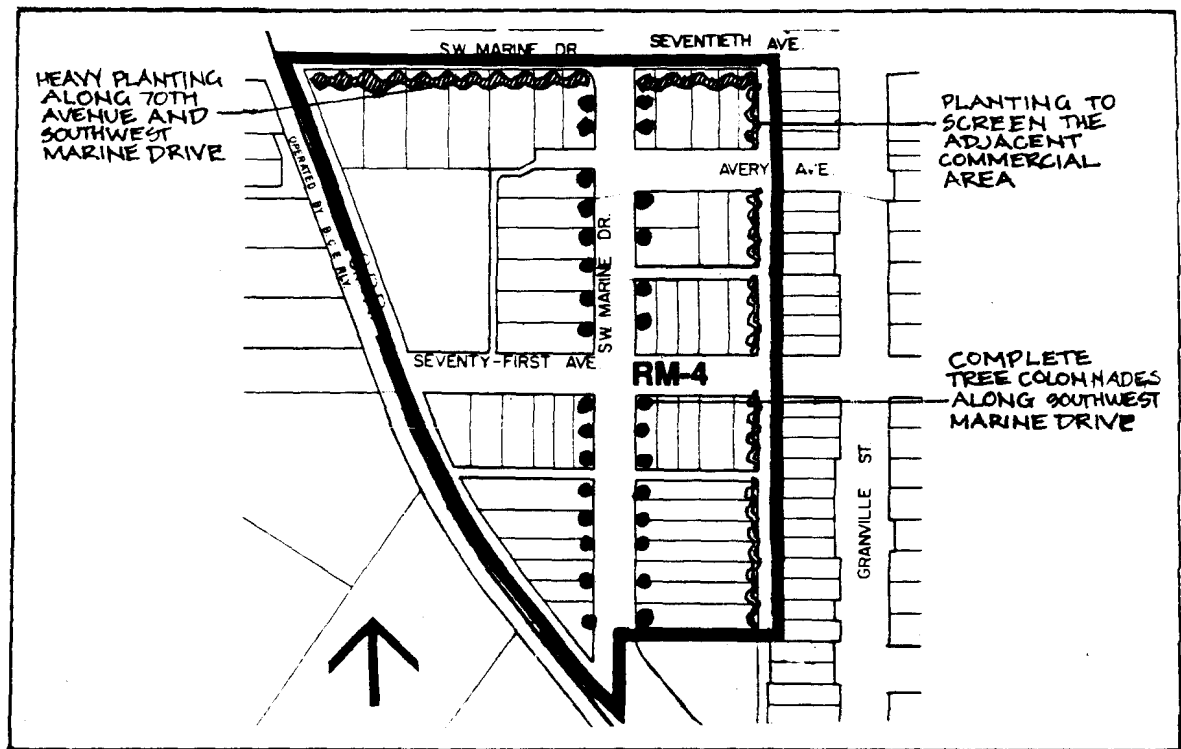
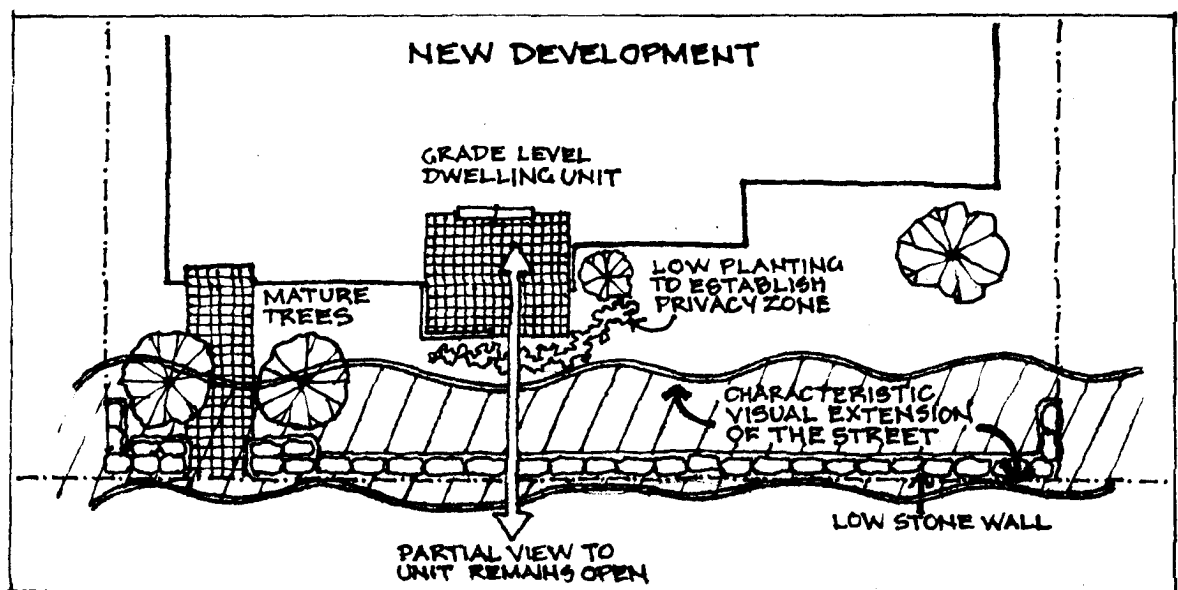


Figure 12. Example of Landscape Treatments



Appendix

Submission Requirements

For basic submission requirements for development permit applications, applicants should refer to the checklists prepared by the Permits and Licenses Department. For approval of a conditional approval use or relaxation of regulations, additional contextual information should be provided as follows:

- (a) Site plan indicating all affected adjacent properties bounding the subject site;
- (b) Elevation or photo-montage indicating the facades of at least two adjacent buildings on either side of the site in question; and
- (c) Site plan indicating the location of windows, prominent landscape elements and the uses of rooms in the buildings directly adjacent to the subject site.



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

MOUNT PLEASANT RM-4 AND RM-4N GUIDELINES

*Adopted by City Council on March 6, 1990
Amended February 4, 1992 and January 20, 1998*



Contents

	Page
1 Application and Intent	1
2 General Design Considerations	1
2.1 Neighbourhood Character.....	1
2.2 Street Character	3
2.3 Orientation	4
2.4 Views	4
2.5 Topography	5
2.6 Light and Ventilation	5
2.7 8 Noise	6
2.8 9 Privacy	6
2.9 10 Safety	7
2.10 1 Access and Circulation	7
2.11 2 Heritage	8
34 Guidelines Pertaining to the Regulations of the Zoning and Development By-law	8
3.1 4.2 Frontage	8
3.2 4.3 <u>Building</u> Height	10
3.3 4.4 Front Yard	11
3.4 4.5 Side Yard.....	12
3.5 4.6 Rear Yard	12
3.6 4.9 Off-Street Parking.....	13
45 Architectural Components.....	14
4.5 .1 Roofs.....	14
4.5 .2 Windows	15
4.5 .3 Entrances	15
4.5 .4 Balconies and Patios	16
4.5 .5 Exterior Walls	16
57 Open Space	17
5.1 7.3 Private Open Space.....	18
68 Landscaping	19
Submission Requirements.....	20

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

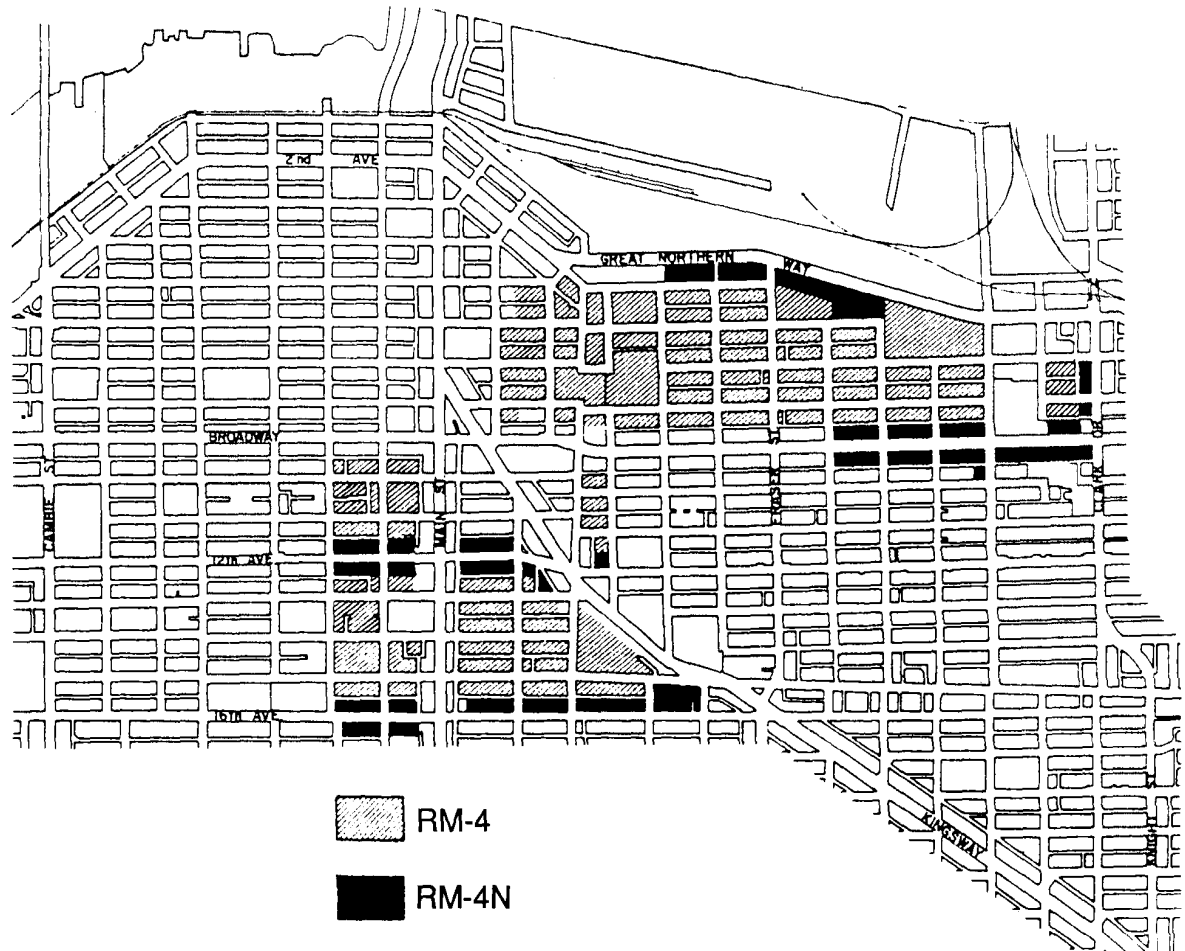
1 Application and Intent

These guidelines are to be used in conjunction with the RM-4 and RM-4N District Schedules of the Zoning and Development By-law for developments in the Mount Pleasant apartment areas (Figure 1). The guidelines should be consulted in seeking approval for conditional approval dwelling uses or for the relaxation of regulations. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

It may not always be possible to achieve all the objectives in this document. On each site, trade offs will be considered to achieve the major design objectives.

The intent of the guidelines is to achieve high quality development and residential liveability and to enhance the character and identity of each neighbourhood. Some guidelines apply only to specific areas. These instances are noted.

Figure 1. Mount Pleasant RM-4 and RM-4N Zoning Districts and Neighbourhoods



2 General Design Considerations

2.1 Neighbourhood Character

The Mount Pleasant apartment area consists of three distinct neighbourhoods (Figure 1). They are the Core apartment area, the West 10th Avenue apartment area and the Northeast apartment area. While these neighbourhoods share most design objectives as outlined in this document, there are distinct contextual issues which will require neighbourhood specific responses.

2.1.1 Mount Pleasant Core Apartment Area

Within the Core Apartment Area are three sub-areas. The borders of the Western Core are Ontario Street, 16th Avenue, 10th Avenue and Main Street. The Eastern Core area is defined by Kingsway, 16th Avenue and Main Street. The third area is a small enclave between Prince Edward and Guelph Streets from 10th to 12th Avenues.

In the Western Core area, there are some older masonry apartments. These apartments in conjunction with the large masonry commercial and institutional buildings near and along Main Street influence the area's character. Another influence is the large commercial-residential development on Main Street between 13th and 14th Avenues. This grouping of masonry construction buildings creates a more urban residential image than the rest of the Mount Pleasant area (Figure 2.A). Along the western edge of the area is the RT-6 zoned area.

Development along Main Street also influences the eastern Core area, but the scale of these buildings is smaller. Houses are of a more modest scale than those in the western core neighbourhood. A major impact is the traffic along 16th Avenue, 12th Avenue and Kingsway. The adjoining neighbourhood to the south is zoned RT-2. The Heritage Hall building, a Class A building, acts as a neighbourhood focal point and could be a catalyst for character redevelopment.

Kingsway isolates the last sub-area from the eastern Core area. It is situated between commercial zoning to the west and RT-5 zoning to the east.

Objectives:

New development should create a cohesive neighbourhood character that bridges Main Street linking the east and west sub-areas.

New development along the edge of the Mount Pleasant RT-5 zoned area should respond to the area's historical influence.

New development adjacent to Main Street should respond to the street's more urban character.

New development in the western sub-area should respond to the existing prominent masonry character.

2.1.2 Northeast Mount Pleasant Apartment Area

The Northeast Mount Pleasant apartment area contains a mix of housing types of varying ages. The predominant building type is the three to four storey, wood frame apartment building. Small apartment towers, older masonry apartments and some remaining houses are also located in this area.

There are few elements other than the sloping topography in the Northeast Mount Pleasant apartment area that set it apart from other East Vancouver neighbourhoods (Figure 2.B). There is, however, potential for emphasizing the positive characteristics to create a more identifiable neighbourhood character. Elements that enhance character include topography, view, landscaping and massing. Building features such as roofs, windows, entrances and finishing materials can also contribute.

Objective:

New development should contribute to creating a stronger and more distinctive visual image for the Northeast Mount Pleasant apartment area.

2.1.3 West 10th Avenue Apartment Area

The 10th Avenue apartment area extends from Yukon Street to Ontario Street. Along its southern boundary the Mount Pleasant RT-6 area is a strong influence creating a prominent heritage character with large 3 storey pitched roof houses. Its eastern boundary is the Mount Pleasant Core Area. The groupings of restored houses along 10th Avenue give the area identity and character and are more visually dominant than the more recent apartment development (Figure 2.C).

Objective:

New Development in the West 10th Avenue apartment area should emulate and enhance the heritage character of the adjacent RT-6 area.

Figure 2. Mount Pleasant Development



2a. Mount Pleasant Core Apartment Area



2b. Northeast Mount Pleasant Apartment Area



2c. West 10th Avenue Apartment Area

2.2 Street Character

The character of the street significantly contributes to a neighbourhood's image. The landscaping treatment of the front yard, the building massing and the pattern of buildings and side yards are important components. A variety of building styles can coexist if the streetscape ties them together with similar siting, massing and landscaping.

2.2.1 Mount Pleasant Core Apartment Area

In some parts of the western Core Area, a more urban street character is evident. The urban character is created by the minimal front yard setbacks and the streetwall presence of older apartment buildings. The proximity of large institutional buildings and commercial buildings along Main Street also contribute to the urban character.

2.2.2 Mount Pleasant Apartment Area

In the Northeast Mount Pleasant area, some apartments have long frontages which disrupt street rhythm. This creates an unfriendly, monotonous and institutional streetscape. An anonymous character for the area results, lacking identity and visual interest. The many sloping sites contribute to street character.

2.2.3 West 10th Avenue Apartment Area

The restored houses along 10th Avenue strongly contribute to the area's street character. Despite their prominence, the 10th Avenue streetscape is not visually cohesive. The apartment buildings do not visually complement the houses' detailing or massing, resulting in a fragmented streetscape.

Objective:

New development should contribute to creating a cohesive streetscape with character and visual interest.

This can be achieved by:

- (a) complimenting the building massing on adjacent sites, and creating visual rhythm.
- (b) maintaining a more urban streetscape, as characterised by a defined streetwall, in the Western Core area.
- (c) replicating elements from the adjacent RT-6 zoning district when located in the 10th Avenue heritage area.

2.3 Orientation

In some areas, housing adjoins commercial or industrial uses. These uses require loading bays, storage areas, surface parking and other less attractive elements. Apartments that do not respond to this problem may be less liveable.

Objectives:

New development should minimize orientation towards incompatible commercial or industrial uses as much as possible.

New development on corner sites should create a frontage character for street facing facades.

New development should ensure that a unit's orientation does not compromise its attractiveness or liveability.

This can be achieved by:

- (a) treating any street facade as a major elevation with detailing and finishing that is commensurate with its prominence. Other elements which can assist in creating frontage character include principal windows, entrances and landscaping.
- (b) ensuring that units that have as their main orientation a commercial building use also have a more attractive secondary orientation. An appealing near or distant view can also compensate for a less attractive orientation. If this is not possible, orienting the units towards an internal courtyard will improve liveability.

2.4 Views

The level topography of the Mount Pleasant Core area does not provide many opportunities for distant views. In the Northeast Mount Pleasant apartment area, however, the sloping topography provides excellent views down to the False Creek basin. Good views of the North Shore mountains are also possible down most north-south streets.

The West 10th Avenue apartment area and the adjacent RT-6 enjoy good views of the mountains and the downtown core. In the future, tower development along Broadway could block these views. Restraint should be used in designing a new building with too much emphasis on these views.

Views can be contentious because achieving them sometimes results in other views being blocked. Careful consideration is needed of the impact of new development on existing views and the creation of public and private views.

Objectives:

New development should not unduly block or reduce existing views.

New development should open up views from surrounding sites.

New development should provide attractive near views when distant views are not possible.

This can be achieved by:

- (a) limiting building mass where it will block significant views from adjacent buildings.
- (b) linking new open space to open space on adjacent sites to extend the view depth.
- (c) locating landscaped open spaces next to windows and adjacent buildings with limited opportunities for distant views.

2.5 Topography

The most prominent topographical feature in the northeast Mount Pleasant apartment area is the north facing slope from Broadway to Great Northern Way. A more gradual eastern slope towards Glen Drive is also evident. In the West 10th Avenue area, there is a noticeable change in topography from 10th Avenue down to Broadway.

Topography can affect liveability. Buildings located on the low side of the street will have their first storey lower than street level. This can result in limited view and decreased daylight as well as visually disconnecting the building from the street.

Objectives:

New development should respond to topography in its massing.

New development should be sure that topography does not affect liveability of its units.

This can be achieved by:

- (a) stepping new development down a hill.
- (b) locating dwelling units at or above grade. If units are sited partially below grade due to a sloping site, also provide:
 - (i) a gradual stepped transition from the lowest building grade at the unit up to the lane or street grade.
 - (ii) a flat apron area in front of the unit. This in conjunction with the stepped area will improve light access to the unit.If the unit is substantially lower than the surrounding grade, it should have a second level to improve liveability
- (c) extending the street grade to the building entrance. This will allow buildings that due to topography have their first storey lower than the street grade, to make a direct connection to the street.
- (d) providing attractive retaining walls and landscaped terracing where necessary. The retaining walls should not be higher than 1.2 m on a single face. If more height is needed, the wall should step back above the 1.2 m limit. Appropriate finishing materials include textured concrete, stone and brick.

2.6 Light and Ventilation

Natural light and ventilation are essential to residential liveability. Buildings that are partially below grade can compromise daylight access resulting in dark, unpleasant units and possible water retention problems. Building layouts with convoluted access routes and excessive articulation can also result in dark spaces. The distance between buildings should permit adequate light access. Daylight access within a building should also be maximized.

Objectives:

New development should provide adequate natural light and ventilation for all units.

New development should minimize its impact on the existing level of daylight enjoyed by adjacent units.

This can be achieved by:

- (a) providing an adequate setback from decks, balconies, and major windows of adjacent units.
- (b) articulating the facade to provide as many units as possible with some form of corner exposure. This may not be necessary in the Western Core area where a more urban character is sought. There, the usage of bay windows can achieve a similar result.
- (c) locating units at or above grade.
- (d) orienting courtyards to the south.

2.78 Noise

Noise from vehicular traffic and adjacent commercial uses affects sites in the RM-4N area. These sites will require special measures to ensure liveability.

Objective:

New development in the RM-4N zone should minimize the potential noise impact on habitable areas. Design buildings on the sites to meet the standards set out in the by-law.

This can be achieved by:

- (a) locating rooms most affected by noise such as living rooms and bedrooms away from the noise source.
- (b) using alternate ventilation systems such as baffled wall vents.
- (c) locating areas not affected by noise such as stairwells and single loaded corridors to create a noise buffer.
- (d) using materials and construction methods that limit noise transmission. Masonry construction, double stud insulated walls, double glazing and glass block are examples.
- (e) using landscape treatments and fences to help mitigate noise impacts upon open space areas.

2.89 Privacy

Privacy is valued in a higher density neighbourhood. It is important that new development not erode the present levels of privacy enjoyed by adjacent properties. The privacy between units in new development is also important. Development of towers along Broadway could create privacy problems for development along the north side of 10th Avenue.

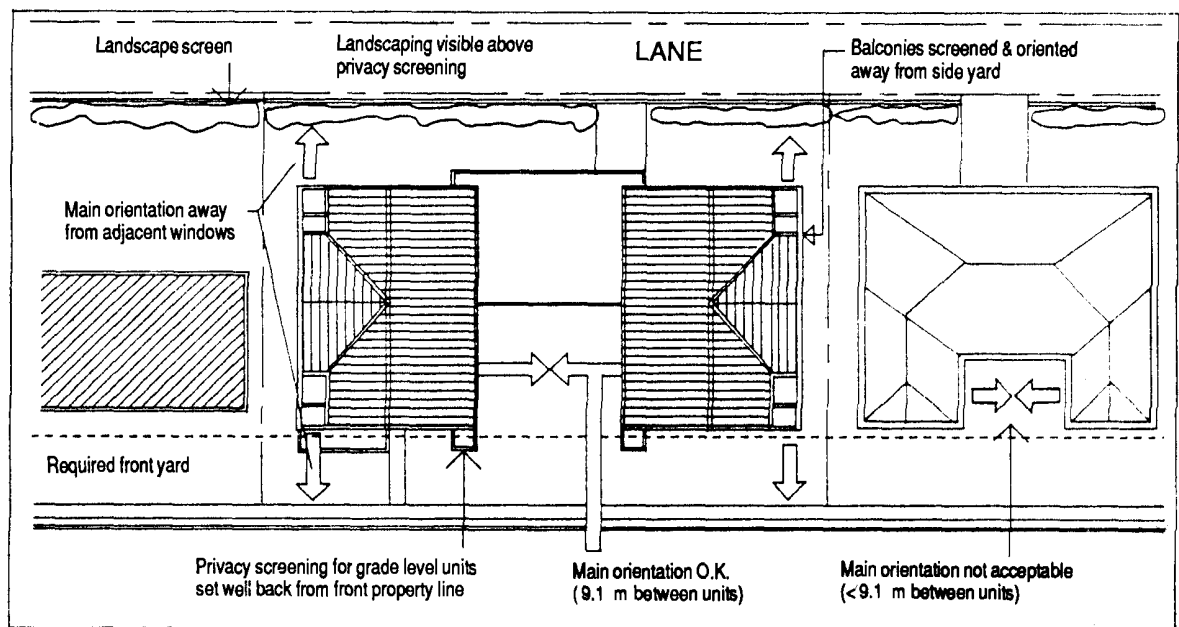
Objective:

Individual dwelling units should enjoy a high degree of privacy.

This can be achieved by:

- (a) orienting and locating major windows away from the major windows of adjacent units, including those in adjoining buildings to avoid creating a dead-on orientation. If the windows directly face one another, separate them by at least 9.1 m.
- (b) orienting balconies away from adjacent sites, or screening them to minimize overlook.
- (c) providing screening for grade level units near a lane, street, or access route. Achieve this screening primarily through landscaping when located in the front yard.
- (d) configuring exterior corridors to minimize the impact of people walking past the windows of adjoining units.

Figure 3. Suggested Privacy Treatments



2.910 Safety

Security and crime prevention is an issue in this neighbourhood. Through site planning and building design, create an environment that assists in discouraging crime.

Objective:

The building and landscape design should contribute to creating a safe secure environment.

This can be achieved by:

- locating indoor common areas adjacent to outside common spaces to improve mutual security. Some units should overlook these areas to enhance surveillance.
- orienting units around entrances to enhance surveillance of visitors.
- designing fences, walls and landscaping to allow some views to grade level units and private open space from the street. Some views from the units to the street should also be possible.
- making lobbies and entrances visible from the street.

2.104 Access and Circulation

Traditionally, access to buildings in these areas has been clear and direct. A single stairway leads from the street to the entrance of the original houses. The majority of apartments provide access from a central lobby. In new development the lobby can lose prominence if it is accessible only from the side yard. Exterior corridors create a strong horizontal image which is inconsistent with breaking the frontage into smaller elements. Their use contributes to an incompatible and non-residential building character.

These units may be for family accommodation which will require direct access. For development to build to the maximum FSR, ~~20% percent~~ of the units will require two or more bedrooms.

Objectives:

Provide direct and simple access from the street to new development

Units designated for family use should have direct connections to grade wherever possible.

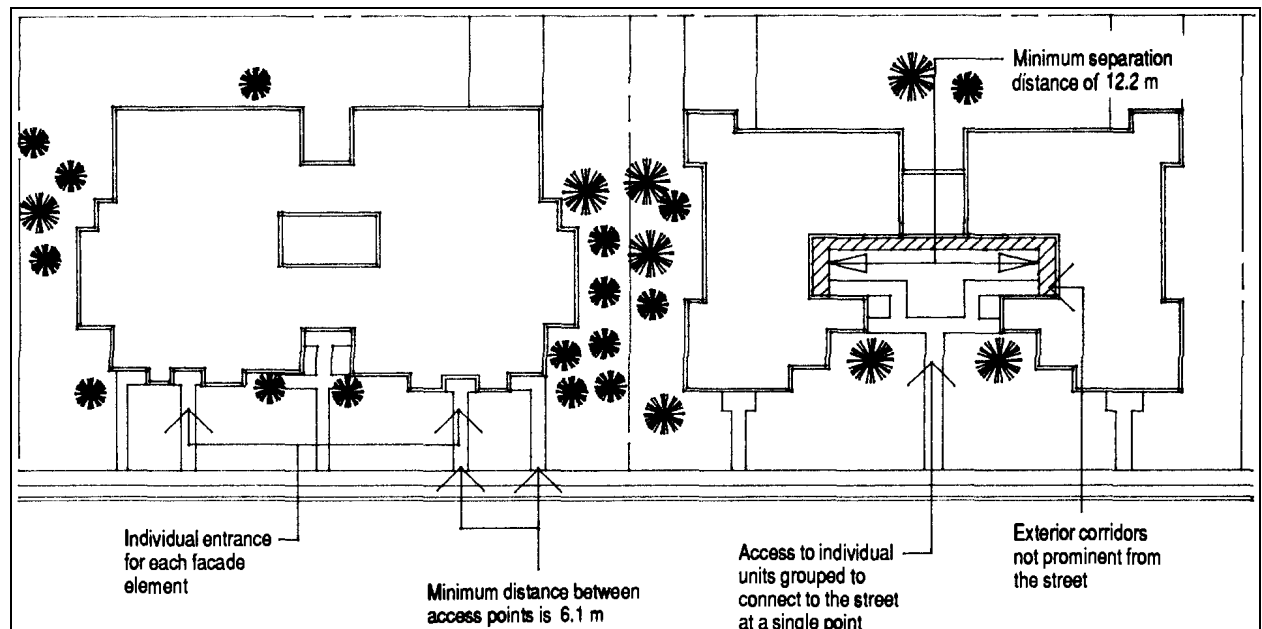
Access to units should create activity and visual interest along the street.

The impact and prominence of exterior corridors should be minimized.

This can be achieved by:

- (a) providing an entrance to individual units or groups of units for each facade element. (See section 3.14.2.) This entrance should take on the character of a traditional residential front entrance.
- (b) making lobbies prominent from the street.
- (c) locating the required 20% ~~percent~~ two-bedroom units which families might occupy at grade. Direct access to these units from grade by individual stairs, or from a grouped landing is also acceptable.

Figure 4. Circulation and Access



2.112 Heritage

The groupings of restored houses on both the north and south sides of 10th Avenue gives the area a valuable heritage character. Houses that if restored would enhance the heritage character of the area occupy some of the potential RM-4 development sites. Some of these buildings are noted in the Vancouver Heritage Register which is available from the Planning Department of the City.

Objective:

Retain heritage buildings.

This can be achieved by:

- (a) building a compatible addition to the existing building.
- (b) include the existing building in a new, larger but compatible development.
- (c) providing compatible infill development.
- (d) giving consideration to buildings that are characteristic of the area although not listed in the Register.

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

3.14.2 Frontage

The predominant building frontage in the northeast apartment area and the Core area is that of an apartment building. The frontages range from 24.4 m to 76.2 m in length. Some single ~~detached-family~~ houses remain on individual 10.1 m lots in both neighbourhoods.

In the West 10th Avenue area, apartments are also common, but the single house is still very evident. The streetscape, including the adjacent RT-6 development creates an impression in which the frontage created by the single house on the single lot is predominant.

If a building's frontage is not articulated it can create a bland and anonymous streetscape. Buildings with a more incremental frontage create rhythm, visual pattern, unit identity and add to the interest of the street.

Objective:

New development should provide a building frontage that creates identity, rhythm and variety, and avoids long horizontal massing.

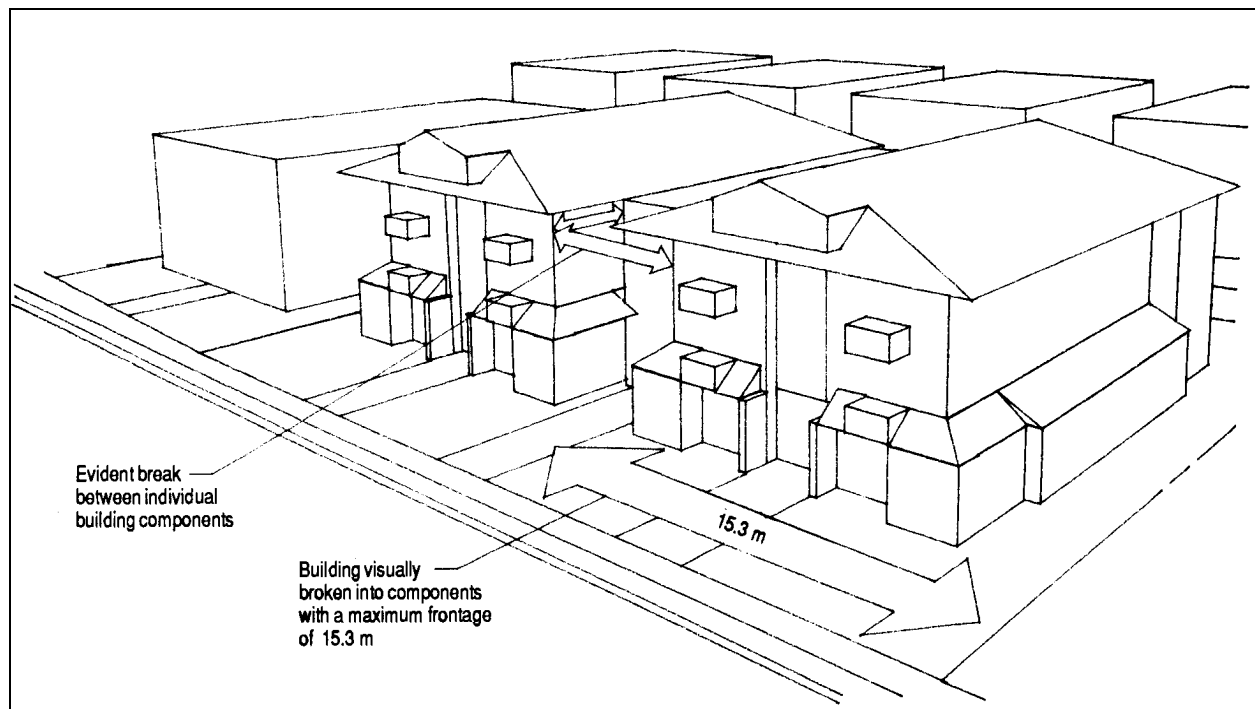
This can be achieved by:

- (a) visually breaking the massing into smaller individual components to express strong unit identity and the scale of a large house. These components should have a maximum frontage of about 15.3 m (Figure 12). This may not be necessary in the Western Core area with its more urban character. There, a less articulated and more formal frontage is appropriate.
- (b) creating breaks and indentations in the building's frontage to replicate the spatial breaks created by side yards between individual houses.

In the Northeast apartment area the following should also apply:

- (c) allowing the overall building frontage to exceed 45.8 m only when it leads to the creation of a substantial, contiguous open space occupying a minimum of 10% ~~percent~~ of the total site area in addition to the required yards.
- (d) providing a prominent landscape feature to assist in breaking up frontage length.
- (e) breaking development on larger sites into separate buildings, to maintain a more characteristic frontage.

Figure 5. Suggested Frontage Treatment



3.24.3 Building Height

Building height is important in defining building character. Often, developers want to construct a four-storey building. This creates difficulties because of the 10.7 m building height limit and the restrictions of the Building By-law. To deal with these constraints, buildings are frequently sited partially below grade. This can result in an unattractive streetscape because buildings look like they have been pushed into the ground.

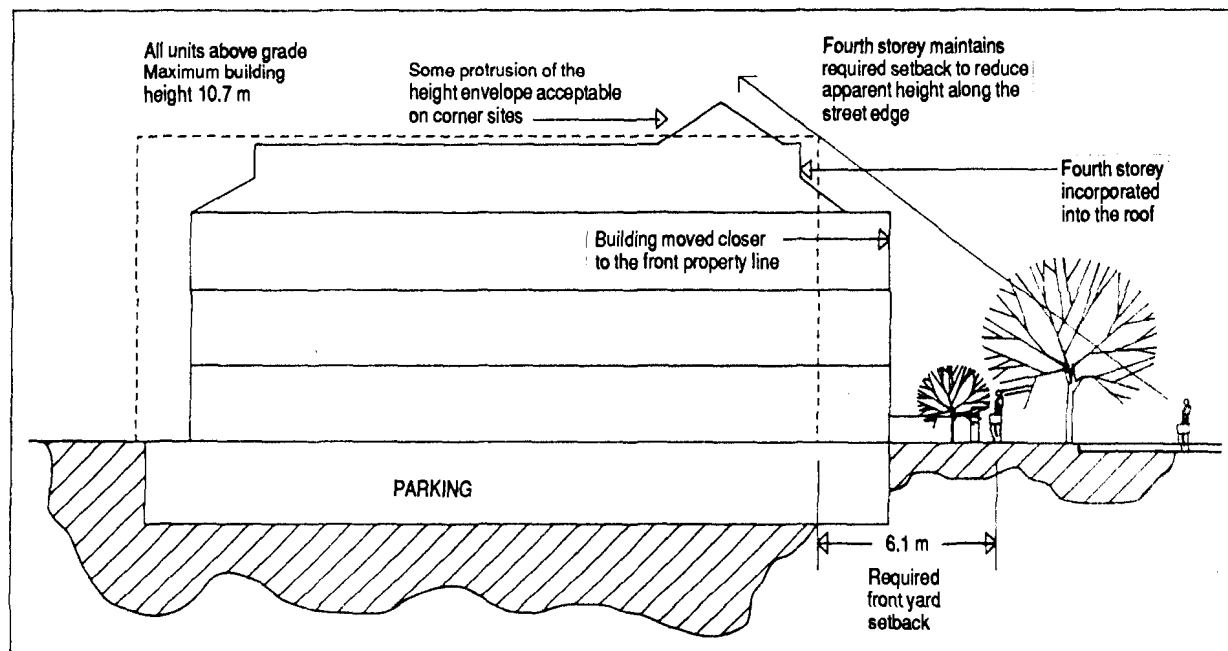
Objectives:

New development's building height should be compatible with the neighbourhood scale and character and achieve other public design objectives.

This can be achieved by:

- Exceeding the building envelope or providing a fourth storey only when the first storey is not below the base surface. City staff will take into consideration the constraints of topography when contemplating a building height relaxation. Taller buildings may need to be sprinklered to meet building code requirements.
- treating any portion of a building rising beyond the building envelope to create visual interest. The upper storey should be sculpted to replicate characteristic roof treatment and to provide variety, identity, rhythm and scale. Any portions of the building penetrating the building height envelope should be balanced by reducing the building mass elsewhere. This reduction should help maintain views where they exist.
- integrating a fourth storey in the roof. The fourth storey area should not exceed **75% percent** of the area of the lower storeys. This will minimize the impact on the streetscape and adjacent properties.
- maintaining the required 6.1 m setback for the upper storey when reducing if the front yard setback. This will minimize the impact of the building's height as viewed from the sidewalk.
- ensuring that the building responds and provides a transition to the building height of adjacent buildings.
- allowing penetrations of the building height envelope at street corners.

Figure 6. Preferred Building Height Treatment



An objective in the Northeast apartment area is to create more usable, visually distinctive open space. Site coverage, open space and building height influence one another. In order to decrease site coverage, building height must increase. Some relaxation in building height is possible if it follows the above suggestions, as well as:

- (g) contributing to the creation of a significant open space feature occupying a minimum of 10% ~~percent~~ site area in addition to the required yards.

3.34.4 Front Yard

The front yard and exterior side yards are the most public areas of a site. Their treatment strongly influences streetscape character and activity as well as how the building appears from the street. The front yard also provides open space for the occupants. There are a variety of front yard treatments in the Mount Pleasant apartment areas. They range from the full 7.3 m setback of remaining houses to the minimal setback of older masonry apartments found in the Core area. In the areas with a predominant, regular setback, some consistency with that setback and treatment can create unity. This will help assimilate a variety of building styles into a block.

The desire to provide more private open space and maximize site coverage can disrupt the continuity and character of the front yard open space along a street.

Objectives:

The front yard should respond to the setbacks of adjacent buildings, the setback pattern of the block, and site location.

The front yard should create visual interest.

The front yard should accommodate useable open space where appropriate.

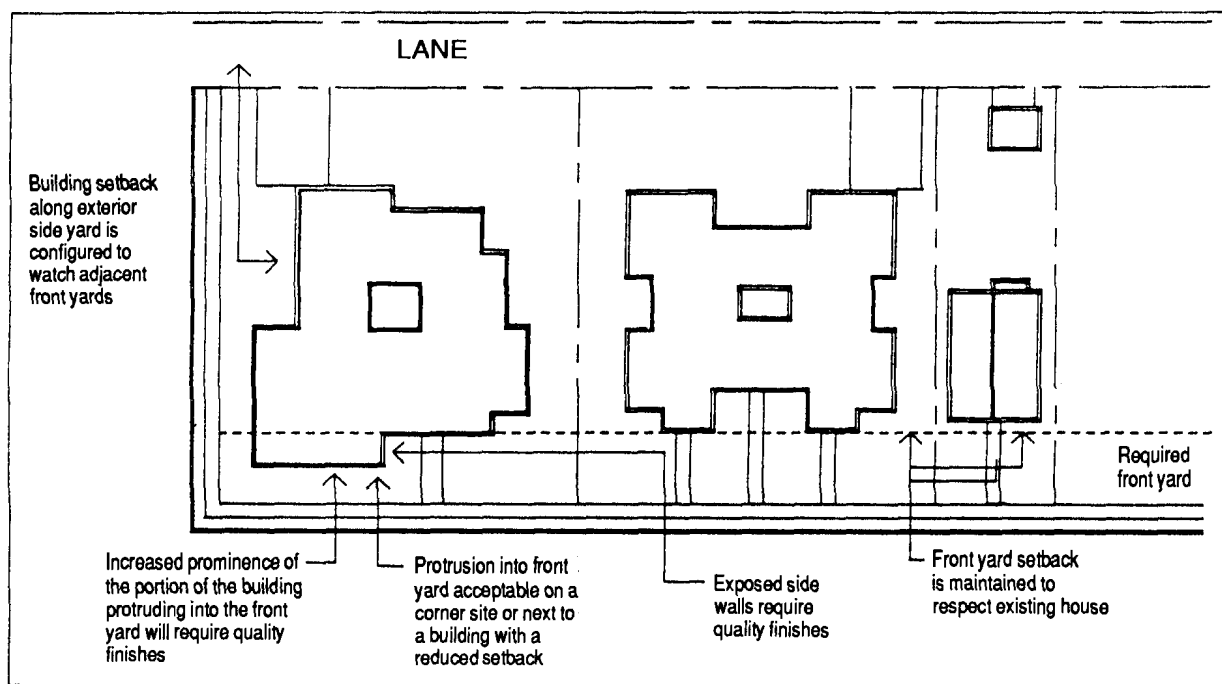
The front yard should provide a visual extension of public open space.

This can be achieved by:

- (a) providing a transition to the front yard setback of adjacent buildings. In no case though, should any portion of the front yard be less than 3.7 m.
- (b) treating any portion of a flanking wall extending beyond the front yard setback of an adjacent building to create a high quality image. This is necessary to respond to its increased visibility. Blank side walls visible from the street are unacceptable.
- (c) allowing a relaxation of the front yard in certain circumstances. It is most appropriate for sites in the Western Core area adjoining buildings with a minimal setback. A relaxation may also be appropriate at corner sites. For internal sites, relaxations will depend upon the configuration of adjacent sites. It is not appropriate to have a minimal front yard setback next to a building with a full front yard setback.

To consider a relaxation, it must achieve another design objective, such as maintaining or enhancing the liveability of adjacent units. Any part of the building protruding into the front yard will need to be well detailed and exceptionally finished. High caliber materials commensurate with its increased prominence are appropriate. The reduced front yard area should incorporate quality landscape materials.

Figure 7. Front Yard Configurations



3.44.5 Side Yard

Side yards help establish a streetscape rhythm, allow views between buildings, and create open space. They also ensure that side facing units receive daylight and maintain privacy. Variations in the side yards may be appropriate to achieve these design objectives depending on site context.

Objectives:

Side yards should maintain the predominant rhythm of the street.

Exterior side yards, (the side yard along the street edge of a corner site), should act as a front yard space for any facing units.

Side yards should be large enough to ensure the liveability of all adjoining units.

This can be achieved by:

- (a) increasing the size of the side yard in situations where adhering to the by-law standard will create privacy and liveability problems.
- (b) locating, orienting or screening any windows or openings along the side yard. They should not directly look into any adjacent dwelling units or private open space.
- (c) limiting balconies or patios in the required interior side yard.
- (d) allowing some encroachment of the side yard on corner sites to balance a decreased front yard setback.
- (e) ensuring, if possible, that a protrusion into the side yard is offset by recessing the building elsewhere on the site.

3.54.6 Rear Yard

The constraints of high-density development often result in many units having a lane as their main orientation. The treatment and size of the rear yard affects the liveability of these units. In addition to useable private open space they require an attractive near view to compensate for the lane orientation.

New development at a density greater than that of the remaining original houses will result in increased site coverage. This increase can create privacy and shadowing problems for the rear yards of adjacent properties due to the building extending beyond the line of adjacent buildings.

The sites along 10th Avenue back onto the Broadway C-3A zoning district. C-3A development will result in taller, larger buildings. These will affect the liveability of the rear yards of development located on the north side of 10th Avenue.

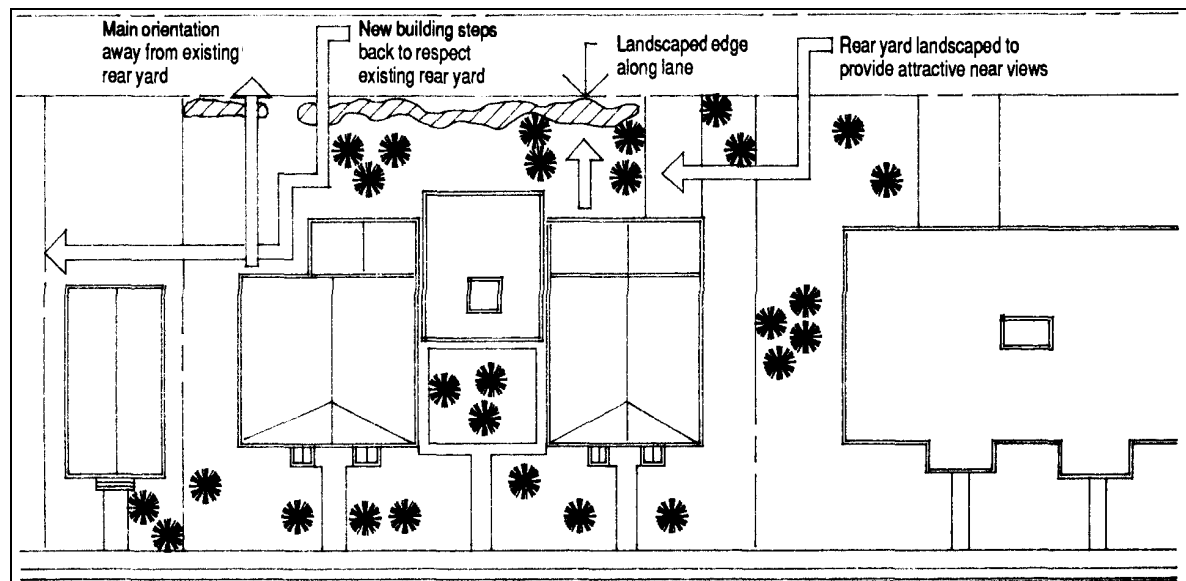
Objective:

New development should acknowledge the prominence and importance of the rear yard to the liveability of residential units.

This can be achieved by:

- (a) treating the rear yard space for rear-oriented units as equally important as the front yard treatment for front facing units.
- (b) minimize privacy problems by screening or orienting windows away from adjacent rear yards. This is especially important when the building protrudes into the rear yard.
- (c) decreasing the rear yard for sites along the north side of 10th Avenue adjacent to the C-3A zone if it improves liveability. A reduced rear yard should not impact the liveability of adjacent sites.

Figure 8. Rear Yard Configurations



3.64.9 Off-Street Parking

Most of these neighbourhoods are serviced by lanes. For most development, the lanes provide the access to underground parking. Some sites, because of topography or the lack of a lane, must provide parking access from the street.

Objectives:

Parking access should be from the lane.

Where conditions cause parking access to be from the street, the parking entrance should create an attractive and integrated image.

Access routes to parking should be unobtrusive and present an attractive image.

This can be achieved by:

- (a) allowing parking access from the street only when lane access is not possible due to topography or lack of lane continuity. Access to surface parking should only be from the lane.
- (b) treating parking access from the street with high quality materials such as paving stones, brick or aggregate concrete to integrate the ramp into an overall landscape treatment.
- (c) predominantly solid parking garage doors should be used to create a more attractive streetscape. The garage entrance should either be low key and unobtrusive, or defined and detailed as a key and attractive element of the design.
- (d) providing landscaping and screening to help minimize the visual impact of parking ramps as viewed from above.
- (e) ensuring that surface parking on smaller sites unable to provide underground parking has an attractive appearance. Special paving materials, appropriate landscaping, and screening will improve its image.

45 Architectural Components

Architectural elements such as bays, dormers, turrets, room projections, porches, entry porticos and recessed balconies are important. They add to the basic geometric envelope of buildings, creating visual interest. The variety of projections and recesses, solids and voids, is what gives these facades their three dimensionality and depth. They also make an area architecturally distinctive. The areas with the most distinctive architecture, and where compatibility is most important, are the West 10th Avenue apartment area and the Western Core area.

45.1 Roofs

There are a variety of roof types in this neighbourhood. The original houses have pitched roofs; early apartment development is characterized by flat roofs with prominent cornices. Recent low-rise development is characterized by highly articulated parapets or a series of pitched roof elements. In the Northeast apartment area, the sloping topography results in the overlook of roofs.

Roof treatment in the Western Core area is characterized by a prominent detailed cornice.

In the West 10th Avenue apartment area, where many original houses are intact, there is generally a consistent building height. This is the result of a pattern of development that opened up one block at a time, often by the same developer. Frequently, the developer used the same pitched roof shapes creating a consistent street roof profile or silhouette. The most common profile is a steeply shaped gable roof, with the gable facing the street. These roofs often incorporate dormers. Hipped roofs are also common. Frequently a hipped dormer will spring from the ridge of such a roof. Typically, the roof “cap” of the building is the most dominant architectural component apparent from the street.

Secondary roof elements, projecting rooms, wings, bay windows, verandahs and entries are all characteristic. They contribute identity and visual interest to what are essentially simple volumes of the typical houses found in the area.

Objectives:

New development should add to and reinforce the neighbourhood character interest by incorporating distinctive and characteristic roof treatments.

New development should create an attractive roofscape when viewed from a nearby higher location.

New development should provide roofs that allow for some views through the site.

This can be achieved by:

- (a) relating roof treatment to facade elements and design.
- (b) ensuring that any parapets have a sense of depth and solidity commensurate with the cornice detailing.
- (c) using roof areas as open space.

- (d) screening mechanical rooms and elevator towers or integrating them into the roof. Group vents and other mechanical equipment together to create a cohesive roof image.
- (e) treating roofs, especially flat roof areas that adjacent buildings will overlook with attractive materials and forms. All flat roofs should have a prominent articulated cornice treatment.
- (f) emphasizing entrances and unit identity by incorporating secondary roof elements. Roofs on the lower storeys can also assist in minimizing a box-like massing, and reduce the apparent **building** height.
- (g) using pitched roofs with the gable facing the street to maintain views through the valley portion. This is most important in the West 10th Avenue apartment area and the northeast apartment area.
- (h) using flat roofs with a prominent cornice in the Western Core area.

45.2 Windows

Windows are an important element in establishing character. New development provides an opportunity to enhance visual interest and the sense of quality construction through detailing.

Window treatment is especially important in the West 10th Avenue apartment area. The remaining houses have a solid, substantial appearance partly as a result of the limited window area. Even in wrap-around bay windows the heavy window frame and casing details give the impression of solidness. Window arrangement is quite straight-forward with a simple rectangular opening usually centred on the wall area in which it is situated. The geometric pattern achieves a balance if not a symmetry. On occasion a decorative diamond, octagonal or stained glass window appears.

Objective:

New development should have windows that create interest and identity as well as reinforce residential and neighbourhood character.

This can be achieved by:

- (a) using windows with defined frames and detailing to create a sense of solidness and quality.
- (b) using bay windows in buildings in the Western Core area.
- (c) respecting the existing solid wall-to-wall area ratios and orderly window geometry in the West 10th Avenue area as much as possible. Views can be maximized through strategic window placement. Careful window detailing and arrangement can increase the feeling of facade solidness. This issue is less critical for facades that do not face the street.

Window shapes should generally be rectangular, and decorative window shapes should be used in moderation. Window arrangement should demonstrate a certain degree of balance and order.

45.3 Entrances

Most buildings in these areas have clearly defined, prominent entrances and many have large embellished entrances which animate the streetscape and create special identity.

Entry porches and verandahs are especially characteristic of old houses in the West 10th Avenue area. They have traditionally provided a place for socializing. Physically, they provide a recessed transition space from the public to semi-public parts of the building. This gives a comfortable balance to the individual facade as well as a distinctive repetitive form to the street.

In the West 10th Avenue apartment area the original houses emphasize the main entry by placing it on the raised main floor. The entry has a generous set of stairs leading to it, and an elaborate front door. Frequently the entry would be from a full porch or have its own separate roof or portico.

Objective:

New development should provide entrances that add to and enhance the street character.

This can be achieved by:

- (a) emphasizing building entrances with roofs and special architectural treatments that provide weather protection.
- (b) orienting entrances towards the street.
- (c) making lobby entrances large and welcoming.

45.4 Balconies and Patios

Balconies provide private open space for residents of higher density development. Some balconies are not well integrated into the building and appear tacked-on. Other buildings have recessed balconies, creating a more cohesive image.

As many apartments have limited storage space, the balconies often play a secondary role as an exterior storage area. This can create an unattractive image of a balcony crowded with bicycles, hibachis, and miscellaneous clutter.

Objective:

Integrate balconies into the overall design of the building to ensure a cohesive, attractive image, and to avoid a tacked-on look.

Balconies and patios should be useable open space areas.

This can be achieved by:

- (a) using recessed or semi-recessed balconies rather than projecting balconies. This is most important in the Western Core area where maintaining a more urban character is important. Ensure that balconies do not dominate or erode the street wall by locating them away from the building corners.
- (b) finishing the balconies in materials compatible with those used for the overall building. The balconies should appear integrated and have a sense of strength. This does not imply that the balcony walls need to be opaque. Transmission of daylight to the unit is very important.
- (c) developing a balance between balcony frontage and building frontage. Balconies should neither dominate a building's facade, nor look like they were an afterthought.
- (d) providing adequate storage for each unit so bicycles and other material need not be stored on the balcony.
- (e) configuring balconies for usability, with a minimum depth of 1.8 m, and a minimum width of 3.1 m. Patios should have a minimum depth of 2.4 m.

45.5 Exterior Walls

There are a wide variety of exterior building finishes in this neighbourhood. These include wood siding, used on the remaining houses, masonry low-rises and towers and many stucco low-rise apartments. The variety of finishes does not detract from an overall cohesive character. The visual strength of other design elements tie the streetscape together. The areas where some consistency of building materials is most important are the West 10th apartment area and the Western Core area. In the West 10th apartment area character is achieved by various combinations of cedar shingle with narrow exposure and narrow clapboard. Many recent stucco buildings present a stark, flat image. As well, they are susceptible to weathering and staining and quickly take on a deteriorated look.

Objective:

New development should use materials that create a quality image and are resistant to weathering.

New development should use compatible finishing materials in the Western Core area and the West 10th Avenue apartment area.

This can be achieved by:

- (a) using finishing materials such as brick, stone, wood siding and concrete to create a quality

image. Buildings should look solid and permanent. Brick and stone are especially appropriate in the Western Core area. Appropriate wood siding is desirable in the West 10th Avenue apartment area.

- (b) avoiding the use of stucco on large uninterrupted surfaces. This will prevent an uninteresting, flat, walls that are prone to weathering. Walls finished predominantly in stucco should be articulated to create visual interest.
- (c) using another finishing material such as stone, brick or concrete to create a more substantial and durable base for stucco buildings.
- (d) wrapping the front wall finishing materials around to the side yards. This will create an attractive image when viewed from the street and to avoid a pasted-on look.
- (e) finishing fencing in materials that are compatible with the materials and detailing of the main building. Fences should look like an extension of the building and not appear as if they were added as an afterthought. For example, cedar fencing is not appropriate unless this is a primary finishing material of the main building.

57

Open Space

Higher density development needs open space to ensure the liveability of its units. While residents have access to nearby parks, and the streets, on site communal open space is key in enhancing liveability. The configuration of this open space in conjunction with the private open space of each unit contributes to neighbourhood character. Traditionally the front and rear yards of development have been the location of open space.

Objectives:

New development should maximize useable and visually interesting open space.

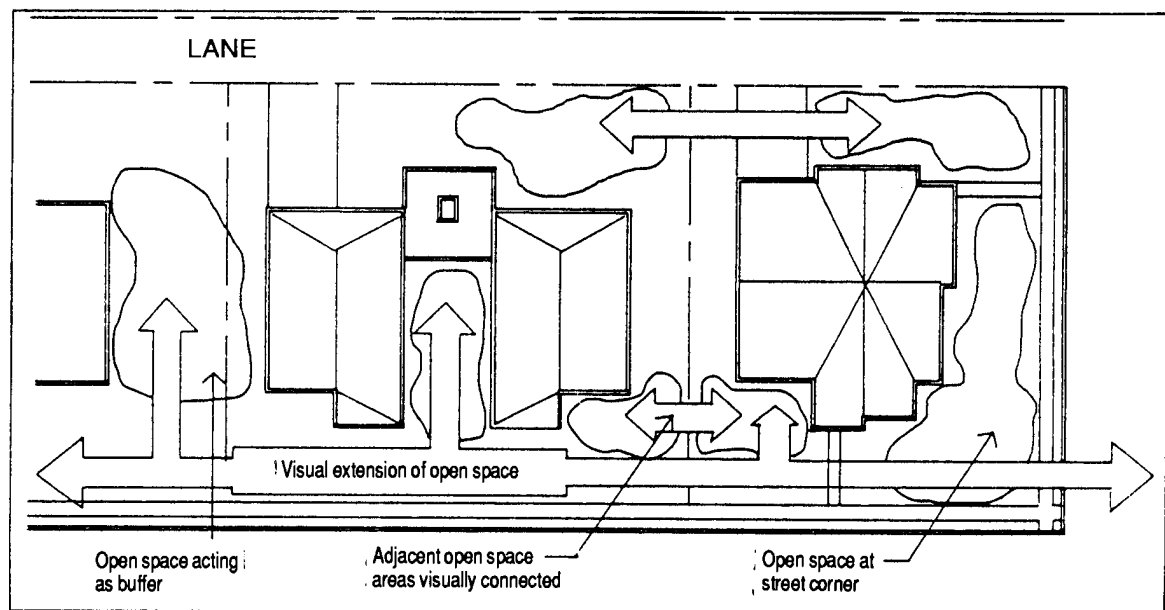
The treatment of open space should contribute to neighbourhood identity.

New development should not compromise the visual appeal of the open space along the street edge if reducing the front yard setback.

This can be achieved by:

- (a) creating large contiguous open spaces rather than a series of smaller isolated spaces. This is especially important along the street edge.
- (b) providing distinctive open space features.
- (c) providing major open spaces at street corners except where the existing building configuration suggests corner definition. An example of this situation is the Western Core area.
- (d) visually extending the open space of the street into the site. By not using high solid walls or hedges along the front property line there will be a visual flow of space.
- (e) using open space as a buffer between adjacent buildings when privacy and daylight access are issues.
- (g) locating any major open space away from the street edge in the Western Core area where street wall definition is important. A formal courtyard opening onto the street is appropriate.

Figure 9. Open Space Treatments



5.17.3 Private Open Space

The provision of quality, useable private open space for each unit is key to maintaining liveability in a high-density setting. Private open space is usually in the form of balconies and patios.

Newer development usually has more grade level private open space than older apartments. Unfortunately, this often disrupts the streetscape because of the need to ensure privacy. Privacy fencing or heavy planting cuts off visual continuity from the street. Providing grade level private open space is most important for more family-oriented housing.

Objective:

New development should provide each unit with useable private open space located in areas which do not disrupt the existing streetscape.

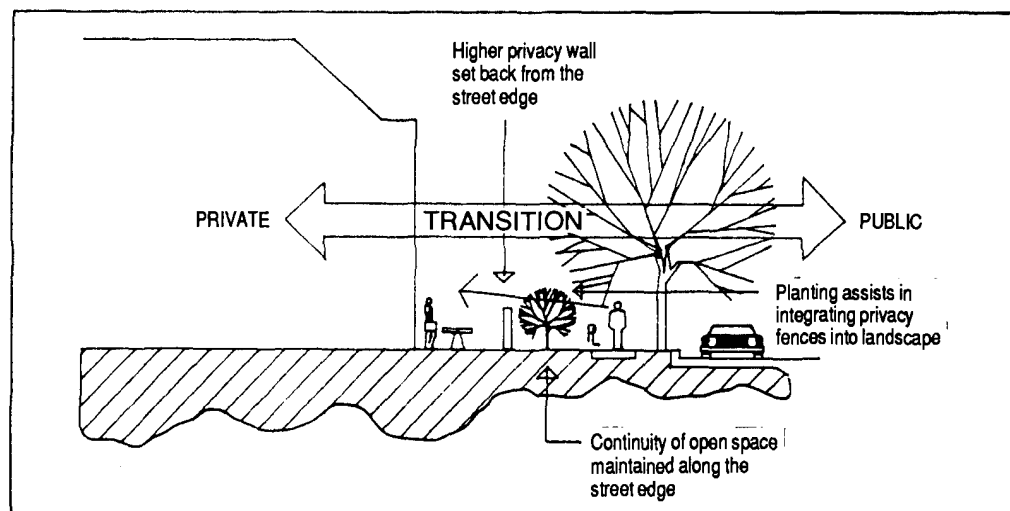
New development should ensure that the treatment of the private open space is compatible with the main building.

This can be achieved by:

- (a) creating a gradual visual transition from the public realm of the street to the private realm of the individual unit by:
 - (i) locating any fencing or landscaping needed to screen private open space back from the street edge. This will allow some visual continuity of open space between sites and across the street.
 - (ii) limit the use of high solid fences in the required front yard. Privacy screening through landscaping or fencing which is slightly perforated will allow a visual link between the open space and the street.

In the Western Core area, the more urban context requires a different response to private open space. There, because of the potential reduced front yard setbacks, low masonry privacy walls near the street edge may be appropriate.
- (b) providing an outdoor and indoor play space for buildings with family units. The indoor play space should be directly accessible from grade.

Figure 10. Preferred Private Open Space Treatment



68

Landscaping

These areas, like most areas that were originally single-family detached house neighbourhoods, have simple formal front yard landscaping. Mature planting, especially street trees, are most evident along streets in the Core area. It is the most prominent landscape feature, contributing strongly to the neighbourhood character. There are few street trees in the northeast apartment area, and new development should re-introduce this characteristic treatment within their site.

Many units will have a lane as their main orientation. The higher density development requires treating the lanes in a special manner in recognition of their prominence.

Objectives:

New development should provide landscaping which reinforces the neighbourhood character.

New development should provide landscaping that creates visual interest and identity.

New development should present an attractive night-time landscape image.

New development should enhance the landscape image of the lane.

This can be achieved by:

- (a) providing a variety of plant materials and treatments, some of which will achieve substantial size at maturity. They should have a large caliper when planted to ensure survival. In the northeast apartment area they should occupy 50%~~percent~~ of the required front yard and exterior side yard.
- (b) reinforcing and integrating with the pattern and character of the existing public realm landscaping such as street trees.
- (c) providing opportunities for landscaping above grade. Roof top gardens and balcony planters will enhance a building's image.
- (d) incorporating lighting into the landscaping to create an attractive night-time appearance.
- (e) retaining existing mature trees and prominent landscape elements when possible.
- (f) providing attractive landscaping along the lanes, recognizing their importance as secondary orientation and access areas. Planting can also help screen private open space from the lane. Landscaping should be visible from both the site and from buildings on the other side of the lane.

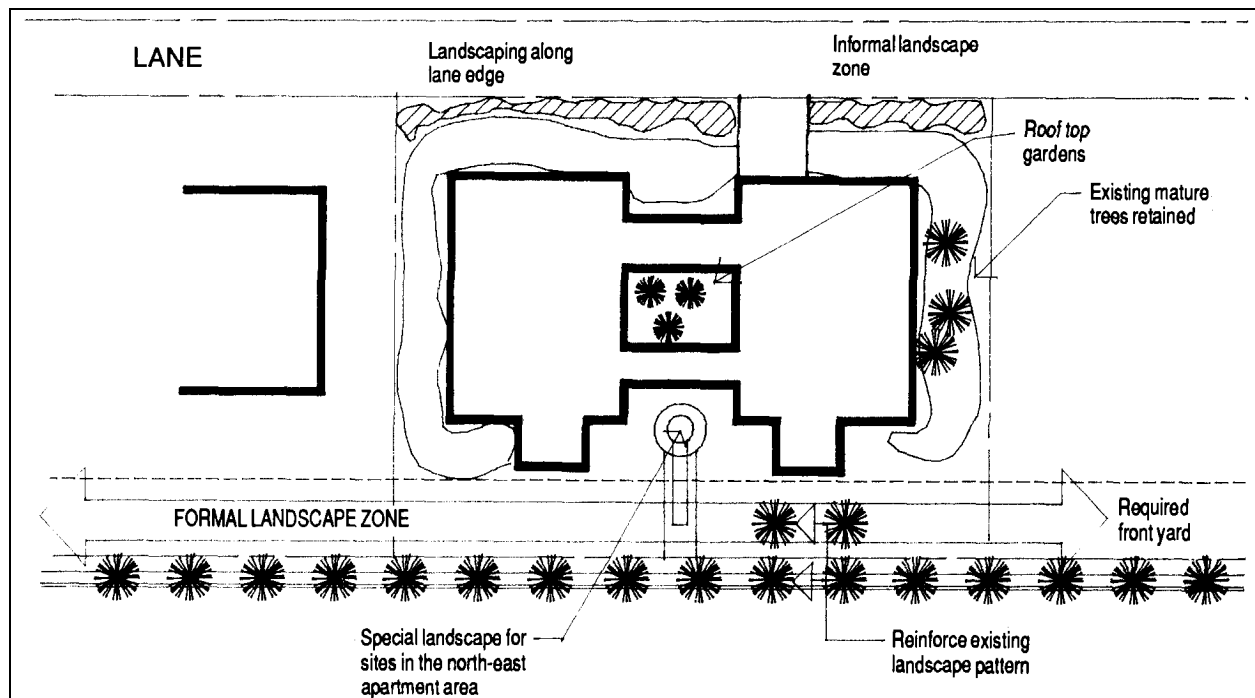
In the Northeast apartment area the following also applies:

- (g) incorporating special open space features to create visual interest along the street edge. These could be ponds, fountains, theme gardens, arches, arbours, bosques and sculpture. Active use areas such as playgrounds, tennis courts or swimming pools could look inappropriate along the street. They should be at least 3.0 m from the front and side property lines.
- (h) using plantings and retaining walls to lessen the impact of steep slopes.

In the Western Core area the following applies:

- (i) using only formal landscape treatments along the street edge. These include lawns, decorative paving, topiary, decorative planters and gardens. More informal planting and landscaping material may be appropriate adjacent to private open spaces. Locate them away from the street. Interior courtyards or along the lane are acceptable locations.

Figure 11. Preferred Landscaping Treatments



Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3 How To...Development Permits for Major Applications.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

WEST END RM-5, RM-5A, RM-5B, RM-5C AND RM-5D GUIDELINES

Adopted by City Council on September 26, 1989

Amended February 4, 1992, January 20, 1998, February 4, 2014, June 23, 2015, June 11, 2019, September 15, 2020 and January 19, 2021



Contents

Page

1	Application and Intent	1
2	General Design Considerations	1
2.1	Neighbourhood Character.....	1
2.2	Street Character	2
2.3	Orientation	3
2.4	Views	4
2.5	Topography	4
2.6	Light and Ventilation	5
2.7 2.8 2.9 2.10	Privacy	5
2.11 2.12 2.13 2.14	Safety and Security	6
2.15 2.16 2.17 2.18	Access and Circulation	6
2.19 2.20 2.21 2.22	Heritage	7
3	West End RM Design Guidelines for Infill Housing	7
3.1	Objectives	7
3.2	Development Scenarios	8
3.3	Scale and <u>Building</u> Height	12
3.4	Building Frontages	13
3.5	Building Separation	14
3.6	Building Setbacks	15
3.7	Orientation	17
3.8	Threshold Spaces	17
3.9	Architecture and Form	18
3.10	Open Space	18
3.11	Parking	18
4	Guidelines Pertaining to the Regulations of the Zoning and Development By-law	19
4.1 4.2 4.3 4.4	Building Height	19
4.5 4.6 4.7 4.8	Front Yard	21
4.9 4.10 4.11 4.12	Side Yard	22
4.13 4.14 4.15 4.16	Rear Yard	22
4.17 4.18 4.19 4.20	Site Coverage	23
4.21 4.22 4.23 4.24	Off-Street Parking and Loading	23
5	Architectural Components	24
5.1	Roofs	24
5.2 5.3 5.4 5.5	Entrances	25
5.6 5.7 5.8 5.9	Balconies	26
5.10 5.11 5.12 5.13	Exterior Walls and Finishing	27
6.1 6.2 6.3 6.4	Open Space	27
6.5 6.6 6.7 6.8	Private Open Space	28
6.9 6.10 6.11 6.12	Indoor Amenities	28
7.1 7.2 7.3 7.4	Landscaping	29

~~**Note:** The 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 with the RM-5, RM-5A, RM-5B, RM-5C, and RM-5D Districts Schedule of the Zoning and Development By-law for approval of conditional approval uses or discretionary ~~variations~~ variances in regulations. These guidelines describe design opportunities. As well as assisting designers of projects, the guidelines will be used by City staff in evaluation of proposals. Most of the guidelines apply to the entire West End residential area, but where noted, some are neighbourhood specific. There are other documents that may be useful in designing buildings in the West End. These include “West End Residential Areas Policy Plan”, “Heritage Incentive Program Policies and Procedures~~Policies and Guidelines~~”, and “High-Density Housing for Families with Children Guidelines~~Housing Families with Children at High Densities Guidelines~~”, all available from the Planning Department.

Applicants must recognize that while the guidelines note specific design issues and suggest some solutions, responding to each individual guideline will not necessarily result in an acceptable building. The guidelines topics deal with specific components of design in the West End and cannot, within the scope of this document give direction on how to assemble all these components into a cohesive building.

It may not always be possible to achieve all the objectives set out in this document. For each site, there will be conditions that may require giving preference to one design approach over another. The balancing of objectives that will occur is acknowledged, but for every site the emphasis should be on ensuring liveability and compatibility with adjacent development with respect to streetscape, open space, view, sunlight access and privacy.

2 General Design Considerations

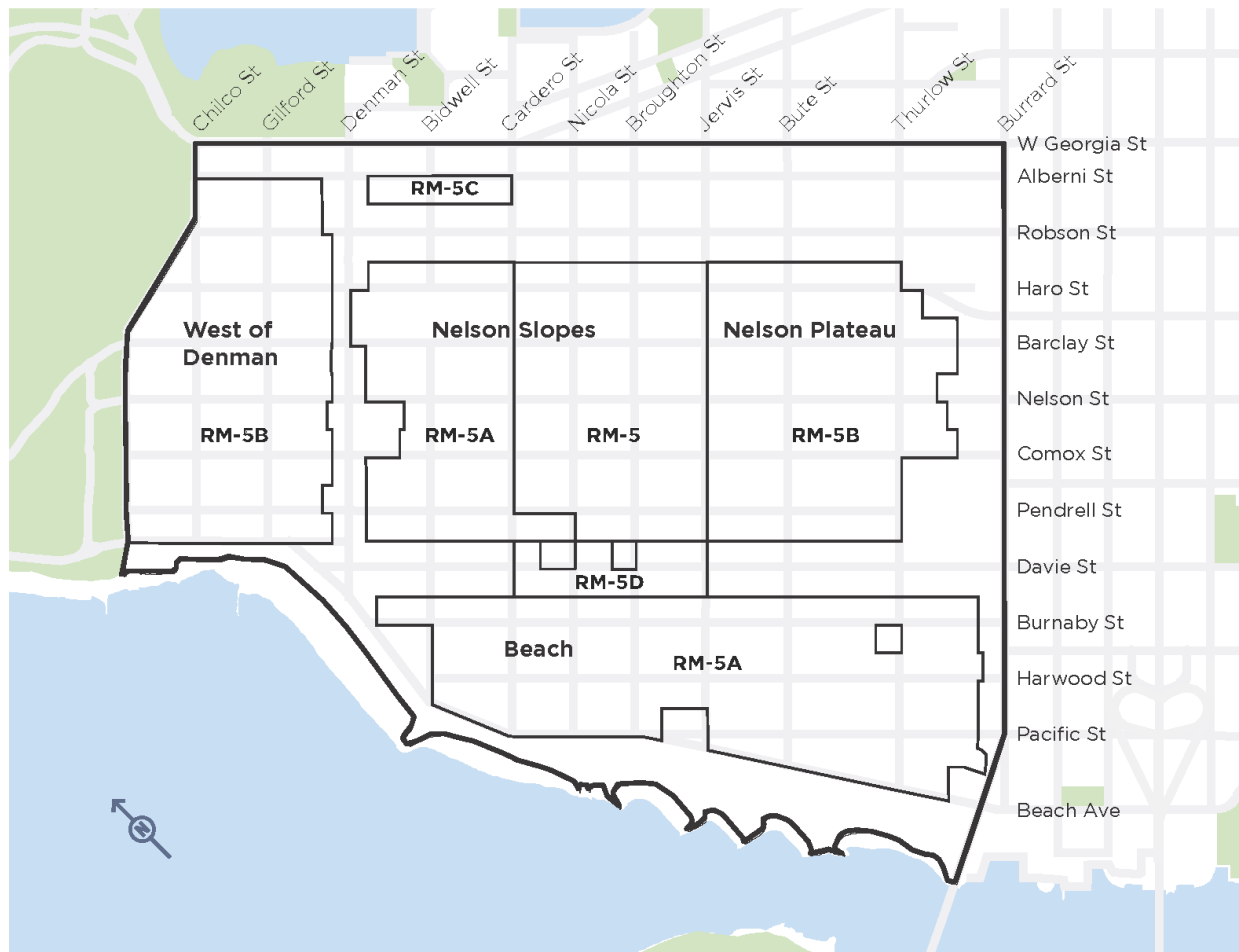
2.1 Neighbourhood Character

The West End is a high density, mature residential community. Its maturity results from the many older buildings, the incremental redevelopment that has occurred, and the established landscaping and street trees. The area’s compactness and proximity to English Bay, Stanley Park and the Downtown gives it a pedestrian orientation. Its pleasant ambience makes walking through the West End an enjoyable experience. Although the overall character of the West End is established, there is room for change. Traditionally, it has been an area in which new architectural forms have been comfortably assimilated, and this should continue.

The changing zoning, zoning boundaries and development patterns over the years have created four neighbourhoods within the West End. The current ~~zoning districts schedule~~ reinforces these neighbourhoods by assigning different density limits. The boundaries are not always distinct though and there is a continuation of building character and form between neighbourhoods.

Applicants should respond to the neighbourhood differences as noted in the ~~district zoning~~ variations by providing building forms compatible with the density and building height constraints. For instance, a tower may not be appropriate for the Nelson Slopes RM-5 neighbourhood where family housing is encouraged. The reverse is also true; a building in the west of Denman neighbourhood built to the maximum building height and density should not have the character and detailing of the smaller scale development in the Nelson Slopes.

Figure 1. West End Residential Neighbourhoods



2.2 Street Character

The character of the streets contributes significantly to the West End's image. The mature street trees and lush landscaping of the front yards are major elements in creating the character. The variety of building types that can be found in a block can coexist successfully because the cohesiveness of the streetscape ties them together. Building configurations which could disrupt this cohesiveness, such as locating the main level partially below grade should be avoided. It is very important that the siting of adjacent buildings is respected to maintain streetscape continuity.

Context has a strong influence on street character. The relationship to existing buildings, parks, commercial areas, neighbourhood edges and main traffic arteries all contribute. In some neighbourhoods, a strong street character is created by the remaining original houses or continuous retaining walls such as those found along Pacific Street and Beach Avenue. These walls are built from a variety of materials, but give a sense of permanence and formality. New development along Pacific and Beach Avenue should continue this characteristic retaining wall treatment.

The West End is a pedestrian area. New development must respond to this pedestrian orientation. Street character should be visually appealing. Bute and Thurlow Streets in particular function as main pedestrian routes to downtown. New development along Thurlow Street should respond to this role and assist in ameliorating the effects of the lack of street trees, heavy one-way vehicular traffic and the greater street width.

2.2.1 Building Character

A wide range of building types has been built in the West End since it was first subdivided in 1882.

A common design theme for development from most periods has been to emphasize a simple building massing as exemplified by the early mansions, masonry apartments and more recent towers. The resulting building character is a strong factor in establishing the West End's image.

The higher density of the West End in conjunction with a variety of building types and site configurations results in buildings being visible from many view points. Recognizing this, all prominent walls, and not just those facing the street, should be finished and detailed in an equal manner.

In some areas of the West End, groupings of similar building styles and buildings with similar massing can be found. These groupings create a consistency image that should be respected by new development by drawing from the predominant massing, siting and detailing. The row of houses facing Nelson Park and the procession of towers along Beach Avenue are examples. In a block with a predominant heritage character, new development should respect this character. This can be done even with the most contemporary buildings by reflecting the characteristic patterns and scale relationships of the older buildings.

While architectural components common to an area should be incorporated into a new building, the detailing should be compatible with its scale.

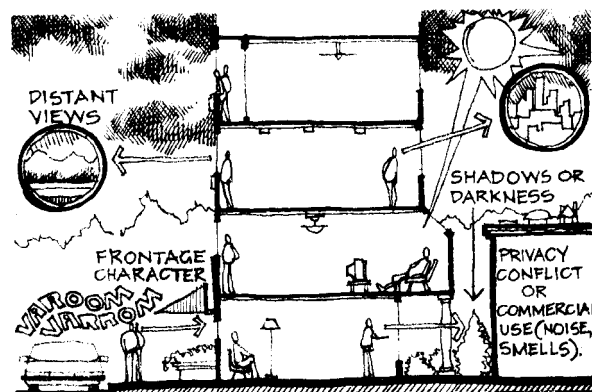
2.3 Orientation

The siting and massing of a building to respond to the myriad location opportunities and constraints is important in ensuring liveability, neighbourliness and compatibility. New development must be able to orient to a variety of circumstances, such as adjoining commercial uses, busy streets, corner sites, existing buildings and near and far views. Where housing is next to commercial uses, it is important that the adjoining units face away from the commercial building unless views over it are available. If this is not possible, a more attractive secondary orientation, near view, internal courtyard or setback should be provided. Development on corner or double fronting sites should address both streets to ensure that both facades have a frontage character that contributes to the streetscapes.

Figure 2. Orientation Conditions



Example of a poor orientation response to an adjacent commercial site.



Orientation considerations.

2.4 Views

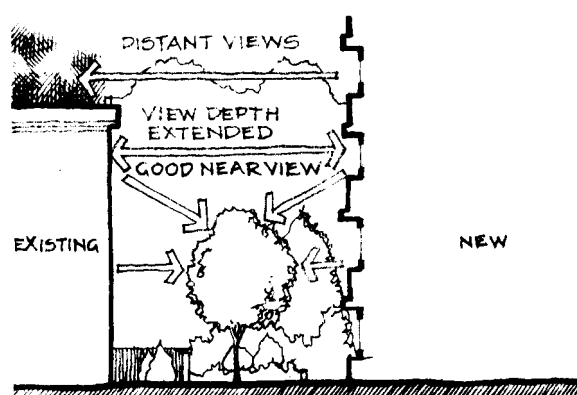
Views of Stanley Park, English Bay, Coal Harbour, the North Shore Mountains and Downtown are important amenities for the West End. The West End itself is a major view. Its prominent skyline is visible from many other points in the city.

View impact can be a contentious issue in the West End since new development taking advantage of view opportunities often results in the views of others being blocked. New development should minimize its impact on existing views and provide attractive near views for existing development when distant views cannot be preserved. New open space can be visually linked with adjacent open space to expand the depth of the views. The impact of new development, particularly towers, on existing views and the creation of public and private views must be carefully considered. When possible, new development should open up views from surrounding sites. This can be achieved by pulling the building away from potential public view corridors. On mid-block sites, buildings can be sited to create view slots through the site. Where a development is proposed to exceed 60 feet, a view impact analysis of both public and private views will be required.

Figure 3. Response to Views



Tower sited on internal lot to open up a view slot.



View considerations.



Building footprints minimized to open up views from the street and adjacent sites.



Example of a tower pulled back from the street to create a view corridor.

2.5 Topography

The topography of the West End results in many sloping sites. Development on these sites should be stepped to minimize high blank walls along the street edge. Retaining walls should be terraced to allow for landscaping and to reduce the scale along the street edge. Entrances to buildings located on the high side of the site should be at the same level as the sidewalk or be connected by a gradual transition of grade to prevent a “pit”-like nature from developing. Parking garages which protrude above grade should also be terraced to reduce the scale of the walls along the lane edge.

Figure 4. Response to Topography



A poor response to topography resulting in an inhospitable image along the lane.



Retaining wall stepped to respond to topography.

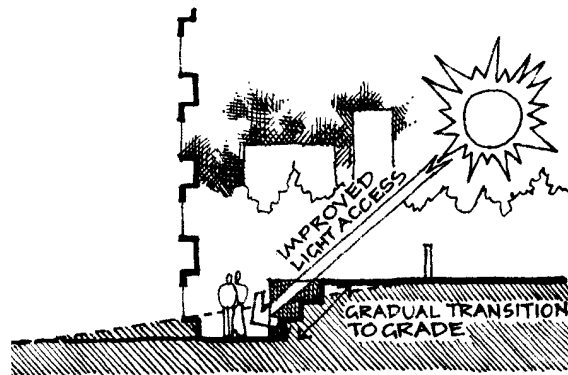
2.6 Light and Ventilation

Natural light and ventilation are essential to residential livability. Light access to units can be a problem when they are sited partially below grade resulting in dark, and in some cases, damp living conditions. All units should be located at or above grade. If a unit is lower than the adjoining street or lane grade because of a sloping site, it should have a sufficient flat patio area. The surrounding sloped area should be terraced to increase the view depth and permit more light to reach the unit. Buildings should be massed to minimize shadowing of the street and adjacent open spaces. The distance between new and existing development should permit adequate light to reach new units, and should maintain daylight access to adjacent units. Where a development is proposed to exceed 10.7 m in building height a shadow impact analysis will be required.

Figure 5. Units Below Grade



Example of a below grade unit with minimal access to daylight.



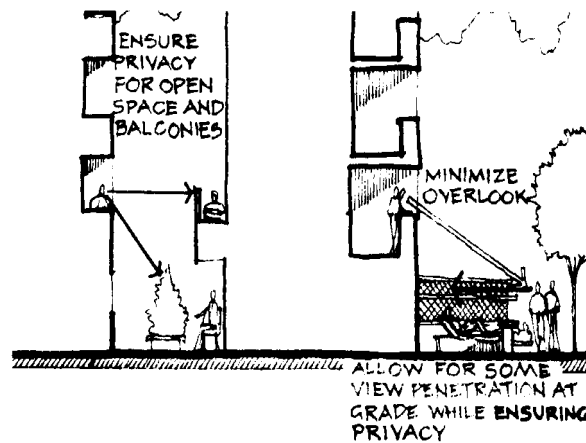
Retaining walls stepped to improve light access.

2.7 Privacy

In a high density area such as the West End, privacy is highly valued. New development should not decrease present levels of privacy enjoyed by adjacent residents and should ensure adequate privacy for new units is provided. Windows and balconies should be oriented away from the windows of adjacent apartments, or screened to minimize overlook.

Adequate screening for grade level units near a lane, street, or access route should also be provided.

Figure 6. New Development Responding to Privacy Problems



Privacy Considerations

2.840 Safety and Security

Safety is a key component of liveability. New development must provide a secure environment. Areas that require attention are parking garages, lobbies, screens, landscaping, grade level units and children's play areas. The interiors of lobbies should be visible from the street. Semi-private open space on the site should be secure from trespass or use by anyone not a resident of the project.

To create a safer night-time environment, appropriate residential lighting should be provided to ensure good visibility of access routes and open spaces.

Better casual surveillance can be created by locating children's play areas where they are visible from ~~dwellingfamily~~ units and away from the street edge, and allowing for some view into private open spaces ([for other ideas on accommodating families with children see High-Density Housing For Families with Children Guidelines](#)).

2.944 Access and Circulation

Traditionally, access to buildings in the West End has been from a single, prominent entrance. The original houses provide access from a single stairway leading from the street. Most apartments provide access from a central lobby. Some recent development has provided direct at grade access to individual units. On mid-block sites the lobby can lose prominence when it is accessible only from the side yard. Some new development may try to maximize its floor space by using exposed exterior corridors. This can create an incompatible building character if the corridors are prominent from the street or dominate other units or private open space.

The number of access points to a building from the street should be limited to avoid breaking the front yard into small discontinuous pieces of open space. Access paths to individual units should be spaced at least 6.1 m apart. Exterior access to groups of individual units can be provided from landings or courtyards that each connect to the street at a single point and maintain the visual continuity of the landscaping along the street edge.

All family units should be located at grade or have direct access to grade by means of stairs. Circulation routes serving the children's outdoor play area should be free of barriers (gates, elevators) and designed so as to be easy to negotiate for a child alone.

Figure 7. Configurations



A main access route that is dark, inhospitable and uninviting.



Access to individual units appropriately spaced along the street.



Example of a clear and direct access route from the street to the lobby.

2.1042 Heritage

Many heritage buildings are located in the West End, contributing to its character and architectural diversity. These buildings are listed in the Vancouver Heritage Register which is available from the City. When developing a site with heritage building, options that will allow its retention should be explored. Other character buildings, although not listed in the Register, should also be considered for retention.

3 West End RM Design Guidelines for Infill Housing

3.1 Objectives

The wider laneways that are typical of the West End present a unique opportunity to develop ground-oriented family housing that will increase the diversity and availability of rental homes in the community while still maintaining integral right of way and utility functions.

In line with the West End Community Plan, infill development will be encouraged on suitable sites to deliver residential buildings on the lanes. The process of infilling existing under-utilized frontages to the lane with additional buildings requires sensitive and creative design, with a focus not only on creating neighbourly relationships with adjacent development but also on the manner in which lanes are treated and their resultant public realm character. It is important that lanes are treated properly based on their intended role within the neighbourhood's public realm as smaller and more intimate in scale pedestrian routes with less traffic, while at the same time ensuring that they still support the necessary service functions.

These guidelines are intended to be used in conjunction with the West End Community Plan to ensure the delivery of liveable and diverse infill typologies and to guide their role in the transformation of the West End's laneways into vibrant community spaces.



3.2 Development Scenarios

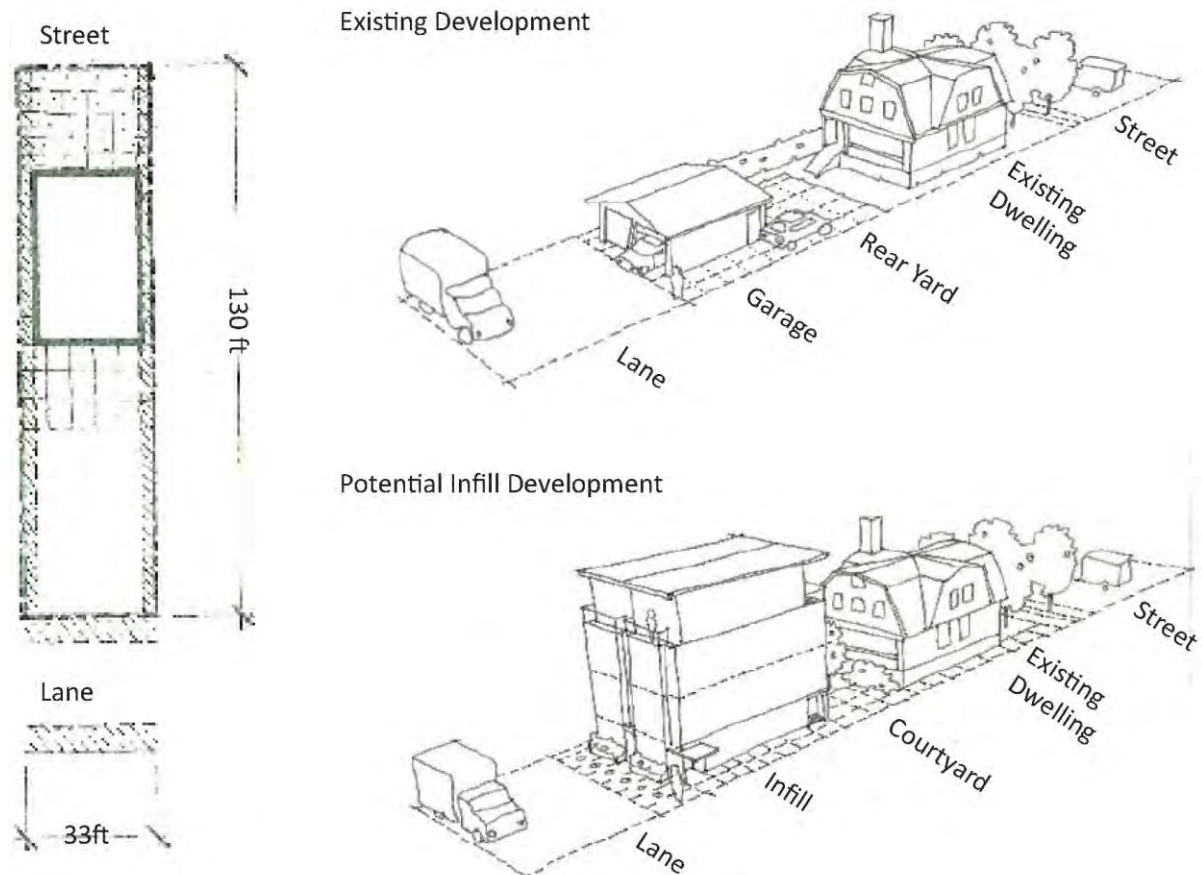
Where feasible and where lot dimensions allow, infill development fronting the laneway will be encouraged. Infill development will generally be smaller scale ground-oriented residential buildings in a form compatible with existing development on the site and reinforcing the intimate scale and character of the lane. The primary influence on the appropriate scale and form of infill development possible will be the physical dimensions of the lot and the nature of existing development. Four typical lot conditions exist within the West End. These typical conditions are identified here with appropriate infill development responses.

3.2.1 Lot Typology 01: 33 ft to 65 ft Lots

Many of the 33 ft wide lots in the West End are configured as ~~single family dwellings~~single detached houses, with private rear yard provision and accessory building fronting the lane. Often, the rear portion of these lots is underutilized. These areas are envisaged as potential sites for modest infill development.

Infill development of a townhouse or stacked townhouse type in 3.5 to 4 storey form will be encouraged where appropriate to provide additional sites for rental housing and to activate the lane frontage. New development should demonstrate a good contextual fit with adjacent development. A minimum separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

Figure 8. 33 ft Lot Typology Development Scenarios

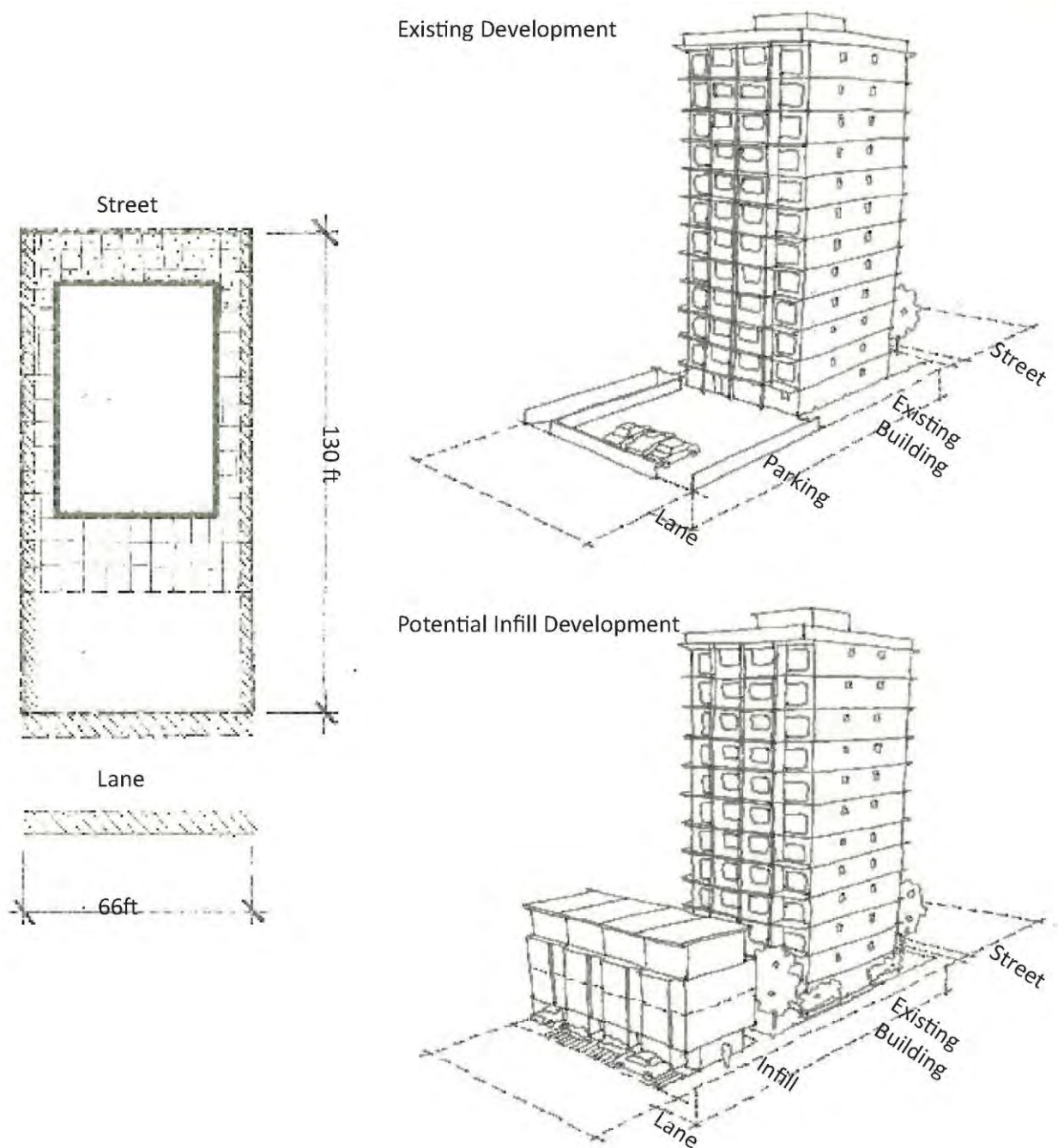


3.2.2 Lot Typology 02: 66 ft to 98 ft Lots

Typically, 66 ft lots in the West End feature one of two types of existing development. The first type is a mid-rise concrete ~~multi-family~~apartment building of approximately 8 to 12 storeys. The second is a low-rise wood-frame ~~multi-family~~ walk-up apartment of approximately 3 to 4 storeys. Often, the rear portion of midrise lots is an underutilized parkade which does not contribute to the potential liveliness of an activated urban lane. These underutilized parking structures can become potential sites for additional housing that will also help activate West End laneways.

Where existing development is of the typical 8 to 12 storey concrete ~~multi-family~~apartment type, infill development of a townhouse or stacked townhouse type in 3.5 to 4 storey forms will be encouraged where appropriate on these under-utilized rear yard sites to provide additional sites for housing and to activate the lane frontage. New development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

Figure 9. 66 ft Lot Typology Development Scenarios

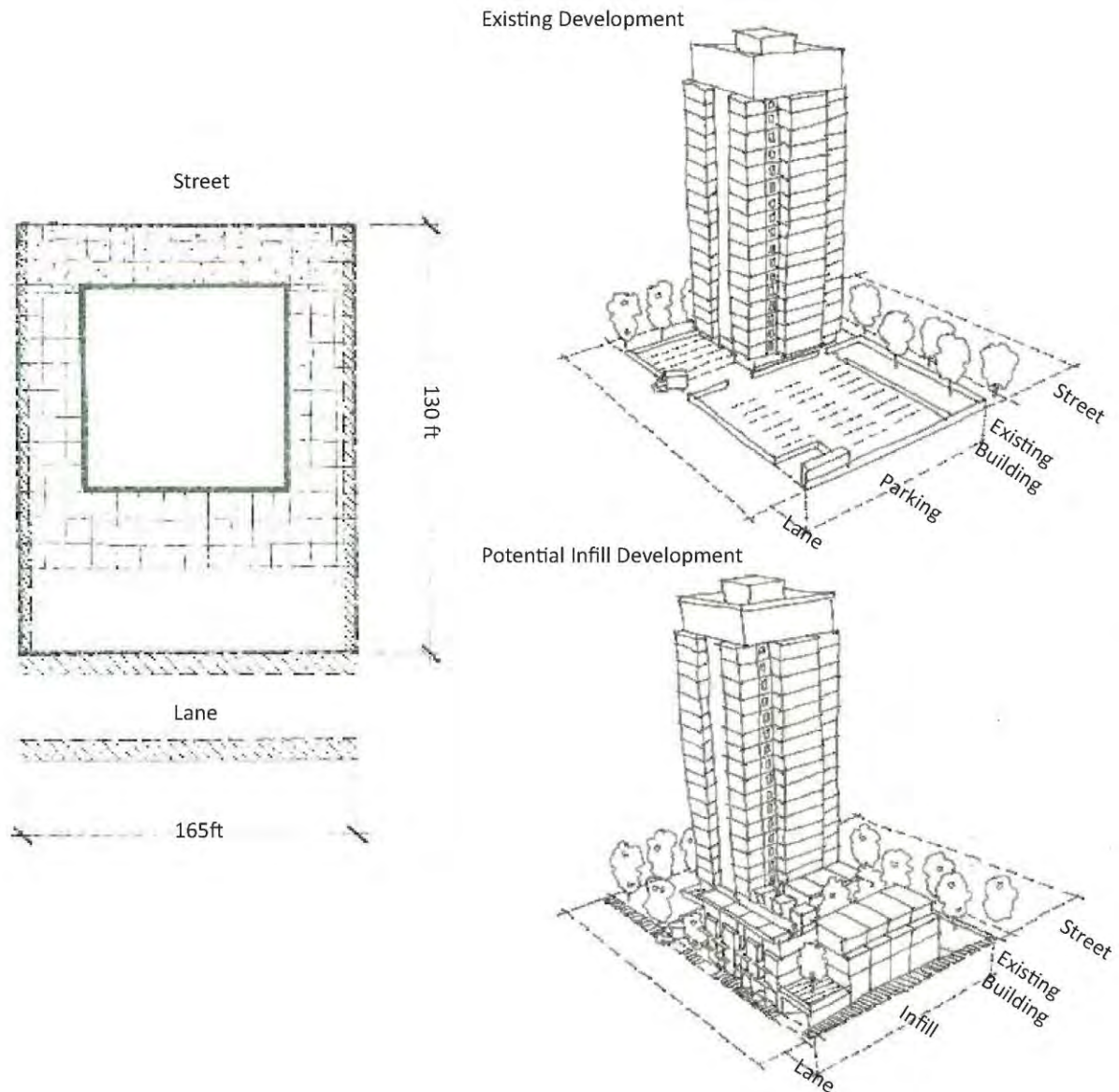


3.2.3 Lot Typology 03: 99 ft to 199 ft Lots

Development lots in this range typically feature an existing concrete ~~residential-apartment~~ building from 10 to 20 storeys, with surface and underground parking facing the lane. These areas can be potential sites for additional housing that will also help activate West End laneways. It is anticipated that lots of this dimension will support a greater variety of infill development types. Generally, as the lot width increases a higher density of infill development will be supported. For sites with 165 ft or more laneway frontage, ~~building~~ heights beyond the 3 to 4-storey townhouse form, up to 6-storeys, will be considered. On larger sites and where the development lot is located on a corner, a limited penetration of the infill form into side yard areas, subject to the urban design performance of the proposed form of development as well as addressing and access concerns, will be considered.

In all instances, new development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

Figure 10. 99-199 ft Lot Typology Development Scenarios



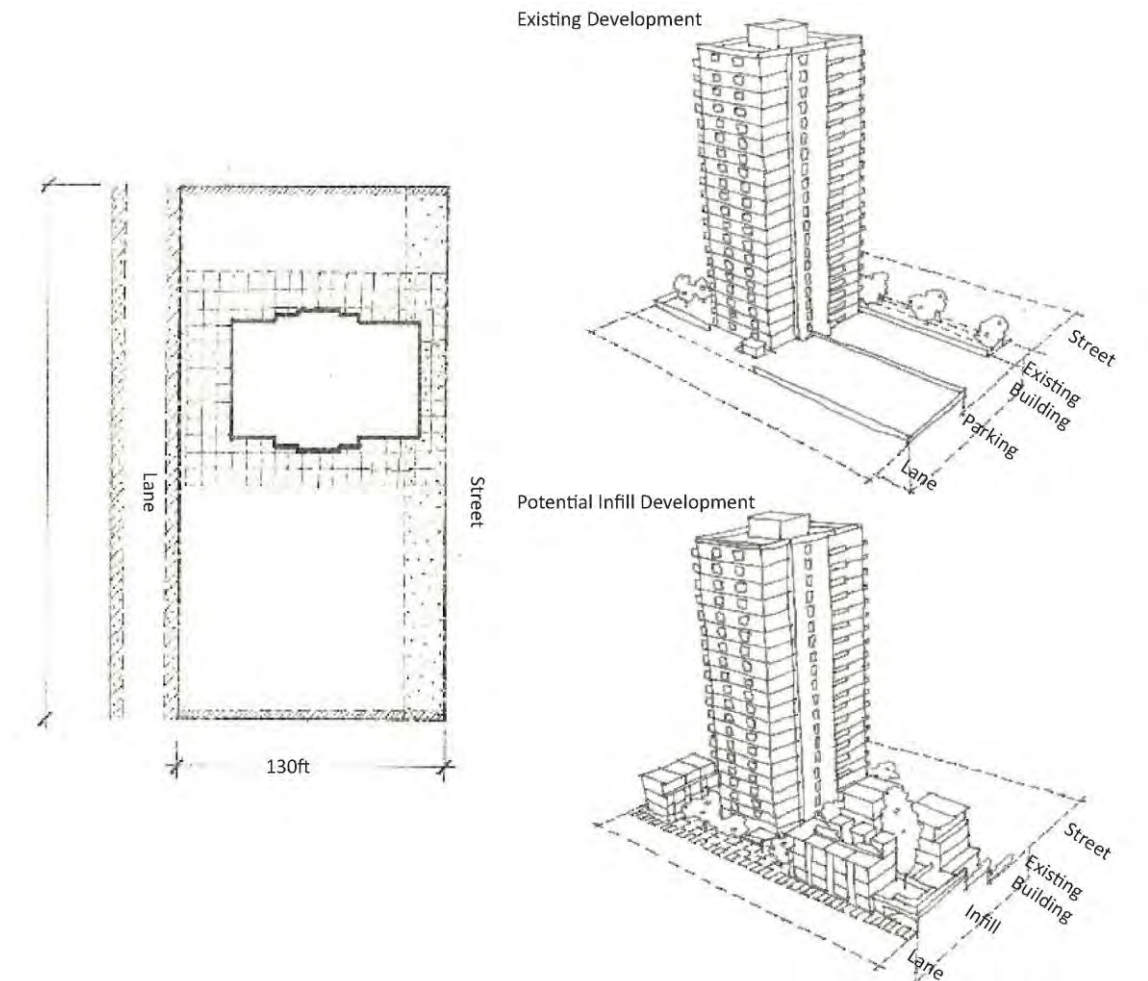
3.2.43 Lot Typology 04: 200 ft + Lots

Typically, lots of 200 ft width or greater typically feature existing 20+ storey concrete buildings, with surface and underground parking facing the lane. These areas can be potential sites for additional housing that will also help activate West End laneways. These larger sites will support a greater variety and scale of infill development. Generally, as the lot width increases a higher density of infill development will be accommodated with the potential for more taller forms.

On these larger sites, and on some corner sites, the greater area available for infill development potentially allows for the development of lower scaled townhouses along suitable side yard areas with an aspect to the shared courtyard between the existing development and the larger infill development fronting the lane, subject to the urban design performance of the proposed form of development as well as addressing and access concerns. Proposals of this kind will be expected to provide front-yard setbacks, typically in the order of 25 ft, as described in [Section 3.6 of these guidelines](#) below.

In all instances, new development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

Figure 11. 200 ft + Lot Typology Development Scenarios



3.2.54 Irregular Lots in the West End

A limited number of irregular development lots that do not conform to any of the above typical scenarios exist in the West End. In these instances, infill development will be considered on a site by site basis and will be expected to demonstrate a good contextual fit with adjacent development and an ability to provide the expected separation distance of 20 ft in the form of a shared courtyard between the existing development on the lot and proposed infill development as well as minimum side yards and other accessing requirements. These factors will be used as the performance criteria to establish an appropriate building height and form for new development.

3.3 Scale and Building Height

The West End Community Plan envisages laneways as smaller and more intimately scaled pedestrian routes. To this end, infill development is expected to be within the range of 3.5 to 4-storeys, with limited building heights above this up to 6-storeys depending on lot size and contextual fit with both existing development on the host lot and potential infill development on adjacent lots.

To reinforce the more intimate scale and character of the laneways, where taller infill development is appropriate, it should step-back at upper levels to present a consistent street wall height to new dwelling frontages along the lane.

Building hHeights will be considered as per the table below. Applicants are directed also to the West End Laneway Typology map included in these guidelines (see Figure 12).

Site Frontage	Commercial Adjacent Lane	Commercial Flanking Lane	Residential Lane
10.0 – 19.8 m (33 – 65 ft)	18.3 m (60 ft)	12.2m (40 ft)	12.2m (40 ft)
20.1 – 29.9 m (66 – 98 ft)	18.3 m (60 ft)	12.2m (40 ft)	12.2m (40 ft)
30.2 – 60.4 m (99 – 198 ft)	18.3 m (60 ft)	18.3 m (60 ft)	12.2m (40 ft)
60.7+ m (199+ ft)	18.3 m (60 ft)	18.3 m (60 ft)	18.3 m (60 ft)

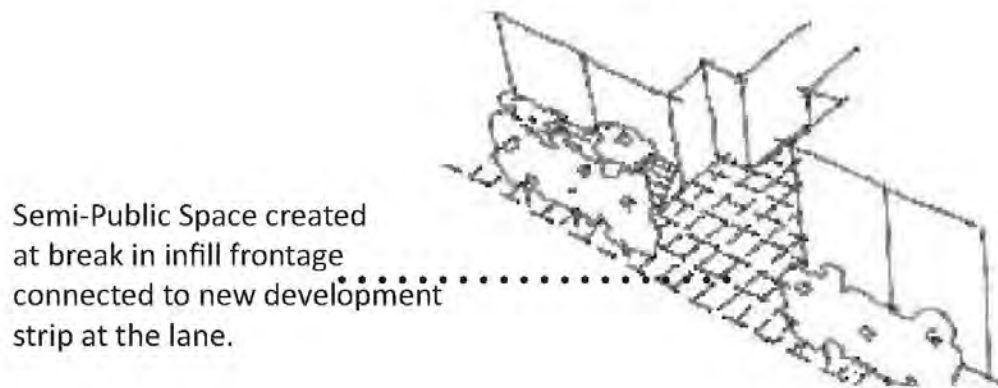
Figure 12. West End Laneway Typology Map



3.4 Building Frontages

Frontage of new infill development will ultimately be a factor of the lot width and typical development scenario that applies to the subject site. However, specific site contexts and neighbourhood conditions may mean that even on some larger sites a smaller grain of frontage is appropriate.

Figure 13. Finer Grain Building Frontage



Generally, an upper threshold of 80 ft maximum frontage will be considered for larger sites, before a significant break is desired. Where a break in frontage occurs, the public realm should be developed to link this threshold space with the shared courtyard between infill and existing development on the lot. Entrances and aspect, especially with respect to potential infill development penetrating to the side yard on larger sites, should inform the location of this break in laneway frontage.

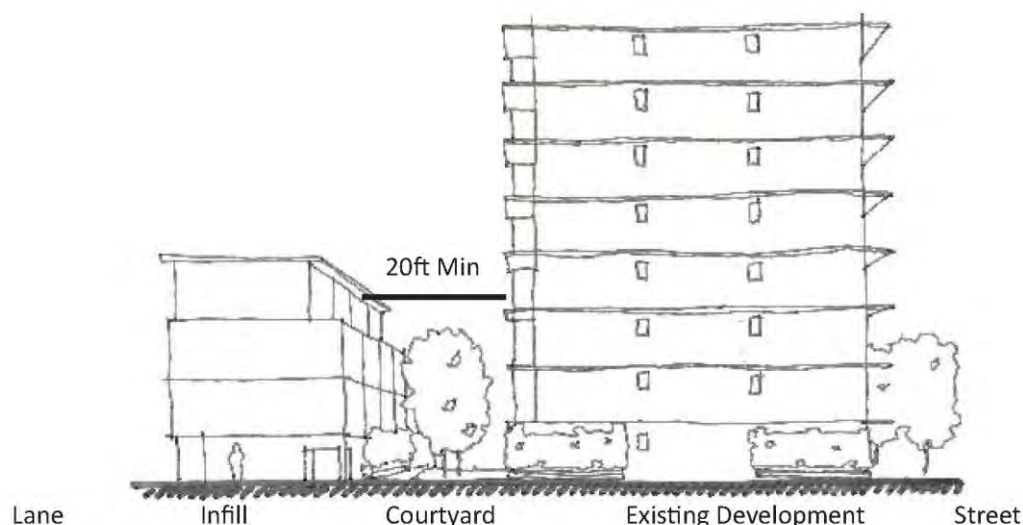
Consideration should be given to the interface of this semi-public threshold space with the marginal development strips to the laneway beyond the property line.

3.5 Building Separation

In general, a minimum separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Building By-law and Fire Prevention Staff will review proposals through the application process, as such applicants are advised to review specific development characteristics with their registered professionals at pre-application stage to determine whether the particulars of existing development on the lot will require an increase in the separation between buildings.

Where larger lot widths or irregular development scenarios suggest that **building** heights up to 6-storeys are appropriate, this courtyard depth should be increased to 25 ft subject to ensure adequate penetration of natural light to the both courtyard and dwelling spaces, and to minimize shadowing.

Figure 14. Building Separation



In those instances where site conditions suggest that limited development along the internal side yard is appropriate, separation between infill blocks will be determined by the same considerations of light infiltration, shadowing and overlooking.

3.6 Building Setbacks

3.6.1 Setbacks to the Lane

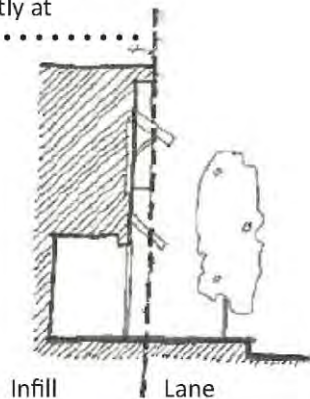
Infill development is envisaged as ground orientated family housing that will open directly onto the laneways to create a vibrant people oriented public realm. The West End Community Plan envisages repurposing 6.5 ft of the existing lane surface as a marginal development strip that will act as a threshold space between the service corridor and new infill development. Strategies for the use of this space (including limited surface parking, greening measures, and utility functions) are outlined in the Public Realm Plan and should be used to inform the relationship between infill development and the laneway with regard to appropriate setbacks and relationship to finished grade to provide continuity of the public realm.

In general, infill development should consider a minimum 2 ft setback from the rear property line to the lane to allow for edge elements such as landscaping.

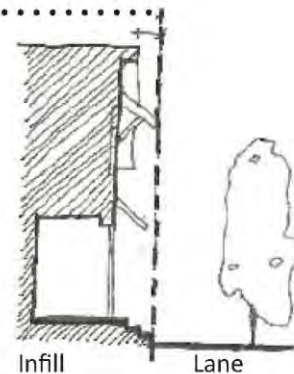
Where ground oriented family units are proposed with entry at grade, and no vehicular parking is envisaged on the marginal development strip, consideration will be given to removing the required setback from the public right of way to allow for more engaging interfaces between new homes and the marginal development strips.

Figure 15. Typical Setbacks

2ft setback from rear property line to lane where infill unit enters directly at grade.



4ft setback from rear property line to lane where infill unit entry is elevated from grade.



Where parking is envisaged within the marginal development strip, or where unit entry is elevated from grade, a minimum 4 ft setback from the rear property line to the lane should be provided to ensure that private access arrangements do not encroach on the public right-of-way.

3.6.2 Upper Level Setbacks to the Lane

Massing of infill development on its laneway frontage should respond to the more intimate scale and character of the thoroughfare through the introduction of upper level step-backs. Where taller infill development is appropriate, it a more substantial setback of the upper levels will be required to ensure continuity of the street wall height of new dwelling frontages enclosing the lane.

3.6.3 Upper Level Setbacks to the Shared Courtyard

In general, upper level setbacks will be encouraged for all infill development on its internal frontage overlooking the shared courtyard, but will not be required for typical 3.5 to 4-storey

infill development subject to urban design performance relative to privacy, overlooking and solar access to the shared courtyard.

Where taller infill development is appropriate, the upper levels will be setback such that the infill building does not have significant adverse effects upon the amenity of existing development, and to an extent that minimizes overshadowing of the shared courtyard and ensures sunlight penetration to existing and newly created open amenity space occurs daily for significant periods of time throughout the year.

Given the family-oriented nature envisaged for new infill dwelling units, upper level setbacks should be in the order of 6 to 8 ft minimum to allow the provision of a useable deck as private open space amenity.

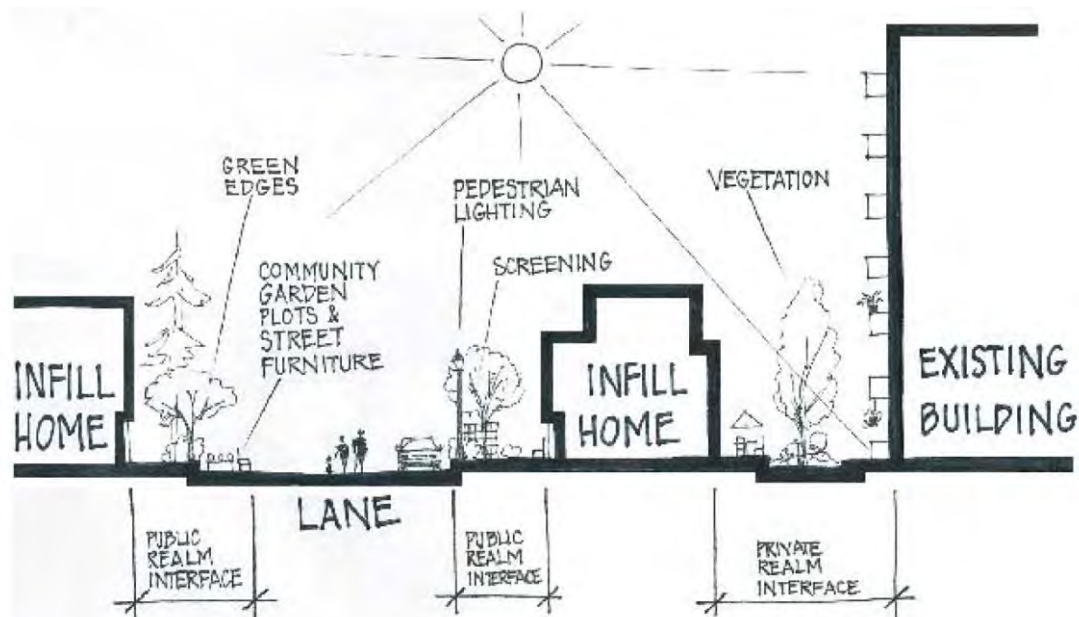
3.6.4 Side Yard Setbacks

Infill development will be situated a minimum of 3 ft from side property lines in all development scenarios. It should be noted that firefighting access and building code issues, relating to addressing from the lane and the existing form of development on the lot, will require increased side yards of 4 ft or 6 ft in certain instances. Building By-law and Fire Prevention Staff will review proposals through the application process, as such applicants are advised to review specific development characteristics with their registered professionals at pre-application stage to determine whether the particulars of existing development on the lot will require an increase in the required side yard provision.

3.6.5 Front Yard Setbacks

The landscaped side and front yards of existing development contribute to the character of the West End by providing a green streetscape- a semi-private space extending the public realm of the street by acting as a public face for the visual enjoyment of both the residents and neighbours. Infill development is limited to the lane to preserve this existing character. Where limited infill development in the side yard is deemed appropriate, a key concern will be the retention of this visual amenity by ensuring that new development does not encroach so far as to detract from the existing street character. Such development should consider the nature and character of the existing development and the fronting streetscape, as well as typical setbacks of adjacent development, in determining the appropriate scale of development. Typically, new development will be expected to retain existing building line setbacks to the front yard, or a minimum of 25ft, whichever is greater.

Figure 16. Indicative Section Showing Setbacks



3.7 Orientation

The building of new shared spaces that maximize street life and activity on the lanes is one of the guiding principles behind the proposed forms of infill development. As such, an important aspect of the infill development will be the provision of ground-oriented family dwellings with entrances directly to the lane. Access to units at the upper level of stacked townhouse forms should be provided by means of external or internal stairs with direct aspect to the lane, or an internal courtyard. Exaggerated first floor relationships to the lane should be avoided and vertical transitions to dwelling units minimized. Where these cannot be avoided, provision of an increased setback to the marginal development strip as outlined above will be required.

In those instances where the laneway frontage results in more than one infill development block, entrances and windows should directly face the secondary public spaces created. Similarly, where a limited amount of infill development is appropriate in the side yard of existing development lots, entrances should be oriented toward the internal courtyard with good visibility from the secondary public space at the laneway. To ensure legibility, discrete lighting of paths and entries should be provided.

To maximize active street life; front entry porches, external porch stairs and living room windows are strongly encouraged. Apartment forms with single entry and common interior corridors as the primary access to units will not be permitted as these do not provide the activation and animation necessary.

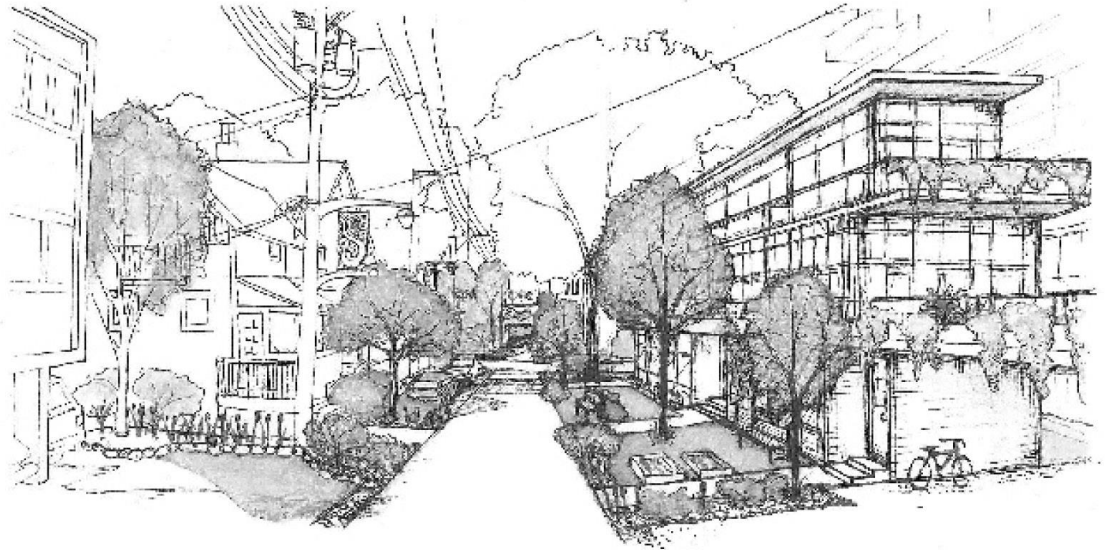
3.8 Threshold Spaces

The interface of new infill development with the marginal development strips along the laneway will be a key design consideration for any new development. These reclaimed areas of public realm will serve a number of functions from landscaping to surface parking provision to accommodation of service functions. In general, screening, fencing and green-edging will be used to create privacy for new laneway homes, as well as providing a pleasant laneway walking experience for the public. Infill development should be designed with lighting that enhances the pedestrian experience of the lane at night.

Features such as street furniture and community garden plots will be located as to not impact the privacy of new infill development. Where setbacks on the infill side are required, articulation of the building façade should provide opportunity to maximize landscaping of the private realm while maintaining privacy and sunlight infiltration.

The public realm and landscaping design of new infill development will be expected to visually integrate the provision of such landscaping or utilitarian features required adjacent to the development. Applicants are advised to consult the West End Public Realm Plan for details to inform development proposals.

Figure 17. Active Laneways



3.9 Architecture and Form

In line with the eclectic nature of existing development in the West End, there is no stylistic preference set for new infill proposals. Infill development should clearly express its residential function and, regardless of style, the use of high quality and authentic details and materials is expected and a high level of design excellence is expected to participate in the enrichment of the laneways.

Infill development should respond to existing on-site character, the surrounding neighbourhood context and the emerging character of the host laneway. Sensitivity to adjacent development should be demonstrated in roof form, window size and placement. The existing taller building stock in the West End means that the roofscape of new lower scaled infill development will be highly visible so the attractiveness of the roofs as viewed from above in terms of detailing and materiality will be a key concern.

Where development is envisaged on a smaller development lot typology with an existing character home, it is expected that there should be a consistent architectural language between the primary building and the infill at least in terms of form and massing, but the opportunity to create uniquely engaging buildings on lanes and design creativity will be encouraged.

3.10 Open Space

The provision of open space should be a part of an overall site development strategy and landscape plan and take into consideration existing landscape features. All new infill development will result in the provision of a shared semi-private courtyard between the new and existing buildings. The design of this new courtyard should be informed by existing landscape and open space features, sun access, privacy and usability.

As new infill development will be family-oriented, each unit will be required to have access to a private open space that is suitable for children. Private open space should be provided at grade where possible and should take advantage of sunlight and views.

3.11 Parking

Parking for infill developments will be incorporated within the primary building's parking where possible.

Figure 18. New Development Responds to Heritage



A contemporary building incorporating elements from the adjacent heritage building.



A new building emulating the style and massing of its heritage neighbour.

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

4.13 **Building Height**

Building Height is a major issue in the West End, especially when it affects views. The variety of building heights in the West End contribute to its character. To many, the image of the West End is embodied in its few remaining houses and heritage apartment buildings. To others, the procession of towers lining English Bay creates the definitive West End image. For new buildings to fit in comfortably, a balance between higher and lower structures must be maintained.

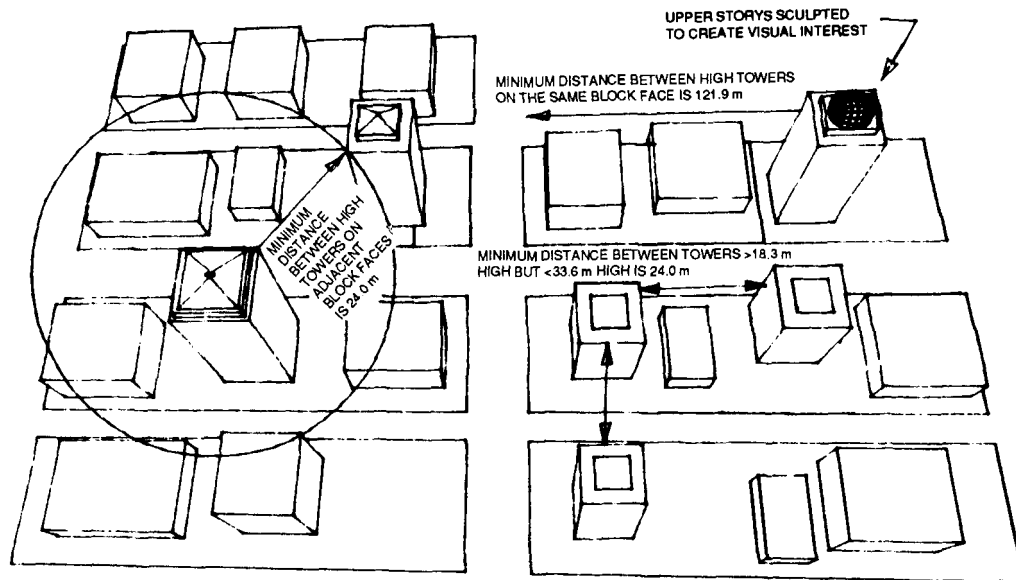
As the West End is an established community, sites for towers are limited. An increase in **building** height may be considered when the liveability of adjacent development is respected, and when other public objectives such as opening up street end view corridors or retaining heritage buildings are met.

High towers should be located to help create a skyline with an evident pattern. The towers should be sited where they will maintain or create view corridors between existing buildings, and not fill in a gap, creating a continuous wall of towers blocking views and resulting in a wall like appearance. To maintain the diversity of building heights, towers should be separated horizontally as follows:

- (a) In the RM-5, RM-5A, RM-5B and RM-5C areas, where a building exceeds 33.6 m in **building** height, the building should be separated from all other buildings above 33.6 m within the same block face by a minimum distance of 121.9 m and from all other buildings above 33.6 m in **building** height in adjacent block faces by a minimum distance of 24.0 m; or
- (b) In the RM-5, RM-5A, RM-5B and RM-5C areas, where a building exceeds 18.3 m in **building** height but does not exceed 33.6 m in **building** height, it should be separated from all other buildings exceeding 18.3 m in **building** height but not exceeding 33.6 m in **building** height by a minimum distance of 24.0 m.
- (c) Within the RM-5D areas, where a building exceeds 18.3 m in **building** height it should be separated from all other buildings exceeding 18.3 m in **building** height by a minimum distance of 24.0 m.
- (d) Within the RM-5D areas, building heights greater than 18.3 m in **building** height ~~shall be~~ only be permitted where the minimum site frontage is at least 39.6 m.

The above building separations may be decreased by the Director of Planning provided ~~he~~**they** considers the intent of these Guidelines, and the relationship with the adjacent buildings in terms of views, privacy, light, open space or heritage.

Figure 19. Tower Separation



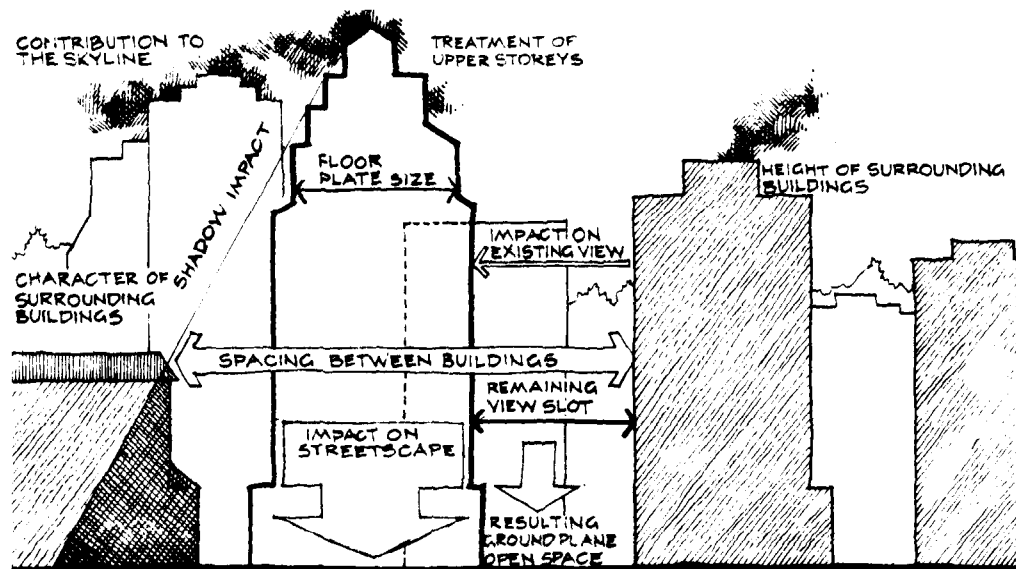
The scale of a higher building along the street edge should not be overpowering.

Potential impacts of increased **building** height include view loss, increased over-shadowing of the street and adjoining properties, overly massive walls dominating the street, and decreased daylight access to adjacent sites.

Existing views should not be unduly blocked. If an increase in the **building** height limit is sought, its impacts should be verified by a view impact analysis. To minimize view blockage a small floor plate should be used, creating a slender profile.

Any portion of a building above the outright **building** height limit of 18.3 m should be sculpted to provide variety, identity, and scale as part of the skyline.

Figure 20. New Development Responding to Height Issues



4.24 Front Yard

The front yard is the most public aspect of a site. Its treatment strongly influences streetscape character and how the building is seen from the street. There is a variety of front yard treatments in the West End. Providing a consistent setback and treatment creates a sense of unity along a street by tying different building styles together and by allowing some continuity of open space and landscaping. New development should make a transition to the setback of adjacent development where there is not a consistent setback pattern.

The continuity and character of the front yard can be compromised by the desire to provide more private open space and maximize site coverage. High, solid building walls or fences near the sidewalk create an incompatible image and limit the visual extension of the public space of the street into the site. Because of its public importance, the provision of a consistent front yard setback is a high priority.

Any projection into the front yard by porches, privacy walls, entrance lobbies or portes-cochere should create visual interest, enhance the streetscape and be compatible with the siting of adjacent buildings. Lobby extensions should have a high degree of transparency.

Characteristic front yard treatments such as masonry walls along Pacific Avenue should be incorporated. The height of walls along the front property line or on flanking streets for corner sites should not exceed 1.2 m. If additional height is required, the wall should step back. Any portion of a flanking wall that extends beyond an adjacent building is very visible. It should be detailed and finished in an equal manner to the facade. Avoid blank side walls visible from the street.

Figure 21. Front Yard Treatments



A representative masonry retaining wall.



High, solid fences along the street edge cut the building off from the street and appear out of place.



A blank, flanking wall extending beyond the adjacent building is very prominent and requires special attention.



A high blank, wall along the street edge creates an inhospitable image.

4.35 Side Yard

Side yards in the West End help establish street rhythm, ensure that side facing units receive daylight, permit views between buildings and create open space. Depending on site context, side yards may be varied to achieve these objectives. A side yard should be decreased only when a corresponding increase in yard areas elsewhere on the site achieves another planning objective such as the creation or expansion of view corridors, improving daylight and privacy, and will not adversely affect adjacent units. A zero lot line may be acceptable in circumstances where there are obvious public benefits.

For many low-rise units, the side yard is the main orientation and it should be treated as more than just a space between buildings. Side yards should assist in maintaining the predominant rhythm of the street and open up view corridors where possible.

Figure 22. Side Yard Treatments



New Development stepping back from the side yard to ensure that the adjacent building maintains some view and light access.



A poorly designed side yard resulting in a leftover and unattractive space.

4.46 Rear Yard

Rear yards play a special role in the West End. The constraints of high density development often result in many units facing the lane. The treatment and size of the rear yard affects the livability of these units and the units of adjacent buildings. A new development should acknowledge the importance of the rear yard by providing an attractive rear view to compensate for the lane orientation. The wide variations in site planning has meant that many different rear yard conditions exist. New buildings should be sited to ensure that the livability of adjacent rear yards is not compromised and that a visual continuity of open space can occur.

Figure 23. Rear Yard Configurations



A high, solid wall along the rear yard is acceptable where livability may be affected by commercial uses.



A minimal rear yard is compensated for by variations in the setback, the treatment of the lane wall as a major elevation and the substantial landscaping.

4.58 Site Coverage

Site coverage varies throughout the West End. The relationship between site coverage, site size and building height is key in creating a sense of scale and built character. The low site coverage of towers and the high site coverage of low-rise apartments both contribute. Neither should be considered as an inherently superior approach to development. Each can be appropriate depending on context and the overall block character. Site coverage should be reduced when an opportunity exists to open up quality public and private views. It is important though that the site coverage maintain the prevailing street wall definition and character for the block by providing enclosure elements such as walls and landscaping treatments. Views from the street into any open spaces resulting from reduced site coverage should be provided. These spaces should be treated as a public amenity, creating visual interest from the street.

Figure 24. Site Coverage Options



A lower building element maintains streetwall definition.



Reduced site coverage resulting in substantial open space that can be visually shared by adjacent building.

4.69 Off-Street Parking and Loading

The majority of the West End is serviced by lanes from which in most cases there is access to parking. Because of topography, some sites have parking access from the street. In these situations, access should be unobtrusive and present an attractive appearance by using high

quality materials such as paving stones or brick and landscaping the entrance to integrate the ramp into the streetscape. Any parking garage doors should be predominantly solid to partially screen garage interiors, although some visual penetration should be provided for security. To help minimize the visual impact of parking ramps as viewed from above, trellises or other screening devices should be used.

Portes-cochere can disrupt pedestrian movement and front yard continuity, and should be limited to large corner sites where they connect to the street only once, the other access point being the lane or side street. The porte-cochere driveway should be attractively finished with materials such as paving stones, and be directly linked with the parking access.

Surface parking (acceptable on sites with a frontage of 10.1 m or less that are unable to provide underground parking) should present an attractive appearance. Special paving materials, appropriate landscaping and trellises should be provided. Access to surface parking should be from the lane only.

Figure 25.



An unattractive parking entrance.



A well designed, attractive parking entrance.

5 Architectural Components

5.1 Roofs

The number of higher buildings in the West End makes the roofs of lower development very visible. New development should create an attractive roofscape when viewed from above or as part of the skyline. Roofs should be finished with materials and detailing that are attractive and visually interesting. This is especially important for flat roofs. It is also important that roof parapets have a sense of depth and solidity.

Mechanical rooms and elevator towers should be screened with materials and finishes compatible with those used on the facade. Vents and other mechanical equipment should be grouped together to create a unified roof image. In the case of towers, these elements should be incorporated into an overall roof treatment that responds to their visibility on the skyline. Consideration should be given to incorporating habitable areas as part of the roof design to assist in screening mechanical uses and creating visual interest.

Figure 26. Representative West End Roof Treatments



Figure 26. (Continued) Representative West End Roof Treatments



5.23 Entrances

Most West End buildings have clearly defined prominent entrances which animate the street and create identity. New development should provide entrances that create visual interest and identity. Tower development deserves a single prominent lobby entrance. This entrance should have a scale appropriate to the building. A large tower should have a large dramatic entrance. All entrances need to have some form of weather protection.

Figure 27. Entrance Treatments



An entrance with limited character and appeal.



A gateway defining the entrance.



Awnings creating entrance identity and character.



A representative “grand” west end apartment entrance.

5.34 Balconies

Balconies provide needed private open space for West End residents. A minimum depth of 1.8 m is recommended. To create a cohesive image, balconies should be integrated with the building and not appear “tacked on.”

Figure 28. Balcony Types



The projecting curved balconies create identity for a building with simple massing.



This projecting balcony appears tacked on.



Balconies as a major architectural component of the design.

5.45 Exterior Walls and Finishing

Exterior finishes of many types are found in the West End. The variety of finishes does not detract from a West End character because of the visual strength of other elements that tie the streetscape together. However, some of the predominately stucco buildings present a stark, flat image that is susceptible to weathering and staining and results in a dilapidated look. New development should be finished with quality materials that stand up well to Vancouver's climate and sound architectural detailing is also desirable. Finishing materials such as brick, stone and wood siding to express a sense of solidity and permanence are most appropriate. The use of stucco on large uninterrupted surfaces should be limited to avoid a flat, monotonous image. Walls finished predominantly in stucco should be articulated to create visual interest. A more substantial and durable finish for the base of stucco buildings such as stone, concrete block or brick is suggested.

Figure 29. Exterior Finishes



Brick clad base of this predominantly stucco building creates a sense of solidity and permanence.



Poorly detailed surfaces weather quickly in Vancouver's climate.

6.7 Open Space

The West End's high density requires open space to maintain liveability. While residents have access to English Bay and Stanley Park, the streets also provide open space, particularly where mini-parks have been established. Traditionally the street edges of development are open grassed areas that are visual extensions of the public realm helping to create an attractive, generous streetscape. New development should maintain and offer this sense of open space along the street edge and visually extend the depth of views from the street.

Open space between adjacent buildings can improve privacy and daylight access.

Major open spaces can be located at street corners where the massing of existing adjacent buildings does not suggest defining the corner with building mass (Figure 26).

It is important to provide large contiguous open spaces rather than a series of smaller isolated spaces. These spaces can also visually connect to adjacent open space areas. A sense of pride in the community can be achieved with well placed seating in the landscaped area.

Figure 30. Open Space Treatments



A well designed open space area that is visually linked with the open space of adjacent development creating a sense of openness.



Open spaces should include seating.

6.17.3 Private Open Space

The provision of quality, usable private open space is key to maintaining liveability in a high density setting such as the West End. It is usually provided by balconies, and in some cases, patios. Communal open spaces such as roof decks, pool areas and courtyards are also found.

All units should have some private open space directly accessible in the form of a balcony, roof deck or patio. Communal open space can be provided in the form of courtyards, pool decks or roof decks. Privacy fencing should be set back from the property line since it is desirable to maintain open space continuity between sites. Private open space areas should be screened where the liveability of adjacent units will be affected.

Pools and playgrounds should be located in internal or screened locations away from the street. Playground areas should be large enough to accommodate items such as swings and slides as well as provide open space. Materials used should be varying in texture and safe for children. Sunlight penetration, particularly during the winter, is critical to the utility of the open space.

Open space on roof decks and terrace locations can provide children's play areas as well. The design must ensure safety and visual access from several adjacent units. These spaces can serve family units which are not at grade, or can augment play spaces at grade by providing play space for a different age group of children in the building.

6.27.4 Indoor Amenities

In designing indoor amenity spaces in a building containing family units consideration shall be given to including an amenity area which is sited, designed and of a size that would permit its use ultimately as a childcare facility, as deemed desirable by the Managing Director of Social Policy and Projects-Planning.

Figure 31. Private Open Space Treatments



A gradual transition from the public to private space is well done in this design.



Uses such as swimming pools with their attendant mesh fencing are inappropriate along the street edge.

78 Landscaping

Landscaping is one of the most important elements creating the West End character. It is the combination of the lush, mature landscaping with the high density buildings which is an integral part of the West End image.

Near Stanley Park, the landscaping along the streets appears almost as an extension of the park. Landscaping such as street trees, mini-parks and major public park spaces is very important. New development should reinforce and integrate with the pattern and character of the existing public realm. The opportunities for landscaping above grade should be explored. Roof decks and balcony planters can enhance a building's appearance. Many units have a lane as their main orientation. The density of the West End requires that the lanes be treated in a special manner in recognition of their visibility. Attractive landscaping along the lanes should be provided to respond to their role as a secondary orientation and access areas. Planting can also be used to help screen private open space from the lane. New development should ensure that established West End landscaping patterns are maintained and enhanced.

Residential lighting should be incorporated into the landscaping to create an attractive image after dark and to improve security.

Mature trees and prominent landscape elements should be retained when possible.

To create a lively streetscape, special landscaping elements such as ponds, gateways, arches, arbours, fountains and sculpture should be incorporated in order to create visual interest along the street edge.

Fences and screens should be integrated with the overall design with the use of materials and detailing compatible with the building.

Figure 32. Landscaping Treatment



The West End is characterized by its mature street trees.



Existing mature landscaping incorporated into new development.



Sculpture is an appropriate landscaping element for the West End.



Lush landscaping mitigates the impact of fencing.



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

RM-6 WEST END GEORGIA/ALBERNI GUIDELINES

Adopted by City Council on June 20 and September 26, 1989

Contents

Page

1	Application and Intent	<u>Error! Bookmark not defined.</u>	<u>4</u>
2	General Design Considerations	<u>Error! Bookmark not defined.</u>	<u>4</u>
2.1	Neighbourhood Character.....	<u>Error! Bookmark not defined.</u>	<u>1</u>
2.2	Street Character	<u>Error! Bookmark not defined.</u>	<u>2</u>
2.3	Orientation	<u>Error! Bookmark not defined.</u>	<u>3</u>
2.4	Views	<u>Error! Bookmark not defined.</u>	<u>3</u>
2.5	Topography	<u>Error! Bookmark not defined.</u>	<u>3</u>
2.6	Light and Ventilation	<u>Error! Bookmark not defined.</u>	<u>4</u>
2.7	Weather.....	<u>Error! Bookmark not defined.</u>	<u>4</u>
2.8	Noise	<u>Error! Bookmark not defined.</u>	<u>4</u>
2.9	Privacy	<u>Error! Bookmark not defined.</u>	<u>4</u>
2.10	Safety and Security	<u>Error! Bookmark not defined.</u>	<u>5</u>
2.11	Access and Circulation	<u>Error! Bookmark not defined.</u>	<u>5</u>
3	Uses	<u>Error! Bookmark not defined.</u>	<u>6</u>
4	Guidelines Pertaining to the Regulations of the Zoning and Development By-law	<u>Error! Bookmark not defined.</u>	<u>Error! Bookmark not defined.</u>
4.12	Frontage	<u>Error! Bookmark not defined.</u>	<u>7</u>
4.23	<u>Building</u> Height (and Length).....	<u>Error! Bookmark not defined.</u>	<u>7</u>
4.34	Front Yard (and Setback)	<u>Error! Bookmark not defined.</u>	<u>9</u>
4.45	Side Yards (and Setbacks).....	<u>Error! Bookmark not defined.</u>	<u>9</u>
4.56	Rear Yards (and Setbacks)	<u>Error! Bookmark not defined.</u>	<u>9</u>
4.68	Site Coverage.....	<u>Error! Bookmark not defined.</u>	<u>10</u>
4.79	Off-Street Parking and Loading.....	<u>Error! Bookmark not defined.</u>	<u>10</u>
4.817	External Design	<u>Error! Bookmark not defined.</u>	<u>10</u>
5	Architectural Components.....	<u>Error! Bookmark not defined.</u>	<u>11</u>
5.1	Roofs.....	<u>Error! Bookmark not defined.</u>	<u>11</u>
5.23	Entrances	<u>Error! Bookmark not defined.</u>	<u>11</u>
5.34	Balconies	<u>Error! Bookmark not defined.</u>	<u>12</u>
5.45	Exterior Walls and Finishing	<u>Error! Bookmark not defined.</u>	<u>12</u>
5.57	Lights.....	<u>Error! Bookmark not defined.</u>	<u>12</u>
67	Open Space	<u>Error! Bookmark not defined.</u>	<u>13</u>
76.1	Public Open Space.....	<u>Error! Bookmark not defined.</u>	<u>13</u>
76.2	Semi-Private Space.....	<u>Error! Bookmark not defined.</u>	<u>13</u>
76.3	Private Open Space.....	<u>Error! Bookmark not defined.</u>	<u>13</u>
78	Landscaping	<u>Error! Bookmark not defined.</u>	<u>14</u>
87.1	Green Courts.....	<u>Error! Bookmark not defined.</u>	<u>14</u>
87.2	Georgia Streetscape	<u>Error! Bookmark not defined.</u>	<u>15</u>
87.3	Alberni Street Front Yards and Streetscape	<u>Error! Bookmark not defined.</u>	<u>16</u>
Appendix	<u>Error! Bookmark not defined.</u>	<u>17</u>	
Submission Requirements	<u>Error! Bookmark not defined.</u>	<u>17</u>	

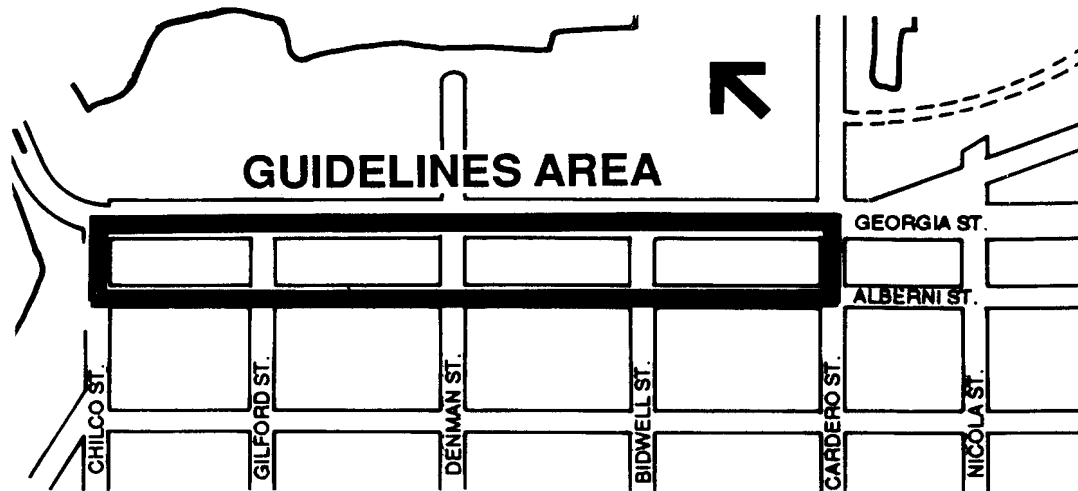
Note: ~~The guidelines are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.~~

1. Application and Intent

These guidelines are to be used with applicable regulations of the Zoning and Development By-law for approval of conditional approval uses or discretionary ~~variations~~-variances in regulations within a particularly sensitive area of the West End between Georgia, Alberni, Chilco, and Cardero Streets. The guidelines describe design opportunities. As well as assisting designers of projects, the guidelines will be used by City staff in evaluation of proposals.

The general intent is to assist in creating an urban character of distinction for this important city entry and exit; to ensure highest quality projects; and to enhance the liveability and diversity of the West End.

Figure 1.



2. General Design Considerations

2.1 Neighbourhood Character

The West End is a high-density, mature residential community. Its character results from a variety of old and new, high and low buildings, incremental development and established landscaping and street trees.

- (a) The large properties between Georgia and Alberni should continue to reflect this neighbourhood characteristic in any development while providing a “formal” character for Georgia Street.

2.2 Street Character

General

The character of the streets contributes significantly to the West End's image. The mature street trees and lush landscaping of the front yards are major elements in creating the character. The variety of building types that can be found in a block co-exist because the streetscape ties them together.

This area is located at a main point of entry to both the city and Stanley Park. The street character on Georgia Street must reflect this important location. Developments on the 1600 to 1900 blocks between Georgia and Alberni must therefore incorporate a dual character into their design. The Georgia face of these developments must address the formal character of Georgia Street while their Alberni face must maintain a West End character.

Alberni Street

- (a) Alberni Street should be established with a West End character Street. New development facing Alberni should be relatively continuous, comprised of a combination of low structures (two to four storeys) set back from Alberni, and slim towers centred between north and south property lines.
- (b) Buildings should be separated and have architectural treatments that are distinct but compatible.

Georgia Street

- (c) Georgia Street should be developed as a distinctive formal street. The composition of high- and mid-rise towers, green courts and street landscaping on each of the 1600 to 1900 blocks should create a strong and unified image for the street.
- (d) Properties on the south side of Georgia Street should develop substantial landscaped “green courts” in order to create visual continuity. Architectural details within landscaped areas such as retaining walls and balustrades should allude to traditional detailing found in Stanley Park.
- (e) Private projects should contribute to achieving an ordered, continuous streetscape.

2.3 Orientation

The alignment of building faces with the orthogonal street grid is one of the main ordering principles in the West End and Downtown overall built form.

- (a) New development built form should respect the orthogonal street grid. Any non-orthogonal elements should be clearly subordinate.

2.4 Views

The area contains important public and private views. Public views to and from Stanley Park, to and from Coal Harbour and long views to the North Shore mountains are important amenities along Georgia Street as people arrive and leave the city. These views will establish the character of the entry experience to the city. Street-end views to Coal Harbour and the North Shore are also significant.

Impact of new development on private views is a contentious issue in the West End generally. In this area the opportunity exists to marry development interests with view preservation through the use of predominantly tall, slim towers. Views northward in general are important, but of particular importance is the view looking over Coal Harbour, toward Brockton Oval and Grouse Mountain beyond.

- (a) New development should minimize its impact on existing views and distribute these impacts as equitably as possible. New developments should provide attractive near views for existing development when distant views cannot be preserved. A view analysis should be provided for each new development.
- (b) Each of the 1600 to 1900 blocks should provide at least one public view slot at pedestrian level (+/-20 feet wide) from Alberni Street northward into the “green court” and if possible to Coal Harbour and mountains.

2.5 Topography

The topography of the area slopes both in a north/south and east/west direction.

- (a) Development and parking structures should be stepped to minimize blank retaining walls on Georgia Street and Alberni Street, particularly at the northwest corners of blocks. (Refer also to [Section 8.1 of these guidelines](#)).
- (b) Entrances to buildings on the 1600 to 1900 blocks of Georgia Street should be off Alberni Street, the high side of the site. These entrances should be at the same level as the sidewalk or be connected by a gradual transition of grade to prevent a “pit-like” condition.

2.6 Light and Ventilation

Natural light and ventilation are essential to residential liveability. Light access to units can be a problem when they are partially below grade resulting in dark, and in some cases, damp living conditions.

- (a) If a unit is lower than the adjoining street grade because of a sloping site, the surrounding sloped area should be configured to permit more light to reach the unit.

2.7 Weather

The generally anticipated level of pedestrian traffic in the area is low and the uses mainly residential. One exception to this condition is along Denman Street (leading eventually to Coal Harbour) where retail continuity is desired.

- (a) Continuous weather protection from the rain should be provided along both sides of Denman Street, in the form of awnings or canopies.

2.8 Noise

The study area is severely affected by noise by heavy vehicular arterial traffic moving through the area. For new development, the impact of noise must be recognized and minimized to the greatest extent possible to ensure acceptable residential liveability. The sloping sites and “green courts” in the area can potentially be used to advantage by installing terracing and low retaining walls which tend to deflect some direct tire noise.

- (a) All residential buildings should meet acoustic standards for noise within buildings and between buildings and the outside environment as set by ~~the applicable zoning schedule~~ Section 10.2 of the Zoning and Development By-law.
- (b) Careful attention should be given to providing a good quality acoustic environment. The following list provides some indication of possible means of noise attenuation:
 - using concrete construction;
 - orienting outdoor areas and bedrooms away from noise sources;
 - utilizing glass block walls, or acoustically rated glazing;
 - using alternate ventilation (to minimize opening windows); and
 - managing interior noise levels (e.g. use of sound reducing materials).

2.9 Privacy

Privacy problems will be generated by heavy vehicular traffic (and headlights) as well as by pedestrians passing by. In addition problems of overlooking of private deck and patio space can also occur.

- (a) New development should mitigate any impacts on privacy enjoyed by adjacent residents and should ensure that adequate privacy for new units is provided through setbacks, landscaping and screening in conformity with other guidelines in this document.

2.10 Safety and Security

Safety is a key component of livability. New development must provide a secure environment.

- (a) Underground parking facilities should meet the standards contained in the administrative bulletin, City Council approved document entitled, Parking and Loading Facility Design Supplement Guidelines and Standards.
- (b) Appropriate residential lighting should be provided on site to ensure good visibility of access routes and landscaped areas without over-spill to neighbours.
- (c) Lobbies should be visible from the street.

2.11 Access and Circulation

Traditionally, pedestrian access to buildings in the West End has been from a single, prominent entrance. The original houses provided access from a single stairway leading from the street. Most apartments provide access from a central lobby.

The “green courts” provided on Georgia Street blocks are primarily a visual amenity rather than for public use. Given the continuity of the conventional West End street grid through the area and the light volumes of pedestrian traffic, cross-block circulation for the public, while possible, is not considered necessary.

Vehicular access to parking garages traditionally is off lanes or streets. Access to blocks fronting Georgia Street is limited due to the fact that there are no lanes and access to parking is not permitted off Georgia.

- (a) The number of walkway access points to building entries from the street should be limited to avoid breaking front yards into small, discontinuous pieces of open space.
- (b) Vehicular access to 1600 to 1900 blocks Georgia Street should be from Alberni Street. Access should not occur off north/south streets in order that they be preserved for potential future mini-parks (Gilford and Chilco Street) or traffic connector (Bidwell Street) or traffic signal line-ups (Cardero Street).

- (c) In and out “drop-off” driveways are generally not desirable. They should be considered only for development on sites 300 feet or longer with a sufficient number of units and sufficient traffic conflict to necessitate this provision. Where provided they should be paved and landscaped to the highest standards, consistent with the rest of the project and the intent of the guidelines in this document to establish a residential character on Alberni Street. (Note that separate guidelines on this topic may result from future study. Applicants should enquire for the latest criteria.)
- (d) The visual impacts of parking ramps should be minimized by proper treatment. This might include ramps enclosed by structures or integrating ramp locations with slot views through properties. In all cases, ramps should be treated with high quality finishes and landscaping.

3. Uses

From a locational and amenity perspective, the best primary land use in this area is residential. Retail viability is limited (to Denman Street mainly) and while other commercial uses may be supported, very careful design must ensure their integration into the characters prescribed in these guidelines for Georgia and Alberni Streets.

- (a) The primary land use in developments in the area should be residential. However, non-residential land uses, as described below, may be permitted and may be suitable especially to low-rise development required on Alberni Street.
- (b) Hotel use is not desirable west of Denman Street, but may be considered east of Denman Street depending on meeting all guidelines in this document.
- (c) Social, recreational and (non-commercial) cultural amenities, both for project residents or for the public, may be considered.
- (d) Retail and restaurant uses are required along the Denman Street frontage. They may be located elsewhere if desired, but are not required.
- (e) Other types of small-scale commercial use may be permitted, particularly along Alberni Street east of Denman Street, with special attention to ensure their compatibility in type, scale, and design with these guidelines.

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

4.12 Frontage

The opportunity exists to create a more active and urban pedestrian environment along Denman Street, eventually all the way to Coal Harbour.

- (a) Shop fronts should be limited to a maximum width of 50 feet (15.2 metres), with a smaller average preferred.

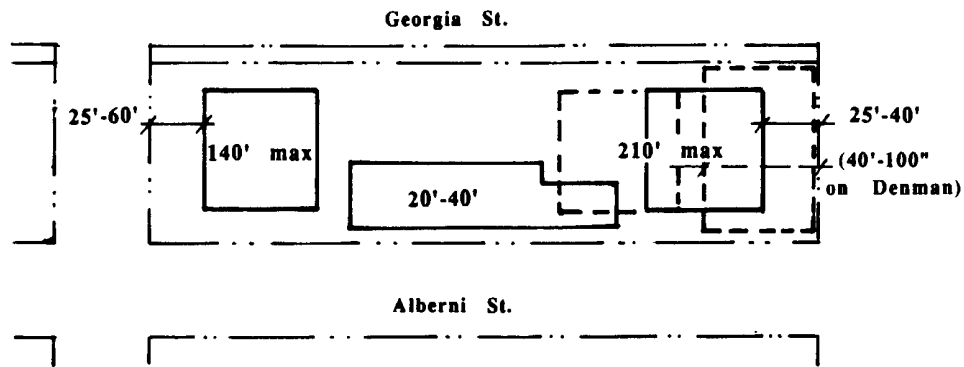
4.23 Building Height (and Length)

A variety of building heights characterizes the West End built form. It is important that despite the large property ownerships in this area, this pattern of diversity continue. However, in order to achieve a formal order suitable to Georgia Street, the massing for the 1600 to 1900 blocks should form a repetitive rhythm.

The importance of private view preservation makes the use of slim towers appropriate.

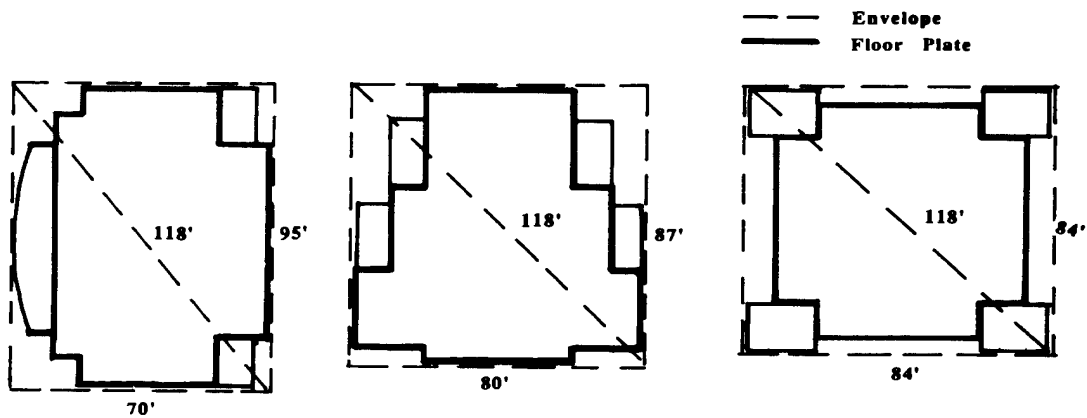
- (a) On the 1600 to 1900 blocks Georgia Street, the same general pattern should be followed:
 - A single tall (maximum 210 feet high) tower on the easterly end (approximately centred between north and south property lines);
 - A single mid-rise (maximum 140 feet high) building or tower on the westerly end (approximately centred between north and south property lines); and
 - Low-rise (minimum 20 feet, maximum 40 feet high) building(s) between the two taller forms, located on the Alberni Street side of the block.
- (b) On the 1900 block Georgia, the pattern described above should be modified to incorporate an approximately 50 to 60 foot building mass continuously along the Chilco Street edge to maintain the moderate scale to the Park edge and to accommodate the single separate 33 foot lot.
- (c) On the 1700 to 1800 blocks Georgia Street, the pattern described above should be modified to incorporate a low-rise massing along the Denman at the property line (minimum 20 feet, maximum 40 feet high) extending back from Denman a minimum of 40 feet.

Figure 2. Typical Block Massing



- (d) The taller towers should have distinctive roof forms.
- (e) In order to maintain slimness of both high- and mid-rise towers, floor plates above 40 feet above grade shall be limited:
 - maximum floor plate of approximately 5,500 square feet (not counting balconies normally excluded from F.S.R. floor space ratio calculation, but including elevator cores etc.); and
 - maximum diagonal dimension of the tower “envelope” (the rectangle containing the total floor plate including balconies) of 118 feet.

Figure 3. Floor Plate Limits



4.34 Front Yard (and Setback)

Note: Setbacks on Georgia Street are measured from the future property line, 3.5 metres in from existing property lines.

The front yard is the most public aspect of a site. Its treatment strongly influences streetscape character and how the building is seen from the street. In this area, front yards should contribute to the “greening” character of the area on both Alberni and Georgia Street.

- (a) Minimum setback along Georgia Street should be 10 feet for the mid- and high-rise buildings. An additional + 5 feet would be desirable as extra space for tree crowns is not essential. Minimum setback is 40 feet for the low-rise buildings (to create the “green courts”).
- (b) Minimum setback from Alberni for all structures should be 12 feet. This may be reduced where commercial uses are incorporated on the Alberni frontage.
- (c) To insure approximately equal spacing of tall towers on the 1600 to 1900 block of Georgia Street, the high-rise towers should be setback from easterly flanking streets (Cardero, Bidwell and Gilford), a minimum of 25 feet and a maximum of 40 feet. The setback from Denman Street on the 1800 block should be 40 feet minimum, 100 feet maximum to allow for retail development. Low-rise building may occur in these setbacks.
- (d) The mid-rise towers should be set back from the westerly flanking streets (Bidwell and Gilford) a minimum of 25 feet and a maximum of 60 feet. The setback from Denman Street on the 1700 block should be a minimum of 40 feet and maximum of 80 feet to allow for retail development. Low-rise buildings may occur in these setbacks.
- (e) The tower positioning should be manipulated within the above requirements to preserve neighbours' views as much as possible.

4.45 Side Yards (and Setbacks)

For the 1600 to 1900 blocks of Georgia, there should be no pre-set minimum side yard. The individual building masses should be separated however. Where two separately-owned sites share an internal property line, adequate space should be provided depending on development anticipated on the adjacent site.

4.56 Rear Yards (and Setbacks)

As noted in [section 4.34 of these guidelines](#) above, the sites on the 1600 to 1900 Georgia are not deemed to have “rears”.

4.68 Site Coverage

For the 1600 to 1900 blocks of Georgia, a maximum site coverage is not necessary because building massing and setbacks are stringent.

4.79 Off-Street Parking and Loading

The 1600 to 1900 blocks between Georgia and Alberni are not serviced by lanes, unlike the majority of the West End. In order to create the “greening” character for the area, very little site area should be devoted to parking and loading functions.

- (a) Parking should be provided underground. On lots 50 feet or less in width, above ground parking may be considered and exempted from ~~F.S.R.~~ floor space ratio if enclosed.
- (b) Access for parking and service loading should be from Alberni Street.
- (c) Access points should present an attractive appearance using high quality materials (such as paving stones or brick) and landscaping.
- (d) Parking garage doors should screen garage interiors.
- (e) Porte cocheres and “drop-off” driveways, where permitted, should be attractively designed with the highest quality materials. (Refer to ~~S~~section 2.11(c) of these guidelines).

4.817 External Design

One of the characteristics which makes the West End unique is the close juxtaposition of tall and low buildings, each with a distinctive architectural character. The collective developments on the 1600 and 1900 block Georgia need to strike a balance between diversity and similarity. Perceived from Georgia Street, they need to reflect a greater degree of similarity, while from Alberni Street they need to reflect a greater degree of diversity.

The degree of similarity between projects as perceived from Georgia Street will be largely a function of their repetitive massing and consistent landscape treatment.

- (a) Each separate building (high-, mid- and low-rise) should be treated somewhat differently so that the large site developments are perceived as harmonious but not as block-long “projects”. Variation of colour, materials, fenestration and architectural treatment (within the broad limits set below) is appropriate.
- (b) Within a single building, all faces will be visible and should be finished and detailed to a consistent high standard.

- (c) Buildings at certain identified focal point opportunities should respond through the incorporation of special forms. These locations are the Chilco/Georgia Streets corner, Denman/Georgia corner, and Cardero/Georgia corner (on axis with Pender Street).

5. Architectural Components

5.1 Roofs

The number of higher buildings in the West End makes roofs of lower developments very visible. Also the development of roofs of taller buildings will contribute to creating a distinctive skyline at this edge of the West End and entrance to the city. In light of this, the finishing and detailing of materials used must be attractive and visually interesting.

- (a) Tall and mid-rise buildings should have a distinctive roof treatment and large areas of flat roof should be avoided. Vents and mechanical equipment should be incorporated into an overall roof treatment that creates a strong image on the skyline.
- (b) The roofs of lower buildings should be designed and landscaped to be attractive seen from above. Mechanical rooms and elevator towers should be screened with materials and finishes compatible with those used on the facade and roof.

5.23 Entrances

Most West End buildings have clearly defined prominent entrances which animate the street and create identity.

- (a) Each individual building should have a distinctive entrance appropriate to the scale of building.
- (b) Each entrance should provide weather protection in a manner and scale appropriate to the buildings' overall scale.
- (c) Properties on the 1600 and 1900 blocks on the south side of Georgia Street should have their main pedestrian entrances on Alberni Street. If desired, towers may also have a pedestrian entrance from Georgia Street.
- (d) Development fronting Chilco Street should have its entrance on Chilco Street, if parking and access patterns make it possible.
- (e) Buildings and retail uses fronting Denman Street should have their entrances on Denman Street.

5.34 Balconies

- (a) Balconies should be a minimum of six feet deep to allow adequate usable space.
- (b) To create a cohesive image, balconies should be integrated with the building design and not “tacked on”.
- (c) Balconies may be enclosed for acoustic purposes subject to current City guidelines and policies on balcony enclosure and floor space additions.

5.45 Exterior Walls and Finishing

Finishes and colours of many types are found in the West End. However, in light of the prominence of this area the highest quality of finish must be used and colours, while not uniform, should avoid extremes of dark and white.

- (a) Finishing materials such as brick, stone and painted or tinted concrete are desirable. Stucco may be acceptable on low-rise buildings if well detailed. Unpainted, natural concrete should be avoided except perhaps as a base.
- (b) The use of an appropriate colour palette that avoids extremes is essential in this area.

Colours for larger surface areas of buildings should be in rich beiges, sands and buffs to present a warm yet bright image. Colours for building trim such as window frames and railing should fall within a more traditional or “Victorian” palette: deep, rich colour with a very high pigment content rather than bright or pastel colours.

5.57 Lights

The proper illumination of the landscaped areas of properties fronting Georgia Street is essential to providing a strong visual continuity for this major entrance to the city. It is important that this lighting be coordinated with both the pedestrian level and street lighting of the public domain. The opportunity also exists to co-ordinate this lighting with that of Stanley Park.

The other dimension in the area which needs to be accentuated is the night skyline.

In both cases, light “spill over” must be avoided.

- (a) Private development building, landscape and site lighting should be incandescent.
- (b) The unique roof treatments of tall towers should be illuminated with subtle flood lighting.

67. Open Space

The single most significant element which will unify this area as both an extension of the West End and as a major entry experience to Vancouver is the treatment of the open space. In order to achieve both these goals — residential neighbourhood liveability and urban significance — a consistent theme and treatment must be developed unifying public, semi-private and private open space.

67.1 Public Open Space

There are a number of public open spaces adjacent to the private sites in the area (Stanley Park and Devonian Harbour Park). There is also the future possibility of public mini-parks in the Chilco and/or Gilford Street ends. The resolution and design of these will take some time, however.

The existing public space — particularly Stanley Park — provides a source of architectural design details and landscape palette which can be adapted for use in the semi-private green courts and future mini-parks so that a thematic design continuity can be established for the whole area.

67.2 Semi-Private Space

The semi-private “green courts” on Georgia Street and front yards on Alberni Street are traditionally a visual amenity for both residents and the general public, with soft landscaping and minimal paved area.

- (a) “Green Courts” on the 1600 to 1900 blocks should be clearly contained on three sides by buildings and be open and clearly visible from the fourth side facing Georgia Street.
- (b) Landscape plans for the “green courts” on the 1600 to 1900 blocks should be coordinated among the different projects in order to achieve a high degree of visual integration with public realm design for the overall area.
- (c) Any pools or playground areas should be located in an internal or screened location away from the street.
- (d) Architectural elements within the landscaped ground plane should be of a character similar to that found in Stanley Park (e.g. rough granite retaining walls, stone balustrades and, if possible, concrete lamp standards).

67.3 Private Open Space

The provision of quality, usable private open space is key to maintaining liveability in a high-density setting such as the West End. It is usually provided by balconies and in some cases, patios. The opportunity exists in this area to provide more communal private space within ground level landscaped areas.

- (a) Private open spaces for residents should meet ~~C.M.H.C.~~ Canada Mortgage and Housing Corporation standards and utilize features such as balconies, roof decks and terraces.
- (b) Private open spaces should be oriented to capture sunlight, take advantage of views and reduce noise impacts.
- (c) Where private open spaces face Georgia Street (e.g. patios within the green courts) special care must be taken with design and screening.

78. Landscaping

78.1 **Green Courts**

In order to create a unified ground plane, and to achieve a whole greater than the sum of the parts, common thematic elements must be defined in some detail for the green courts and other private open space facing Georgia Street.

- (a) Each block should install a similarly laid out series of planting beds, contained in low retaining walls. Retaining walls may vary in height but for most of their length should be low enough for a driver to clearly see the landscaping behind.
- (b) Adequate depth of soil should be provided above parking decks to allow planting good sized trees and shrubs.
- (c) Retaining walls should be faced in granite with a random rubble unpointed face, and an 8 inch minimum thick granite slab cap overhanging the wall face by at least 4 inches. Interruptions in the wall may occur for features, entries etc.
- (d) Planting beds in the courts should slope up from front to back to present the maximum area to the line of sight. Fronts should be planted in seasonal floral display beds (e.g. daffodils en masse as on the Causeway) or low or trailing blossoming plants. Rear of beds should have low flowering shrubs with interesting branching patterns (e.g. low dogwoods and magnolias as in the planters at the English Bay Bath House). Lush, larger landscaping such as rhododendrons and trees are appropriate further back in the green courts, to screen the low-rise development.
- (e) “Green courts” will vary from block to block, as functional and aesthetic requirements are met for specific conditions, but they should tend to be open at the front near the planters, and more lushly landscaped at the back, adjacent the buildings in the development

78.2 Georgia Streetscape

A preliminary street landscape plan for Georgia Street was developed in 1986 and set out in the Georgia Street Second Century report. The recommendations regarding street tree planting and sidewalk paving contained there are appropriate to this area with some modifications necessitated by the Georgia Street “building line” and road widening.

- (a) A double row of “red sunset” red maples should be planted along the Georgia Street sidewalk at intervals of about 30 feet. There will be sufficient sidewalk space after road widening to allow both rows to be planted outside the new property line. However, it may be necessary for underground parking garage walls to indent to provide adequate space for the tree rootball.
- (b) Planting details and tree grates should be as described in Georgia Street Second Century with modification as required for specific circumstances.
- (c) Sidewalk paving should be as described in Georgia Street Second Century.
- (d) Pedestrian level street lighting and other street furnishings are still to be determined. City staff should be consulted.

Figure 4. Sidewalk and Green Court Section

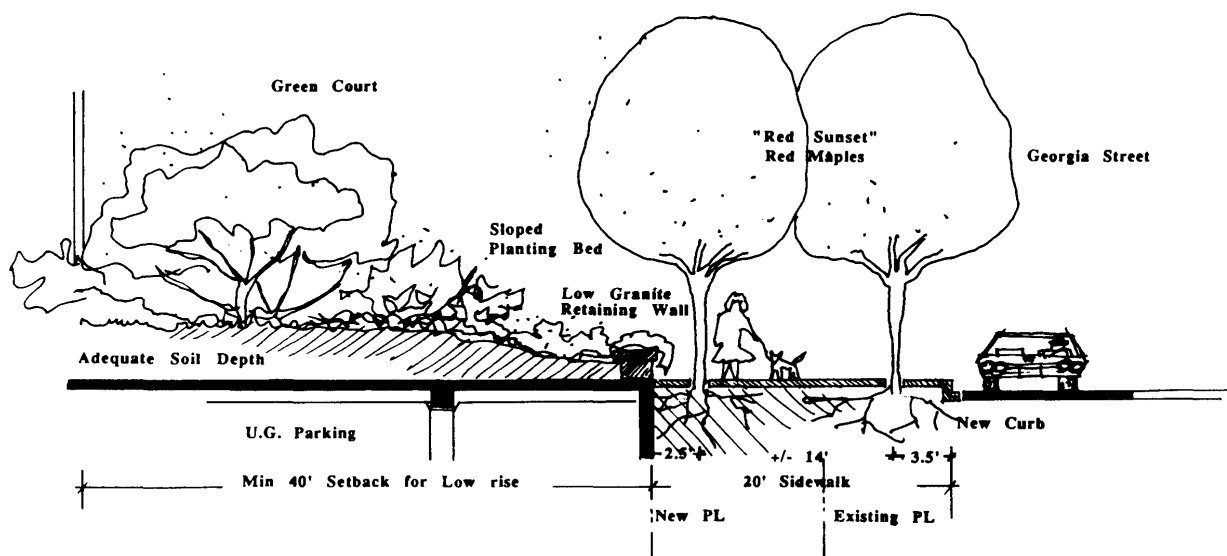
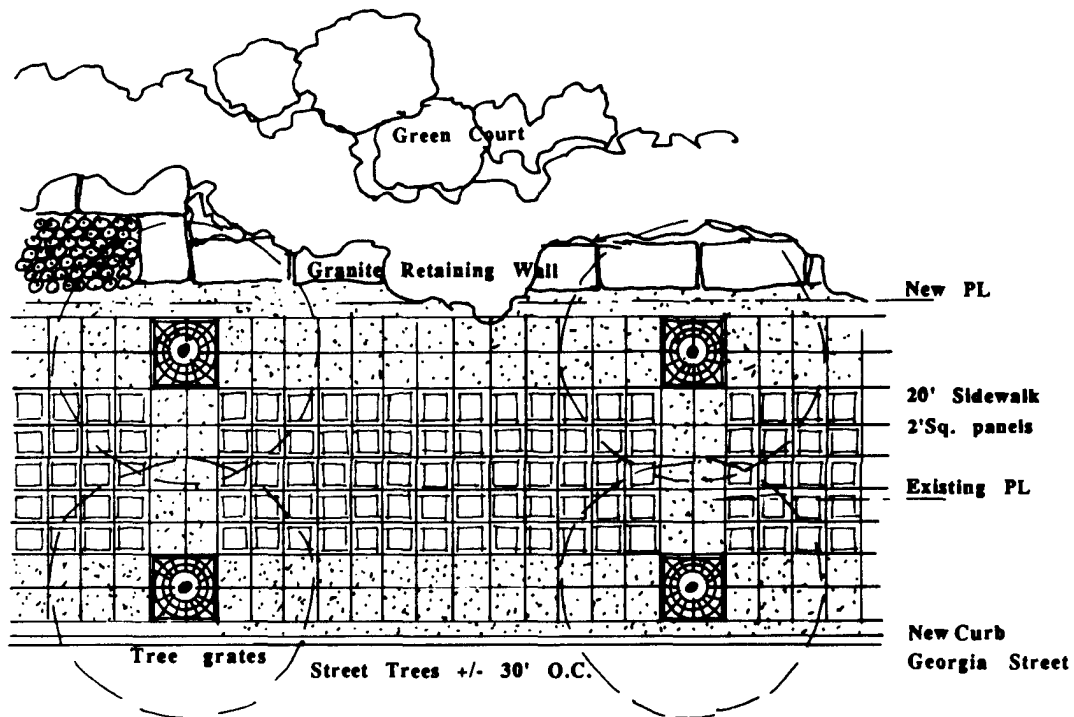


Figure 5. Sidewalk and Green Court Plan



78.3 Alberni Street Front Yards and Streetscape

New development can contribute to creation of a typical West End residential street character on Alberni Street. Typically, buildings will be set back 12 feet to create a landscaped “front yard”, and all buildings will have their front doors on this side of the “double block”.

- (a) Generally, the Alberni Street setbacks must give the feeling of typical West End residential front yards. This may be modified where commercial uses are located on Alberni Street.
- (b) “Front” yards for mid-rise and high-rise towers are for visually-oriented planting not active use. As such, fences are not appropriate, although low retaining walls and foundation plantings are acceptable.
- (c) Fences may be permitted for low-rise buildings to fence in ground level residents' gardens or patios. However they must be designed and detailed to be compatible with the building. Low retaining walls, patios, decks and planters may also be permitted in the front yards of low-rise buildings. However, care must be taken to ensure that the overall appearance from the street is not dominated by walls and private space, but rather than the West End “front yard” character prevails.

- (d) The design of the Alberni Street streetscape should reflect that of the existing special routes and mini-parks west of Denman Street with concrete unit paver sidewalks and grass boulevards planted with a single row of street trees.

Appendix

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the checklist in Brochure #3: How To...Development Permits for Major Applications.



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

RM-6 WEST END GEORGIA/ALBERNI GUIDELINES

Adopted by City Council on June 20 and September 26, 1989

Contents

	Page
1. Application and Intent	1
2. General Design Considerations	1
2.1 Neighbourhood Character.....	1
2.2 Street Character	2
2.3 Orientation	3
2.4 Views	3
2.5 Topography	3
2.6 Light and Ventilation	4
2.7 Weather.....	4
2.8 Noise.....	4
2.9 Privacy	4
2.10 Safety and Security	5
2.11 Access and Circulation	5
3. Uses	6
4. Guidelines Pertaining to the Regulations of the Zoning and Development By-law	7
4.12 Frontage	7
4.23 <u>Building</u> Height (and Length).....	7
4.34 Front Yard (and Setback)	9
4.45 Side Yards (and Setbacks).....	9
4.56 Rear Yards (and Setbacks)	9
4.68 Site Coverage.....	10
4.79 Off-Street Parking and Loading.....	10
4.817 External Design	10
5. Architectural Components.....	11
5.1 Roofs.....	11
5.23 Entrances	11
5.34 Balconies	12
5.45 Exterior Walls and Finishing	12
5.57 Lights.....	12
67. Open Space	13
67.1 Public Open Space.....	13
67.2 Semi-Private Space.....	13
67.3 Private Open Space.....	13
78. Landscaping	14
78.1 Green Courts.....	14
78.2 Georgia Streetscape	15
78.3 Alberni Street Front Yards and Streetscape	16
Appendix.....	17
Submission Requirements.....	17

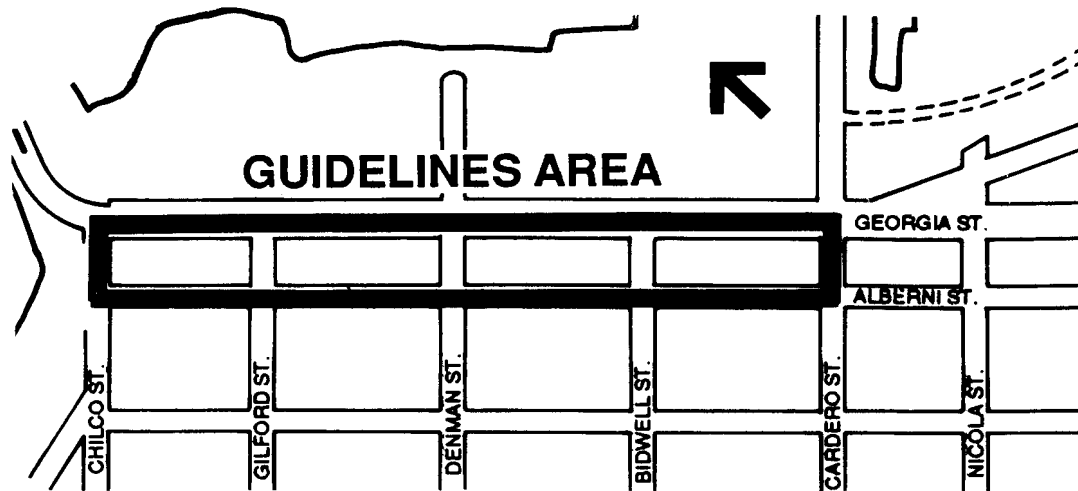
~~Note: The guidelines are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.~~

1. Application and Intent

These guidelines are to be used with applicable regulations of the Zoning and Development By-law for approval of conditional approval uses or discretionary ~~variations~~-variances in regulations within a particularly sensitive area of the West End between Georgia, Alberni, Chilco, and Cardero Streets. The guidelines describe design opportunities. As well as assisting designers of projects, the guidelines will be used by City staff in evaluation of proposals.

The general intent is to assist in creating an urban character of distinction for this important city entry and exit; to ensure highest quality projects; and to enhance the liveability and diversity of the West End.

Figure 1.



2. General Design Considerations

2.1 Neighbourhood Character

The West End is a high-density, mature residential community. Its character results from a variety of old and new, high and low buildings, incremental development and established landscaping and street trees.

- (a) The large properties between Georgia and Alberni should continue to reflect this neighbourhood characteristic in any development while providing a “formal” character for Georgia Street.

2.2 Street Character

General

The character of the streets contributes significantly to the West End's image. The mature street trees and lush landscaping of the front yards are major elements in creating the character. The variety of building types that can be found in a block co-exist because the streetscape ties them together.

This area is located at a main point of entry to both the city and Stanley Park. The street character on Georgia Street must reflect this important location. Developments on the 1600 to 1900 blocks between Georgia and Alberni must therefore incorporate a dual character into their design. The Georgia face of these developments must address the formal character of Georgia Street while their Alberni face must maintain a West End character.

Alberni Street

- (a) Alberni Street should be established with a West End character Street. New development facing Alberni should be relatively continuous, comprised of a combination of low structures (two to four storeys) set back from Alberni, and slim towers centred between north and south property lines.
- (b) Buildings should be separated and have architectural treatments that are distinct but compatible.

Georgia Street

- (c) Georgia Street should be developed as a distinctive formal street. The composition of high- and mid-rise towers, green courts and street landscaping on each of the 1600 to 1900 blocks should create a strong and unified image for the street.
- (d) Properties on the south side of Georgia Street should develop substantial landscaped “green courts” in order to create visual continuity. Architectural details within landscaped areas such as retaining walls and balustrades should allude to traditional detailing found in Stanley Park.
- (e) Private projects should contribute to achieving an ordered, continuous streetscape.

2.3 Orientation

The alignment of building faces with the orthogonal street grid is one of the main ordering principles in the West End and Downtown overall built form.

- (a) New development built form should respect the orthogonal street grid. Any non-orthogonal elements should be clearly subordinate.

2.4 Views

The area contains important public and private views. Public views to and from Stanley Park, to and from Coal Harbour and long views to the North Shore mountains are important amenities along Georgia Street as people arrive and leave the city. These views will establish the character of the entry experience to the city. Street-end views to Coal Harbour and the North Shore are also significant.

Impact of new development on private views is a contentious issue in the West End generally. In this area the opportunity exists to marry development interests with view preservation through the use of predominantly tall, slim towers. Views northward in general are important, but of particular importance is the view looking over Coal Harbour, toward Brockton Oval and Grouse Mountain beyond.

- (a) New development should minimize its impact on existing views and distribute these impacts as equitably as possible. New developments should provide attractive near views for existing development when distant views cannot be preserved. A view analysis should be provided for each new development.
- (b) Each of the 1600 to 1900 blocks should provide at least one public view slot at pedestrian level (+/-20 feet wide) from Alberni Street northward into the “green court” and if possible to Coal Harbour and mountains.

2.5 Topography

The topography of the area slopes both in a north/south and east/west direction.

- (a) Development and parking structures should be stepped to minimize blank retaining walls on Georgia Street and Alberni Street, particularly at the northwest corners of blocks. (Refer also to [Section 8.1 of these guidelines](#)).
- (b) Entrances to buildings on the 1600 to 1900 blocks of Georgia Street should be off Alberni Street, the high side of the site. These entrances should be at the same level as the sidewalk or be connected by a gradual transition of grade to prevent a “pit-like” condition.

2.6 Light and Ventilation

Natural light and ventilation are essential to residential liveability. Light access to units can be a problem when they are partially below grade resulting in dark, and in some cases, damp living conditions.

- (a) If a unit is lower than the adjoining street grade because of a sloping site, the surrounding sloped area should be configured to permit more light to reach the unit.

2.7 Weather

The generally anticipated level of pedestrian traffic in the area is low and the uses mainly residential. One exception to this condition is along Denman Street (leading eventually to Coal Harbour) where retail continuity is desired.

- (a) Continuous weather protection from the rain should be provided along both sides of Denman Street, in the form of awnings or canopies.

2.8 Noise

The study area is severely affected by noise by heavy vehicular arterial traffic moving through the area. For new development, the impact of noise must be recognized and minimized to the greatest extent possible to ensure acceptable residential liveability. The sloping sites and “green courts” in the area can potentially be used to advantage by installing terracing and low retaining walls which tend to deflect some direct tire noise.

- (a) All residential buildings should meet acoustic standards for noise within buildings and between buildings and the outside environment as set by ~~the applicable zoning schedule~~ Section 10.2 of the Zoning and Development By-law.
- (b) Careful attention should be given to providing a good quality acoustic environment. The following list provides some indication of possible means of noise attenuation:
 - using concrete construction;
 - orienting outdoor areas and bedrooms away from noise sources;
 - utilizing glass block walls, or acoustically rated glazing;
 - using alternate ventilation (to minimize opening windows); and
 - managing interior noise levels (e.g. use of sound reducing materials).

2.9 Privacy

Privacy problems will be generated by heavy vehicular traffic (and headlights) as well as by pedestrians passing by. In addition problems of overlooking of private deck and patio space can also occur.

- (a) New development should mitigate any impacts on privacy enjoyed by adjacent residents and should ensure that adequate privacy for new units is provided through setbacks, landscaping and screening in conformity with other guidelines in this document.

2.10 Safety and Security

Safety is a key component of livability. New development must provide a secure environment.

- (a) Underground parking facilities should meet the standards contained in the administrative bulletin, City Council approved document entitled, Parking and Loading Facility Design Supplement Guidelines and Standards.
- (b) Appropriate residential lighting should be provided on site to ensure good visibility of access routes and landscaped areas without over-spill to neighbours.
- (c) Lobbies should be visible from the street.

2.11 Access and Circulation

Traditionally, pedestrian access to buildings in the West End has been from a single, prominent entrance. The original houses provided access from a single stairway leading from the street. Most apartments provide access from a central lobby.

The “green courts” provided on Georgia Street blocks are primarily a visual amenity rather than for public use. Given the continuity of the conventional West End street grid through the area and the light volumes of pedestrian traffic, cross-block circulation for the public, while possible, is not considered necessary.

Vehicular access to parking garages traditionally is off lanes or streets. Access to blocks fronting Georgia Street is limited due to the fact that there are no lanes and access to parking is not permitted off Georgia.

- (a) The number of walkway access points to building entries from the street should be limited to avoid breaking front yards into small, discontinuous pieces of open space.
- (b) Vehicular access to 1600 to 1900 blocks Georgia Street should be from Alberni Street. Access should not occur off north/south streets in order that they be preserved for potential future mini-parks (Gilford and Chilco Street) or traffic connector (Bidwell Street) or traffic signal line-ups (Cardero Street).

- (c) In and out “drop-off” driveways are generally not desirable. They should be considered only for development on sites 300 feet or longer with a sufficient number of units and sufficient traffic conflict to necessitate this provision. Where provided they should be paved and landscaped to the highest standards, consistent with the rest of the project and the intent of the guidelines in this document to establish a residential character on Alberni Street. (Note that separate guidelines on this topic may result from future study. Applicants should enquire for the latest criteria.)
- (d) The visual impacts of parking ramps should be minimized by proper treatment. This might include ramps enclosed by structures or integrating ramp locations with slot views through properties. In all cases, ramps should be treated with high quality finishes and landscaping.

3. Uses

From a locational and amenity perspective, the best primary land use in this area is residential. Retail viability is limited (to Denman Street mainly) and while other commercial uses may be supported, very careful design must ensure their integration into the characters prescribed in these guidelines for Georgia and Alberni Streets.

- (a) The primary land use in developments in the area should be residential. However, non-residential land uses, as described below, may be permitted and may be suitable especially to low-rise development required on Alberni Street.
- (b) Hotel use is not desirable west of Denman Street, but may be considered east of Denman Street depending on meeting all guidelines in this document.
- (c) Social, recreational and (non-commercial) cultural amenities, both for project residents or for the public, may be considered.
- (d) Retail and restaurant uses are required along the Denman Street frontage. They may be located elsewhere if desired, but are not required.
- (e) Other types of small-scale commercial use may be permitted, particularly along Alberni Street east of Denman Street, with special attention to ensure their compatibility in type, scale, and design with these guidelines.

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

4.12 Frontage

The opportunity exists to create a more active and urban pedestrian environment along Denman Street, eventually all the way to Coal Harbour.

- (a) Shop fronts should be limited to a maximum width of 50 feet (15.2 metres), with a smaller average preferred.

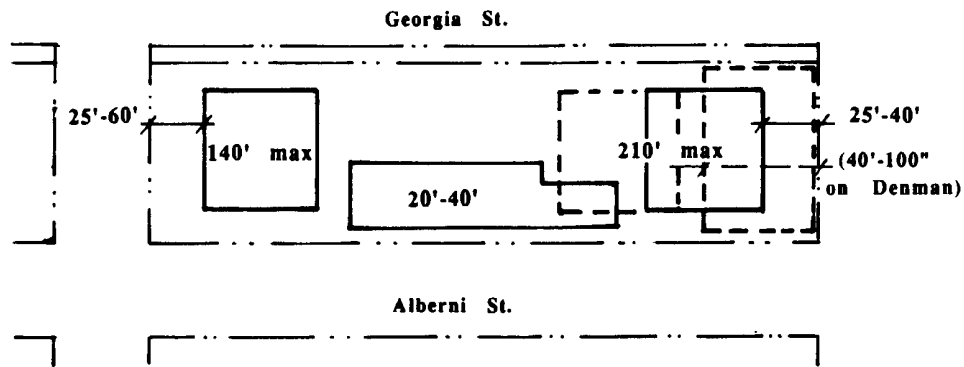
4.23 Building Height (and Length)

A variety of building heights characterizes the West End built form. It is important that despite the large property ownerships in this area, this pattern of diversity continue. However, in order to achieve a formal order suitable to Georgia Street, the massing for the 1600 to 1900 blocks should form a repetitive rhythm.

The importance of private view preservation makes the use of slim towers appropriate.

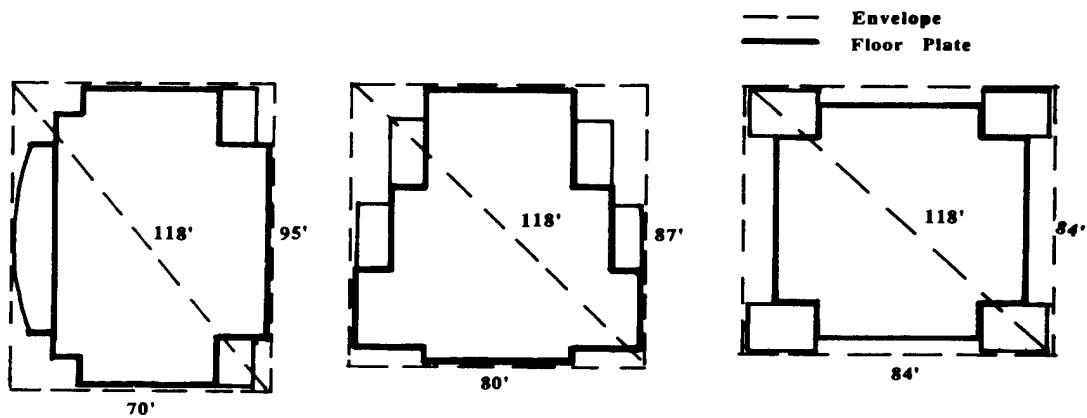
- (a) On the 1600 to 1900 blocks Georgia Street, the same general pattern should be followed:
 - A single tall (maximum 210 feet high) tower on the easterly end (approximately centred between north and south property lines);
 - A single mid-rise (maximum 140 feet high) building or tower on the westerly end (approximately centred between north and south property lines); and
 - Low-rise (minimum 20 feet, maximum 40 feet high) building(s) between the two taller forms, located on the Alberni Street side of the block.
- (b) On the 1900 block Georgia, the pattern described above should be modified to incorporate an approximately 50 to 60 foot building mass continuously along the Chilco Street edge to maintain the moderate scale to the Park edge and to accommodate the single separate 33 foot lot.
- (c) On the 1700 to 1800 blocks Georgia Street, the pattern described above should be modified to incorporate a low-rise massing along the Denman at the property line (minimum 20 feet, maximum 40 feet high) extending back from Denman a minimum of 40 feet.

Figure 2. Typical Block Massing



- (d) The taller towers should have distinctive roof forms.
- (e) In order to maintain slimness of both high- and mid-rise towers, floor plates above 40 feet above grade shall be limited:
 - maximum floor plate of approximately 5,500 square feet (not counting balconies normally excluded from F.S.R. floor space ratio calculation, but including elevator cores etc.); and
 - maximum diagonal dimension of the tower “envelope” (the rectangle containing the total floor plate including balconies) of 118 feet.

Figure 3. Floor Plate Limits



4.34 Front Yard (and Setback)

Note: Setbacks on Georgia Street are measured from the future property line, 3.5 metres in from existing property lines.

The front yard is the most public aspect of a site. Its treatment strongly influences streetscape character and how the building is seen from the street. In this area, front yards should contribute to the “greening” character of the area on both Alberni and Georgia Street.

- (a) Minimum setback along Georgia Street should be 10 feet for the mid- and high-rise buildings. An additional + 5 feet would be desirable as extra space for tree crowns is not essential. Minimum setback is 40 feet for the low-rise buildings (to create the “green courts”).
- (b) Minimum setback from Alberni for all structures should be 12 feet. This may be reduced where commercial uses are incorporated on the Alberni frontage.
- (c) To insure approximately equal spacing of tall towers on the 1600 to 1900 block of Georgia Street, the high-rise towers should be setback from easterly flanking streets (Cardero, Bidwell and Gilford), a minimum of 25 feet and a maximum of 40 feet. The setback from Denman Street on the 1800 block should be 40 feet minimum, 100 feet maximum to allow for retail development. Low-rise building may occur in these setbacks.
- (d) The mid-rise towers should be set back from the westerly flanking streets (Bidwell and Gilford) a minimum of 25 feet and a maximum of 60 feet. The setback from Denman Street on the 1700 block should be a minimum of 40 feet and maximum of 80 feet to allow for retail development. Low-rise buildings may occur in these setbacks.
- (e) The tower positioning should be manipulated within the above requirements to preserve neighbours' views as much as possible.

4.45 Side Yards (and Setbacks)

For the 1600 to 1900 blocks of Georgia, there should be no pre-set minimum side yard. The individual building masses should be separated however. Where two separately-owned sites share an internal property line, adequate space should be provided depending on development anticipated on the adjacent site.

4.56 Rear Yards (and Setbacks)

As noted in [section 4.34 of these guidelines](#) above, the sites on the 1600 to 1900 Georgia are not deemed to have “rears”.

4.68 Site Coverage

For the 1600 to 1900 blocks of Georgia, a maximum site coverage is not necessary because building massing and setbacks are stringent.

4.79 Off-Street Parking and Loading

The 1600 to 1900 blocks between Georgia and Alberni are not serviced by lanes, unlike the majority of the West End. In order to create the “greening” character for the area, very little site area should be devoted to parking and loading functions.

- (a) Parking should be provided underground. On lots 50 feet or less in width, above ground parking may be considered and exempted from ~~F.S.R.~~ floor space ratio if enclosed.
- (b) Access for parking and service loading should be from Alberni Street.
- (c) Access points should present an attractive appearance using high quality materials (such as paving stones or brick) and landscaping.
- (d) Parking garage doors should screen garage interiors.
- (e) Porte cocheres and “drop-off” driveways, where permitted, should be attractively designed with the highest quality materials. (Refer to ~~S~~section 2.11(c) of these guidelines).

4.817 External Design

One of the characteristics which makes the West End unique is the close juxtaposition of tall and low buildings, each with a distinctive architectural character. The collective developments on the 1600 and 1900 block Georgia need to strike a balance between diversity and similarity. Perceived from Georgia Street, they need to reflect a greater degree of similarity, while from Alberni Street they need to reflect a greater degree of diversity.

The degree of similarity between projects as perceived from Georgia Street will be largely a function of their repetitive massing and consistent landscape treatment.

- (a) Each separate building (high-, mid- and low-rise) should be treated somewhat differently so that the large site developments are perceived as harmonious but not as block-long “projects”. Variation of colour, materials, fenestration and architectural treatment (within the broad limits set below) is appropriate.
- (b) Within a single building, all faces will be visible and should be finished and detailed to a consistent high standard.

- (c) Buildings at certain identified focal point opportunities should respond through the incorporation of special forms. These locations are the Chilco/Georgia Streets corner, Denman/Georgia corner, and Cardero/Georgia corner (on axis with Pender Street).

5. Architectural Components

5.1 Roofs

The number of higher buildings in the West End makes roofs of lower developments very visible. Also the development of roofs of taller buildings will contribute to creating a distinctive skyline at this edge of the West End and entrance to the city. In light of this, the finishing and detailing of materials used must be attractive and visually interesting.

- (a) Tall and mid-rise buildings should have a distinctive roof treatment and large areas of flat roof should be avoided. Vents and mechanical equipment should be incorporated into an overall roof treatment that creates a strong image on the skyline.
- (b) The roofs of lower buildings should be designed and landscaped to be attractive seen from above. Mechanical rooms and elevator towers should be screened with materials and finishes compatible with those used on the facade and roof.

5.23 Entrances

Most West End buildings have clearly defined prominent entrances which animate the street and create identity.

- (a) Each individual building should have a distinctive entrance appropriate to the scale of building.
- (b) Each entrance should provide weather protection in a manner and scale appropriate to the buildings' overall scale.
- (c) Properties on the 1600 and 1900 blocks on the south side of Georgia Street should have their main pedestrian entrances on Alberni Street. If desired, towers may also have a pedestrian entrance from Georgia Street.
- (d) Development fronting Chilco Street should have its entrance on Chilco Street, if parking and access patterns make it possible.
- (e) Buildings and retail uses fronting Denman Street should have their entrances on Denman Street.

5.34 Balconies

- (a) Balconies should be a minimum of six feet deep to allow adequate usable space.
- (b) To create a cohesive image, balconies should be integrated with the building design and not “tacked on”.
- (c) Balconies may be enclosed for acoustic purposes subject to current City guidelines and policies on balcony enclosure and floor space additions.

5.45 Exterior Walls and Finishing

Finishes and colours of many types are found in the West End. However, in light of the prominence of this area the highest quality of finish must be used and colours, while not uniform, should avoid extremes of dark and white.

- (a) Finishing materials such as brick, stone and painted or tinted concrete are desirable. Stucco may be acceptable on low-rise buildings if well detailed. Unpainted, natural concrete should be avoided except perhaps as a base.
- (b) The use of an appropriate colour palette that avoids extremes is essential in this area.

Colours for larger surface areas of buildings should be in rich beiges, sands and buffs to present a warm yet bright image. Colours for building trim such as window frames and railing should fall within a more traditional or “Victorian” palette: deep, rich colour with a very high pigment content rather than bright or pastel colours.

5.57 Lights

The proper illumination of the landscaped areas of properties fronting Georgia Street is essential to providing a strong visual continuity for this major entrance to the city. It is important that this lighting be coordinated with both the pedestrian level and street lighting of the public domain. The opportunity also exists to co-ordinate this lighting with that of Stanley Park.

The other dimension in the area which needs to be accentuated is the night skyline.

In both cases, light “spill over” must be avoided.

- (a) Private development building, landscape and site lighting should be incandescent.
- (b) The unique roof treatments of tall towers should be illuminated with subtle flood lighting.

67. Open Space

The single most significant element which will unify this area as both an extension of the West End and as a major entry experience to Vancouver is the treatment of the open space. In order to achieve both these goals — residential neighbourhood liveability and urban significance — a consistent theme and treatment must be developed unifying public, semi-private and private open space.

67.1 Public Open Space

There are a number of public open spaces adjacent to the private sites in the area (Stanley Park and Devonian Harbour Park). There is also the future possibility of public mini-parks in the Chilco and/or Gilford Street ends. The resolution and design of these will take some time, however.

The existing public space — particularly Stanley Park — provides a source of architectural design details and landscape palette which can be adapted for use in the semi-private green courts and future mini-parks so that a thematic design continuity can be established for the whole area.

67.2 Semi-Private Space

The semi-private “green courts” on Georgia Street and front yards on Alberni Street are traditionally a visual amenity for both residents and the general public, with soft landscaping and minimal paved area.

- (a) “Green Courts” on the 1600 to 1900 blocks should be clearly contained on three sides by buildings and be open and clearly visible from the fourth side facing Georgia Street.
- (b) Landscape plans for the “green courts” on the 1600 to 1900 blocks should be coordinated among the different projects in order to achieve a high degree of visual integration with public realm design for the overall area.
- (c) Any pools or playground areas should be located in an internal or screened location away from the street.
- (d) Architectural elements within the landscaped ground plane should be of a character similar to that found in Stanley Park (e.g. rough granite retaining walls, stone balustrades and, if possible, concrete lamp standards).

67.3 Private Open Space

The provision of quality, usable private open space is key to maintaining liveability in a high-density setting such as the West End. It is usually provided by balconies and in some cases, patios. The opportunity exists in this area to provide more communal private space within ground level landscaped areas.

- (a) Private open spaces for residents should meet ~~C.M.H.C.~~ Canada Mortgage and Housing Corporation standards and utilize features such as balconies, roof decks and terraces.
- (b) Private open spaces should be oriented to capture sunlight, take advantage of views and reduce noise impacts.
- (c) Where private open spaces face Georgia Street (e.g. patios within the green courts) special care must be taken with design and screening.

78. Landscaping

78.1 **Green Courts**

In order to create a unified ground plane, and to achieve a whole greater than the sum of the parts, common thematic elements must be defined in some detail for the green courts and other private open space facing Georgia Street.

- (a) Each block should install a similarly laid out series of planting beds, contained in low retaining walls. Retaining walls may vary in height but for most of their length should be low enough for a driver to clearly see the landscaping behind.
- (b) Adequate depth of soil should be provided above parking decks to allow planting good sized trees and shrubs.
- (c) Retaining walls should be faced in granite with a random rubble unpointed face, and an 8 inch minimum thick granite slab cap overhanging the wall face by at least 4 inches. Interruptions in the wall may occur for features, entries etc.
- (d) Planting beds in the courts should slope up from front to back to present the maximum area to the line of sight. Fronts should be planted in seasonal floral display beds (e.g. daffodils en masse as on the Causeway) or low or trailing blossoming plants. Rear of beds should have low flowering shrubs with interesting branching patterns (e.g. low dogwoods and magnolias as in the planters at the English Bay Bath House). Lush, larger landscaping such as rhododendrons and trees are appropriate further back in the green courts, to screen the low-rise development.
- (e) “Green courts” will vary from block to block, as functional and aesthetic requirements are met for specific conditions, but they should tend to be open at the front near the planters, and more lushly landscaped at the back, adjacent the buildings in the development

78.2 Georgia Streetscape

A preliminary street landscape plan for Georgia Street was developed in 1986 and set out in the Georgia Street Second Century report. The recommendations regarding street tree planting and sidewalk paving contained there are appropriate to this area with some modifications necessitated by the Georgia Street “building line” and road widening.

- (a) A double row of “red sunset” red maples should be planted along the Georgia Street sidewalk at intervals of about 30 feet. There will be sufficient sidewalk space after road widening to allow both rows to be planted outside the new property line. However, it may be necessary for underground parking garage walls to indent to provide adequate space for the tree rootball.
- (b) Planting details and tree grates should be as described in Georgia Street Second Century with modification as required for specific circumstances.
- (c) Sidewalk paving should be as described in Georgia Street Second Century.
- (d) Pedestrian level street lighting and other street furnishings are still to be determined. City staff should be consulted.

Figure 4. Sidewalk and Green Court Section

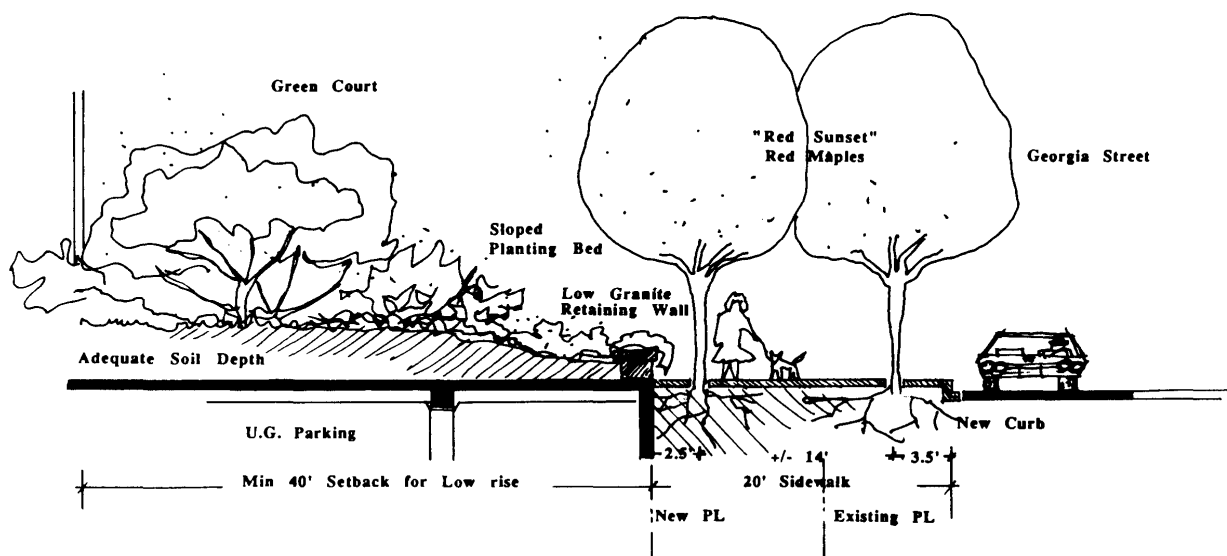
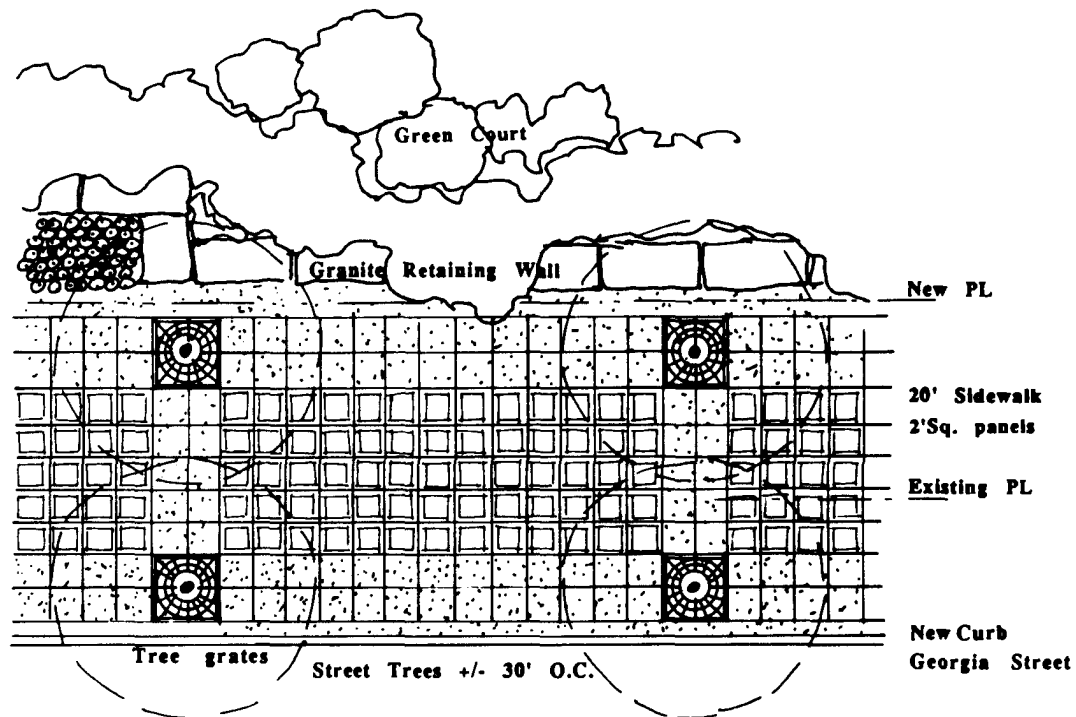


Figure 5. Sidewalk and Green Court Plan



78.3 Alberni Street Front Yards and Streetscape

New development can contribute to creation of a typical West End residential street character on Alberni Street. Typically, buildings will be set back 12 feet to create a landscaped “front yard”, and all buildings will have their front doors on this side of the “double block”.

- (a) Generally, the Alberni Street setbacks must give the feeling of typical West End residential front yards. This may be modified where commercial uses are located on Alberni Street.
- (b) “Front” yards for mid-rise and high-rise towers are for visually-oriented planting not active use. As such, fences are not appropriate, although low retaining walls and foundation plantings are acceptable.
- (c) Fences may be permitted for low-rise buildings to fence in ground level residents' gardens or patios. However they must be designed and detailed to be compatible with the building. Low retaining walls, patios, decks and planters may also be permitted in the front yards of low-rise buildings. However, care must be taken to ensure that the overall appearance from the street is not dominated by walls and private space, but rather than the West End “front yard” character prevails.

- (d) The design of the Alberni Street streetscape should reflect that of the existing special routes and mini-parks west of Denman Street with concrete unit paver sidewalks and grass boulevards planted with a single row of street trees.

Appendix

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the checklist in Brochure #3: How To...Development Permits for Major Applications.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RM-7 AND RM-7N GUIDELINES

Adopted by City Council on May 15, 2013

Amended on September 18, 2018 and September 10, 2019

Contents

[Page numbering to be updated upon Council approval of these guidelines]

	Page
1 Application and Intent	1
1.1 Intent	1
1.2 Application	1
 2 General Design Considerations	 24
2.1 Neighbourhood/Streetscape Character	24
2.2 Development Scenarios and Building Typologies	2
2.3 Orientation	65
2.46 Light and Ventilation	76
2.58 Noise	98
2.69 Privacy	98
2.741 Access and Circulation	109
2.812 Internal Storage in Stacked Townhouses and Triplexes	109
 3 Uses	 109
3.1 Lock-off Units	109
 4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	 109
4.12 Frontage	109
4.23 <u>Building</u> Height	119
4.34 Front Yard	1140
4.47 Floor Space Ratio	1240
4.58 Site Coverage and Impermeability	1241
4.69 Off-Street Parking and Bicycle Storage	1241
4.740 Horizontal Angle of Daylight	1412
4.816 Building Depth and Building Width	1413
4.917 External Design	1514
4.109 Number of Buildings on Site	1614
 5 Architectural Components	 1615
5.1 Roof and Massing	1615
5.23 Entrances, Stairs and Porches	1817
5.34 Windows and Skylights	1918
5.45 Balconies and Decks	1918
5.56 Exterior Walls and Finishing	1918
 67 Open Space	 1918
 78 Landscaping	 2019
 89 Garbage and Recycling	 2019
 940 Special Considerations for Development Along “Ravine Way” Linear Park in Norquay	 2019

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

1 Application and Intent

These guidelines are to be used in ~~conjunction combination~~ with the RM-7, ~~and~~ RM-7N ~~and~~ RM-7AN Districts Schedule of the Zoning and Development By-law.

~~The RM-7 and RM-7N District Schedule includes “multiple dwelling” and “freehold rowhouses” as conditional uses. In this zone, a multiple dwelling may take the form of a stacked townhouse or a strata rowhouse development. Freehold rowhouses are listed as a separate use, but essentially, strata rowhouse and freehold rowhouses developments follow the same regulations and guidelines. Throughout the RM-7 and RM-7N Guidelines, they are simply referred to as “rowhouses”.~~

~~The main difference for the developer between a strata rowhouse and a freehold rowhouse development is the minimum width of the rowhouse. In order to be able to service a freehold rowhouse and subdivide the development into fee simple lots, a minimum lot width and frontage of 5.0 m is required. In a strata rowhouse development, the individual rowhouse should be no less than 4.0 m (13.3 ft.) in width, measured between the centre of the demising walls.~~

~~The developer needs to decide at the initial stage of the application whether a rowhouse development will be freehold or strata. For freehold rowhouse developments, additional zoning regulations in section 11 of the Zoning and Development By-law need to be met.~~

1.1 Intent

The intent of these guidelines is to:

- (a) Encourage the development of ground-oriented, medium-density ~~multiple dwellings in the form of rowhouses and stacked townhouses~~ townhouses, triplexes and freehold rowhouses, the majority of which are suitably sized for families (i.e. three-bedroom units). ~~Rowhouses can be strata titled or subdivided into freehold rowhouses — they are simply referred to as rowhouses throughout this document;~~
- (b) Ensure a high level of activation of residential street life;
- (c) Ensure neighbourliness while recognizing that the new development’s siting is not intended to be the same as development under RS zoning;
- (d) Ensure a high standard of livability for all new dwelling units, including lock-off units. Emphasis is placed on ground-oriented access, natural light and cross-ventilation, as well as usable private outdoor space for each unit;
- (e) Ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and
- (f) Encourage the retention and renovation of pre-1940s character houses (refer to the footnote in Table 1 for the definition of character buildings), and to permit infill ~~one family dwellings~~ single detached houses on these sites.

1.2 Application

These guidelines apply to the following types of new development, as well as renovations or additions to:

- (a) ~~Multiple Dwelling, such as strata rowhouses (referred to as “rowhouses” in these guidelines) and stacked townhouses~~ Townhouses, which may be arranged side-by-side or stacked;
- (b) Triplexes, which may be side-by-side or stacked;
- (c**b**) Freehold rowhouses ~~(referred to as “rowhouses” in these guidelines);~~
- (d**e**) Multiple Conversion Dwellings, other than those permitted outright in the RM-7 and RM-7N ~~Districts Schedule;~~
- (e**d**) Pre-1940s Character House renovations and additions (refer to the footnote in Table 1 and Norquay Village Character House and Retention Guidelines; ~~and~~
- (f**e**) Infill in ~~conjunction combination~~ with the retention of a pre-1940s character house; ~~and~~
- (g**f**) Two principal buildings (~~one duplex and one one family dwellings~~ single detached house or two ~~one family dwellings~~ single detached houses) on a lot that backs or flanks onto a school or park, on a corner lot or on a lot that is more than ~~51.852~~ 51.852 m (170 ft.) deep.

These guidelines do not apply to the development of a duplex, a duplex with secondary suite, a single detached house or single detached house with secondary suite (and/or laneway house). Single detached house and single detached house with secondary suite as the only principal building on a site refer to RS-1. For laneway housing, see regulations in Section 11.3.8 of the Zoning and Development By-law.

On lots with one principal building only, i.e. lots with only a two-family dwelling, a two-family dwelling with secondary suite, a one-family dwelling or a one-family dwelling with secondary suite (and/or laneway house), these guidelines do not apply. One-family dwellings and one-family dwellings with secondary suite as the only principal building on a site refer to RS-1. For laneway housing, see regulations in section 11 of the Zoning and Development By-law.

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

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhood consists of single ~~family homes~~detached houses and shows many characteristics of a typical Vancouver single-~~family~~ detached house neighbourhood, such as a regular spacing of houses, individual front yards, etc. New development should be compatible with the existing pattern with respect to:

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

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The RM-7 and RM-7N ~~zone districts~~ provides an array of options for individual lots and consolidated sites, as shown in Table 1. Lock-off units are permitted as per section 3.1 of these guidelines.

Table 1: Typical Development Scenarios

Typical Lot Characteristics	Permitted Uses	Maximum Allowable FSR	Notes
(A) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> One-family dwelling-Single detached house One-family dwellingSingle detached house with secondary suite and/or laneway house (per RS-1) 	0.60-0.70FSR + laneway house; subject to RS-1	<ul style="list-style-type: none"> RS-1 District Schedule applies, RM-7 and RM-7N Guidelines do not apply
(B) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two-family dwelling-(d)Duplex (with or without secondary suites) 	0.75 FSR	<ul style="list-style-type: none"> Each 1/2-Duplex unit may contain one secondary suite No guidelines, but section 4. 7.4.7 in <u>the</u> District Schedule applies
(C) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Conversion of existing house (Multiple Conversion Dwelling – MCD) 	Existing FSR; up to 0.90 FSR for pre-1940 character building retention	<ul style="list-style-type: none"> MCD to two units outright <u>approval</u> MCD to max 3 units conditional <u>approval</u>
(D) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two principal buildings or infill with existing one-family dwelling or two-family dwellingsingle detached house or duplex on: <ul style="list-style-type: none"> sites where the rear or side property line abuts a park or school site, with or without the intervention of a lane, corner sites, or sites with a lot depth of more than 51.852 m (170 ft.) 	0.85 FSR	<ul style="list-style-type: none"> RM-7 and RM-7N Guidelines do apply Number of units determined by site area and width and ability to meet parking requirements
(E) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Infill with retention of pre-1940s character building * 	0.90 FSR, of which 0.20 FSR can be allocated to the infill	The Infill should be located at the rear of the lot, close to the lane.
(F) Site area minimum 3,260 sq. ft. (303 m ²) and minimum lot width 32 ft. (9.8 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked townhouse<u>Triplex</u> (with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Max. Dwelling Unit Density 100/ha One lock-off unit for three stacked townhouse<u>principal dwelling</u> units
(G) Site area minimum 3,260 sq. ft. (303 m²) and minimum lot width of 48 ft. (14.6m)	<ul style="list-style-type: none"> Multiple dwelling in the form of three rowhouses ** (with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit
(G)H Site area minimum 4,790 sq. ft. (445 m ²) and lot width minimum 42 ft. (12.8 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked <u>T</u>ownhouses (with option for lock off units) 	1.20 FSR	<ul style="list-style-type: none"> Max Dwelling Unit Density 132/ha One lock-off unit for <u>every</u> three stacked townhouse<u>principal dwelling</u> units
(H) Site area minimum 4,790 sq. ft. (445 m²) and lot width minimum 62 ft. (14. 6m)	<ul style="list-style-type: none"> Multiple dwelling in the form of a minimum of four rowhouses ** (with option for lock-off units) 	1.20 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit

* Character Building Retention:

Character buildings are those built before January 1, 1940, and which maintain significant elements of their original character. Please refer to Norquay Village Character House and Retention Guidelines for details on the determination of whether a building qualifies as a character building, as well as for guidelines for the renovation and addition to retained 'Character' Buildings.

- (a) Retention of a character building is at the applicant's discretion. However, to incentivise the retention of character houses, an FSR increase to 0.9 may be granted.
- (b) Pre-1940 buildings which have been too altered to qualify as character buildings may, if character elements are fully restored as part of the development proposal, allow the proposed development to be considered for the incentives and ~~relaxations~~ variances available to developments with character buildings.

~~** Fee simple rowhouses need to provide a minimum width of 5.0 m (16.4 ft) each to be able to meet servicing requirements.~~

2.2.2 Building Typologies

~~The RM-7 and 7N Districts Schedule is designed to accommodate two types of multiple dwelling: the rowhouse and the stacked townhouse. The RM-7 and RM-7N districts encourage the following forms of development: townhouses, triplexes and freehold rowhouses.~~

- (a) ~~Rowhouse~~ Characteristics of Side-by-Side Townhouse, Triplex or Freehold Rowhouse:
 - (i) ~~A rowhouse development is comprised of side-by-side units — u~~Units are not stacked on top of each other (see Figure 1).
 - (ii) Each ~~rowhouse unit~~ has access to the front and rear yard.
 - (iii) ~~Rowhouse d~~Developments consist of one row of units at the front of the site. The row may be broken up into more than one building. ~~Courtyard rowhouse schemes are not permitted. The main difference between a strata townhouse and a freehold rowhouse development is the minimum width of the unit. Fee simple rowhouses need to provide a minimum width of 5.0 m (16.4 ft.) each to be able to meet servicing requirements (e.g. water, sewer, gas). The developer needs to decide at the initial stage of the application whether a development will be freehold rowhouse or strata townhouse. For freehold rowhouse developments, additional regulations in Section 11 of the Zoning and Development By-law apply.~~
 - (iv) ~~The individual rowhouse~~Triplex and townhouse units should be no less than 3.6 m (12 ft) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved livability is provided (e.g. end units with three exposures).
 - (v) ~~Rowhouses can be strata titled or freehold. The term “rowhouse” in these guidelines refers to any rowhouse development whether they will be strata titled or subdivided into freehold lots.~~

Figure 1: Rowhouse Side-by-side Townhouse, Triplex or Freehold Rowhouse



- (b) **Stacked Townhouse** Characteristics of **Stacked Townhouse or Triplex**:
- (i) A stacked townhouse **or triplex** development is comprised of units that are stacked on top of each other. This can include three units located on top of each other, two-level units stacked on top of one-level units, or two-level units stacked on top of two-level units. Other layout solutions may be possible (see Figures 2 and 3).
 - (ii) Stacked townhouses **and triplexes** feature private open spaces for all units and entries that are directly accessible and visible from the front yard.
 - (iii) Access to each unit is achieved through external and internal stairs.
 - (iv) 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.).

Figure 2: **Three-unit sStacked townhouse (tTriplex)** on single lot

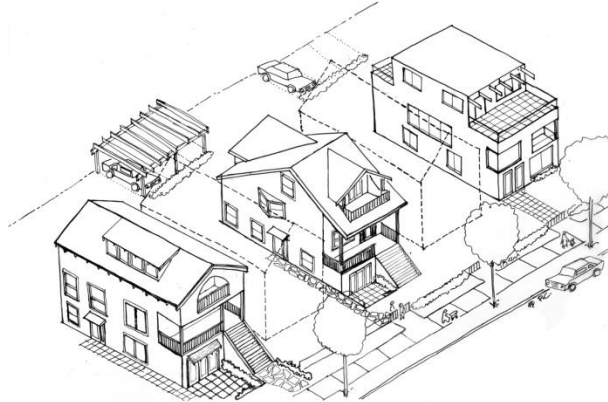
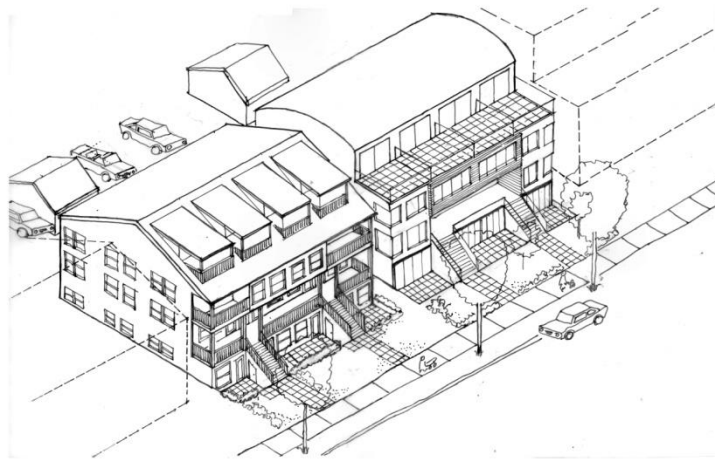


Figure 3: **Multiple-unit (four or more) sStacked townhouse** on assembled site or large lot



2.3 Orientation

An important aspect of ~~rowhouses and stacked townhouse~~ units which face the street is the emphasis on street-facing front door entries and private outdoor spaces for all dwelling units to face the street. An apartment form with single entry to the building and common interior corridors as the primary access to units is generally not permitted in the RM-7, ~~and RM-7N~~ and RM-7AN Districts Schedule.

The intent is to maximize active street life, and the following elements are strongly encouraged: Front entry porches, front doors, external porch stairs and living room windows. In addition, covered balconies, front patios and secondary patios help activate the street for the stacked townhouses form (see Figures 4 and 5 ~~and section 2.10 Security~~).

- (a) Developments should orient the main entrances to the street, and entries should be clearly visible from the street and the sidewalk. Discrete lighting of paths and entries should be provided.
- (b) On corner sites, building fronts and entrances should be located facing both streets.
- (c) Stacked townhouses and triplexes on interior sites may have the main entrance to the dwelling unit from a side yard. However, a larger side yard setback with a minimum of 8 ft. (2.4 m) should be provided for the portion of travel between the front property line and the front entrance.
- (d) Entrances to lock-off units may be located on a building elevation that is not directly oriented toward the street; however, there ~~has to be some~~ must be a wayfinding element at the front of the site that clearly directs individuals to the entrance of the lock-off unit.
- (e) Each ~~rowhouse~~ unit should have a rear entrance to give access to the rear yard and allow for light and cross-ventilation.

Figure 4: Example of front elevation of nine unit stacked townhouse development

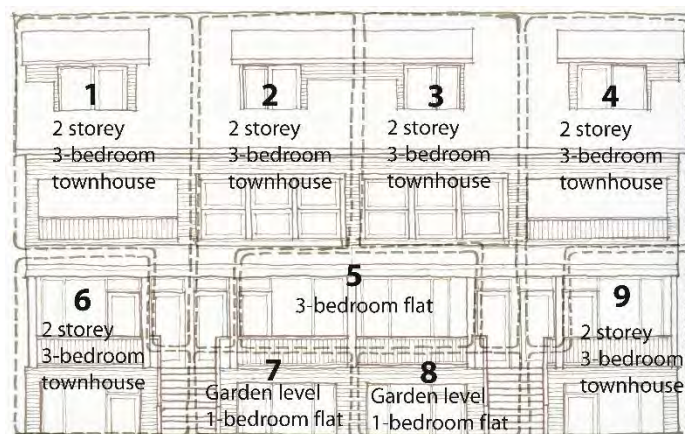
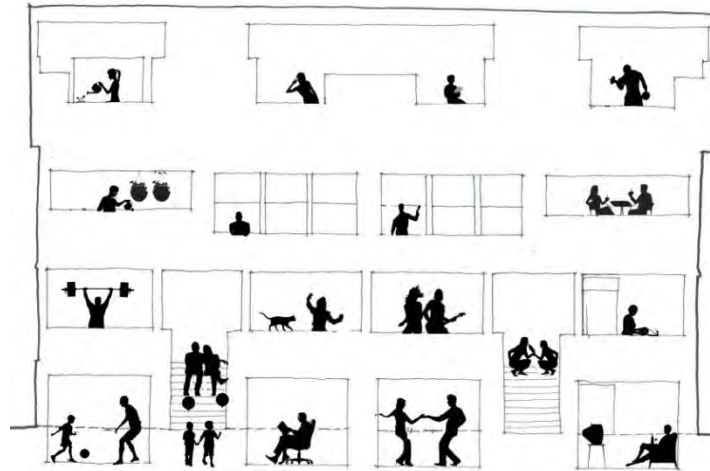


Figure 5: Porches and balconies activate the building



2.46 Light and Ventilation

Access to natural light and ventilation affects the liveability of dwelling units. While it is relatively easy to provide for these qualities in a ~~one-family dwellings~~single detached house, a stronger design effort is required to ensure these qualities in multiple dwellings and mixed-use residential buildings.

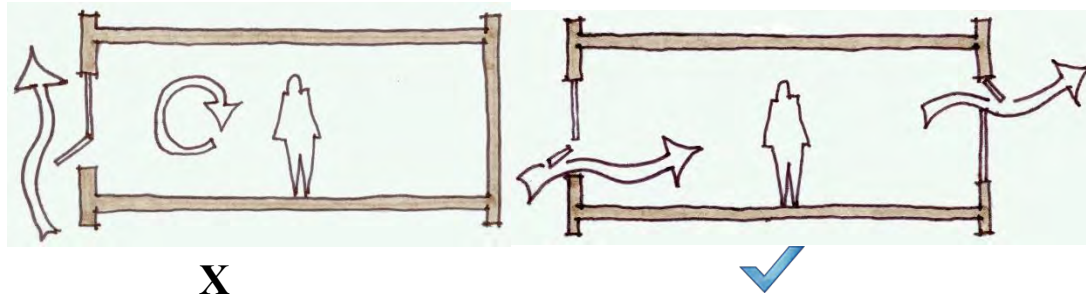
2.46.1 Access to Natural Light

- Daylight for interior and exterior spaces for all housing types should be maximized.
- Multiple dwellings have to meet the Horizontal Angle of Daylight requirements of the RM-7, ~~and RM-7N~~ and RM-7AN Districts Schedule.
- Shadowing on adjacent sites should be minimized.
- For all housing types, all habitable rooms (not including bathrooms and kitchens) should have at least one window on an exterior wall.

2.46.2 Natural Ventilation

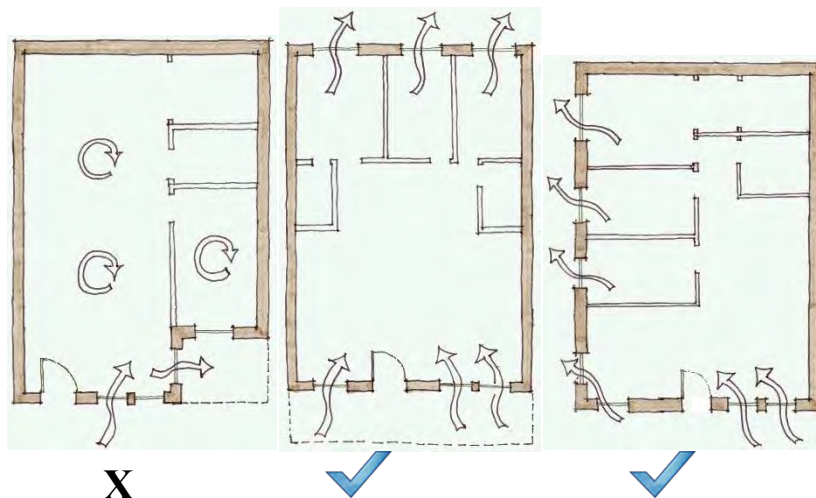
Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy intensive. Natural ventilation is affected by several factors, such as the size, type and placement of windows, ceiling heights, and prevailing winds. Natural ventilation is greatly increased when two windows on two different exposures are opened within a dwelling unit (see Figure 6).

Figure 6: Dwelling Unit with minimum fresh-air displacement despite an open window (left) and dwelling unit with fresh-air displacement with two windows of different orientations (right).



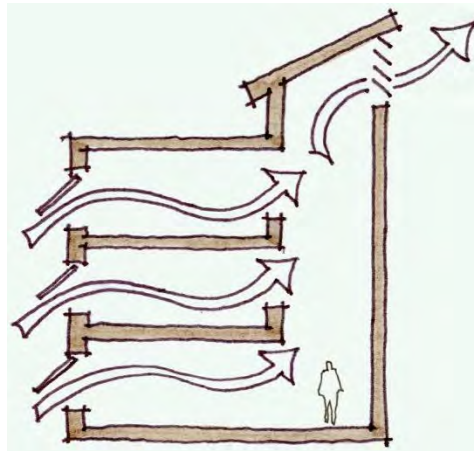
- (a) All dwelling units should have at least two major exposures that face either in opposite direction or at least at right angles to each other (see Figure 7).
- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.

Figure 7: Dwelling Unit with a single exposure lacks the opportunity for natural displacement of indoor air (left) vs dwelling units with two exposures (right)



- (c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof [\(Figure 8\)](#).

Figure 8: Stack effect



- (d) Ceiling heights greater than 2.4 m (8 ft.) are encouraged, especially for the floor where the majority of living space is located.
- (e) Employing window types that facilitate air exchange are encouraged. Double-hung windows offer the choice of ventilating a high zone, a low zone or a combination thereof, of interior space. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

2.58 Noise

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

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

2.69 Privacy

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

- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.
- (c) In stacked townhouses developments, external stairs leading to upper level units should be located close to the entry doors so that people do not need to pass the front doors and windows of other units in order to access their own units.

- (d) Developments without a basement are encouraged to raise the ground floor at least 0.9 m (3 ft.) above the sidewalk to enhance residents' privacy.

2.744 Access and Circulation

- (a) Pedestrian access to the front doors of units should be from the street.
- (b) For proposals with buildings containing dwelling units at the rear of the site, applicants should review specific siting conditions with Building By-law and Fire Prevention staff.
- (c) Side yards should be designed as pathways to allow access to lock-off units, car parking, bike parking, garbage and recycling located at the rear of the building.
- (d) Vehicular access should be from the lane, where one exists.
 - (i) Sites for ~~multiple dwelling townhouse, triplex, and freehold rowhouse~~ development should be assembled in such a way that vehicular access from a lane is possible.
 - (ii) On sites without lane access, ~~for developments other than those referred to in section 2.7(d)(i)-~~, access may be from the street to a garage that faces the street if the curb cut is minimized. The manoeuvring area in front of the garage door should be limited to what is necessary to get the vehicles into the garage. An offset, rather than a centred curb cut should be considered in order to consolidate space left for landscaping.
- (e) For freehold rowhouse applications, applicants should consult in advance with the City of Vancouver Engineering Department and third-party utilities to determine lot layouts and access locations that will accommodate the required services and utilities.

2.842 Internal Storage in Stacked Townhouses and Triplexes

The internal design of stacked townhouses ~~and triplexes~~ should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units or within storage areas located in underground parking structures.

3 Uses

3.1 Lock-off Units

- (a) The Districts Schedule permits a "Principal Dwelling with a Lock-off Unit" in ~~multiple dwellings~~ a townhouse, triplex, or freehold rowhouse. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units ~~in a stacked townhouse or rowhouses~~ is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the ~~stacked townhouse or rowhouse unit~~ (similar to the option of having a secondary suite in one- and two-family dwellings).
- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit has to be equipped with an internal access to the main unit.
- (c) A lock-off unit cannot be strata-titled (secured by covenant).
- (d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking (see ~~S~~ section 4.96 of these guidelines).
- (e) In order to ensure safety and acceptable standards of liveability, lock-off units have to comply with the Lock-off Unit Guidelines.
- (f) The maximum number of lock-off units in ~~stacked townhouse~~ and triplex developments is one lock-off unit for every three ~~stacked townhouse principal dwelling~~ units.
- (g) The maximum number of lock-off units in freehouse rowhouse developments is one lock-off unit for every freehold rowhouse ~~unit~~.

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

4.12 Frontage

The minimum frontage in the Districts Schedule for ~~a multiple dwelling with four or more units (not including lock-off units) townhouses~~ is 12.8 m (42 ft.). ~~This is the minimum frontage for a stacked townhouse development. Rowhouse developments require a minimum of 14.6 m (48 ft.) for three rowhouses and 18.9 m (62 ft.) for four rowhouses. This width accommodates the~~

minimum width for rowhouse units (4 m—13.3 ft. between the centre of walls) and a 1.2 m (4 ft.) side yard on either side of the development.

4.23 Building Height

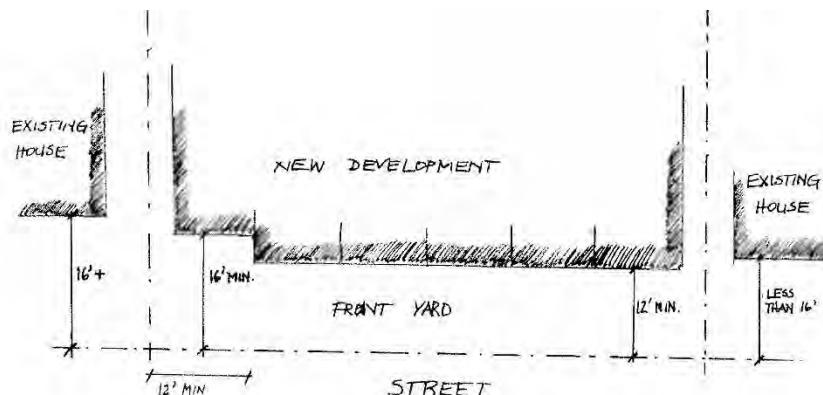
- (a) For triplexes and freehold rowhouses, the Director of Planning may permit an increase in maximum building height to 10.7 m (35 ft.) and two and a half storeys a partial third storey, provided the partial third storey does not exceed 50% of the storey immediately below. In order to achieve better compatibility with adjacent existing development, the massing and roof forms should be designed to reduce apparent scale (refer to additional guidelines in sSection 5-0 of these guidelines).
- (b) For stacked townhouses, the Director of Planning may permit an increase in building height to 11.5 m (37.5 ft.) and a partial third storey, provided the partial third storey does not exceed 60% of the storey immediately below. The intention of this building height increase is to achieve higher liveability for units primarily located at basement level. There are generally two approaches to the design of the third storey:
 - (i) a pitched roof design where some of the floor space does not have full floor-to-ceiling height; or
 - (ii) a flat roof where the top level massing only occupies a portion of the footprint of the floor below and is well set back from the front elevation.
- (c) On sites encumbered by a right-of-way granted to the Greater Vancouver Sewerage and Drainage District where minimum side yards for stacked townhouses must be increased to permit development, the Director of Planning may permit a height increase to 11.5 m (37.5 ft.) and a full third storey. Please see sSection 10 of these guidelines for more detail.
- (d) Infill or principal buildings located in the rear should be one and a half storeys one storey with a partial second storey, provided the partial second storey does not exceed 50% of the storey immediately below. The Director of Planning can relax this to a partial second storey, with or without a basement. In considering the partial second storey, the guidelines in sSection 5 of these guidelines should be followed. The Director of Planning may relax vary the 7.7 m (25 ft.) building height limit on corner sites and on sloping sites to 9.1 m (30 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum building height of 7.7 m (25 ft.) shall-should be maintained within 4.9 m (16 ft.) of adjacent properties.

4.34 Front Yard

For rowhouses side-by-side townhouses, triplexes and freehold rowhouses on shallow sites less than 27.4 m (90 ft.) in depth, variations in the front yard may be as follows (see Figure 9):

- (a) Where the front yard of the existing adjacent building is 4.9 m (16 ft.) or more, the front yard on that side of the proposed development should be 4.9 m (16 ft.) within 3.7 m (12 ft.) of the side property line.
- (b) Where the front yard of the existing adjacent building is less than 4.9 m (16 ft.), the front yard on that side of the proposed development may be 3.7 m (12 ft.).
- (c) The front yard of the remainder of the development may be reduced to 3.7 m (12 ft.).

Figure 9: Front yard setbacks depend on the setback of adjacent buildings



4.47 Floor Space Ratio (FSR)

Floor space ratios for different building types are specified in the RM-7, RM-7N and RM-7AN Districts Schedule and further explained in Table 1 of these guidelines.

Sites that back or flank onto a school or park, corner sites and sites over ~~51.852~~ m (170 ft.) deep, qualify for two principal buildings (i.e. two ~~one-family dwellings~~ single detached houses or a ~~two-family dwelling~~ duplex with a ~~one-family dwelling~~ single detached house) or an infill with an existing non-character house. On these sites, the maximum FSR floor space ratio that can be achieved on the site is a floor space ratio of 0.85 FSR, of which a floor space ratio of 0.2 FSR can be allocated to the infill or second principal building.

For developments where a pre-1940s character house is being retained can achieve a maximum FSR floor space ratio of 0.9. The additional floor space for development retaining character buildings is intended to provide an incentive, and to accommodate the existing basement space most of these buildings will have. (Refer to Norquay Village Character House and Retention Guidelines)

~~For rowhouses and stacked townhouses, the maximum FSR achievable is per District Schedule. For townhouse and freehold rowhouse developments To achieve the maximum floor space ratio of 1.2 with an acceptable form and siting, it is likely that some floor space-area will need to be on a third level, and in parts of the development will be under a sloped roof, and will not be full height space.~~

In the RM-7, ~~and RM-7N and RM-7AN~~ Districts Schedule, some FSR floor space ratio exclusions for parking and bike storage differ ~~significantly~~ from other districts. Please refer to section 4.69 Off-Street Parking and Bicycle Storage of these guidelines for more detail.

The intent of ~~s~~Section 4.1.17.4 (c) of the RM-7, ~~and RM-7N and RM-7AN~~ Districts Schedule is to allow and encourage sloped ceilings where they occur directly underneath the structure of a steeply-pitched roof (9:12 pitch or greater). Where such a condition occurs, ceiling heights in excess of 3.7m may result for small portions of this space. The intent of this section is not to permit excessively high ceilings for the lower storeys as this would contribute to the overall external bulk of the building. This means that the space on the top floor below a roof with a steep pitch that is in excess of 3.7 m will not be counted twice towards overall floor space calculation. High ceilings in excess of 3.7m height that are proposed for storeys that are below the top storey, however, will be counted twice towards the overall floor space calculation.

4.58 Site Coverage and Impermeabilitys

For stacked townhouses and triplexes, the Director of Planning can increase the area of impermeable materials to 75% of the site. However, for ~~stacked townhouse and rowhouse~~ developments with underground parking, a further relaxation variance can be granted for access to underground parking.

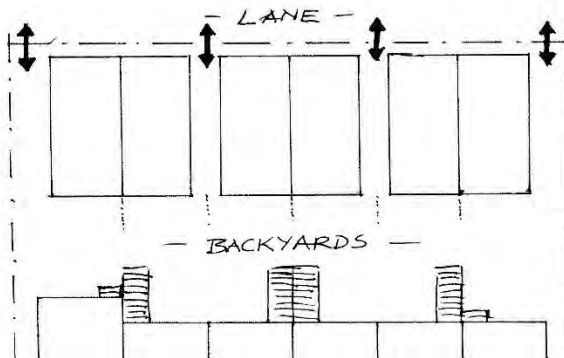
4.69 Off-Street Parking and Bicycle Storage

4.69.1 Parking

- (a) Parking should be located at the rear of the site with access from the lane.
- (b) For side-by-side townhouses, triplexes and rowhouses, the following applies:
 - (i) Each ~~rowhouse unit~~, (not including lock-off units) is required to have one parking space.
 - (ii) Parking can be provided in open parking spaces or garages; however, they would be enclosed parking is counted as part of the allowable floor space. There is ~~therefore~~ no exclusion for above ground parking in accessory buildings for the purpose of FSR floor space ratio calculations.
 - (iii) Underground parking structures are discouraged. However, they are permitted and do receive a standard exclusion for the purpose of FSR floor space ratio calculations (see Districts Schedule).

- (iv) To be able to provide one garage per ~~rowhouse unit~~, the Director of Planning ~~can may~~ increase the total floor area of all accessory buildings to a maximum of 24 m² (258 sq. ft.) for each ~~rowhouse unit~~ and ~~may increase~~ the ~~amount proportion~~ of the width of the site that ~~is can be~~ occupied ~~with by an~~ accessory building to a maximum of 80%.
- (v) Up to two spaces may be located in one accessory building, ~~and g~~Garages with three or more spaces are not permitted. ~~The g~~Garages containing one or two parking spaces ~~have to should~~ be interspersed with areas of open space to break up the massing of the buildings at the lane and provide pedestrian access from the rear yard to the lane (see Figure 10).
- (vi) Some freehold rowhouse units may be limited to a parking pad, in order to allow sufficient space to accommodate servicing and third-party utilities.
- (vii) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

Figure 10: Parking garages at the lane interspersed by open space for access (for ~~rowhouses side-by-side townhouses~~)



- (c) For stacked townhouses ~~and triplexes~~, the following applies:
 - (i) In ~~townhouse~~ developments ~~with more than three stacked townhouses~~, each stacked townhouse unit, not including lock-off units, is required to have a minimum of 0.65 parking spaces.
 - (ii) In ~~triplex~~ developments ~~with three stacked townhouses~~, each ~~stacked townhouse unit~~, not including lock-off units, is required to have a minimum of one parking space.
 - (iii) Surface parking is to be provided off the rear lane.
 - (iv) Enclosed parking garages are discouraged and, if proposed, would therefore be counted as part of the allowable floor space. There is, therefore, no exclusion for above ground parking in accessory buildings for the purpose of ~~FSR floor space ratio~~ calculations.
 - (v) Underground parking structures are permitted and do receive a standard exclusion for the purpose of ~~FSR floor space ratio~~ calculations (see Districts Schedule).
 - (vi) For stacked townhouses on smaller sites where underground parking cannot be provided, the Director of Planning can increase the amount of the width of the site that is occupied with accessory building to a maximum of 80%
 - (vii) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

4.9.2 Bicycle Storage

- (a) While there is no ~~FSR floor space ratio~~ exclusion for above grade parking ~~in rowhouse and stacked townhouse developments~~, the Districts Schedule specifies that the portion of required bicycle parking located in an accessory building may be excluded from floor area calculations.

- (b) Creative bike parking solutions should be sought, such as under stairs and patios, in crawl spaces and in freestanding boxes.
- (c) In side-by-side townhouse, triplex and freehold rowhouse developments, bicycle parking for a lock-off unit should be provided in a location separate from the garage for the principal dwelling, such as underneath the external stair or in a bike box located at the rear of the garage or at the entrance to the lock-off unit.
- (d) For each lock-off unit, 0.75 bicycle spaces need to be provided.

4.740 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure the 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.

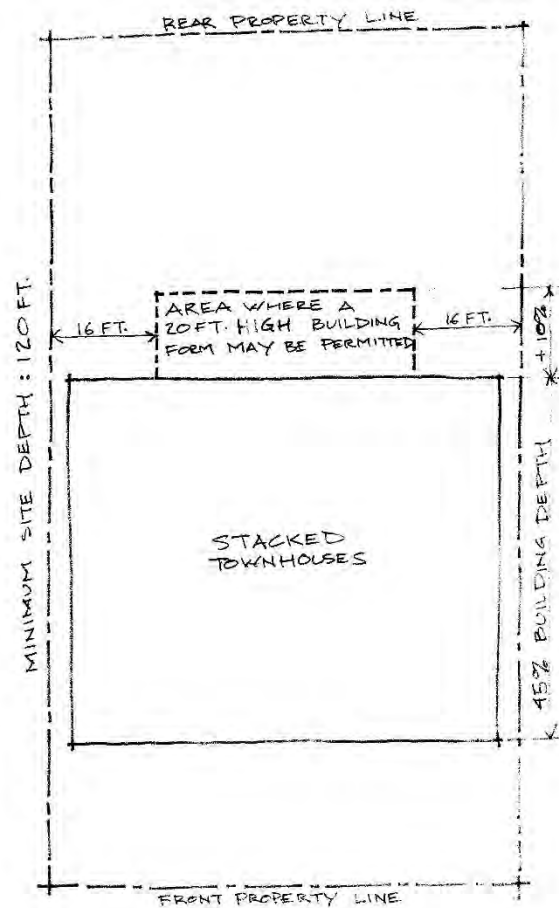
- (a) The relaxation-variance of horizontal angle of daylight requirements provided for in the RM-7, ~~and~~ RM-7N and RM-7AN Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.
- (b) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard. Relaxation-Variance of the horizontal angle of daylight cannot be considered for primary living spaces (i.e., living rooms).
- (c) To ensure the liveability of rooms at the basement level, the basement floor should not be placed more than 0.9 m (3 ft.) lower than the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.
- (d) In the case of lock-off units, the required distance for an unobstructed view is delineated by the Lock-Off Unit Guidelines.

4.816 Building Depth and Building Width

4.816.1 Building Depth

- (a) For all housing types permitted, except infill and two principal dwellings on a site, the maximum building depth is 40% of the depth of the site, as specified in the RM-7, ~~and~~ RM-7N and RM-7AN Districts Schedule.
- (b) For stacked townhouses and triplexes, the building depth can be increased to 45% of the site depth, provided all units meet liveability guidelines for light and ventilation.
- (c) For stacked townhouses and triplexes on sites that have a minimum depth of 36.6 m (120 ft.), the building depth can be increased to 55% for any portion of the building located at least 4.9 m (16 ft.) from any side property line (See Figure 11). This would allow the middle section of a building to extend further into the back yard, thereby giving more options for window placement and achieve better liveability for the units in the centre of the development. The portion of the building that extends beyond 45% building depth cannot be more than 6 m (20 ft.) high. While the increase in building depth improves the internal layout, it will be achieved at the expense of ground level rear yard space. Therefore, an adequate amount of outdoor space should be provided in the form of a generous porch or balcony.

Figure 11: Increased building depth for middle section of a stacked townhouse building



4.816.2 Building Width

The ~~new~~ housing types permitted in the RM-7 and RM-7N districts are larger than the existing ~~single-family dwellings~~ ~~single detached houses~~ in the neighbourhood. To ensure that new forms of development are compatible in massing with the existing streetscapes, building width should be limited.

- (a) For ~~rowhouses~~ ~~side-by-side townhouses~~, stacked townhouses, and triplexes, the specified building width in the District Schedule can be increased. However, for ~~rowhouse~~ developments on sites with frontages of 40 m (132 ft.) or more, particular care should be taken to avoid monotony in building massing and design. Buildings may be broken up in sections to fit with the variety of the existing streetscape. Other forms of architectural articulation can also be used to reduce the massing of long ~~rowhouse~~ developments.
- (b) For ~~side-by-side townhouses~~, stacked townhouses and triplexes on sites 24 m (78 ft.) and wider, the maximum building width ~~for a multiple dwelling~~ should be 22 m (72 ft.). Limiting the building width allows more windows on the sides and allows for better cross-ventilation and access to natural light. In some situations, this building width can be slightly larger.

4.917 External Design

4.917.1 Separation between infill and other dwellings

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

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

4.1019 Number of Buildings on Site

- (a) For ~~side-by-side townhouses, stacked townhouses and freehold~~ rowhouses ~~developments~~ on sites over 703 m² (7,560 sq. ft.), more than one ~~multiple dwelling~~ building can be considered where this helps to break up the massing of the ~~rowhouse~~ development and therefore creates a streetscape that is more consistent with the existing streetscape in the block.
- (b) For ~~side-by-side townhouse and~~ stacked townhouses, buildings should be limited to 22 m (72 ft.) in width. Therefore, on larger sites, more than one building can be permitted.

5 Architectural Components

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

For renovations and additions to existing 'character' buildings as defined in ~~sSections~~ 2.2 of these guidelines, please refer to Norquay Village Character House and Retention Guidelines.

5.1 Roof and Massing

5.1.1 Roofs

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

- (a) The maximum allowable roof height as specified in the Districts Schedule may only be attained as a localized point within the development, rather than as a continuous height around the perimeter of the building.
- (b) Upper floor massing should be reduced by:
 - (i) Substantially containing the top floor in a steeply pitched roof (see Figure 12). For sloped roofs, the maximum height refers to the height of the roof peak, while the eaves of the roof should be significantly lower; or
 - (ii) For a flat or shallow pitch roof development, by significantly setting back any building mass located higher than 8.0 m (26 ft.) - see Figure 13. This setback should arrive at an overall visual effect from the street and the rear yard that is comparable to that of a pitched roof building.
- (c) The main roof should spring from somewhere between the upper floor level and approximately 1.2 m (4 ft.) above it. It is expected that some of the allowable floor space will be between 1.2 m (4 ft.) and 2.4 m (8 ft.) in height in most developments. In general, the eave height of a sloped roof or the second-storey cornice line on flat roof buildings should not be higher than 7.9 m (26 ft.).
- (d) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. They may vary in the pitch of the main roof.
- (e) Roof top terraces should be set back from the edge to minimize the view into adjacent yards.

Figure 12: Illustration of upper floor contained in pitched roof

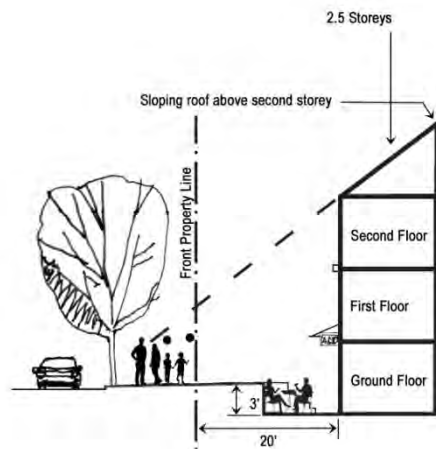
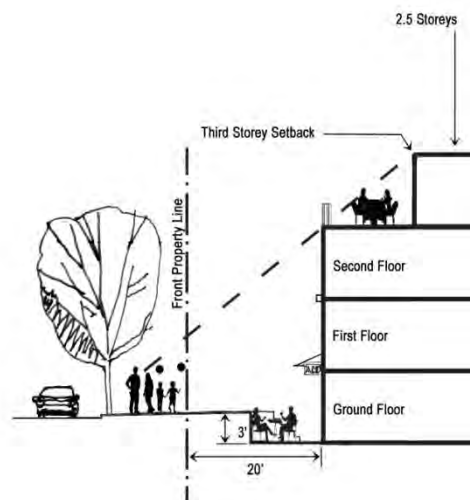


Figure 13: Illustration of upper floor setback for flat or shallow pitched roofs (NEW DIAGRAM)



5.1.2 Massing of Side-by-Side Townhouses, Triplexes and Freehold Rowhouses

- (a) Rowhouses—Developments should visually emphasize individual units. While many successful ~~rowhouse~~ developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade. End units should be reduced in massing whenever possible (see Figure 14). This can be achieved by reducing the overall building height of the units (e.g. through eliminating the top half storey or the basement) or by sloping the roof towards the adjacent development. End units can also be set back further from the front property line to reduce their massing.

Figure 14: Illustration of reduced massing of end unit



- (b) The apparent scale should furthermore be reduced by other aspects, such as floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings.

5.1.3 Massing of Infill on the Lane

- (a) Infill buildings at the rear of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties.
- (b) The form of infill should minimize shadowing impacts on adjacent properties.
- (c) Consideration should be given to stepping back the upper floor along the lane to reduce the massing along this exposure. Where a building nears the rear yard of an adjacent residential property, the massing should be further reduced by increased setbacks and/or bringing roof lines down to between the first and second level.

5.23 Entrances, Stairs and Porches

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

5.23.1 Entrances

- (a) Each principal dwelling unit should have one clearly expressed main entrance area facing the street. In ~~rare~~ some instances, the Director of Planning may permit a main entry door located off the rear elevation of a stacked townhouse building.
- (b) Other entrances, such as lock-off units, should be located on the front façade wherever possible. However, clarity should be maintained with respect to which is the main entrance. These entrances may include French doors and sliding glass doors.
- (c) Pedestrian access to the main entries should be clearly visible from the street. Pedestrian pathways to units facing the side yards or rear yards should be clearly visible for wayfinding purposes (such as through lighting, addressing and trellises).

5.23.2 Porches

- (a) For stacked townhouses and triplexes, all dwelling units, except for lock-off units, should be designed with a major private outdoor space on the principal street-facing facade in the form of a front porch, a front patio, a balcony or a roof deck.
- (b) On side-by-side townhouse, triplex and freehold rowhouse developments, each rowhouse unit should have an entry porch, which can range from a small stoop area to a large, more usable porch.

5.23.3 Stairs

- (a) For side-by-side townhouses, triplexes and freehold rowhouses, stairs to upper levels above the main floor must be accommodated within the internal space of the house or unit.
- (b) In stacked townhouses and triplexes, stairs play an important role as places for informal social interaction.

- (c) Steps are allowed in required side yards where they are designed to facilitate grade changes from the front to the rear of the site.

5.34 Windows and Skylights

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

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

5.45 Balconies and Decks

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
- (b) In order to minimize overlook of neighbouring properties, projection of balconies located above the first floor should be limited.
- (c) Windscreens on roof top terraces should be transparent so that their visibility from the street and adjacent properties is minimized.

5.56 Exterior Walls and Finishing

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

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

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

6.7 Open Space

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

- (a) In side-by-side townhouse, triplex and freehold rowhouse developments, open space should be organized in a way that every ~~rowhouse~~ unit has its own front and rear yard.
- (b) For stacked townhouses:
 - (i) a ground-level yard is preferable, particularly for larger units;
 - (ii) alternatively, a spacious balcony or deck with a minimum depth of 1.8 m (6 ft.) should be provided;
 - (iii) units that could accommodate families with children (2 bedrooms or larger) should provide open space that is suitable for children.
- (c) For each lock-off unit, a minimum area of 1.8 m² (19 sq. ft.) should be provided immediately adjacent to and accessible from the unit.

- (d) Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form, such as cut into sloped roofs in a way that does not upset roof geometry.

78

Landscaping

- (a) Existing trees should be kept and new trees introduced wherever possible.
- (b) Patio areas in the front yard should be screened with planting.
- (c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping.
- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged (please refer to Boulevard Gardening Guidelines for Planting City Boulevards). The space between the sidewalk and the front property line should receive similar treatment.
- (e) In general, the Zoning and Development By-law fencing height limit of 1.2 m (4 ft.) in front yards, and 1.8 m (6 ft.) in rear and side yards should be respected. However, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscape to provide visual depth, screening and layering.

89

Garbage and Recycling

- (a) For stacked townhouse developments with five or more units, not including lock-off units, appropriate areas for group garbage and recycling bins directly off the lane should be provided. The size of these areas should be approximately 1.2 m (4 ft.) by 2.4 m (8 ft.) for garbage containers and 2.4 m (8 ft.) by 0.9 m (3 ft.) for recycling containers.
- (b) For stacked townhouse developments with less than five units, not including lock-off units, and for side-by-side townhouses and triplexes rowhouses, appropriate areas for garbage container and blue box pick-up at the lane should be provided.

910

Special Considerations for Development Along “Ravine Way” Linear Park in Norquay

An area of particular importance in Norquay is located on the 2700-2800 block of Duke, Ward, Horley, Cheyenne and Euclid Avenues (see Map 1). A pre-existing underground Metro Vancouver Sewer and Drainage pipe system bisects these blocks running in a general north-south direction. Located directly above this system is a collection of right-of-way easement agreements that prevent the construction of permanent structures on top of the easements.

An important aspect of the Norquay Village Neighbourhood Centre Plan is the development of a new linear park system (referred to as “Ravine Way Linear Park system”, see Figure 15) that will be publicly accessible, acting as added green space and also as a necessary pedestrian link from Kingsway to the 29th Avenue Skytrain station. Once completed, the Ravine Way Linear Park System will form a major addition to the public realm and pedestrian network in Norquay.

Map 1: Ravine Way parcels that qualify for height relaxation variance to full third storey

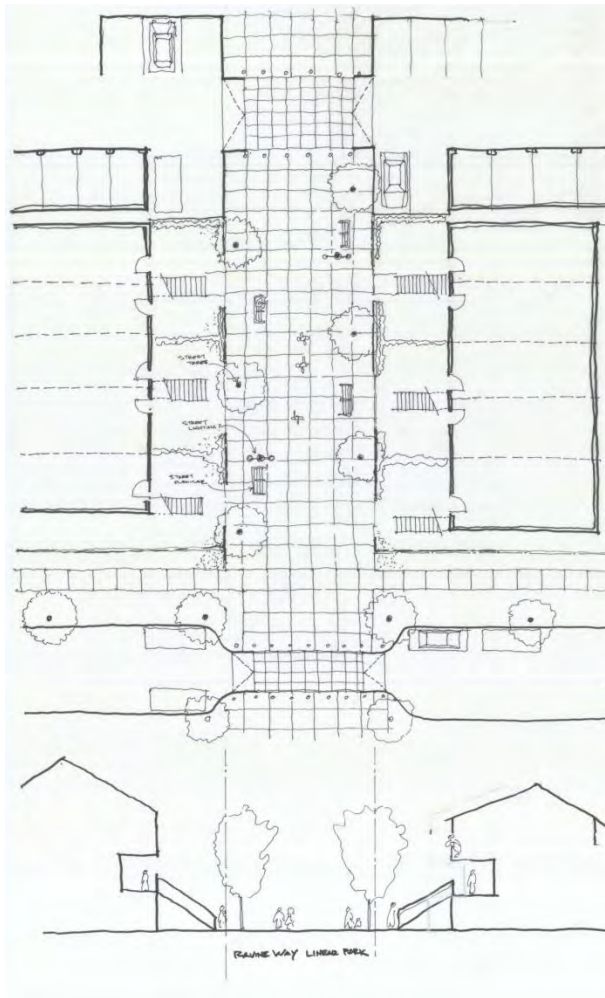


The development of Ravine Way will occur in an ongoing, incremental process, where opportunities for land acquisition by the City will slowly occur along with the gradual private development of the flanking sites. Figure 15 shows the basic urban design aspirations for Ravine Way. The existing easement is generally 6.1m (20 ft.) in width. The sketch shows an aspirational 40 ft. width in order to maximize capacity for pocket parks, pedestrian traffic, and seating areas. In locations where 40 ft. cannot be achieved, other design solutions will be explored. While the City of Vancouver will be looking to acquire key properties that contain major portions of the existing easement as they become available for sale, the completion of a 40 ft. wide right-of-way will likely involve minor building setbacks and right-of-way agreements on small portions of private properties for new development only. As such, [section 4.3.4 of the RM-7, and RM-7N, and RM-7AN Districts](#) Schedule allows the Director of Planning to ~~relax~~ vary the maximum height of a building to a full three storeys in order to accommodate development scenarios where required enhanced setbacks can limit the overall site coverage of a building.

New development on properties that contain or are directly adjacent to this right-of-way will typically be required to be oriented towards Ravine Way. For these sites, a series of [side-by-side and](#) stacked townhouses or [freehold](#) rowhouses are envisioned to be oriented towards Ravine Way as a priority, rather than towards the flanking streets. The assembly of two or more properties will therefore be encouraged in order to arrive at a building typology that properly addresses Ravine Way with a critical mass of active dwelling unit frontages.

Figure 15: Conceptual sketch of future Ravine Way





Service Lane/
Raised Sidewalk

Parking Garages/
Open Stalls

Inner Boulevard
Sidewalk
Outer Boulevard

Parking Lane/Sidewalk Bulge

Traffic Lane/Raised Sidewalk

Parking Lane/Sidewalk Bulge

* * * * *



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca

RM-7AN GUIDELINES

Adopted by City Council on October 4, 2016

Amended September 18, 2018 and September 10, 2019

Contents

[Page numbering to be updated upon Council approval of these guidelines]

	Page
1 Application and Intent	1
1.1 Intent	1
1.2 Application	1
2 General Design Considerations	2
2.1 Neighbourhood/Streetscape Character	2
2.2 Development Scenarios and Building Typologies	2
2.3 Orientation	6
2.46 Light and Ventilation	7
2.58 Noise	10
2.69 Privacy	10
2.741 Access and Circulation	11
2.812 Internal Storage in Stacked Townhouses <u>and Triplexes</u>	<u>1211</u>
3 Uses	12
3.1 Lock-off Units	12
4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	12
4.12 Frontage	12
4.23 <u>Building</u> Height	<u>1312</u>
4.34 Front Yard	13
4.45 Side Yard	<u>1413</u>
4.56 Rear Yard	<u>1514</u>
4.67 Floor Space Ratio	<u>1514</u>
4.78 Site Coverage and Impermeability	15
4.89 Off-Street Parking and Bicycle Storage	15
4.910 Horizontal Angle of Daylight	<u>1716</u>
4.106 Building Depth and Building Width	17
4.117 External Design	<u>1918</u>
4.129 Number of Buildings on Site	<u>1918</u>
5 Architectural Components	<u>1918</u>
5.1 Roof and Massing	<u>1918</u>
5.23 Entrances, Stairs and Porches	<u>2221</u>
5.34 Windows and Skylights	<u>2221</u>
5.45 Balconies and Decks	<u>2221</u>
5.56 Exterior Walls and Finishing	<u>2322</u>
6 Lane Frontage	<u>2322</u>
7 Open Space	<u>2322</u>
8 Landscaping	<u>2423</u>
9 Garbage and Recycling	<u>2523</u>

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

1 Application and Intent

These guidelines are to be used in ~~conjunction combination~~ with the RM-7AN district in the RM-7, RM-7N and RM-7AN Districts Schedule of the Zoning and Development By-law.

~~The RM-7AN District Schedule includes “multiple dwelling” and “freehold rowhouses” as conditional uses. In this zone, a multiple dwelling may take the form of a stacked townhouse, a courtyard rowhouse or a strata rowhouse development. Freehold rowhouses are listed as a separate use, however, strata rowhouse and freehold rowhouse developments follow the same regulations and guidelines. Throughout the RM-7AN Guidelines, they are simply referred to as “rowhouses”.~~

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

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

1.1 Intent

The intent of these guidelines is to:

- (a) Encourage the development of ground-oriented, medium-density multiple dwellings in the form of side-by-side townhouses, stacked townhouses, courtyard townhouses, triplexes, and freehold rowhouses, ~~courtyard rowhouses and stacked townhouses~~, the majority of which are suitably sized for families (i.e. two- and three-bedroom units). ~~Rowhouses can be strata titled or subdivided into freehold rowhouses — they are simply referred to as rowhouses throughout this document;~~
- (b) Ensure a high level of activation of residential street life;
- (c) Ensure neighbourliness while recognizing that the new development’s siting is not intended to be the same as development under RS zoning;
- (d) Ensure a high standard of liveability for all new dwelling units, including lock-off units. Emphasis is placed on ground-oriented access, natural light and cross ventilation, as well as usable private outdoor space for each unit;
- (e) Ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and
- (f) Support the retention and renovation of pre-1940s houses that retain original character elements and to permit infill ~~one family dwellings~~ single detached houses on these sites.

1.2 Application

These guidelines apply to the following types of new conditional approval residential development, as well as significant renovations or additions:

- (a) Townhouses, which may be arranged side-by-side, stacked, or in a courtyard configuration; Multiple Dwelling, such as strata rowhouses (referred to as “rowhouses” in these guidelines), in a courtyard rowhouses and stacked townhouses;
- (b) Triplexes, which may be side-by-side or stacked;
- (c) Freehold rowhouses (referred to as “rowhouses” in these guidelines);

- (~~de~~) Multiple Conversion Dwelling, other than those permitted outright in the RM-7AN ~~District Schedule~~;
- (~~ed~~) Infill in ~~conjunction-combination~~ with the retention of a pre-1940s house; and
- (~~fe~~) Two principal buildings (~~one duplex and one one-family dwellingsingle detached house~~ or ~~two 2 one-family dwellingsingle detached houses~~) on a lot that backs or flanks onto a school or park, on a corner lot or on a lot that is more than 52 m (170 ft.) deep.

~~These guidelines do not apply to the development of a duplex, a duplex with secondary suite, a single detached house or single detached house with secondary suite (and/or laneway house). Single detached house and single detached house with secondary suite as the only principal building on a site refer to RS-1. For laneway housing, see regulations in Section 11 of the Zoning and Development By-law.~~

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

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

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhood consists of single ~~family homesdetached houses~~ and shows many characteristics of a typical Vancouver single-~~family detached house~~ neighbourhood, such as a regular spacing of houses, individual front yards, etc. New development should be compatible with the existing pattern with respect to:

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

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The RM-7AN ~~zone-district~~ provides an array of options for individual lots and consolidated sites, as shown in Table 1. Lock-off units are permitted, as per section 3.1 of these guidelines.

Table 1: Typical Development Scenarios

Typical Lot Characteristics	Permitted Uses	Maximum Allowable FSR	Notes
(A) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> One family dwelling <u>Single detached house</u> One family dwelling <u>Single detached house</u> with secondary suite and/or laneway house (per RS-1) 	0.60-0.70 FSR + laneway — house; subject to RS-1	<ul style="list-style-type: none"> RS-1 District Schedule applies RM-7AN Guidelines do not apply
(B) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two family dwelling (Dduplex) (with or without secondary suites) 	0.75 FSR	<ul style="list-style-type: none"> Each 1/2 Duplexunit may contain one secondary suite No guidelines, but section 4.47 in Ddistricts Schedule applies
(C) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Conversion of existing house (Multiple Conversion Dwelling - MCD) 	Existing FSR; up to 0.90 FSR for pre-1940 character building retention	<ul style="list-style-type: none"> MCD to two units outright <u>approval</u> MCD to max 3 units conditional <u>approval</u>
(D) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two principal buildings or infill with existing one family dwellings <u>single detached house</u> or two family dwelling <u>duplex</u> on: <ul style="list-style-type: none"> sites where the rear or side property line abuts a park or school site, with or without the intervention of a lane, corner sites, or sites with a lot depth of more than 52 m (170 ft.) 	0.85 FSR	<ul style="list-style-type: none"> RM-7AN Guidelines apply Number of units determined by site area and width and ability to meet parking requirements
(E) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Infill with retention of pre-1940s building* 	0.90 FSR, of which 0.20 FSR can be allocated to the infill	<ul style="list-style-type: none"> The Infill should be located at the rear of the lot, close to the lane.
(F) Site area minimum 3,260 sq. ft. (303 m ²) and minimum lot width 32 ft. (9.8 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked townhouse <u>Stacked Triplex</u> (with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Maximum Dwelling Unit Density 100/ha One lock-off unit for <u>every</u> three stacked townhouse <u>principal dwelling</u> units
(G) Site area minimum 3,260 sq. ft. (303 m ²) and minimum lot width of 48 ft. (14.6m)	<ul style="list-style-type: none"> Side-by-side triplex <u>Multiple dwelling in the form of three rowhouses</u> ** (with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit
(H) Site area minimum 4,790 sq. ft. (445 m ²) and lot width minimum 42 ft. (12.8 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of s <u>Stacked</u> Townhouses (with option for lock-off units) 	1.20 FSR	<ul style="list-style-type: none"> <u>Maximum Dwelling Unit Density 132/ha</u> One lock-off unit for three stacked townhouse <u>every 3 principal dwelling</u> units
(I) Site area minimum 4,790 sq. ft. (445 m ²) and lot width minimum 62 ft. (18.9 m)	<ul style="list-style-type: none"> Side-by-side townhouse or freehold rowhouse <u>Multiple dwelling in the form of a minimum of four rowhouses</u> ** (with option for lock-off units) 	1.20 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit

(J) Site area minimum 7,567 sq. ft. (703 m ²) and lot width minimum 62 ft. (18.9 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of courtyard rowhouses Townhouses in a courtyard configuration (with option for lock-off units) 	1.20 FSR	<ul style="list-style-type: none"> One lock-off unit for three courtyard rowhouse units
---	---	----------	--

* Pre-1940 Building Retention:

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

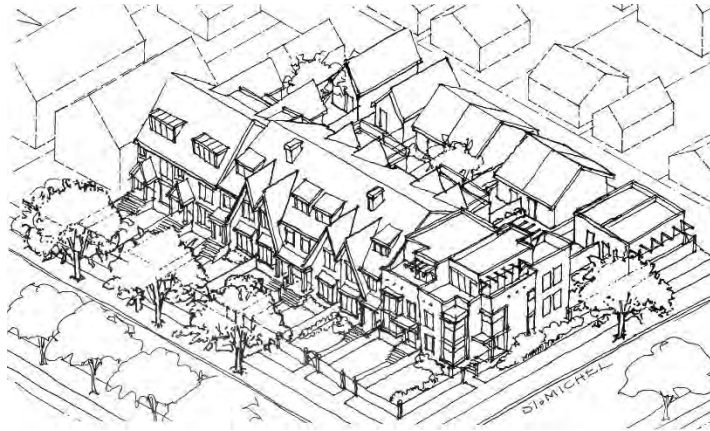
- (a) Retention of a character building is at the applicant's discretion;
- (b) Pre-1940 buildings which have not retained significant elements of their original character may, if character elements are fully restored as part of the development proposal, allow the proposed development to be considered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

2.2.2 Building Typologies

The RM-7AN ~~D~~district ~~Schedule encourages the following forms of development: is designed to accommodate three types of multiple dwelling: the freehold rowhouse, stacked or side-by-side townhouses, stacked townhouses, townhouses in a courtyard configuration, triplexes, and freehold rowhouses; and the stacked townhouse.~~

- (a) Characteristics of Side-by-Side Townhouse, Triplex or Freehold Rowhouse
Characteristics:
 - (i) ~~A rowhouse development is comprised of side by side units~~ Units are not stacked on top of each other (see Figure 1).
 - (ii) Each ~~rowhouse unit~~ has access to the front and rear yard.
 - (iii) ~~Rowhouse d~~Developments consist of one row of units at the front of the site. The row may be broken up into more than one building. The main difference between a strata townhouse and a freehold rowhouse development is the minimum width of the unit. Free simple rowhouses need to provide a minimum width of 5.0 m (16.4 ft.) each to be able to meet servicing requirements (e.g. water, sewer, gas). The developer needs to decide at the initial stage of the application whether a development will be freehold rowhouse or strata townhouse. For freehold rowhouse developments, additional zoning regulations in Section 11 of the Zoning and Development By-law apply.
 - (iv) ~~The individual rowhouse~~Triplex and townhouse units should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved liveability is provided (e.g. end units with three exposures).
 - (v) ~~Rowhouses can be strata titled or freehold. The term "rowhouse" in these guidelines refers to any rowhouse development whether they will be strata titled or subdivided into freehold lots.~~

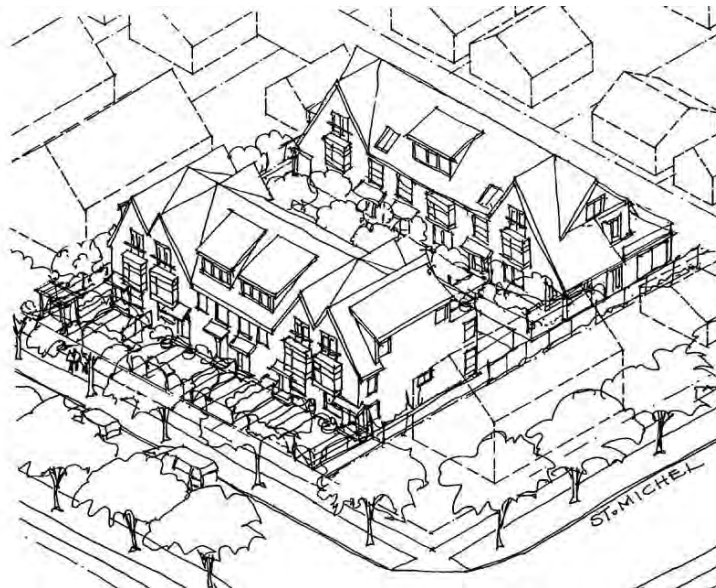
Figure 1: Rowhouse Side-by-side Townhouse, Triplex or Freehold Rowhouse



(b) Courtyard Rowhouse Characteristics of Townhouse in a Courtyard Configuration:

- (i) The basic type will have one row of side-by-side units near the street, and one near the lane (i.e. two principal buildings) with parking provided at grade under the rear row of units, or underground (see Figure 2).
- (ii) The row of side-by-side units may be broken up into more than one building.
- (iii) An “L” shape configuration is possible on corner sites. This form is recommended where the development site is adjacent to an RS zoned site.
- (iv) Each unit has access to private open space and entries that are accessible from the street (for the front row of units) or the courtyard (for the rear row of units).
- (v) Stacked units may be considered, subject to these guidelines.
- (vi) Individual rowhouses-townhouse units should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved livability is provided (e.g. end units with three exposures).

Figure 2. Townhouse in a Courtyard ConfigurationRowhouse



(c) Characteristics of Stacked Townhouse or TriplexCharacteristics:

- (i) A stacked townhouse or triplex development is comprised of units that are stacked on top of each other. This can include three units located on top of each other, two-level units stacked on top of one-level units, or two-level units stacked on top of two-level units. Other layout solutions may be possible (see Figures 3 and 4).
- (ii) Stacked townhouses and triplexes feature private open spaces for all units and entries that are directly accessible and visible from the front yard.
- (iii) Access to each unit is achieved through external and internal stairs.
- (iv) 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.).

Figure 3: ~~Three-unit s~~Stacked townhouse (triplex) on single lot

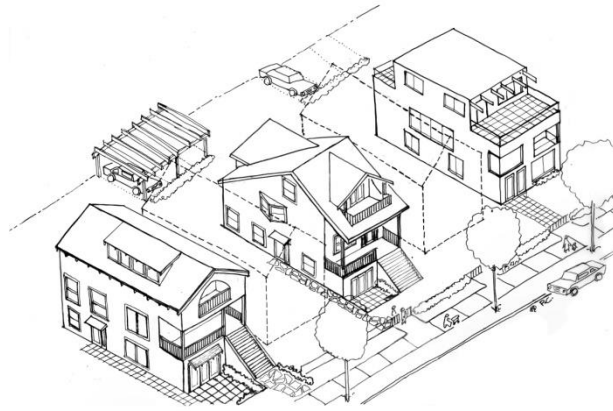


Figure 4: ~~Multiple-unit (four or more) s~~Stacked townhouse on assembled site or large lot



2.3 Orientation

An important aspect of ~~rowhouses, courtyard rowhouses~~units which face the street ~~, and stacked townhouses~~ is the emphasis on street-facing front door entries and private outdoor spaces for all dwelling units. An apartment form with single entry to the building and common interior corridors as the primary access to units is generally not permitted in the RM-7, RM-7N and RM-7AN Districts Schedule.

The intent is to maximize active street life, and the following elements are strongly encouraged: front entry porches, front doors, external porch stairs and living room windows. In addition, covered balconies, front patios and secondary patios help activate the street for the stacked townhouses form (see Figures 5 and 6).

- (a) Developments should orient the main entrances to the street, and entries should be clearly visible from the street and the sidewalk. Discrete lighting of paths and entries should be provided.
- (b) On corner sites, building fronts and entrances should be located facing both streets.
- (c) Units in the rear buildings of ~~courtyard rowhouse~~ townhouses in a courtyard configuration should have front entrances oriented to the internal courtyard. A generous and clearly marked passage from the street to the courtyard should be provided (see section 2.47 of these guidelines). –On a corner or double-fronting site, all elevations which face a street should be fully designed and detailed.
- (d) Stacked townhouses and triplexes on interior sites may have the main entrance to the dwelling unit from a side yard. However, a larger side yard setback with a minimum of 2.4 m (8 ft.) should be provided for the portion of travel between the front property line and the front entrance.
- (e) Entrances to lock-off units may be located on a building elevation that is not directly oriented toward the street; however, there must be a wayfinding element at the front of the site that clearly directs individuals to the entrance of the lock-off unit.
- (f) Each ~~rowhouse~~ unit should have a rear entrance to provide access to the rear yard and allow for light and cross-ventilation.

Figure 5: Example of front elevation of nine unit stacked townhouse development

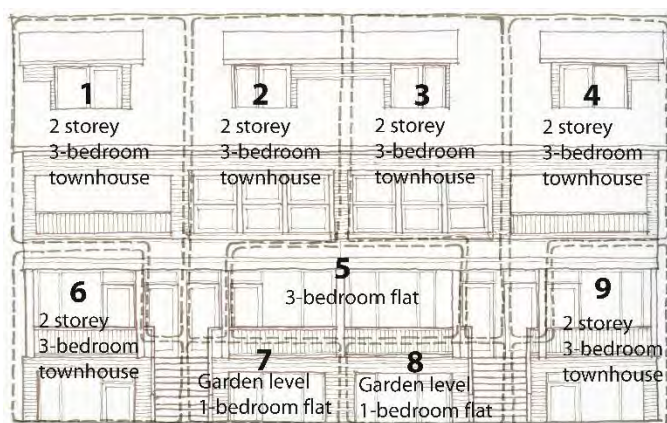
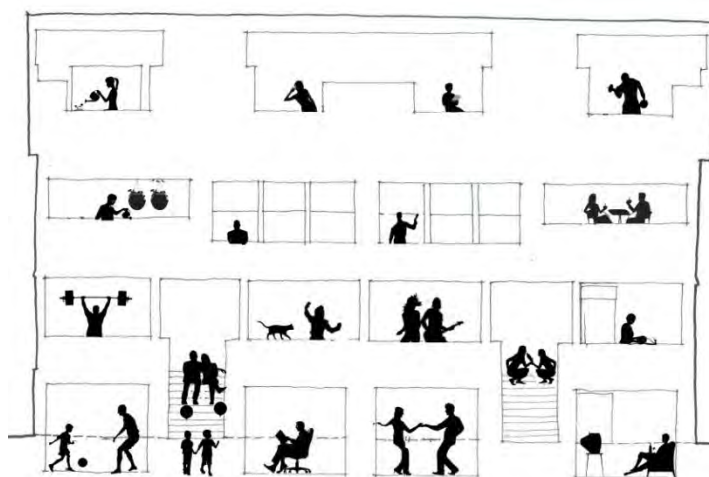


Figure 6: Porches and balconies activate the building



2.46 Light and Ventilation

Access to natural light and ventilation affects the liveability of dwelling units. While it is relatively easy to provide for these qualities in a ~~single detached house~~~~one-family dwelling~~, a stronger design effort is required to ensure these qualities in multiple dwellings.

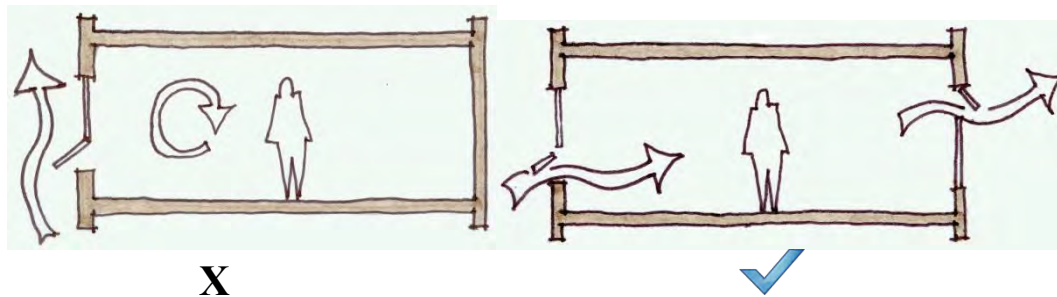
2.46.1 Access to Natural Light

- (a) Daylight for interior and exterior spaces for all housing types should be maximized.
- (b) Multiple dwellings have to meet the Horizontal Angle of Daylight requirements of the RM-7, RM-7N and RM-7AN District Schedule.
- (c) Shadowing on adjacent sites should be minimized.
- (d) For all housing types, all habitable rooms (not including bathrooms and kitchens) should have at least one window on an exterior wall.

2.46.2 Natural Ventilation

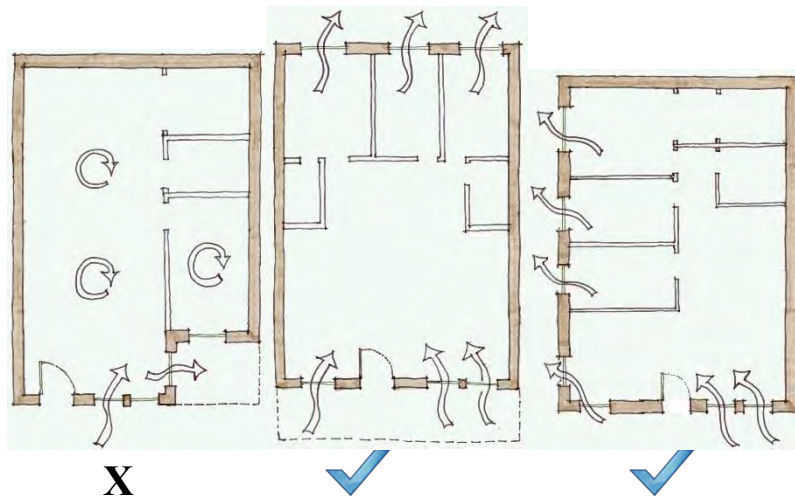
Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy intensive. Natural ventilation is affected by several factors, such as the size, type and placement of windows, ceiling heights, and prevailing winds. Natural ventilation is greatly increased when two windows on two different exposures are opened within a dwelling unit (see Figure 7).

Figure 7: Dwelling Unit with minimum fresh-air displacement despite an open window (left) and dwelling unit with fresh-air displacement with two windows of different orientations (right).



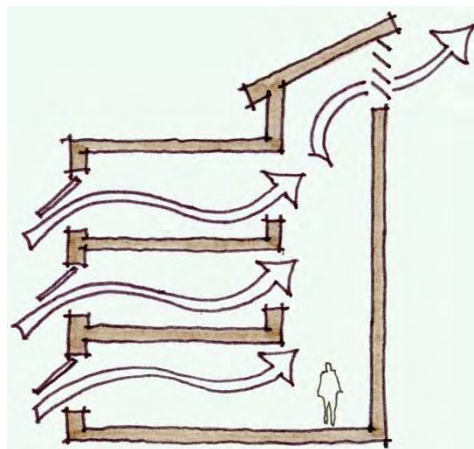
- (a) All dwelling units should have at least two major exposures that face opposite directions or are at right angles to each other (see Figure 8).
- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.

Figure 8: Dwelling Unit with a single exposure lacks the opportunity for natural displacement of indoor air (left) vs dwelling units with two exposures (right)



- (c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof (Figure 9).

Figure 9: Stack effect



- (d) Ceiling heights greater than 2.4 m (8 ft.) are encouraged, especially for the floor where the majority of living space is located.
- (e) Employing window types that facilitate air exchange are encouraged. Double-hung windows offer the choice of ventilating a high zone, a low zone or a combination thereof, of interior space. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

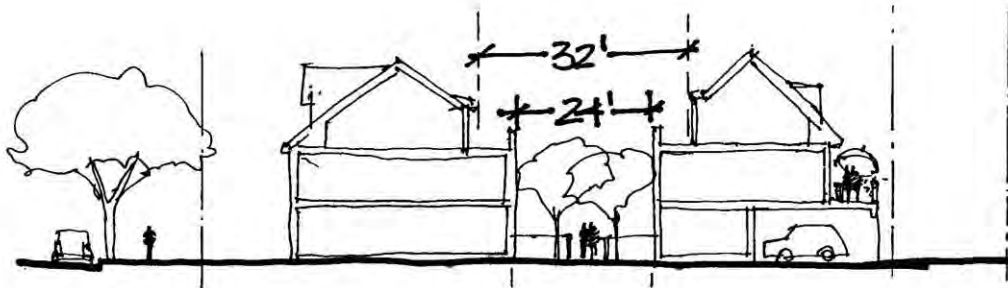
2.46.3 Light and Ventilation for ~~Courtyard Rowhouses~~ Townhouses in a Courtyard Configuration:
~~The courtyard rowhouse development scenarios~~ Townhouses in a courtyard configuration include a central courtyard that plays a role in providing light and ventilation to both rows of units.

- (a) A garden and pedestrian courtyard should be a minimum of 7.3 m (24 ft.) clear width on the first and second levels, and a minimum of 9.8 m (32 ft.) on the third (Figure 10).
- (b) There are no set restrictions on what rooms can face the courtyard, but privacy should be considered.

- (c) Projections permitted into the courtyard should be the same as the allowable projections into yards in Section 10.832 of the Zoning and Development Bylaw, except that:
 - (i) On the first level, entry porches and bay windows may project into the minimum courtyard width;
 - (ii) the minimum distance between projecting bay windows should be 7.3 m (24 ft.) on the second level; and
 - (iii) on the third level, portions of roofs sloping away from the courtyard, balcony rails, pergolas and similar architectural features should also be permitted to project into the courtyard width.
- (d) Some units in ~~courtyard rowhouse building~~ townhouses in a courtyard configuration may be in close proximity to commercial lanes. Windows to ground level bedrooms in these units should not be located within 3 m (10 ft.) of a commercial lane.

Figure 10. Garden Courtyard, Pedestrian Access Only

Minimum 24' width on first and second levels, increase to 32' on third level



2.58 Noise

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

- (a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).
- (b) The overall room layouts and their relationship to adjacent units should be considered. Noise-sensitive rooms, such as bedrooms, should be located adjacent to noise-sensitive rooms in the neighbouring unit.
- (c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.
- (d) For structural floors between separate stacked townhouse dwelling units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.
- (e) Details reflecting the method of noise mitigation proposed for the exterior walls should be included with the drawing set as required in section ~~4.45~~ 10.2 of the Zoning and Development By-law ~~District Schedule~~.

2.69 Privacy

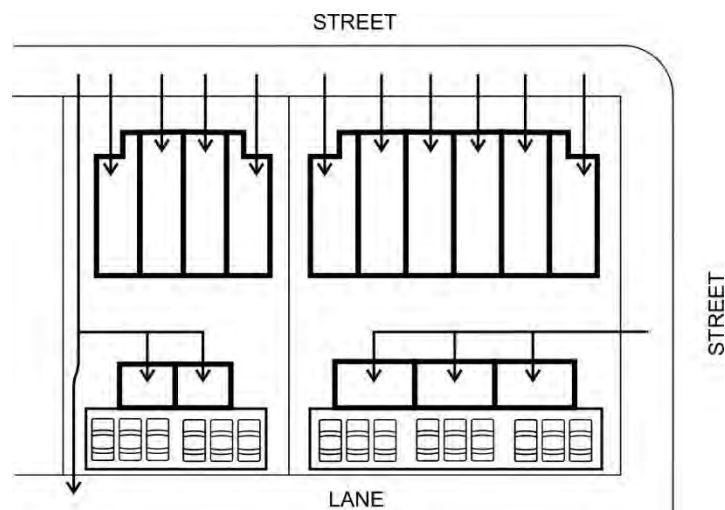
While some overlook of private open space and direct lines of sight into windows may be unavoidable, the intent of these guidelines is to minimize these impacts.

- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.
- (c) In stacked townhouse developments, external stairs leading to upper level units should be located close to the entry doors so that people do not need to pass the front doors and windows of other units in order to access their own units.
- (d) Developments without a basement are encouraged to raise the ground floor at least 0.9 m (3 ft.) above the sidewalk to enhance residents' privacy.

2.744 Access and Circulation

- (a) Pedestrian access to the front doors of units should be from the street.
- (b) For ~~courtyard rowhouse~~ units in a townhouse in a courtyard configuration a pedestrian path of at least 3.6 m (12 ft.) wide should be provided to the courtyard from the street. Access to front doors in the rear building should be from the common courtyard. Pedestrian access should also be provided between the lane and the courtyard through the side yard space (Figure 11).

Figure 11. Access and Circulation for ~~Courtyard Rowhouse~~ Townhouse in a Courtyard Configuration



- (c) For proposals with buildings containing dwelling units at the rear of the site, applicants should review specific siting conditions with Building By-law and Fire Prevention staff. Additionally, for ~~courtyard rowhouses~~ townhouses in a courtyard configuration, in order to provide fire access to buildings at the rear of sites:
 - (i) Pedestrian access route(s) to buildings at the rear should maintain a minimum building separation of 2.4 m (8 ft.) and clear path of 2.0 m (6.5 ft.); and
 - (ii) On lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings.
- (d) Side yards should be designed as pathways to allow access to lock-off units, car parking, bike parking, garbage and recycling located at the rear of the building.
- (e) Vehicular access should be from the lane, where one exists.

- (i) Sites for ~~townhouse and freehold rowhouse multiple dwelling~~ development should be assembled in such a way that vehicular access from a lane is possible.
 - (ii) On sites without lane access, for developments other than those referred to in section 2.7(c)(i), a multiple dwelling, access may be from the street to a garage that faces the street if the curb cut is minimized. The manoeuvring area in front of the garage door should be limited to what is necessary to get the vehicles into the garage. An offset, rather than a centred curb cut should be considered in order to consolidate space left for landscaping.
- (f) For freehold rowhouse applications, applicants should consult in advance with the City of Vancouver Engineering Department and third-party utilities to determine lot layouts and access locations that will accommodate the required services and utilities.

2.812 Internal Storage in Stacked Townhouses and Triplexes

The internal design of stacked ~~development~~townhouses should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units or within storage areas located in underground parking structures.

3 Uses

3.1 Lock-off Units

- (a) The District Schedule permits a “Principal Dwelling with a Lock-off Unit” in ~~multiple dwellings~~a townhouse, triplex, or freehold rowhouse. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units ~~in a stacked townhouse, courtyard rowhouse or rowhouse~~ is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the ~~unit~~stacked townhouse, courtyard rowhouse or rowhouse (similar to the option of having a secondary suite in single detached houses or duplexes~~one- and two-family dwellings~~).
- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit must be equipped with an internal access to the main unit.
- (c) A lock-off unit cannot be strata-titled (secured by covenant).
- (d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking (see Section 4.89 of these guidelines).
- (e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.
- (f) The maximum number of lock-off units in ~~stacked townhouse or courtyard rowhouse~~townhouse or triplex developments is one lock-off unit for every three principal dwelling units.
- (g) The maximum number of lock-off units in freehold rowhouse developments is one lock-off unit for every freehold rowhouse ~~unit~~.

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

4.12 Frontage

The minimum site frontage in the Districts Schedule for a ~~multiple dwelling with four or more units (not including lock-off units)~~townhouse or, freehold rowhouse or mixed-use residential building is 12.8 m (42 ft.). ~~This is the minimum frontage for a stacked townhouse development. Rowhouse developments require a minimum of 14.6 m (48 ft.) for three rowhouses and 18.9 m (62 ft.) for four rowhouses. This width accommodates the minimum width for rowhouse units [4 m (13.3 ft.) between the centre of walls] and a 1.2 m (4 ft.) side yard on either side of the~~

~~development. A minimum frontage of 18.9 m (62 ft.) is required for courtyard rowhouse developments.~~

4.23 Building Height

- (a) For ~~side-by-side townhouses, triplexes, freehold rowhouses and townhouses in a courtyard configuration and courtyard rowhouses,~~ the Director of Planning may permit an ~~increase in maximum~~ building height ~~permitted is to~~ 10.7 m (35 ft.) and ~~two and a half~~ partial third storey, ~~provided the partial third storey does not exceed 50% of the storey immediately belows.~~ In order to achieve better compatibility with adjacent existing development, the massing and roof forms should be designed to reduce apparent scale (refer to additional guidelines in ~~Section 5.0 of these guidelines~~).
- (b) For ~~stacked~~ townhouses, the Director of Planning may permit an increase in building height to 11.5 m (37.5 ft.) and a partial third storey, provided the partial third storey does not exceed 60% of the storey immediately below. The intention of this **building** height increase is to achieve higher liveability for units primarily located at basement level. There are generally two approaches to the design of the third storey:
 - (i) a pitched roof design where some of the floor space does not have full floor-to-ceiling height; or
 - (ii) a flat roof where the top level massing only occupies a portion of the footprint of the floor below and is well set back from the front elevation.
- (c) Infill or principal buildings, other than ~~courtyard rowhouse~~ **townhouses in a courtyard configuration**, located in the rear should be ~~one and a half storeys~~ **one storey with a partial second storey, provided the partial second storey does not exceed 50% of the storey immediately below.** ~~The Director of Planning can vary relax this to a partial second storey 60%, with or without a basement.~~ In considering the partial second storey, the guidelines in ~~Section 5~~ should be followed. The Director of Planning may ~~relax vary~~ the 7.7 m (25 ft.) **building** height limit on corner sites and on sloping sites to 9.1 m (30 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum **building** height of 7.7 m (25 ft.) ~~shall should~~ be maintained within 4.9 m (16 ft.) of adjacent properties.
- (d) For ~~courtyard rowhouse buildings located in the rear of the site~~ **rear buildings in a townhouse in a courtyard configuration**, the Director of Planning may permit an increase in building height to 9.5 m (31 ft.) and 2 storeys. However, a maximum **building** height of 7.7 m (25 ft.) ~~shall should~~ be maintained within 4.9 m (16 ft.) of adjacent properties.
- (e) For ~~courtyard rowhouse buildings located in the rear of the site~~ **rear buildings in a townhouse in a courtyard configuration**, adjacent to a commercial lane, the Director of Planning may permit an increase in building height to 10.7 m (35 ft.) and **a partial third storey, provided the partial third storey does not exceed 50% of the storey immediately below** ~~two and a half storeys.~~

4.34 Front Yard

- (a) For ~~side-by-side townhouses and triplexes rowhouses~~ on shallow sites less than 27.4 m (90 ft.) in depth and for courtyard ~~town~~rowhouses, variations in the front yard may be as follows (see Figure 13):
 - (i) Where the front yard of the existing adjacent building is 4.9 m (16 ft.) or more, the front yard on that side of the proposed development should be 4.9 m (16 ft.) within 3.7 m (12 ft.) of the side property line.
 - (ii) Where the front yard of the existing adjacent building is less than 4.9 m (16 ft.), the front yard on that side of the proposed development may be 3.7 m (12 ft.).
 - (iii) The front yard of the remainder of the development may be reduced to 3.7 m (12 ft.).

A hand-drawn site plan diagram illustrating setbacks and dimensions for a proposed development. The diagram shows a horizontal street at the bottom, labeled "STREET". Above the street is a "FRONT YARD" area. A dashed line represents the "NEW DEVELOPMENT" boundary. To the left of the development is an "EXISTING HOUSE" with a setback of "16' +". To the right is another "EXISTING HOUSE" with a setback of "LESS THAN 16'". The front yard area is divided into sections with setbacks of "12' MIN." and "12' MIN.". The overall width of the front yard is marked as "12' MIN.".

For ~~courtyard rowhouse developments~~townhouses in a courtyard configuration, an additional side yard (see Figure 14) is required to allow a neighbourly relationship to the rear yards of adjacent development:

- Figure 14: Minimum yards diagram for ~~courtyard rowhouse developments~~townhouse in a courtyard configuration



4.56 Rear Yard

A minimum rear yard of 1.80 m (3 ft.) is required for ~~courtyard rowhouse developments~~ townhouses in a courtyard configuration to provide space for vehicle access as well as space for planting at the lane.

4.67 Floor Space Ratio (FSR)

Floor space ratios for different building types are specified in the RM-7, RM-7N and RM-7AN Districts Schedule and further explained in Table 1 of these guidelines.

Sites that back or flank onto a school or park, corner sites and sites over ~~51.852~~ m (170 ft.) deep, qualify for two principal buildings (i.e. two single detached houses ~~one family dwellings~~ or a ~~duplex~~ two family dwelling with a single detached house ~~one family dwelling~~) or an infill with an existing house. On these sites, the maximum ~~FSR~~ floor space ratio that can be achieved on the site is a floor space ratio of 0.85 FSR, of which a floor space ratio of 0.2 FSR can be allocated to the infill or second principal building.

~~For rowhouses, courtyard rowhouses and stacked townhouses, the maximum FSR achievable is as described in the District Schedule. For townhouse and freehold rowhouse developments, To~~ achieve the maximum FSR floor space ratio with an acceptable form and siting, it is likely that some floor area will need to be on a third level under a sloped roof, and will not be full height space.

In the RM-7, RM-7N and RM-7AN Districts Schedule, some FSR floor space ratio exclusions for parking and bike storage differ ~~significantly~~ from other districts. Please refer to section 4.89 Off-Street Parking and Bicycle Storage of these guidelines for more detail.

The intent of Section 4.7.71.1 (c) of the RM-7, RM-7N and RM-7AN Districts Schedule is to allow and encourage sloped ceilings where they occur directly underneath the structure of a steeply-pitched roof (9:12 pitch or greater). Where such a condition occurs, ceiling heights in excess of 3.7 m (12 ft.) may result for small portions of this space. This means that the space on the top floor below a roof with a steep pitch that is in excess of 3.7 m (12 ft.) will not be counted twice towards overall floor space calculation. The intent of this section is not to permit excessively high ceilings for the lower storeys as this would contribute to the overall external bulk of the building. High ceilings in excess of 3.7 m (12 ft.) height that are proposed for storeys that are below the top storey, therefore, will be counted twice towards the overall floor space calculation.

4.78 Site Coverage and Impermeability

For stacked townhouses, townhouses in a courtyard configuration, and triplexes and courtyard rowhouses, the Director of Planning can increase the area of impermeable materials to 75% of the site. However, for ~~stacked townhouse, courtyard rowhouses and rowhouse~~ developments with underground parking, a further relaxation variance may be granted for access to underground parking.

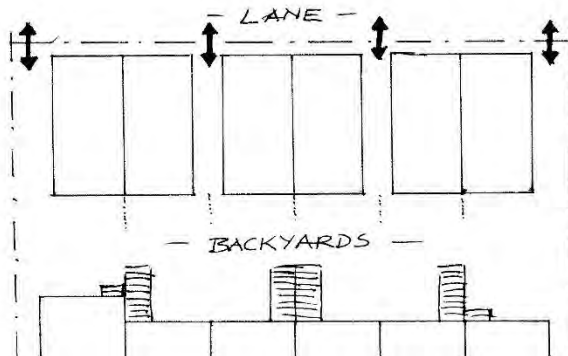
4.89 Off-Street Parking and Bicycle Storage

4.89.1 Parking

- (a) Parking should be located at the rear of the site with access from the lane.
- (b) For side-by-side townhouses, triplexes, and freehold rowhouses ~~(excluding courtyard rowhouses)~~, the following applies:
 - (i) Each ~~rowhouse~~ unit (not including lock-off units) is required to have one parking space.

- (ii) Parking can be provided in open parking spaces or garages, however, enclosed parking is counted as part of the allowable floor space. There is no exclusion for above ground parking in accessory buildings for the purpose of FSR—floor space ratio calculations.
- (iii) Underground parking structures are discouraged. However, they are permitted and do receive a standard exclusion for the purpose of FSR—floor space ratio calculations (see Districts Schedule).
- (iv) To be able to provide one garage per rowhouse unit, the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² (258 sq. ft.) for each rowhouse unit and may increase the proportion of the width of the site that can be occupied by an accessory building to a maximum of 80%.
- (v) Up to two spaces may be located in one accessory building. Garages with three or more spaces are not permitted. Garages containing one or two parking spaces should be interspersed with areas of open space to break up the massing of the buildings at the lane and provide pedestrian access from the rear yard to the lane (see Figure 15).
- (vi) Some freehold rowhouse units may be limited to a parking pad, in order to allow sufficient space to accommodate servicing and third-party utilities.
- (vii) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

Figure 15: Parking garages at the lane interspersed by open space for access (for side-by-side townrowhouses)



- (c) For stacked townhouses and, triplexes the following applies:
 - (i) ~~In developments with three or more stacked townhouses, each stacked townhouse (not including lock-off units) is required to have a~~ minimum of one parking space is required.
 - (ii) Surface parking is to be provided off the rear lane.
 - (iii) Enclosed parking garages are discouraged and, if proposed, would be counted as part of the allowable floor space. There is, therefore, no exclusion for above ground parking in accessory buildings for the purpose of FSR—floor space ratio calculations.
 - (iv) Underground parking structures are permitted and do receive a standard exclusion for the purpose of FSR—floor space ratio calculations (see Districts Schedule).
 - (v) For stacked townhouses on smaller sites where underground parking cannot be provided, the Director of Planning can increase the proportion of the width of the site that can be occupied by accessory buildings to a maximum of 80%.
 - (vi) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their

permeability over time, parking areas with permeable pavers are counted as impermeable surface.

- (d) For ~~courtyard rowhouse~~ townhouses in a courtyard configuration, the following applies:
 - (i) Each unit, not including lock-off units, is required to have one parking space.
 - (ii) Parking spaces should normally be located underground.
 - (iii) Parking at grade may also be provided under the rear building, accessed directly off the lane. However, to manage building bulk, there is no ~~FSR-floor space ratio~~ exclusion for above ground parking in this location.
 - (iv) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface

4.98.2 Bicycle Storage

- (a) While there is no ~~FSR-floor space ratio~~ exclusion for above grade parking ~~in rowhouse, courtyard rowhouse and stacked townhouse developments~~, the Districts Schedule specifies that the portion of required bicycle parking located in an accessory building may be excluded from floor area calculations.
- (b) Creative bike parking solutions should be sought, such as under stairs and patios, in crawl spaces and in freestanding boxes.
- (c) In side-by-side townhouse, triplex, and freehold rowhouse developments, bicycle parking for a lock-off unit should be provided in a location separate from the garage for the principal dwelling, such as underneath the external stair or in a bike box located at the rear of the garage or at the entrance to the lock-off unit.
- (d) For each lock-off unit, 0.75 bicycle spaces need to be provided.

4.910 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure the 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.

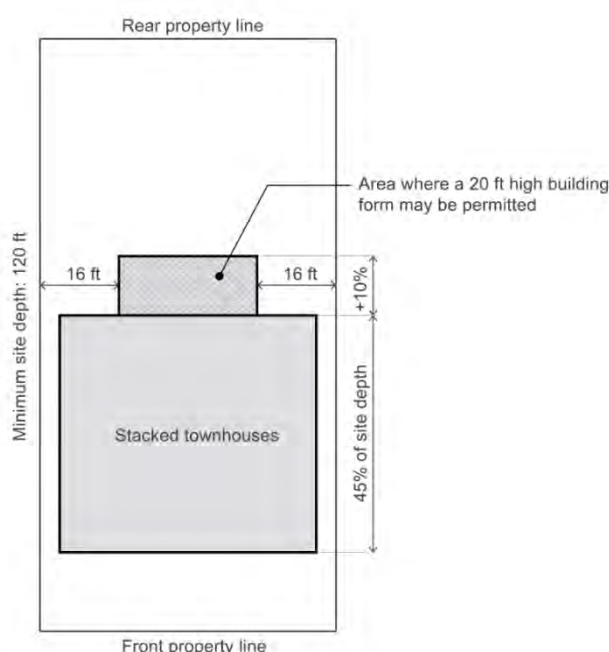
- (a) The ~~relaxation variance~~ of horizontal angle of daylight requirements provided for in the RM-7, RM-7N and RM-7AN Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.
- (b) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard, or for ~~courtyard rowhouse developments~~ townhouses in a courtyard configuration, the interior courtyard. ~~Relaxation Variance~~ of the horizontal angle of daylight cannot be considered for primary living spaces (i.e., living rooms).
- (c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.
- (d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.

4.106 Building Depth and Building Width

4.106.1 Building Depth

- (a) For all housing types permitted, except ~~courtyard rowhouse~~ townhouses in a courtyard configuration, infill and two principal dwellings, the maximum building depth is 40% of the depth of the site, as specified in the RM-7, RM-7N and RM-7AN Districts Schedule.
- (b) For stacked townhouses, ~~and triplexes~~, the building depth can be increased to 45% of the site depth, provided all units meet liveability guidelines for light and ventilation.
- (c) For stacked townhouses, ~~and triplexes~~ on sites that have a minimum depth of 36.6 m (120 ft.), the building depth can be increased to 55% for any portion of the building located at least 4.9 m (16 ft.) from any side property line (See Figure 16). This would allow the middle section of a building to extend further into the back yard, thereby giving more options for window placement and achieve better liveability for the units in the centre of the development. The portion of the building that extends beyond 45% building depth cannot be more than 6 m (20 ft.) high. While the increase in building depth improves the internal layout, it will be achieved at the expense of ground level rear yard space. Therefore, an adequate amount of outdoor space should be provided in the form of a generous porch or balcony.

Figure 16: Increased building depth for middle section of a stacked townhouse building



4.106.2 Building Width

The housing types permitted in the RM-7AN ~~D~~district are larger than the existing single detached houses-family dwellings in the neighbourhood. To ensure that new forms of development are compatible in massing with the existing streetscapes, building width should be limited.

- (a) For ~~rowhouses, and courtyard rowhouse~~ townhouses in a courtyard configuration, side-by-side townhouses, stacked townhouses, and triplexes, the specified building width in the District Schedule can be increased. However, for ~~rowhouse~~ developments on sites with frontages of 40 m (132 ft.) or more, particular care should be taken to avoid

monotony in building massing and design. Buildings may be broken up in sections to fit with the variety of the existing streetscape. Other forms of architectural articulation can also be used to reduce the massing of long ~~rowhouse~~ developments.

- (b) For townhouses in a courtyard configuration, side-by-side townhouses, stacked townhouses and triplexes on sites 24 m (78 ft.) and wider, the maximum building width ~~for a multiple dwelling~~ should be 22 m (72 ft.). Limiting the building width allows more windows on the sides and allows for better cross-ventilation and access to natural light. In some situations, this building width can be slightly larger.

4.117 External Design

4.117.1 Separation between infill and other dwellings

- (a) The minimum separation between an infill located in the rear yard and any other dwelling uses on the site is 4.9 m (16 ft.). This distance can be reduced to assist in the retention of a pre-1940 building, provided all building code and fire separation regulations can be met.

4.117.2 Separation between adjacent multiple dwelling buildings

- (a) Where a development includes two or more ~~rowhouse or stacked townhouse~~ buildings the minimum distance between the exterior side walls of the adjacent buildings should be 2.4 m (7.8 ft.). This minimum separation distance also applies to developments with more than one ~~courtyard rowhouse~~ townhouse in a courtyard configuration building at the street, but does not apply to the courtyard between the front and rear buildings which must meet the separation requirements in section 2.46.3 of these guidelines.
- (b) For guidance on the dimensions of the internal courtyard in ~~courtyard rowhouse development~~ townhouses in a courtyard configuration, refer to section 2.46.3 of these guidelines.

4.129 Number of Buildings on Site

- (a) For ~~rowhouse and courtyard rowhouse developments~~ townhouses in a courtyard configuration, side-by-side townhouses, stacked townhouses, and freehold rowhouses on sites over 703 m² (7,560 sq. ft.), more than one ~~multiple dwelling~~ building at the street can be considered where this helps to break up the massing of the ~~rowhouse~~ development and therefore creates a streetscape that is more consistent with the existing streetscape on the block.
- (b) For townhouses in a courtyard configuration, side-by-side townhouses and stacked townhouses, buildings should be limited to 22 m (72 ft.) in width. Therefore, on larger sites, more than one building can be permitted.

5 Architectural Components

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

For renovations and additions to existing ‘character’ buildings as defined in section 2.2 of these guidelines, please refer to Norquay Village Character House and Retention Guidelines.

5.1 Roof and Massing

5.1.1 Roofs

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

- (a) The maximum allowable roof height as specified in the Districts Schedule may only be attained as a localized point within the development, rather than as a continuous height around the perimeter of the building.
- (b) Upper floor massing should be reduced by:
 - (i) Substantially containing the top floor in a steeply pitched roof (see Figure 17). For sloped roofs, the maximum height refers to the height of the roof peak, while the eaves of the roof should be significantly lower; or
 - (ii) For a flat or shallow pitch roof development, by significantly setting back any building mass located higher than 8.0 m (26 ft.) (see Figure 18). This setback should arrive at an overall visual effect from the street and the rear yard that is comparable to that of a pitched roof building.
- (c) The main roof should spring from somewhere between the upper floor level and approximately 1.2 m (4 ft.) above it. It is expected that some of the allowable floor space will be between 1.2 m (4 ft.) and 2.4 m (8 ft.) in height in most developments. In general, the eave height of a sloped roof or the second-storey cornice line on flat roof buildings should not be higher than 7.9 m (26 ft.).
- (d) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. They may vary in the pitch of the main roof.
- (e) Roof top terraces should be set back from the edge to minimize the view into adjacent yards.

Figure 17: Illustration of upper floor contained in pitched roof

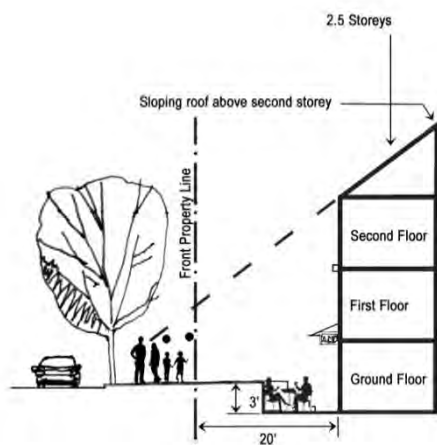
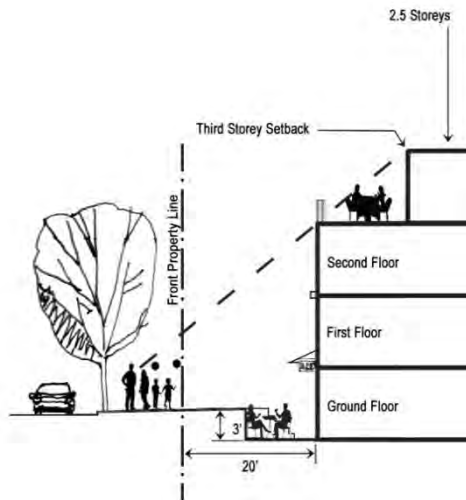


Figure 18: Illustration of upper floor setback for flat or shallow pitched roofs



5.1.2 Massing of ~~Rowhouses and Courtyard Rowhouses~~ Townhouses in a Courtyard Configuration, Side-by-Side Townhouses, Triplexes and Freehold Rowhouses on the Street

- (a) ~~Rowhouses and courtyard rowhouses~~ Developments should visually emphasize individual units. While many successful ~~rowhouse~~ developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade. End units should be reduced in massing whenever possible (see Figure 19). This can be achieved by reducing the overall building height of the units (e.g. through eliminating the top half storey or the basement) or by sloping the roof towards the adjacent development. End units can also be set back further from the front property line to reduce their massing.

Figure 19: Illustration of reduced massing of end unit



- (b) The apparent scale should furthermore be reduced by other aspects, such as floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings.

5.1.3 Massing of Infill ~~and Courtyard Rowhouses on the Lane~~ on the Lane and Rear Buildings for Townhouses in a Courtyard Configuration on the Lane

- (a) Infill buildings ~~and courtyard rowhouses~~ at the rear of the site and rear buildings in townhouses in a courtyard configuration should be designed to reduce apparent massing adjacent to the lane and neighbouring properties.
- (b) The form of buildings at the lane should minimize shadowing impacts on adjacent residential properties.

- (c) Consideration should be given to stepping back the upper floor along the lane to reduce the massing along this exposure. Where a building nears the rear yard of an adjacent residential property, the massing should be further reduced by increased setbacks and/or bringing roof lines down to between the first and second level.

5.23 Entrances, Stairs and Porches

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

5.23.1 Entrances

- (a) Each street fronting principal dwelling unit should have one clearly expressed main entrance area facing the street. In some instances, the Director of Planning may permit a main entry door located off the rear elevation of a stacked townhouse building.
- (b) Other entrances, such as lock-off units, should be located on the front façade wherever possible. However, clarity should be maintained with respect to which is the main entrance. These entrances may include French doors and sliding glass doors.
- (c) ~~Courtyard rowhouse~~ Units in the rear building of a townhouse in a courtyard configuration should have main entrances oriented to the internal courtyard. On a corner or double-fronting site, all elevations which face a street should be fully designed and detailed.
- (d) Pedestrian access to the main entries should be clearly visible from the street. Pedestrian pathways to units facing the side yards or rear yards should be clearly visible for wayfinding purposes (such as through lighting, addressing and trellises).

5.23.2 Porches

- (a) For stacked townhouses and triplexes, all dwelling units, except for lock-off units, should be designed with a major private outdoor space on the principal street-facing facade in the form of a front porch, a front patio, a balcony or a roof deck.
- (b) On ~~rowhouse and courtyard rowhouse developments~~ townhouse in a courtyard configuration, side-by-side townhouse, triplex and freehold rowhouse developments, each unit should have an entry porch, which can range from a small stoop area to a large, more usable porch.

5.23.3 Stairs

- (a) For ~~courtyard rowhouses and~~ townhouses in a courtyard configuration, side-by-side townhouses, triplexes and freehold rowhouses, stairs to upper levels above the main floor must be accommodated within the internal space of the house or unit.
- (b) In stacked townhouses and triplexes stairs play an important role as places for informal social interaction.
- (c) Steps are allowed in required side yards where they are designed to facilitate grade changes from the front to the rear of the site.

5.34 Windows and Skylights

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

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

5.45 Balconies and Decks

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
- (b) In order to minimize overlook of neighbouring properties, projection of balconies located above the first floor should be limited.
- (c) Windscreens on roof top terraces should be transparent so that their visibility from the street and adjacent properties is minimized.

5.56 Exterior Walls and Finishing

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

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

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

6 Lane Frontage

For ~~courtyard rowhouse developments~~ townhouses in a courtyard configuration, the lane will become a focus of development, and in effect, an exposure that is as important the streetscape. The lanescape should be a visually interesting experience for passersby and a pleasant outlook for residences near the lane, while at the same time accommodating garage doors, parking spaces, and garbage and recycling areas:

- (a) Insets, projections and overhangs should be used to lend interest to the lane fronting façade, and to give greater emphasis to the presence of living space over car places.
- (b) Garage doors should be high quality.
- (c) Projections and overhangs such as arbours over the garage add depth to the façade, create a shadow line, and potentially create places for planting to enrich the lanescape.
- (d) Garbage areas should be designed as integral part of the building, or as well defined elements in the landscape.

7 Open Space

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

- (a) In side-by-side townhouses, triplexes and freehold rowhouse developments, open space should be organized in a way that every ~~rowhouse~~ unit has its own front and rear yard.

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

8 Landscaping

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

9 Garbage and Recycling

- (a) For strata developments with nine or more units and ~~courtyard—rowhouse developments~~townhouses in a courtyard configuration (not including lock-off units) appropriate areas for group garbage and recycling bins directly off the lane should be provided.
- (b) For strata developments with less than nine units, not including lock-off units, and for ~~side-by-side townhouses and triplexes~~rowhouses, appropriate areas for garbage container and blue box pick-up at the lane should be provided.

The document, Garbage and Recycling Storage ~~Amenity Design Facility~~ Supplement, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers. ~~It is available online at: <http://vancouver.ca/home-property-development/garbage-and-recycling-storage-facilities.aspx>. or at the Enquiry Centre, 1st floor, 515 West 10th Avenue.~~



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RM-8 AND RM-8N GUIDELINES

Adopted by City Council on June 24, 2014

Amended on October 20, 2015, October 30, 2018, September 10, 2019 and July 20, 2021

Contents

[Page numbering to be updated upon Council approval of these guidelines]

	Page
1 Application and Intent	3
1.1 Intent	3
1.2 Application	3
2 General Design Considerations	4
2.1 Neighbourhood/Streetscape Character	4
2.2 Development Scenarios and Building Typologies	4
2.3 Orientation	98
2.46 Light and Ventilation	109
2.58 Noise	1312
2.69 Privacy	1312
2.711 Access and Circulation	1312
2.812 Internal Storage in Stacked Townhouses	1513
3 Uses	1513
3.1 Lock-off Units	1513
3.2 Retail	1614
4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	1715
4.12 Frontage	1715
4.23 Building Height	1715
4.34 Front Yard	1715
4.45 Side Yard	1816
4.56 Rear Yard	2017
4.67 Floor Space Ratio (FSR)	2017
4.78 Site Coverage and Impermeability	2017
4.89 Off-Street Parking and Bicycle Storage	2017
4.910 Horizontal Angle of Daylight	2219
4.106 Building Depth and Building Width	2219
4.117 External Design	2520
4.129 Number of Buildings on Site	2521
5 Architectural Components	2521
5.1 Roof and Massing	2621
5.23 Entrances, Stairs and Porches	2823
5.34 Windows and Skylights	2923
5.45 Balconies and Decks	2924
5.56 Exterior Walls and Finishing	2924
6 Lane Frontage	2924
7 Open Space	3024
8 Landscaping	3025
9 Garbage and Recycling	3125

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

1 Application and Intent

These guidelines are to be used in conjunction with the ~~RM-8 and RM-8N~~RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule of the Zoning and Development By-law.

~~The RM-8 and RM-8N Districts Schedule includes “multiple dwelling” and “freehold rowhouses” as conditional uses. In this zone, a multiple dwelling may take the form of a stacked townhouse, a courtyard rowhouse or a strata rowhouse development. Freehold rowhouses are listed as a separate use, however, strata rowhouse and freehold rowhouse developments follow the same regulations and guidelines. Throughout the RM-8 and RM-8N Guidelines, they are simply referred to as “rowhou~~
~~The main difference between a strata rowhouse and a freehold rowhouse development is the minimum width of the rowhouse. In order to provide services (e.g. water, sewer, gas) to a freehold rowhouse and subdivide the development into fee simple lots, a minimum lot width and frontage of 5.0 m (16.4 ft.) is required.~~

~~The developer needs to decide at the initial stage of the application whether a rowhouse development will be freehold or strata. For freehold rowhouse developments, additional zoning regulations in section 11 of the Zoning and Development By-law need to be met.~~

1.1 Intent

The intent of these guidelines is to:

- (a) Encourage the development of ground-oriented, medium-density development in the form of multiple dwellings in the form of rowhouses~~freehold rowhouses or townhouses, which may be side-by-side, stacked or in a courtyard rowhouses configuration and stacked townhouses~~, the majority of which are suitably sized for families (i.e. two- and three-bedroom units); ~~Rowhouses can be strata titled or subdivided into freehold rowhouses — they are simply referred to as rowhouses throughout this document;~~
- (b) Ensure a high level of activation of residential street life;
- (c) Ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as development under RS zoning;
- (d) Ensure a high standard of livability for all new dwelling units, including lock-off units. Emphasis is placed on ground-oriented access, natural light and cross-ventilation, as well as usable private outdoor space for each unit;
- (e) Ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and
- (f) Support the retention and renovation of pre-1940s houses that retain original character elements and to permit infill ~~one family dwellings~~single detached houses on these sites.

1.2 Application

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

- (a) ~~Multiple Dwelling, such as strata rowhouses (referred to as “rowhouses” in these guidelines); Townhouses, which may be arranged side-by-side, stacked or in a courtyard rowhouses configuration or sand stacked townhouse~~stacked;
- (b) Freehold rowhouuses ~~(referred to as “rowhouses” in these guidelines);~~
- (c) Triplexes (stacked or side-by-side or stacked);
- (d) Mixed-use residential buildings with a grocery store or drug store, a neighbourhood grocery store or retail store;
- (~~ee~~) Multiple Conversion Dwellings, other than those permitted outright in the ~~RM-8 and RM-8N~~RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule;
- (~~fd~~) Infill in conjunction combination with the retention of a pre-1940s house; and
- (~~gfe~~) Two principal buildings (~~one duplex and one one-family dwellings~~single detached house or two ~~one family dwellings~~single detached houses) on a lot that backs or flanks onto a school or park, on a corner lot or on a lot that is more than ~~52.45.7~~52.45.7 m (~~157~~157 ft.) deep.

These guidelines do not apply to the development of one single principal building on a lot, i.e. duplex, duplex with secondary suite, a single detached house, or a single detached house with

~~secondary suite (and/or laneway house). Single detached houses and single detached houses with secondary suite as the only principal building on a site refer to RS-1. For laneway housing, see regulations in Section 11 of the Zoning and Development By-law. On lots with one principal building only, i.e. lots with only a two-family dwelling, a two-family dwelling with secondary suite, a one-family dwelling or a one-family dwelling with secondary suite (and/or laneway house), these guidelines do not apply. One family dwellings and one family dwellings with secondary suite as the only principal building on a site refer to RS-1. For laneway housing, see regulations in section 11 of the Zoning and Development By-law.~~

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

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhood consists of single ~~family homes~~detached houses and shows many characteristics of ~~a~~ typical Vancouver single ~~family detached house~~ neighbourhoods, such as a regular spacing of houses, individual front yards, etc. New development should be compatible with the existing pattern with respect to:

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

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

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

Table 1: **Typical** Development Scenarios*

Typical Lot Characteristics	Permitted Uses	Maximum Allowable FSR	Notes
(A) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> One-family dwelling <u>Single detached house</u> One-family dwelling <u>Single detached house</u> with secondary suite and/or laneway house (per RS-1) 	0.60-0.70 FSR + laneway house; subject to RS-1	<ul style="list-style-type: none"> RS-1 District Schedule applies RM-8 and RM-8N Guidelines do not apply
(B) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two-family dwelling (duplex) <u>Duplex</u> (with or without secondary suites) 	0.75 FSR	<ul style="list-style-type: none"> Each 1/2 <u>Duplex unit</u> may contain one secondary suite No guidelines, but section <u>4.84.17</u> in District Schedule applies
(C) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Conversion of existing house (Multiple Conversion Dwelling - MCD) 	Existing FSR; up to 0.90 FSR for pre-1940 character building retention	<ul style="list-style-type: none"> MCD to two units outright <u>approval</u> MCD to max 3 units conditional <u>approval</u>
(D) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two principal buildings or infill with existing one-family dwellings <u>single detached house</u> or two-family dwelling <u>duplex</u> on: <ul style="list-style-type: none"> sites where the rear or side property line abuts a park or school site, with or without the intervention of a lane, corner sites, or sites with a lot depth of more than 52 <u>45.7 m (150 ft.)</u> 	0.85 FSR	<ul style="list-style-type: none"> RM-8 and RM-8N Guidelines apply Number of units determined by site area and width and ability to meet parking requirements
(E) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Infill with retention of pre-1940s building* 	0.90 FSR, of which 0.2 50 <u>50</u> FSR can be allocated to the infill	<ul style="list-style-type: none"> The infill <u>infill</u> should be located at the rear of the lot, close to the lanes
(F) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Triplex Multiple dwelling in the form of stacked townhouse (with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Max. Dwelling Unit Density 100/ha One lock-off unit for <u>every</u> three stacked townhouse principal dwelling <u>principal dwelling</u> units
(G) Site area minimum 3,260 sq. ft. (303 m ²) and minimum lot width of 48 ft. (14.6m)	<ul style="list-style-type: none"> Multiple dwelling in the form of three rowhouses ** (with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit
(H) <u>(G)</u> Site area minimum 4,790 sq. ft. (445 m ²) and lot width minimum 42 ft. (12.8 m) <u>or more</u>	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked townhouses, freehold rowhouse, and mixed-use residential building (with option for lock-off units) 	1.20 FSR	<ul style="list-style-type: none"> Maximum Dwelling Unit Density 132/145/ha 1 <u>One</u> lock-off unit for <u>every three</u> stacked townhouse principal dwelling <u>principal dwelling</u> units
(I) Site area minimum 4,790 sq. ft. (445 m ²) and lot width minimum 62 ft. (18.9 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of a minimum of four rowhouses ** (with option for lock-off units) 	1.20 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit

(J) Site area minimum 4790 sq. ft. (445 m ²) and lot width minimum 62 ft. (18.9 m)	Multiple dwelling in the form of courtyard rowhouses (with option for lock-off units)	1.20 FSR	One lock-off unit for three courtyard rowhouse units
--	---	----------	--

***Pre-1940 Building Retention:**

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

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

~~** Fee simple rowhouses need to provide a minimum width of 5.0 m (16.4 ft.) each to be able to meet servicing requirements (e.g. water, sewer, gas).~~

2.2.2 Building Typologies

The ~~RM-8 and RM-8N~~ RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule encourages the following forms of development: is designed to accommodate three types of multiple dwelling: the rowhouse, side-by-side townhouses, stacked townhouses, townhouses in a courtyard rowhouse configuration, freehold rowhouses and the stacked, triplexes, and mixed-use residential buildings townhouse.

- (a) ~~Rowhouse~~ Characteristics of Side-by-Side Townhouse, Triplex or Freehold Rowhouse:
 - (i) ~~A rowhouse development is comprised of side-by-side units~~ Units are not stacked on top of each other (see Figure 1).
 - (ii) Each ~~rowhouse unit~~ has access to the front and rear yard.
 - (iii) ~~Rowhouse~~ Developments consist of one row of units at the front of the site. The row may be broken up into more than one building. The main difference between a strata townhouse and a freehold rowhouse development is the minimum width of the unit. Fee simple rowhouses need to provide a minimum width of 5.0 m (16.4 ft.) each to be able to meet servicing requirements (e.g. water, sewer, gas). The developer needs to decide at the initial stage of the application whether a development will be freehold rowhouse or strata townhouse. For freehold rowhouse developments, additional zoning regulations in Section 11 of the Zoning and Development By-law apply.
 - (iv) ~~The individual rowhouse~~ Triplex and townhouse units should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved liveability is provided (e.g. end units with three exposures).
 - (v) ~~Rowhouses can be strata titled or freehold. The term "rowhouse" in these guidelines refers to any rowhouse development whether they will be strata titled or subdivided into freehold lots.~~

Figure 1: Rowhouse Side-by-side Townhouse, Triplex or Freehold Rowhouse



(b) Courtyard Rowhouse Characteristics of Townhouse in a Courtyard Configuration:

- (i) The basic type will have one row of side-by-side units near the street, and one near the lane (i.e. two principal buildings) with parking provided at grade under the rear row of units, or underground (see Figure 2).
- (ii) The row of side-by-side units may be broken up into more than one building.
- (iii) An “L” shape configuration is possible on corner sites. This form is recommended where the development site is adjacent to an RS zoned site.
- (iv) Each unit has access to private open space and entries that are accessible from the street (for the front row of units) or the courtyard (for the rear row of units).
- (v) Stacked units may be considered, subject to these guidelines.
- (vi) Individual townhouse rowhouses-units should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved livability is provided (e.g. end units with three exposures).

Figure 2. Townhouse in a Courtyard Configuration — Courtyard Rowhouse



(c) Characteristics of Stacked Townhouse or Triplex Characteristics:

- (i) A stacked townhouse or triplex development is comprised of units that are stacked on top of each other. This can include three units located on top of each other, two-level units stacked on top of one-level units, or two-level units stacked on top of two-level units. A mixed-use residential building development would be similar to

a stacked townhouse development but with a mix of dwelling and non-dwelling uses. Other layout solutions may be possible (see Figures 3 and 4).

- (ii) Stacked townhouses and triplexes feature private open spaces for all units and entries that are directly accessible and visible from the front yard.
- (iii) Access to each unit is achieved through external and internal stairs.
- (iv) 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.).

Figure 3: ~~Three-unit stacked townhouse (triplex)~~ Stacked triplex on single lot

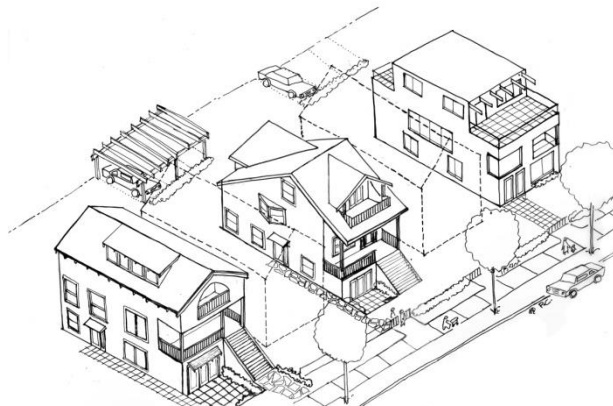
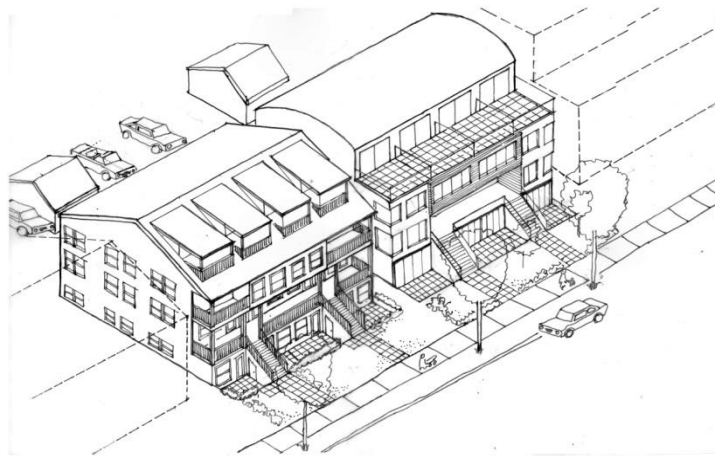


Figure 4: ~~Multiple-unit (four or more) S~~stacked townhouse on assembled site or large lot



2.3 Orientation

An important aspect of ~~rowhouses~~units, ~~courtyard rowhouses~~ which face the street ~~—~~, and ~~stacked townhouses~~ is the emphasis on street-facing front door entries and private outdoor spaces for all dwelling units. An apartment form with single entry to the building and common interior corridors as the primary access to units is generally not permitted in the ~~RM-8 and RM-8N~~RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule.

The intent is to maximize active street life, and the following elements are strongly encouraged: front entry porches, front doors, external porch stairs and living room windows. In addition, covered balconies, front patios and secondary patios help activate the street for the stacked townhouses form (see Figures 5 and 6).

- (a) Developments should orient the main entrances to the street, and entries should be clearly visible from the street and the sidewalk. Discrete lighting of paths and entries should be provided.
- (b) On corner sites, building fronts and entrances should be located facing both streets.
- (c) Units in the rear buildings of ~~courtyard rowhouses~~townhouses in a courtyard configuration should have front entrances oriented to the internal courtyard. A generous and clearly marked passage from the street to the courtyard should be provided (see section 2.447 of these guidelines). On a corner or double-fronting site, all elevations which face a street should be fully designed and detailed.
- (d) Stacked townhouses and triplexes on interior sites may have the main entrance to the dwelling unit from a side yard. However, a larger side yard setback with a minimum of 2.4 m (8 ft.) should be provided for the portion of travel between the front property line and the front entrance.
- (e) Entrances to lock-off units may be located on a building elevation that is not directly oriented toward the street; however, there must be a wayfinding element at the front of the site that clearly directs individuals to the entrance of the lock-off unit.
- (f) Each ~~rowhouse~~unit should have a rear entrance to provide access to the rear yard and allow for light and cross-ventilation.

Figure 5: Example of front elevation of nine-unit stacked townhouse development

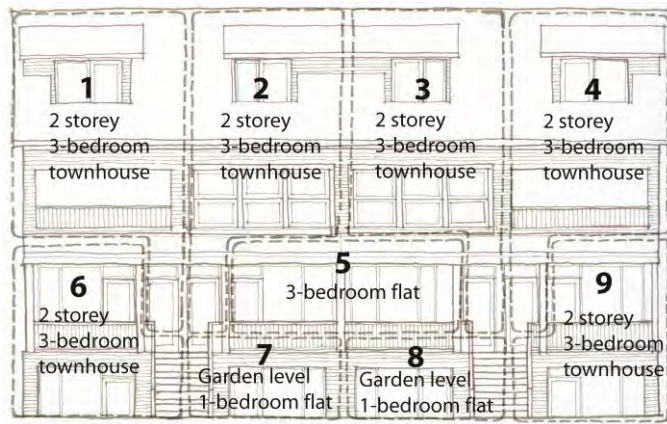
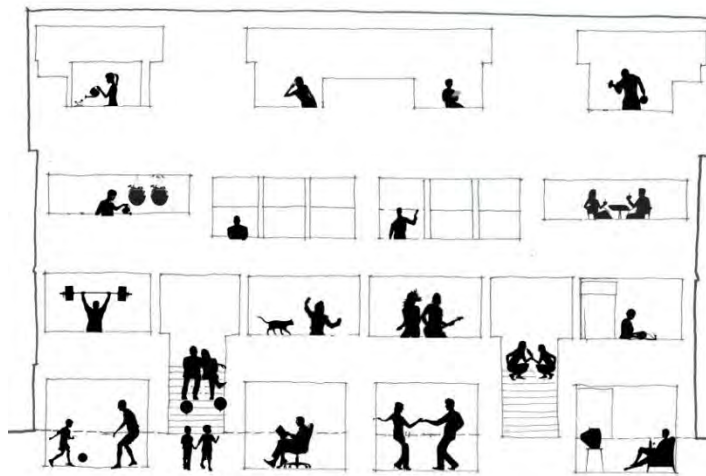


Figure 6: Porches and balconies activate the building



2.46 Light and Ventilation

Access to natural light and ventilation affects the liveability of dwelling units. While it is relatively easy to provide for these qualities in a ~~one-family dwellingsingle detached house~~, a stronger design effort is required to ensure these qualities in multiple dwellings and mixed-use residential buildings.

2.46.1 Access to Natural Light

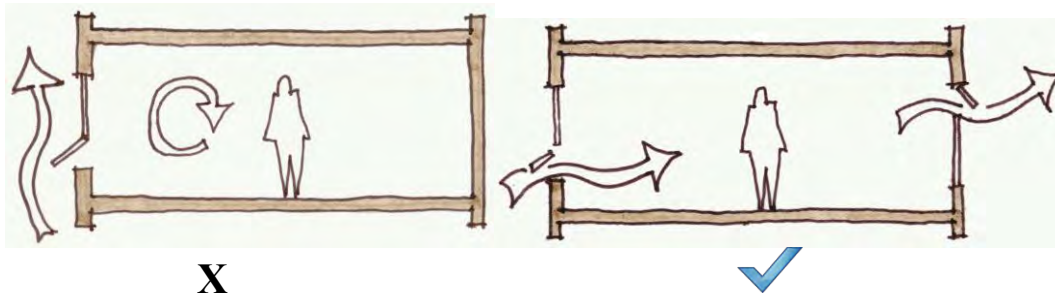
- (a) Daylight for interior and exterior spaces for all housing types should be maximized.
- (b) Multiple dwellings and mixed-use residential dwellings have to meet the Horizontal Angle of Daylight requirements of the ~~RM-8 and RM-8N~~ RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule.
- (c) Shadowing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

2.46.2 Natural Ventilation

Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy intensive. Natural ventilation is affected by several factors, such as the size, type and placement of windows, ceiling heights,

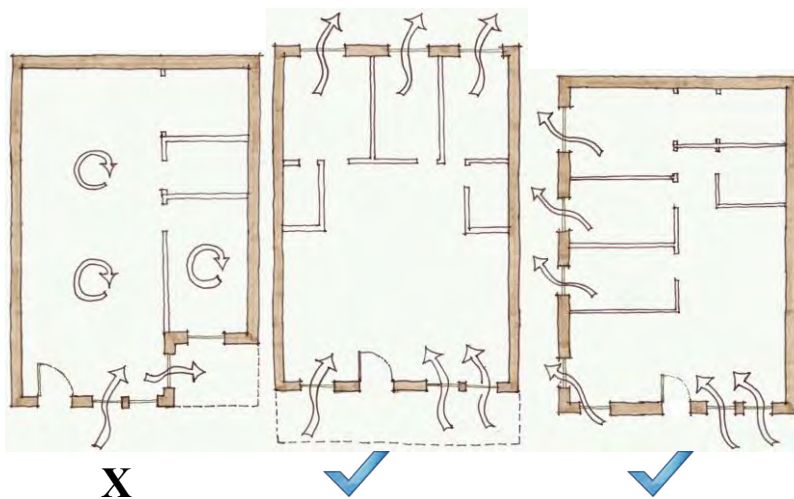
and prevailing winds. Natural ventilation is greatly increased when two windows on two different exposures are opened within a dwelling unit (see Figure 7).

Figure 7: Dwelling Unit with minimum fresh-air displacement despite an open window (left) and dwelling unit with fresh-air displacement with two windows of different orientations (right).



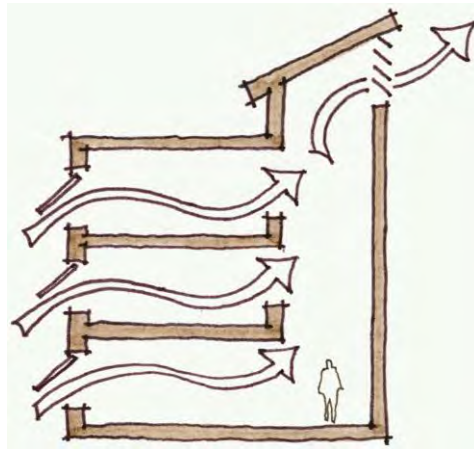
- (a) All dwelling units should have at least two major exposures that face opposite directions or are at right angles to each other (see Figure 8).
- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.

Figure 8: Dwelling Unit with a single exposure lacks the opportunity for natural displacement of indoor air (left) vs dwelling units with two exposures (right)



- (c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof (Figure 9).

Figure 9: Stack effect



- (d) Ceiling heights greater than 2.4 m (8 ft.) are encouraged, especially for the floor where the majority of living space is located.
- (e) Employing window types that facilitate air exchange are encouraged. Double-hung windows offer the choice of ventilating a high zone, a low zone or a combination thereof, of interior space. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

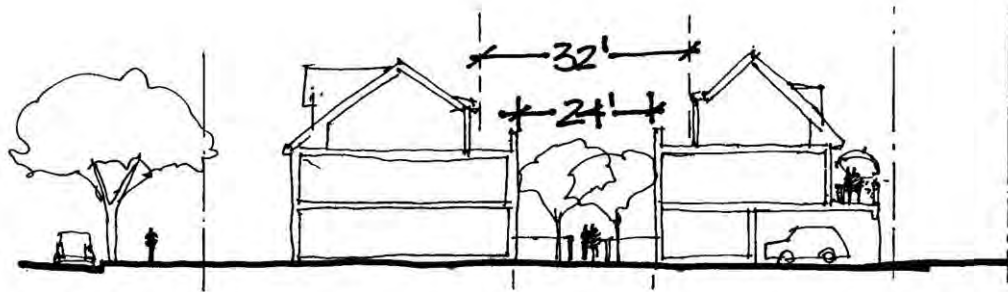
2.46.3 Light and Ventilation for ~~Courtyard Rowhouses~~ Townhouses in a Courtyard Configuration:

~~The courtyard rowhouse development scenarios~~ Townhouses in a courtyard configuration include a central courtyard that plays a role in providing light and ventilation to both rows of units.

- (a) A garden and pedestrian courtyard should be a minimum of 7.3 m (24 ft.) clear width on the first and second levels, and a minimum of 9.8 m (32 ft.) on the third (Figure 10).
- (b) There are no set restrictions on what rooms can face the courtyard, but privacy should be considered.
- (c) Projections permitted into the courtyard should be the same as the allowable projections into yards in ~~Section 10.832~~ of the Zoning and Development By-law, except that:
 - (i) On the first level, entry porches and bay windows may project into the minimum courtyard width;
 - (ii) the minimum distance between projecting bay windows should be 7.3 m (24 ft.) on the second level; and
 - (iii) on the third level, portions of roofs sloping away from the courtyard, balcony rails, pergolas and similar architectural features should also be permitted to project into the courtyard width.
- (d) Some units in ~~courtyard rowhouse buildings~~ townhouses in a courtyard configuration may be in close proximity to commercial lanes. Windows to ground level bedrooms in these units should not be located within 3 m (10 ft.) of a commercial lane.

Figure 10. Garden Courtyard, Pedestrian Access Only

Minimum 24' width on first and second levels, increase to 32' on third level



2.58 Noise

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

- (a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).
- (b) The overall room layouts and their relationship to adjacent units should be considered. Noise-sensitive rooms, such as bedrooms, should be located adjacent to noise-sensitive rooms in the neighbouring unit.
- (c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.
- (d) For structural floors between separate stacked townhouse dwelling units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.
- (e) Details reflecting the method of noise mitigation proposed for the exterior walls should be included with the drawing set as required in [Section 4.15.10.2](#) of the [District Schedule Zoning and Development By-law](#).

2.96 Privacy

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

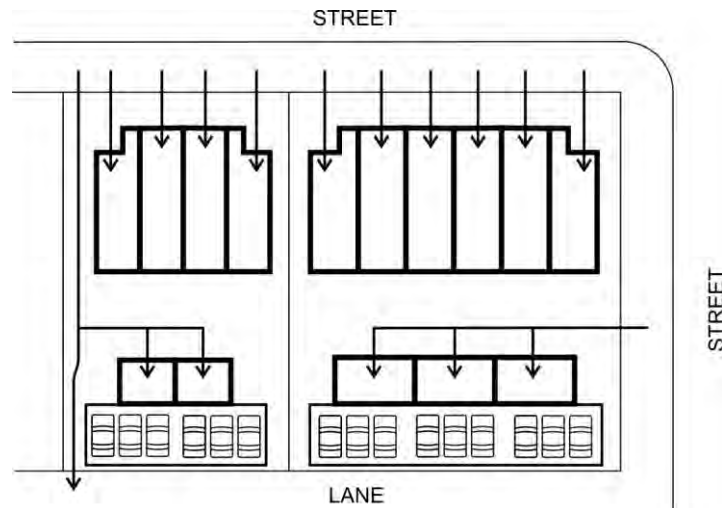
- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.
- (c) In stacked townhouse developments, external stairs leading to upper level units should be located close to the entry doors so that people do not need to pass the front doors and windows of other units in order to access their own units.
- (d) Developments without a basement are encouraged to raise the ground floor at least 0.9 m (3 ft.) above the sidewalk to enhance residents' privacy.

2.447 Access and Circulation

- (a) Pedestrian access to the front doors of units should be from the street.
- (b) For ~~courtyard rowhouse~~ units [in a townhouse in a courtyard configuration](#) a pedestrian path of at least 3.6 m (12 ft.) wide should be provided to the courtyard from the street. Access to front doors in the rear building should be from the common courtyard.

| Pedestrian access should also be provided between the lane and the courtyard through the side_yard space (Figure 11)

Figure 11. Access and Circulation for ~~Courtyard-Rowhouse~~Townhouse in a Courtyard Configuration



- (c) For proposals with buildings containing dwelling units at the rear of the site, applicants should review specific siting conditions with Building By-law and Fire Prevention staff. Additionally, for ~~courtyard-rowhouses~~townhouses in a courtyard configuration, in order to provide fire access to buildings at the rear of sites:
 - (i) Pedestrian access route(s) to buildings at the rear should maintain a minimum building separation of 2.4 m (8 ft.) and clear path of 2.0 m (6.5 ft.); and
 - (ii) On lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings.
- (d) Side yards should be designed as pathways to allow access to lock-off units, car parking, bike parking, garbage and recycling located at the rear of the building.
- (e) Vehicular access should be from the lane, where one exists.
 - (i) Sites for ~~multiple-dwellingtownhouse and freehold rowhouse development and mixed-use residential buildings-development~~ should be assembled in such a way that vehicular access from a lane is possible.
 - (ii) On sites without lane access, for developments other than ~~a multiple-dwelling~~those referred to in section 2.744(e)(i) above, access may be from the street to a garage that faces the street if the curb cut is minimized. The manoeuvring area in front of the garage door should be limited to what is necessary to get the vehicles into the garage. An offset, rather than a centred curb cut should be considered in order to consolidate space left for landscaping.
- (f) For freehold rowhouse applications, applicants should consult in advance with the City of Vancouver Engineering Department and third-party utilities to determine lot layouts and access locations that will accommodate the required services and utilities.

2.842 Internal Storage in Stacked Townhouses, Triplexes or Mixed-Use Residential Buildings

The internal design of stacked ~~developmentstownhouses~~ should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units or within storage areas located in underground parking structures.

3 Uses

3.1 Lock-off Units

- (a) The Districts Schedule permits a “Principal Dwelling with a Lock-off Unit” in multiple dwellings and mixed-use residential buildings. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units ~~in a stacked townhouse, courtyard rowhouse or rowhouse~~ is to increase the rental stock in the neighbourhood and to provide the option of having a

mortgage helper for the owner of the ~~unit~~~~stacked townhouse, courtyard rowhouse or rowhouse~~ (similar to the option of having a secondary suite in ~~one and two family dwellings~~~~single detached houses or duplexes~~).

- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit must be equipped with an internal access to the main unit.
- (c) A lock-off unit cannot be strata-titled (secured by covenant).
- (d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking (see ~~S~~section 4.89 of these guidelines).
- (e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.
- (f) The maximum number of lock-off units in ~~stacked townhouse or courtyard rowhouse developments~~ is one lock-off unit for every three principal dwelling units.
- ~~(g)~~ The maximum number of lock-off units in rowhouse developments is one lock-off unit for every rowhouse unit.

3.2 Retail

Retail stores may be permitted on the ground floor of ~~mixed-use residential buildings~~~~strata developments~~ on specific sites located on major arterials, shown on ~~the map in Figure 12~~Map 1: Sites where mixed-use residential building with grocery or drug store or retail store is permitted in the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule. Development may only occur on sites that have been consolidated with the corner lot. Retail uses that serve the surrounding residential neighbourhoods are encouraged, such as a small grocery store or café.

Residential units above retail uses should meet the requirements of these guidelines for stacked townhouse developments. Parking for retail uses should meet the requirements of the Parking By-law.

Figure 12. Locations Where Retail Use Permitted At-Grade



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

4.12 Frontage

The minimum site frontage in the Districts Schedule for a ~~multiple dwelling with four or more units (not including lock-off units)~~ townhouse, freehold rowhouse or mixed-use residential building is 12.8 m (42 ft.).

~~This is the minimum frontage for a stacked townhouse development. Rowhouse developments require a minimum of 14.6 m (48 ft.) for three rowhouses and 18.9 m (62 ft.) for four rowhouses. This width accommodates the minimum width for rowhouse units [4 m (13.3 ft.) between the centre of walls] and a 1.2 m (4 ft.) side yard on either side of the development. A minimum frontage of 18.9 m (62 ft.) is required for courtyard rowhouse developments.~~

4.23 Building Height

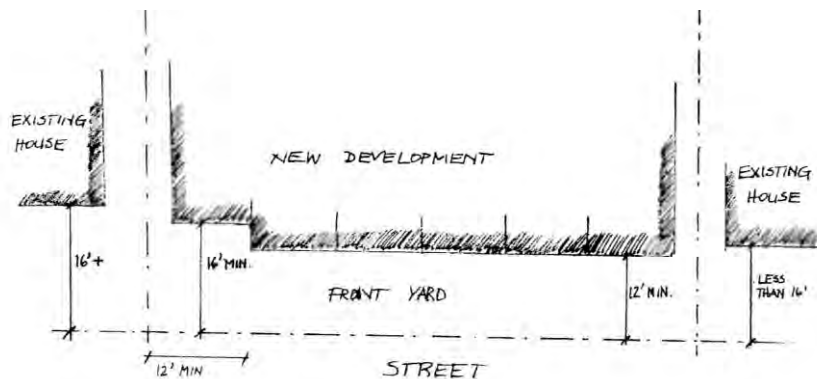
- (a) For ~~triplex and freehold~~ rowhouses ~~and courtyard rowhouses~~, the ~~Director of Planning may permit an increase in maximum~~ building height ~~to permitted is~~ 10.7 m (35 ft.) and ~~two and a half storeys~~ a partial third storey, provided the partial third storey does not exceed 50% of the storey immediately below. In order to achieve better compatibility with adjacent existing development, the massing and roof forms should be designed to reduce apparent scale (refer to additional guidelines in Section 5.0 of these guidelines).
- (b) For ~~stacked townhouses and mixed-use residential buildings~~, the ~~Director of Planning may permit an increase in the maximum~~ building height ~~to permitted is~~ 11.5 m (37.5 ft.) and a partial third storey, provided the partial third storey does not exceed 60% of the storey immediately below. The intention of this building height increase is to achieve higher livability for units primarily located at basement level. There are generally two approaches to the design of the third storey:
 - (i) a pitched roof design where some of the floor space does not have full floor-to-ceiling height; or
 - (ii) a flat roof where the top level massing only occupies a portion of the footprint of the floor below and is well set back from the front elevation.
- (c) Infill or principal buildings, other than ~~courtyard rowhouse~~ townhouses in a courtyard configuration, located in the rear should be ~~one and a half storeys~~ one storey with a partial second storey, provided the partial second storey does not exceed 50% of the storey immediately below. The Director of Planning can ~~relax vary~~ this to a partial second storey 60%, with or without a basement. In considering the partial second storey, the guidelines in Section 5 should be followed. The Director of Planning may ~~relax vary~~ the 7.7 m (25 ft.) building height limit on corner sites and on sloping sites to 9.1 m (30 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum building height of 7.7 m (25 ft.) shall be maintained within 4.9 m (16 ft.) of adjacent properties.
- (d) For ~~courtyard rowhouse buildings located in the rear of the site~~ rear buildings in townhouses in a courtyard configuration, the Director of Planning may permit an increase in building height to 9.5 m (31 ft.) and 2 storeys. However, a maximum building height of 7.7 m (25 ft.) ~~shall~~ should be maintained within 4.9 m (16 ft.) of adjacent properties.
- (e) For ~~courtyard rowhouse buildings located in the rear of the site~~ rear buildings in townhouses in a courtyard configuration, adjacent to a commercial lane, the Director of Planning may permit an increase in building height to 10.7 m (35 ft.) and a partial third storey, provided the partial third storey does not exceed 50% of the storey immediately below ~~two and a half storeys~~.

4.34 Front Yard

- (a) For side-by-side townhouses and triplexes ~~rowhouses~~ on shallow sites less than 27.4 m (90 ft.) in depth and for ~~courtyard rowhouse~~ townhouses in a courtyard configuration, variations in the front yard may be as follows (see Figure 13):

- (i) Where the front yard of the existing adjacent building is 4.9 m (16 ft.) or more, the front yard on that side of the proposed development should be 4.9 m (16 ft.) within 3.7 m (12 ft.) of the side property line.
- (ii) Where the front yard of the existing adjacent building is less than 4.9 m (16 ft.), the front yard on that side of the proposed development may be 3.7 m (12 ft.).
- (iii) The front yard of the remainder of the development may be reduced to 3.7 m (12 ft.).

Figure 13: Front yard setbacks depend on the setback of adjacent buildings

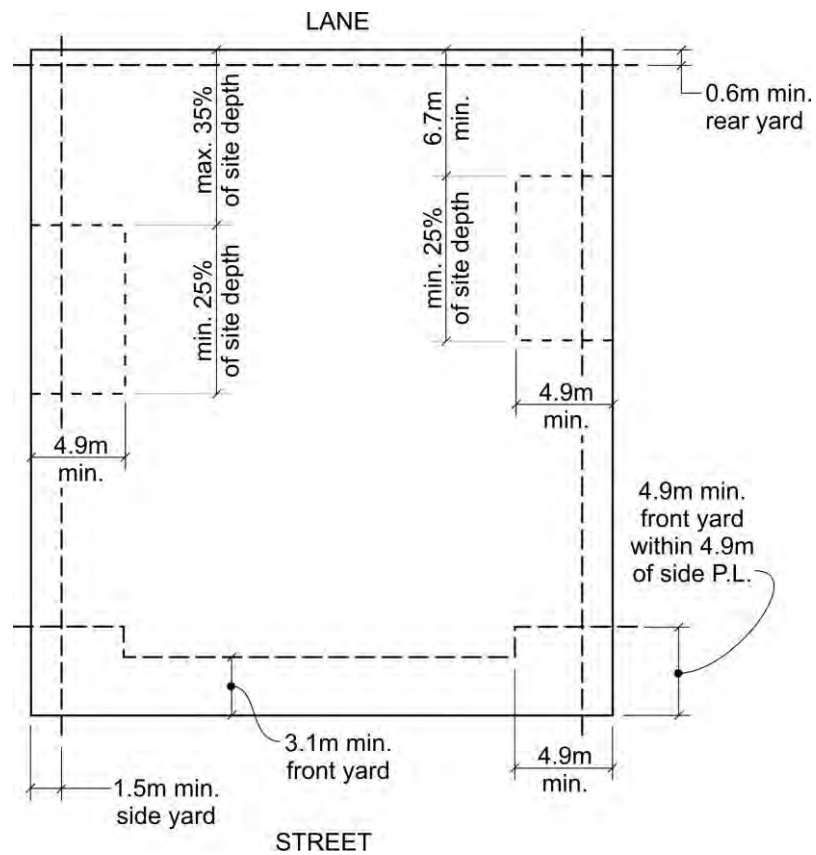


4.45 Side Yard

For ~~courtyard rowhouse development~~ townhouses in a courtyard configuration, an additional side yard (see Figure 14) is required to allow a neighbourly relationship to the rear yards of adjacent development:

- (a) An additional side yard with a minimum width of 4.9 m (16 ft.) and a minimum length equal to ~~25% percent~~ of the site depth should also be provided on each side of the site.
- (b) Each of the side yards should be located so that its rear boundary is not less than 6.7 m (22 ft.), nor more than a distance equal to ~~35% percent~~ of the site depth, from the ultimate rear property line.
- (c) On the flanking side of corner sites, the enhanced side yard need not be provided. However, if a ~~courtyard rowhouse development~~ townhouse in a courtyard configuration is oriented with primary dwelling entries facing the flanking street, the minimum side yard should be increased to 2.4 m (8 ft.).
- (d) The location of the enhanced side yards is flexible in order to allow a variety of development scenarios and need not be located in the same position on both sides.
- (e) Where a site is more than 41 m (135 ft.) deep, the enhanced side yard location may need to be varied (pulled forward) in order to be more compatible with the siting of adjacent development.

Figure 14: Minimum yards diagram for courtyard ~~townhouse~~rowhouse developments



4.56 Rear Yard

A minimum rear yard of 1.0 m (3 ft.) is required for ~~courtyard rowhouse~~ all developments to provide space for vehicle access as well as space for planting at the lane.

4.67 Floor Space Ratio (FSR)

Floor space ratios for different building types are specified in the RM-8, RM-8A, RN-8N and RM-8AN Districts Schedule and further explained in Table 1 of these guidelines.

Sites that back or flank onto a school or park, corner sites and sites over ~~51.845.7 m (150470~~ ft.) deep, qualify for two principal buildings (i.e. two ~~one-family dwellings~~ single detached houses or a ~~two-family dwelling~~ duplex with a ~~one-family dwelling~~ single detached house) or an infill with an existing house. On these sites, the maximum ~~FSR~~ floor space ratio that can be achieved on the site is 0.85 FSR, of which 0.25 FSR can be allocated to the infill or second principal building.

~~For rowhouses, courtyard rowhouses and stacked townhouses, the maximum FSR achievable is as described in the District Schedule. For townhouse, mixed-use residential buildings and freehold rowhouse developments, to achieve the maximum FSR~~ floor space ratio of 1.2 with an acceptable form and siting, it is likely that some floor area will need to be on a third level under a sloped roof, and will not be full height space.

In the ~~RM-8 and RM-8N~~ RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule, some ~~FSR~~ floor space ratio exclusions for parking and bike storage differ ~~significantly~~ from other districts. Please refer to section 4.89 Off-Street Parking and Bicycle Storage of these guidelines for more detail.

The intent of Section ~~4.7.74.2.1~~ (c) of the ~~RM-8 and RM-8N~~ RM-8, RM-8N, RM-8A, RM-8AN Districts Schedule is to allow and encourage sloped ceilings where they occur directly underneath the structure of a steeply-pitched roof (9:12 pitch or greater). Where such a condition occurs, ceiling heights in excess of 3.7 m (12 ft.) may result for small portions of this space. This means that the space on the top floor below a roof with a steep pitch that is in excess of 3.7 m (12 ft.) will not be counted twice towards overall floor space calculation. The intent of this section is not to permit excessively high ceilings for the lower storeys as this would contribute to the overall external bulk of the building. High ceilings in excess of 3.7 m (12 ft.) height that are proposed for storeys that are below the top storey, therefore, will be counted twice towards the overall floor space calculation.

4.78 Site Coverage and Impermeability

For stacked townhouses, ~~and courtyard rowhouses~~ townhouses in a courtyard configuration, mixed-use residential buildings and triplexes, the Director of Planning can increase the area of impermeable materials to 75% of the site. However, for ~~stacked townhouse, courtyard rowhouses and rowhouse~~ and mixed-use residential developments with underground parking, a further ~~relaxation variance~~ may be granted for access to underground parking.

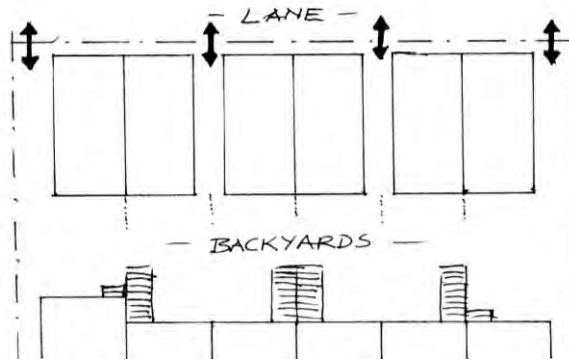
4.89 Off-Street Parking and Bicycle Storage

4.89.1 Parking

- (a) Parking should be located at the rear of the site with access from the lane.
- (b) For side-by-side townhouses, triplexes, mixed-use residential buildings and freehold rowhouses ~~rowhouses (excluding courtyard rowhouses)~~, the following applies:
 - (i) Each ~~rowhouse~~ unit (not including lock-off units) is required to have one parking space.
 - (ii) Parking can be provided in open parking spaces or garages, however, enclosed parking is counted as part of the allowable floor space. There is no exclusion for above ground parking in accessory buildings for the purpose of FSR floor space ratio calculations.

- (iii) Underground parking structures are discouraged. However, they are permitted and do receive a standard exclusion for the purpose of FSR—floor space ratio calculations (see Districts Schedule).
- (iv) To be able to provide one garage per rowhouse, unit, the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² (258 sq. ft.) for each unit rowhouse and may increase the proportion of the width of the site that can be occupied by an accessory building to a maximum of 80%.
- (v) Up to two spaces may be located in one accessory building. Garages with three or more spaces are not permitted. Garages containing one or two parking spaces should be interspersed with areas of open space to break up the massing of the buildings at the lane and provide pedestrian access from the rear yard to the lane (see Figure 15).
- (vi) Some freehold rowhouse units may be limited to a parking pad, in order to allow sufficient space to accommodate servicing and third-party utilities.
- (vii) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

Figure 15: Parking garages at the lane interspersed by open space for access (for side-by-side townhouses/rowhouses)



- (c) For stacked townhouses, triplexes and mixed-use residential buildings, the following applies:
 - (i) ~~In developments with three or more stacked townhouses, each stacked townhouse (not including lock-off units) is required to have a~~ minimum of one parking space is required.
 - (ii) Surface parking is to be provided off the rear lane.
 - (iii) Enclosed parking garages are discouraged and, if proposed, would be counted as part of the allowable floor space. There is, therefore, no exclusion for above ground parking in accessory buildings for the purpose of FSR—floor space ratio calculations.
 - (iv) Underground parking structures are permitted and do receive a standard exclusion for the purpose of FSR—floor space ratio calculations (see Districts Schedule).
 - (v) For stacked townhouses on smaller sites where underground parking cannot be provided, the Director of Planning can increase the proportion of the width of the site that can be occupied by accessory buildings to a maximum of 80%.
 - (vi) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.
- (d) For courtyard rowhouses/townhouses in a courtyard configuration, the following applies:
 - (i) Each unit, not including lock-off units, is required to have one parking space.
 - (ii) Parking spaces should normally be located underground.

- (iii) Parking at grade may also be provided under the rear building, accessed directly off the lane. However, to manage building bulk, there is no ~~FSR-floor space ratio~~ exclusion for above ground parking in this location.
- (iv) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

4.89.2 Bicycle Storage

- (a) While there is no ~~FSR-floor space ratio~~ exclusion for above grade parking ~~in rowhouse, courtyard rowhouse and stacked townhouse developments~~, the Districts Schedule specifies that the portion of required bicycle parking located in an accessory building may be excluded from floor area calculations.
- (b) Creative bike parking solutions should be sought, such as under stairs and patios, in crawl spaces and in freestanding boxes.
- (c) In ~~rowhouse side-by-side townhouse, triplex and freehold rowhouse~~ developments, bicycle parking for a lock-off unit should be provided in a location separate from the garage for the principal dwelling, such as underneath the external stair or in a bike box located at the rear of the garage or at the entrance to the lock-off unit.
- (d) For each lock-off unit, 0.75 bicycle spaces need to be provided.

4.910 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure the 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.

- (a) The ~~relaxation-variance~~ of horizontal angle of daylight requirements provided for in the ~~RM-8 and RM-8N~~RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.
- (b) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard, or for ~~courtyard rowhouse developments~~townhouses in a courtyard configuration, the interior courtyard. ~~Relaxation-Variance~~ of the horizontal angle of daylight cannot be considered for primary living spaces (i.e., living rooms).
- (c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.
- (d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.

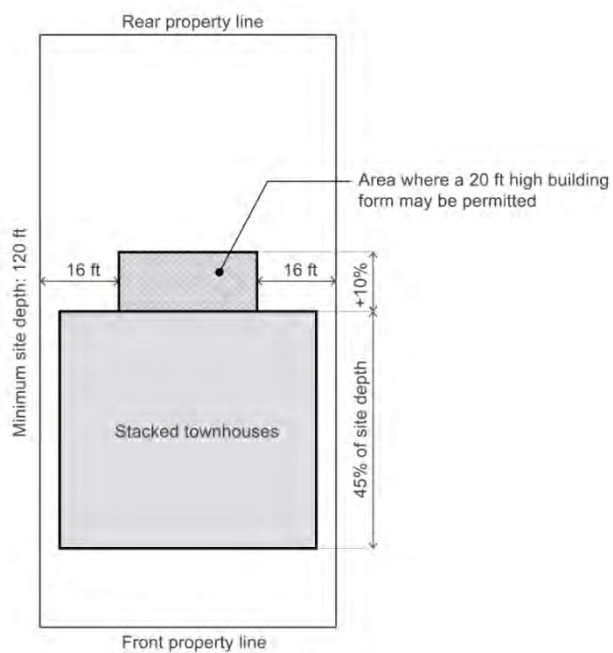
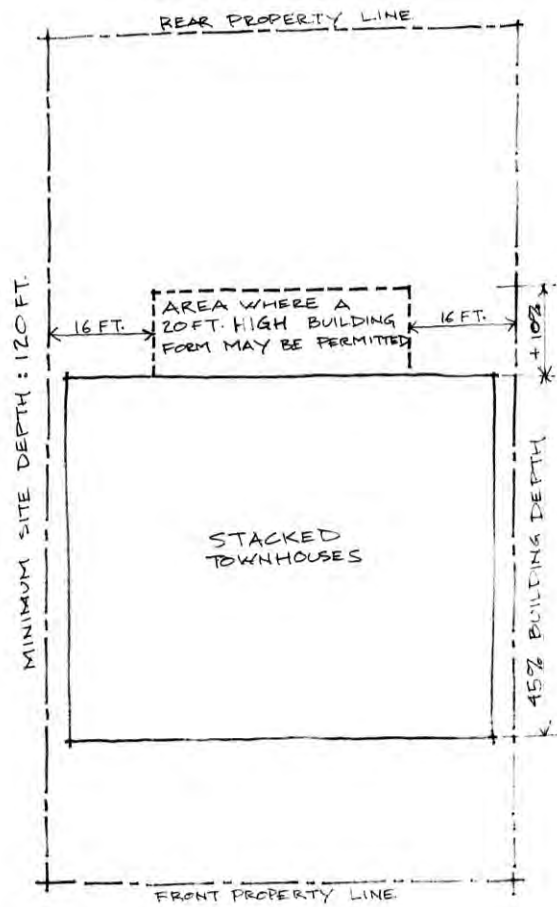
4.1016 Building Depth and Building Width

4.1016.1 Building Depth

- (a) For all housing types permitted, except ~~courtyard rowhouse~~townhouses in a courtyard configuration, infill and 2 principal buildings on a site, the maximum building depth is 40% of the depth of the site, as specified in the ~~RM-8 and RM-8N~~RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule.
- (b) For stacked townhouses, ~~triplexes and mixed-use residential buildings~~, the building depth can be increased to 45% of the site depth, provided all units meet liveability guidelines for light and ventilation.
- (c) For stacked townhouses, ~~triplexes and mixed-use residential buildings~~ on sites that have a minimum depth of 36.6 m (120 ft.), the building depth can be increased to 55% for any portion of the building located at least 4.9 m (16 ft.) from any side property line (See Figure 16). This would allow the middle section of a building to extend further into the back yard, thereby giving more options for window placement and achieve better liveability for the units in the centre of the development. The portion of the building that extends beyond 45% building depth cannot be more than 6 m (20 ft.) high. While the

increase in building depth improves the internal layout, it will be achieved at the expense of ground level rear yard space. Therefore, an adequate amount of outdoor space should be provided in the form of a generous porch or balcony.

Figure 16: Increased building depth for middle section of a stacked townhouse building



4.160.2 Building Width

The housing types permitted in the RM-8 and RM-8N Districts are larger than the existing ~~single family dwelling~~single detached houses in the neighbourhood. To ensure that new forms of development are compatible in massing with the existing streetscapes, building width should be limited.

- (a) For stacked townhouses, townhouses in a courtyard configuration, rowhouses and mixed-use residential buildings~~and courtyard rowhouses~~, the specified building width in the Districts Schedule can be increased. However, for ~~rowhouse~~ developments on sites with frontages of 40 m (132 ft.) or more, particular care should be taken to avoid monotony in building massing and design. Buildings may be broken up in sections to fit with the variety of the existing streetscape. Other forms of architectural articulation can also be used to reduce the massing of long ~~rowhouse~~ developments.
- (b) For stacked townhouses and mixed-use residential buildings on sites 24 m (78 ft.) and wider, the maximum building width ~~for a multiple dwelling~~ should be 22 m (72 ft.). Limiting the building width allows more windows on the sides and allows for better cross-ventilation and access to natural light. In some situations, this building width can be slightly larger.

4.117 External Design

4.117.1 Separation between infill and other dwellings

- (a) The minimum separation between an infill located in the rear yard and any other dwelling uses on the site is 4.9 m (16 ft.). This distance can be reduced to assist in the retention of a pre-1940 building, provided all building code and fire separation regulations can be met.

4.117.2 Separation between adjacent ~~multiple dwelling~~townhouse, freehold rowhouse or mixed-use residential buildings

- (a) Where a development includes two or more ~~rowhouse or stacked townhouse~~ buildings the minimum distance between the exterior side walls of the adjacent buildings should be 2.43.1 m (10.17.8 ft.). This minimum separation distance also applies to developments with more than one ~~courtyard rowhouse~~townhouse in a courtyard configuration building at the street, but does not apply to the courtyard between the front and rear buildings which must meet the separation requirements in section 2.64.3.
- (b) For guidance on the dimensions of the internal courtyard in ~~courtyard rowhouse development~~townhouses in a courtyard configuration, refer to 2.46.3.

4.129 Number of Buildings on Site

- (a) For ~~rowhouse and courtyard rowhouse~~side-by-side townhouses, townhouses in a courtyard configuration, freehold rowhouses, and mixed-use residential buildings~~developments~~ on sites over 445 m² (4,790 sq. ft.), more than one ~~multiple dwelling~~ building at the street can be considered where this helps to break up the massing of the ~~rowhouse~~ development and therefore creates a streetscape that is more consistent with the existing streetscape on the block.
- (b) For stacked townhouses and mixed-use residential buildings, buildings should be limited to 22 m (72 ft.) in width. Therefore, on larger sites, more than one building can be permitted.

5 Architectural Components

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

5.1 Roof and Massing

5.1.1 Roofs

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

- (a) The maximum allowable roof height as specified in the Districts Schedule may only be attained as a localized point within the development, rather than as a continuous height around the perimeter of the building.
- (b) Upper floor massing should be reduced by:
 - (i) Substantially containing the top floor in a steeply pitched roof (see Figure 17). For sloped roofs, the maximum height refers to the height of the roof peak, while the eaves of the roof should be significantly lower; or
 - (ii) For a flat or shallow pitch roof development, by significantly setting back any building mass located higher than 8.0 m (26 ft.) (see Figure 18). This setback should arrive at an overall visual effect from the street and the rear yard that is comparable to that of a pitched roof building.
- (c) The main roof should spring from somewhere between the upper floor level and approximately 1.2 m (4 ft.) above it. It is expected that some of the allowable floor space will be between 1.2 m (4 ft.) and 2.4 m (8 ft.) in height in most developments. In general, the eave height of a sloped roof or the second-storey cornice line on flat roof buildings should not be higher than 7.9 m (26 ft.).
- (d) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. They may vary in the pitch of the main roof.
- (e) Roof top terraces should be set back from the edge to minimize the view into adjacent yards.

Figure 17: Illustration of upper floor contained in pitched roof

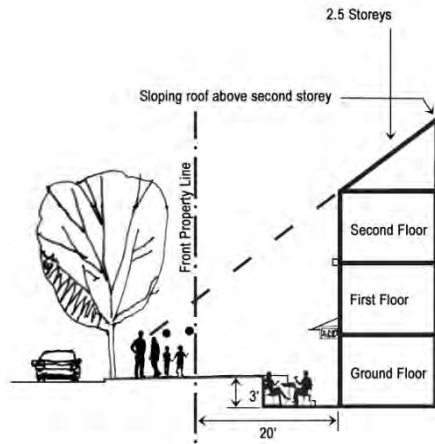
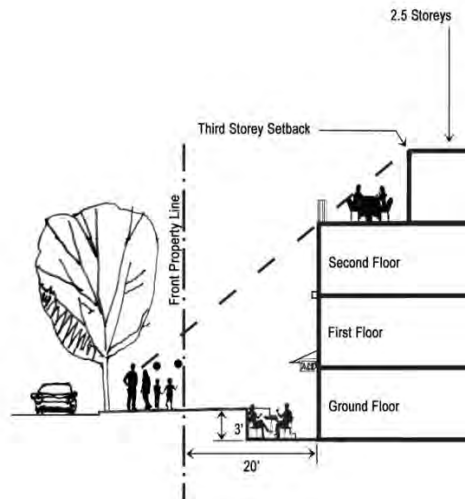


Figure 18: Illustration of upper floor setback for flat or shallow pitched roofs

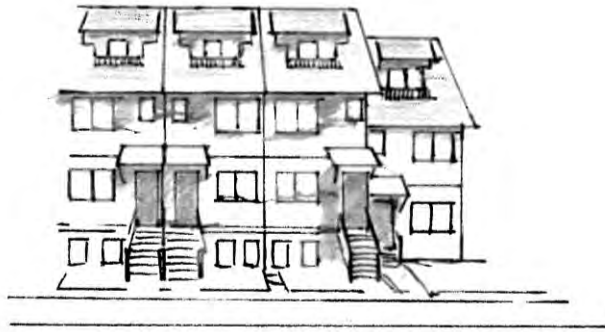


5.1.2 Massing of ~~Rowhouses and Courtyard Rowhouses~~Side-by-Side Townhouses, Triplexes, Townhouses in a Courtyard Configuration and Freehold Rowhouses on the Street

- (a) ~~Rowhouses and courtyard rowhouses~~Developments should visually emphasize individual units. While many successful ~~rowhouse~~ developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade. End units should be reduced in massing whenever possible (see Figure 19). This can be achieved by reducing the overall height of the units (e.g. through eliminating the top half storey or the basement) or by

sloping the roof towards the adjacent development. End units can also be set back further from the front property line to reduce their massing.

Figure 19: Illustration of reduced massing of end unit



- (b) The apparent scale should furthermore be reduced by other aspects, such as floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings.

5.1.3 Massing of Infill at the Lane- and Courtyard Rowhouses on the Lane Rear Buildings at the Lane in Townhouses in a Courtyard Configuration

- (a) Infill buildings at the rear of the site and courtyard rowhouses at the rear of the site rear buildings in townhouses in a courtyard configuration should be designed to reduce apparent massing adjacent to the lane and neighbouring properties.
- (b) The form of buildings at the lane should minimize shadowing impacts on adjacent residential properties.
- (c) Consideration should be given to stepping back the upper floor along the lane to reduce the massing along this exposure. Where a building nears the rear yard of an adjacent residential property, the massing should be further reduced by increased setbacks and/or bringing roof lines down to between the first and second level.

5.23 Entrances, Stairs and Porches

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

5.23.1 Entrances

- (a) Each street fronting principal dwelling unit should have one clearly expressed main entrance area facing the street. In some instances, the Director of Planning may permit a main entry door located off the rear elevation of a stacked townhouse building.
- (b) Other entrances, such as lock-off units, should be located on the front façade wherever possible. However, clarity should be maintained with respect to which is the main entrance. These entrances may include French doors and sliding glass doors.
- (c) For townhouses in courtyard configurations, Courtyard rowhouse units in the rear building should have main entrances oriented to the internal courtyard. On a corner or double-fronting site, all elevations which face a street should be fully designed and detailed.
- (d) Pedestrian access to the main entries should be clearly visible from the street. Pedestrian pathways to units facing the side yards or rear yards should be clearly visible for wayfinding purposes (such as through lighting, addressing and trellises).

5.23.2 Porches

- (a) For stacked townhouses and triplexes, all dwelling units, except for lock-off units, should be designed with a major private outdoor space on the principal street-facing facade in the form of a front porch, a front patio, a balcony or a roof deck.

- (b) On ~~rowhouse and courtyard~~ side-by-side townhouse or triplex, townhouses in a courtyard configuration and freehold rowhouse developments, each unit should have an entry porch, which can range from a small stoop area to a large, more usable porch.

5.23.3 Stairs

- (a) For ~~courtyard rowhouses and rowhouses~~ side-by-side townhouses and triplexes, townhouses in a courtyard configuration and freehold rowhouses, stairs to upper levels above the main floor must be accommodated within the internal space of the house or unit.
- (b) In stacked townhouses and triplexes stairs play an important role as places for informal social interaction.
- (c) Steps are allowed in required side yards where they are designed to facilitate grade changes from the front to the rear of the site.

5.34 Windows and Skylights

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

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

5.45 Balconies and Decks

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
- (b) In order to minimize overlook of neighbouring properties, projection of balconies located above the first floor should be limited.
- (c) Windscreens on roof top terraces should be transparent so that their visibility from the street and adjacent properties is minimized.

5.56 Exterior Walls and Finishing

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

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

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

6 Lane Frontage

For townhouses in a courtyard configuration ~~rowhouse developments~~, the lane will become a focus of development, and in effect, an exposure that is as important the streetscape. The lanescape should be a visually interesting experience for passersby and a pleasant outlook for

residences near the lane, while at the same time accommodating garage doors, parking spaces, and garbage and recycling areas:

- (a) Insets, projections and overhangs should be used to lend interest to the lane fronting façade, and to give greater emphasis to the presence of living space over car places.
- (b) Garage doors should be high quality.
- (c) Projections and overhangs such as arbours over the garage add depth to the façade, create a shadow line, and potentially create places for planting to enrich the lanescape.
- (d) Garbage areas should be designed as integral part of the building, or as well defined elements in the landscape.

7 Open Space

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

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

8 Landscaping

- (a) Existing trees should be kept and new trees introduced wherever possible.
- (b) Patio areas in the front yard should be screened with planting.
- (c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping.
- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged (please refer to Boulevard Gardening Guidelines ~~for Planting City Boulevards~~). The space between the sidewalk and the front property line should receive similar treatment.
- (e) In general, the Zoning ~~and~~ Development By-law fencing height limit of 1.2 m (4 ft.) in front yards, and 1.8 m (6 ft.) in rear and side yards should be respected. However, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscape to provide visual depth, screening and layering.
- (g) Landscaping in semi-private common spaces in ~~courtyard rowhouse development~~townhouses in a courtyard configuration should be designed to provide

screening and filtering of views. Planting larger caliper trees is particularly necessary in these locations.

- (h) Where ~~courtyard rowhouse~~townhouses in a courtyard configuration are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken. This includes:
 - (i) Entry gates and arbors over pedestrian entrances.
 - (ii) Arbors over driveway entrances.
 - (iii) Planted areas or planter boxes between garage doors.
 - (iv) Trellised areas along the lane façade, between and above garage entries, to enable “vertical greening” with vines.
 - (v) Planters overhanging the lane on balconies and outside the windows of dwellings on upper levels.
 - (vi) Planting of trees near the lane where possible.

9 Garbage and Recycling

- (a) For strata developments with nine or more units and ~~courtyard rowhouse developments~~townhouses in a courtyard configuration (not including lock-off units) appropriate areas for group garbage and recycling bins directly off the lane should be provided.
- (b) For strata developments with less than nine units, not including lock-off units, and for ~~rowhouse~~side-by-side townhouses and triplexes, appropriate areas for garbage container and blue box pick-up at the lane should be provided.

The document, Garbage and Recycling Storage ~~Amenity Design Facility~~ Supplement, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers. ~~It is available online at: <http://vancouver.ca/home-property-development/garbage-and-recycling-storage-facilities.aspx>, or at the Enquiry Centre, 1st floor, 515 West 10th Avenue.~~



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RM-8A and RM-8AN GUIDELINES

Adopted by City Council on September 18, 2018

Amended on December 18, 2018, September 10, 2019, September 15, 2020, and July 20, 2021

Contents

Page

1	Application and Intent	1
1.1	Intent	1
1.2	Application	1
2	General Design Considerations	1
2.1	Neighbourhood/Streetscape Character	1
2.2	Development Scenarios and Building Typologies	2
2.3	Orientation	6
2.4	Access and Circulation	6
2.56	Light and Ventilation	6
2.68	Noise	7
2.79	Privacy	8
2.812	Internal Storage in Stacked Townhouses	8
3	Uses	8
3.1	Lock-off Units	8
3.2	Conditions of Use for Three-bedroom Units	8
4	Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	9
4.12	Frontage	9
4.23	Building Height	9
4.34	Front Yard	9
4.45	Side Yard	10
4.56	Rear Yard	10
4.67	Floor Space Ratio (FSR)	10
4.78	Site Coverage and Impermeability	11
4.89	Off-Street Parking and Bicycle Storage	11
4.914	Dedication of Land for the Purpose of Road Widening	11
4.106	Building Depth and Building Width	12
4.117	External Design	13
4.129	Number of Buildings on Site	13
5	Architectural Components	13
5.1	Roof and Massing	13
5.23	Entrances, Stairs and Porches	14
5.34	Windows and Skylights	14
5.45	Balconies and Decks	15
5.56	Exterior Walls and Finishing	15
5.67	Relationship to Finished Grade and Public Realm	15
6	Lane Frontage	15
7	Open Space	15
8	Landscaping	16
9	Garbage and Recycling	17

10	Rainwater and Groundwater Management.....	17
----	---	----

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

1 Application and Intent

These guidelines are to be used in conjunction with the RM-8, RM-8~~NA~~, RM-8~~AN~~ and RM-8AN Districts Schedule of the Zoning and Development By-law.

1.1 Intent

The intent of these guidelines is to:

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

1.2 Application

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

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

These guidelines do not apply to the development of one single principal building on a lot, i.e. duplex, duplex with secondary suite, a single detached house, or a single detached house with secondary suite (and/or laneway house). Single detached houses and single detached houses with secondary suite as the only principal building on a site refer to RS-1. For laneway housing, see regulations in Section 11 of the Zoning and Development By-law. ~~These guidelines do not apply to the development of one single principal building on a lot, i.e. a two-family dwelling, a two-family dwelling with secondary suite, a one-family dwellings or one-family dwelling with secondary suite (and/or laneway house). One-family dwellings and one-family dwellings with secondary suite as the only principal building on a site refer to RS-1. For laneway housing, see regulations in section 11 of the Zoning and Development By-law.~~

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

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

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

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

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

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

Table 1: Typical Development Scenarios*

Typical Lot Characteristics	Permitted Uses	Maximum Allowable FSR	Notes
(A) Site area minimum 3,260 sq. ft. (303 m ²) Site area minimum 3,260 sq. ft. (303 m²) and minimum lot width 32 ft. (9.8 m)	<ul style="list-style-type: none"> One family dwelling <u>Single detached house</u> One family dwelling <u>Single detached house</u> with secondary suite and/or laneway house (per RS-1) 	0.60-0.70 FSR + laneway house; subject to RS-1	<ul style="list-style-type: none"> RS-1 District Schedule applies RM-8A/ RM-8AN Guidelines do not apply
	<ul style="list-style-type: none"> Two family dwelling (duplex) <u>Duplex</u> (with or without secondary suites) 	0.75 FSR	<ul style="list-style-type: none"> Each 1/2 Duplex unit may contain one secondary suite No guidelines, but section 4.817 in District Schedule applies
	<ul style="list-style-type: none"> Conversion of existing house (Multiple Conversion Dwelling - MCD) 	Existing FSR; up to 0.90 FSR for pre-1940 character building retention	<ul style="list-style-type: none"> MCD to two units outright <u>approval</u> MCD to max 3 units conditional <u>approval</u>
	<ul style="list-style-type: none"> Two principal buildings or infill with existing one family dwellings <u>single detached house</u> or two family dwelling <u>duplex</u> on: <ul style="list-style-type: none"> sites where the rear or side property line abuts a park or school site, with or without the intervention of a lane, corner sites, or sites with a lot depth of more than 45.7 m (150 ft.) 	0.85 FSR, of which 0.25 FSR can be allocated to the infill or the principal building at the rear of the site	<ul style="list-style-type: none"> RM-8A/ RM-8AN Guidelines apply Maximum number of dwelling units is 4
	<ul style="list-style-type: none"> Infill with retention of pre-1940s building** 	0.90 FSR, of which 0.25 FSR can be allocated to the infill	<ul style="list-style-type: none"> The infill should be located at the rear of the lot, close to the lane.
	<ul style="list-style-type: none"> Triplex Multiple dwelling with three units (triplex) <u>(with option for lock-off units)</u> Lock-off units permitted (maximum one) 	0.90 FSR	<ul style="list-style-type: none"> Maximum number of dwelling units is 3, not including lock-off unit <u>One lock-off unit for every three principal dwelling units</u>
(B) Site area minimum 4,790 sq. ft. (445 m ²) and lot width 42 ft. (12.8 m) or more	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked <u>Stacked and side-by-side townhouses and</u> or freehold rowhouse <u>s (with option for lock-off units)</u> <u>Unit size requirement applies</u> Lock-off units permitted (maximum one for three stacked townhouse units or one for each rowhouse unit) 	1.20 1.2 FSR	<ul style="list-style-type: none"> <u>Maximum Dwelling Unit Density 145/ha</u> <u>One lock-off unit for every three principal dwelling units</u>

* Other development scenarios may be possible.

** Pre-1940 Building Retention:

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

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

2.2.2 Building Typologies

The RM-8, RM-8~~NA~~, RM-8~~AN~~ and RM-8AN Districts Schedule encourages the following forms of development: is intended to accommodate multiple dwellings with a variety of units sizes. Units have individual entrances with direct access to private open space. This is generally accomplished with two types of multiple dwelling: the stacked or side-by-side townhouses, and freehold the rowhouses.

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

Freehold ~~R~~owhouses and side-by-side townhouses are units that are arranged side-by-side, sharing a wall, occupying all levels, from the ground floor to the top floor. Each principal dwelling unit~~rowhouse~~ has access to the front and rear yard or courtyard.

Unit Arrangements:

Stacked and side-by-side townhouses and freehold rowhouses ~~units~~ can be arranged in various layouts, and ~~both stacked townhouse and freehold rowhouse unit stacked and side-by-side townhouse~~ -forms can be combined in the same development. Layouts include:

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

Stacked townhouse Characteristics:

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

Freehold ~~R~~owhouse and side-by-side townhouse Characteristics:

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

Freehold Rowhouses

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

The developer needs to decide at the initial stage of the application whether a ~~rowhouse~~ development will be freehold or strata. For freehold rowhouse developments, additional zoning regulations in ~~s~~Section 11 of the Zoning and Development By-law need to be met.

Figure 1: Illustration of back-to-back arrangement of stacked townhouses or ~~side-by-side townhouses~~freehold rowhouses

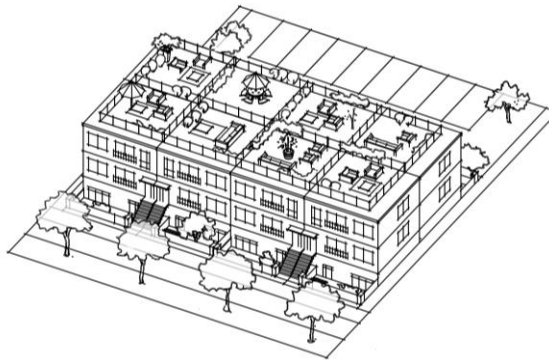


Figure 2: Illustration of ~~of courtyard arrangement of s~~stacked townhouses or side-by-side townhouses in a courtyard configuration or freehold rowhouses

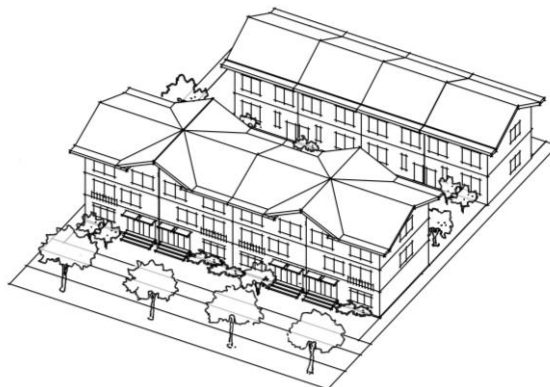


Figure 3: Illustration of combination of back-to-back and courtyard ~~arrangements~~configuration

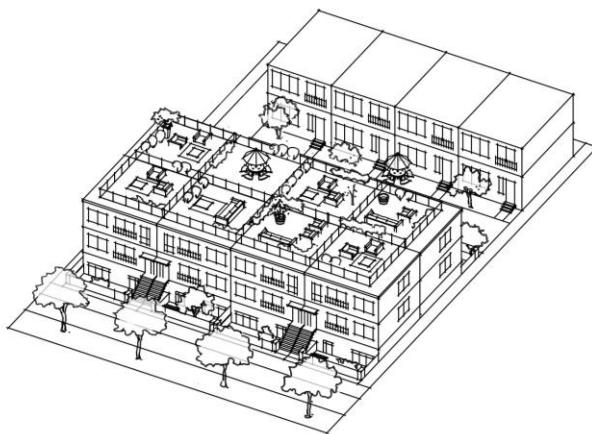
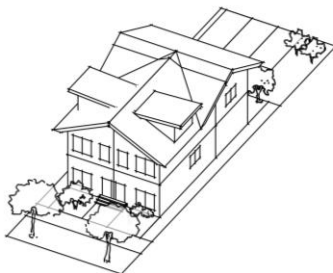


Figure 4: Illustration of triplex on single lot



2.3 Orientation

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

2.4 Access and Circulation

- (a) Pedestrian access to unit entrances should be from the street or via a clearly marked path on site to the courtyard/rear yard.

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

2.56 Light and Ventilation

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

2.56.1 Access to Natural Light

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

2.56.2 Natural Ventilation

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

2.56.3 Light and Ventilation for ~~Courtyard Rowhouses~~ Townhouses in a Courtyard Configuration:

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

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

- (d) Projections permitted into the courtyard should be the same as the allowable projections into yards in Section 10.832 of the Zoning and Development Bylaw, except that:
 - (i) On the first level, entry porches and bay windows may project into the minimum courtyard width;
 - (ii) the minimum distance between projecting bay windows should be 7.3 m (24 ft.) on the second level; and
 - (iii) on the third level, portions of roofs sloping away from the courtyard, balcony rails, pergolas and similar architectural features should also be permitted to project into the courtyard width.
- (e) Some units in ~~courtyard rowhouse buildings~~ townhouses in a courtyard configuration may be in close proximity to commercial lanes. Windows to ground level bedrooms in these units should not be located within 3 m (10 ft.) of a commercial lane.

2.68 Noise

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

- (a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).
- (b) Unit layouts and their relationship to adjacent units should be considered. Noise-sensitive rooms, such as bedrooms, should be located adjacent to noise-sensitive rooms in the neighbouring unit.
- (c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.
- (d) For structural floors between separate stacked townhouse dwelling units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.
- (e) Details reflecting the method of noise mitigation proposed for the exterior walls should be included with the drawing set as required in ~~sSection 10.24.15~~ of the Zoning and Development By-law ~~District Schedule~~.

2.79 Privacy

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

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

2.842 Internal Storage in Stacked Townhouses

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

3 Uses

3.1 Lock-off Units

- (a) The Districts Schedule permits a “Principal Dwelling with a Lock-off Unit” in ~~stacked townhouses and freehold rowhouses~~ multiple dwellings and freehold rowhouses. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units ~~in stacked townhouses and rowhouses~~ is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the unit (similar to the option of having a secondary suite in single detached houses or duplexes~~one and two family dwellings~~).
- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit must be equipped with an internal access to the main unit.
- (c) A lock-off unit cannot be strata-titled (secured by covenant).
- (d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking (see ~~S~~section 4.89 of this guideline).
- (e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the **Principal Dwelling Unit with a Lock-off Unit** Guidelines.
- (f) The maximum number of lock-off units in ~~stacked~~ townhouse developments is one lock-off unit for every three principal dwelling units.
- (g) The maximum number of lock-off units in freehold rowhouse developments is one lock-off unit for every freehold rowhouse ~~unit~~.
- (h) The bedroom in a lock-off unit does **not** count toward the required percentage of 3-bedroom units ~~under the Conditions of Use in Section 3.3.1 of the District Schedule~~ (i.e. a 2-bedroom unit with a lock-off unit is a 2-bedroom unit, not a 3-bedroom unit).

3.2 Conditions of Use for Three-bedroom Units

In order to ensure an adequate supply of housing suitable for families, as an alternative to ~~single family houses~~single detached houses, ~~multiple dwelling~~townhouses and freehold rowhouses with four or more units are required to include a minimum of 25% of three-bedroom units.

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

4.12 Frontage

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

4.23 Building Height

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

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

Adjacent to the lane at the rear of the site:

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

4.34 Front Yard

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

4.45 Side Yard

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

4.56 Rear Yard

A minimum rear yard of 1.8 m (6 ft.) is required for ~~courtyard—townhouse developments~~[townhouses in a courtyard configuration](#) to provide space for secondary entrance porches and patios as well as space for planting at the lane.

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

A minimum rear yard of 3.0 m (10 ft.) is required for courtyard developments to achieve a partial third storey for the building at the lane (see Section 4.23 [of these guidelines](#)).

4.67 Floor Space Ratio (FSR)

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

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

Parking and bicycle storage exclusions

The intent of Sections ~~4.7.8 (e)~~[4.2.2\(c\)\(i\) and 4.2.2\(c\)\(ii\)](#) of the RM-8, RM-8~~NA~~, RN-8~~AN~~ and RM-8AN Districts Schedule is to exclude accessory buildings used for bicycle parking only. Garages used for vehicular parking are counted in floor area.

Floor space under pitched roof

The intent of Section ~~4.7.8 (e)~~[4.2.2\(k\)](#) of the RM-8, RM-8~~NA~~, RN-8~~AN~~ and RM-8AN Districts Schedule is to allow sloped ceilings where they occur directly underneath the structure of a steeply-pitched roof (9:12 pitch or greater). Where such a condition occurs, ceiling heights in excess of 3.7 m (12 ft.) may result for small portions of this space. This means that the space on the top floor below a roof with a steep pitch that is in excess of 3.7 m (12 ft.) will not be counted twice towards overall floor space calculation. The intent of this section is not to permit excessively high ceilings for the lower storeys as this would contribute to the overall external bulk of the building. High ceilings in excess of 3.7 m (12 ft.) height that are proposed for

storeys that are below the top storey, therefore, will be counted twice towards the overall floor space calculation.

4.78 Site Coverage and Impermeability

For ~~stacked townhouses and freehold rowhouses~~, the Director of Planning can increase the area of impermeable materials to 75% of the site. However, for ~~stacked townhouse and freehold rowhouse~~ developments with underground parking, a further ~~relaxation variance~~ may be granted, if:

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

4.89 Off-Street Parking and Bicycle Storage

4.89.1 Parking

For townhouse developments, the following applies:

- (a) Parking can be provided underground or above ground at the lane.
- (b) Underground parkades should not project into the front, side or rear yards and should align with the exterior walls of the buildings above.
- (c) Where elevated courtyards are proposed, exposed portions of underground parking should be clad with high-quality, durable materials and screened with plantings at-grade.
- (d) For planting over structures, provide substantial growing medium volumes within irrigated planters (to meet BCSLA latest standard).
- (e) Open exit stairs from the underground parkade are discouraged due to ~~CPTED~~ (Crime Prevention Through Environmental Design) concerns.
- (f) Covered parkade exit stairs are encouraged and may be located within the building massing or within the courtyard provided they do not compromise the functionality of the courtyard or liveability of adjacent units. Covered parkade exit stairs are not permitted in the side yards.
- (g) Where parking is located above ground at the lane, it can be accommodated in open parking spaces or garages, however, enclosed parking is counted as part of the allowable floor space. There is no exclusion for above ground parking within the residential buildings at the lane or accessory buildings for the purpose of ~~FSR~~ floor space ratio calculations.
- (h) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

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

4.89.2 Bicycle Storage

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

4.914 Dedication of Land for the Purpose of Road Widening

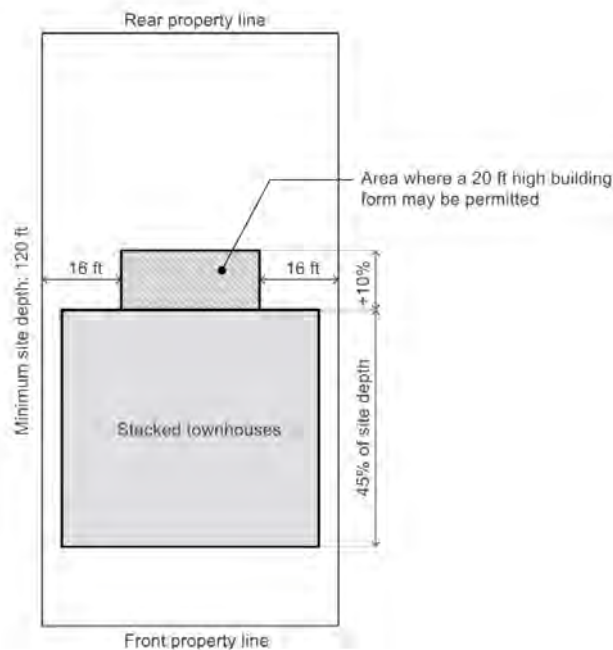
Dedications are required from conditional approval development to facilitate increased street right-of-way width to provide Complete Streets or other public realm improvements on Oak Street and King Edward Avenue.

4.106 Building Depth and Building Width

4.106.1 Building Depth

- (a) For all housing types permitted, the maximum building depth is 40% of the depth of the site, as specified in the RM-8, RM-8~~NA~~, RN-8~~AN~~ and RM-8AN Districts Schedule.
- (b) For stacked townhouses or back-to-back townhouses, the building depth can be increased to 45% of the site depth, provided all units meet liveability guidelines for light and ventilation.
- (c) For stacked townhouses or back-to-back townhouses on sites that have a minimum depth of 36.6 m (120 ft.), the building depth can be increased to 55% for any portion of the building located at least 4.9 m (16 ft.) from any side property line (See Figure 5). This would allow the middle section of a building to extend further into the back yard, thereby giving more options for window placement and achieve better liveability for the units in the centre of the development. The portion of the building that extends beyond 45% building depth cannot be more than 6 m (20 ft.) high. While the increase in building depth improves the internal layout, it will be achieved at the expense of ground level rear yard space. Therefore, an adequate amount of outdoor space should be provided in the form of a generous porch or balcony.

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



4.106.2 Building Width

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

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

4.117 External Design

4.117.1 Separation between infill and other dwellings

- (a) The minimum separation between an infill located in the rear yard and any other dwelling uses on the site is 4.9 m (16 ft.). This distance can be reduced to assist in the retention of a pre-1940 building, provided all building code and fire separation regulations can be met.

4.117.2 Separation between adjacent ~~multiple dwelling buildings~~ townhouse and freehold rowhouse buildings

- (a) Where a development includes two or more ~~townhouse~~ buildings, the minimum distance between the exterior side walls of the adjacent buildings should be 3.1 m (10 ft.). This does not apply to the courtyard between the front and rear buildings which must meet the separation requirements in section 2.56.3 of these guidelines.

4.129 Number of Buildings on Site

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

5 Architectural Components

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

5.1 Roof and Massing

5.1.1 Roofs

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

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

5.1.2 Massing of ~~Rowhouses and Courtyard Rowhouses~~ Townhouses, Townhouses in a Courtyard Configuration and Freehold Rowhouse on the Street

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

5.1.3 Massing of Infill at the Lane and ~~Courtyard Rowhouses on the Lane~~Rear Buildings at the Lane in Townhouses in a Courtyard Configuration

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

5.23 Entrances, Stairs and Porches

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

5.23.1 Entrances

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

5.23.2 Porches

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

5.23.3 Stairs

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

5.34 Windows and Skylights

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

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

5.45 Balconies and Decks

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

5.56 Exterior Walls and Finishing

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

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

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

5.67 Relationship to Finished Grade and Public Realm

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

6 Lane Frontage

For ~~courtyard rowhouse developments~~ townhouses in a courtyard configuration, the lane will become a focus of development, and in effect, an exposure that is as important as the streetscape. The “lanescape” should be a visually interesting experience for passersby and a pleasant outlook for residences near the lane, while at the same time accommodating necessary services:

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

7 Open Space

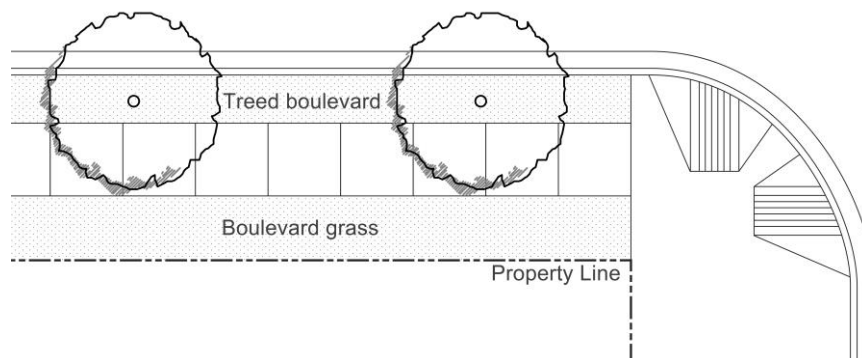
The provision of open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns, including parking, existing landscape features, sun access, privacy and usability.

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

8 Landscaping

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

Figure 6: Typical sidewalk and boulevard arrangement



- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged. The space between the sidewalk and the front property line should receive similar treatment.
- (e) In general, the Zoning and Development By-law fencing height limit of 1.2 m (4 ft.) in front yards, and 1.8 m (6 ft.) in rear and side yards should be respected. However, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscape to provide visual depth, screening and layering.
- (g) Landscaping in semi-private common spaces in courtyard rowhouse developments townhouses in a courtyard configuration should be designed to provide

screening and filtering of views. Planting larger caliper trees is particularly necessary in these locations.

- (h) Where courtyard rowhouses townhouses in a courtyard configuration are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken. This includes:
- (i) Entry gates and arbors over pedestrian entrances.
 - (ii) Arbors over driveway entrances.
 - (iii) Planted areas or planter boxes between garage doors.
 - (iv) Trellised areas along the lane façade, between and above garage entries, to enable “vertical greening” with vines.
 - (v) Planters overhanging the lane on balconies and outside the windows of dwellings on upper levels.
 - (vi) Planting of trees near the lane where possible.

9 Garbage and Recycling

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

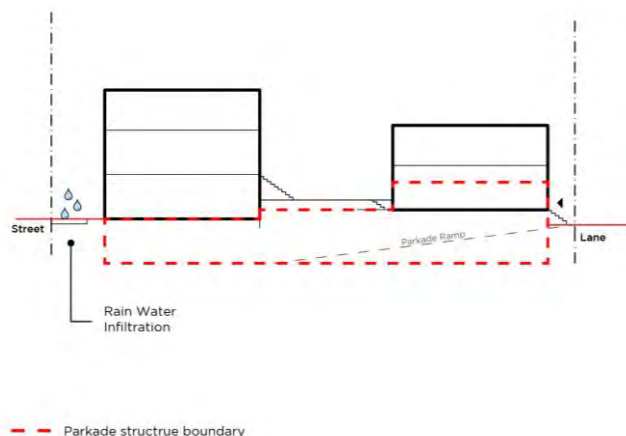
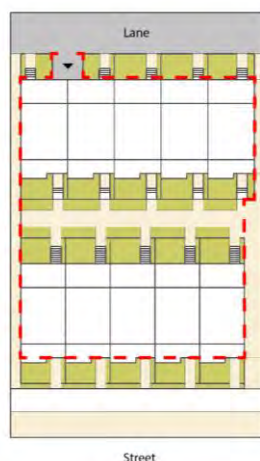
10 Rainwater and Groundwater Management

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

For sites in Cambie Corridor, specific rainwater and groundwater management requirements Apply. Please refer to the Rainwater Management Bulletin and the Groundwater Management

Bulletin
for more
detail.

**Parkade
Plan
Section**



**Figure 7:
Structure -
and Typical**



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RM-9, RM-9A, RM-9N, RM-9AN AND RM-9BN GUIDELINES

Adopted by City Council on June 24, 2014

Amended February 2, 2016, October 4, 2016, September 18, 2018 and September 1~~9~~, 2019

Contents

Page

1	Application and Intent	1
1.1	Intent	1
1.2	Application	2
2	General Design Considerations	2
2.1	Neighbourhood/Streetscape Character	2
2.2	Development Scenarios and Building Typologies	2
2.3	Orientation	6
2.4 <u>2.46</u>	Light and Ventilation	6
2.5 <u>2.58</u>	Noise	8
2.6 <u>2.69</u>	Privacy	9
2.7 <u>2.74</u>	Access and Circulation	9
2.8 <u>2.812</u>	Internal Storage	10
3	Uses	10
3.1	Lock-off Units	10
4	Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	10
4.1 <u>4.12</u>	Frontage	10
4.2 <u>4.23</u>	<u>Building</u> Height	11
4.3 <u>4.34</u>	Front Yard	12
4.4 <u>4.45</u>	Side Yard	12
4.5 <u>4.56</u>	Rear Yard	13
4.6 <u>4.67</u>	Floor Space Ratio (FSR)	13
4.7 <u>4.78</u>	Site Coverage and Impermeability	14
4.8 <u>4.89</u>	Off-Street Parking and Bicycle Storage	14
4.9 <u>4.910</u>	Horizontal Angle of Daylight	15
4.10 <u>4.106</u>	Building Depth	15
4.11 <u>4.118</u>	Dwelling Unit Density	15
4.12 <u>4.129</u>	Number of Buildings on Site	16
5	Architectural Components	16
5.1	Roof and Massing	16
5.2 <u>5.23</u>	Entrances, Stairs and Porches	18
5.3 <u>5.34</u>	Windows and Skylights	19
5.4 <u>5.45</u>	Balconies and Decks	19
5.5 <u>5.56</u>	Exterior Walls and Finishing	19
6 <u>67</u>	Open Space	20
7 <u>78</u>	Landscaping	20
8 <u>89</u>	Garbage and Recycling	20

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

1 Application and Intent

These guidelines are to be used in conjunction with the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule and RM-9A and RM-9AN Districts Schedule of the Zoning and Development By-law.

RM-9, RM-9N and RM-9BN Zones

~~Under the Districts Schedule, areas zoned RM-9, RM-9N and RM-9BN include “multiple dwelling” and “freehold rowhouses” as conditional uses. In these zones, a multiple dwelling may take a variety of forms, including low rise apartment, courtyard rowhouse, stacked townhouse or a strata row house development. Freehold rowhouses are listed as a separate use, however, strata rowhouse and freehold rowhouse developments follow the same regulations and guidelines. Throughout these guidelines, they are simply referred to as “rowhouses”.~~

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

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

RM-9A and RM-9AN Zones

~~Under the Districts Schedule, areas zoned RM-9A and RM-9AN permit “multiple dwelling” primarily in the form of four storey low rise apartments, with some stacked townhouses of the site on deep lots, in order to provide a transition between the higher densities and mid-rise buildings on Kingsway, and the ground-oriented residential neighbourhoods behind Kingsway.~~

1.1 Intent

The intent of these guidelines is to:

- (a) ensure a high standard of liveability for all new dwelling units, including lock-off units. emphasis is placed on natural light and cross-ventilation, as well as usable private outdoor space for each unit. ground-oriented access is encouraged where practical;
- (b) encourage activation of residential street life;
- (c) consider design solutions that minimize overlook and shadowing onto neighbouring properties, while recognizing that the new development's form and siting is not intended to be the same as development under RS zoning;
- (d) ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and
- (e) support the retention and renovation of pre-1940s houses, that retain original character elements, and to permit infill single detached houses on these sites.

~~For RM-9, RM-9N and RM-9BN zones, the intent of these guidelines is to encourage the development of medium-density multiple dwellings in a variety of forms (“apartment”, “townhouse”, “triplex” and “freehold rowhouses”) and, that include a range of unit sizes, many of which are suitably sized for families (i.e. include three-bedroom units). Townhouse may be arranged as a single row of side-by-side or stacked townhouses, or in a courtyard configuration. Stratified side-by-side townhouses and freehold rowhouse developments follow the same regulations and guidelines. Throughout these guidelines, they are simply referred to as “rowhouses”. Rowhouses can be strata titled or subdivided into freehold rowhouses and, to simplify, are referred to as rowhouses throughout this document;~~

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

The developer needs to decide at the initial stage of the application whether a rowhouse development will be freehold or strata. For freehold rowhouse developments, additional zoning regulations in Section 11 of the Zoning and Development By-law need to be met.

For RM-9A and RM-9AN zones, the intent of these guidelines is to encourage the development of four-storey low-rise apartments (all dwelling units at grade or accessed by an elevator): in order to provide a transition between the higher densities and mid-rise buildings on Kingsway, and the ground-oriented residential neighbourhoods behind Kingsway. Low-rise apartments may include a range of unit sizes, including those suitable for families (i.e. three-bedroom units) as well as smaller sized units suitable for seniors. On exceptionally deep lots, stacked townhouses will be considered in ~~conjunction~~-combination with an apartment building. However, a maximum Dwelling Unit Density applies, in order to ensure a minimum stock of family-oriented dwelling units.

~~For all zones under the Districts Schedule, the intent of these guidelines is to:~~

- ~~(a) Ensure a high standard of liveability for all new dwelling units, including lock-off units. Emphasis is placed on natural light and cross-ventilation, as well as usable private outdoor space for each unit. Ground-oriented access is encouraged where practical;~~
- ~~(b) Encourage activation of residential street life;~~
- ~~(c) Consider design solutions that minimize overlook and shadowing onto neighbouring properties, while recognizing that the new development's form and siting is not intended to be the same as development under RS zoning;~~
- ~~(d) Ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and~~
- ~~(e) Support the retention and renovation of pre-1940s houses, that retain original character elements, and to permit infill one-family dwellings on these sites.~~

1.2 Application

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

For developments proposing a single detached house with secondary suite (with or without a laneway house), these guidelines do not apply. For single detached houses and single detached houses with secondary suite as the only principal building on a site, refer to RS1. For laneway housing, see regulations in Section 11 of the Zoning and Development By-law.

~~For developments proposing a one-family dwelling with secondary suite (and/or laneway house), these guidelines do not apply. One-family dwellings and one-family dwellings with secondary suite as the only principal building on a site refer to RS-1. Additional regulations apply for laneway housing, such as Section 11.24 of the **Zoning and Development By-law**.~~

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

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhoods consist of single ~~family homes~~detached houses and show many characteristics of a typical Vancouver ~~single-family~~single detached house neighbourhood, such as a regular spacing of houses, individual front yards, etc. New development should reflect desirable characteristics of the existing area that are practical for a multiple dwelling such as:

- (a) a clear entry identity from the street including, for ground level units, individual front doors, porches, steps and front yards;
- (b) an articulated building shape that creates an incremental rhythm by visually breaking the facade into smaller individual components;

- (c) enhanced landscape character by providing varied plants of substantial size; and
- (d) locating vehicular access and parking in garages or underground, at the rear of the site.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The zones under the Districts Schedules provide flexibility for a variety of multiple dwelling types. Many will require lot consolidation.

In RM-9, RM-9N and RM-9BN zones, there are options for individual lots, including a triplex (~~multiple dwelling containing no more than 3 dwelling units, not including lock-off units~~).

In RM-9A and RM-9AN zones, new multiple dwelling development can be considered for development sites that are less than 15.2 m in width only where there is no opportunity to assemble lots (i.e. locked in lots where all private properties directly adjacent have already been developed under the RM-9A ~~and/or~~ RM-9AN Districts Schedule, or under the preceding Norquay Village – Apartment Transition Area Rezoning Policy).

For all zones under the Districts Schedules, sites that retain a building constructed before January 1, 1940, which maintains significant elements of its original character, or is renovated to restore character elements as part of the development proposal, may be permitted to construct an infill. Retention of a pre-1940's building is at the applicant's discretion.

2.2.2 Building Typologies

The zones under the Districts Schedules accommodate many types of multiple dwelling, to provide diversity in building form.

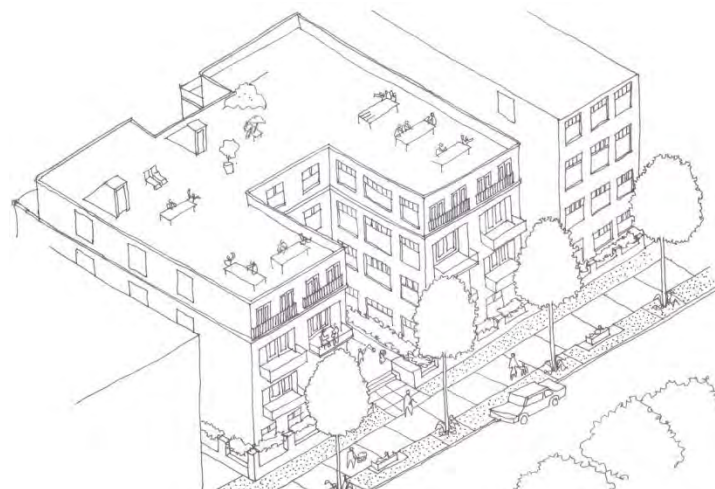
- RM-9, RM-9N and RM-9BN: Apartments, ~~stacked~~-townhouses arranged in stacked or side-by-side form, and freehold rowhouses. Other ~~types-forms~~ that demonstrate a high degree of liveability will be considered.
- RM-9A and RM-9AN: Apartments, and on exceptionally deep lots, stacked townhouses in ~~conjunction-combination~~ with apartments.

(a) Characteristics of 3 to 4 Storey Apartment ~~Characteristics:~~

Designs that vary from the standard “double-loaded” corridor typology are encouraged and proposals should provide:

- (i) more than 4 corner units per floor (e.g. “alphabet buildings”) to provide cross-ventilation and natural lighting to most units (see Figure 1).
- (ii) some ground-oriented units with doors at the street;
- (iii) a range of unit types, including 3-bedroom units;
- (iv) private or semi-private outdoor space for all units; and
- (v) variation in form and expression at the upper level.

Figure 1: 4-Storey Apartment



(b) Characteristics of Stacked Townhouse or Triplex-Characteristics:

- (i) A stacked townhouse or triplex development is comprised of units that are stacked on top of each other. This can include three units located on top of each other, two-level units stacked on top of one-level units, or two-level units stacked on top of two-level units. Other layout solutions may be possible (see Figures 2 and 3).
- (ii) Stacked townhouses and triplexes feature private open spaces for all units and entries that are directly accessible from grade facing the street or from a courtyard. Visibility of unit entries from the street should be maximized.
- (iii) Access to each unit is achieved through external and internal stairs, without reliance on shared corridors.
- (iv) 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.).

Figure 2: Multiple-unit (four or more)-stacked Stacked townhouse on assembled site or large lot

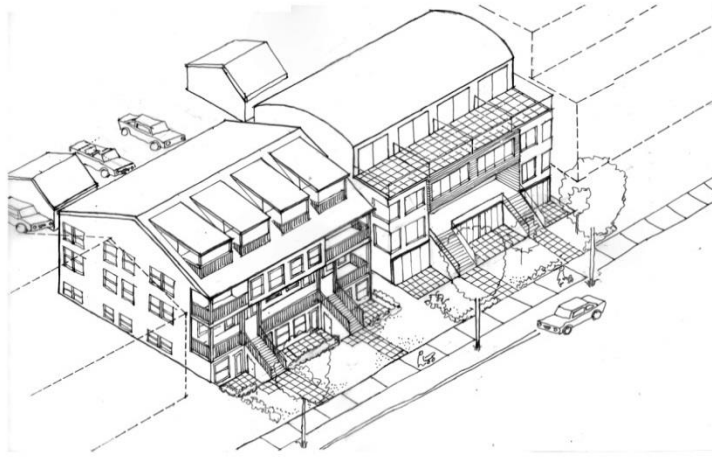
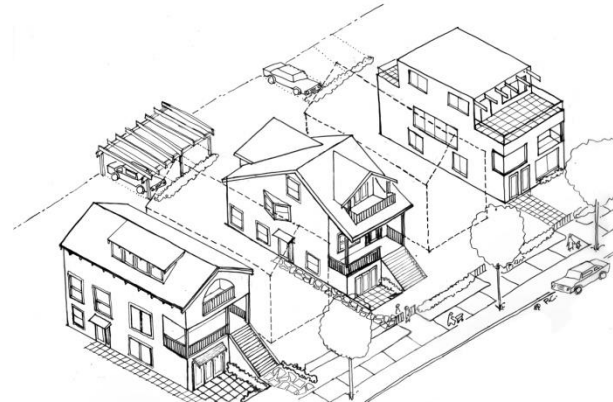


Figure 3: Three-unit stacked townhouse (triplex) on single lot



(c) Characteristics of Courtyard-Apartment with-in combination with Stacked Townhouse in a courtyard configuration-Characteristics:

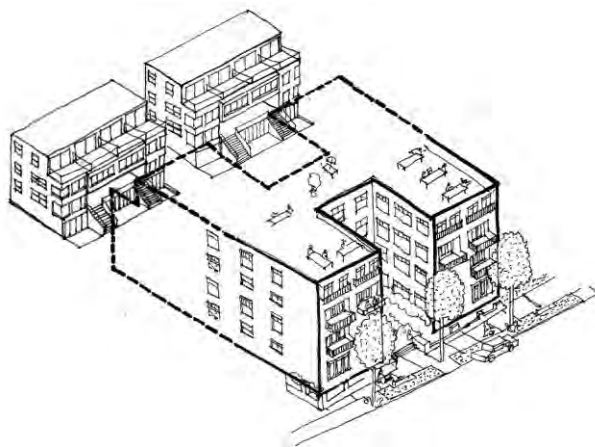
For exceptionally deep continuous sites of 150 ft. or more, a development with an apartment building may be supplemented by a second building in the stacked townhouse typology. In these cases, the stacked townhouses should be sited behind the apartment, at the rear portion of the site.

- (i) The predominant building that contains the majority of dwelling units should be in the apartment typology. This apartment should follow the design guidelines as

delineated in 2.2.2 (a) above, including “entry” courtyards (see Section 2.46.3 of [these guidelines](#)).

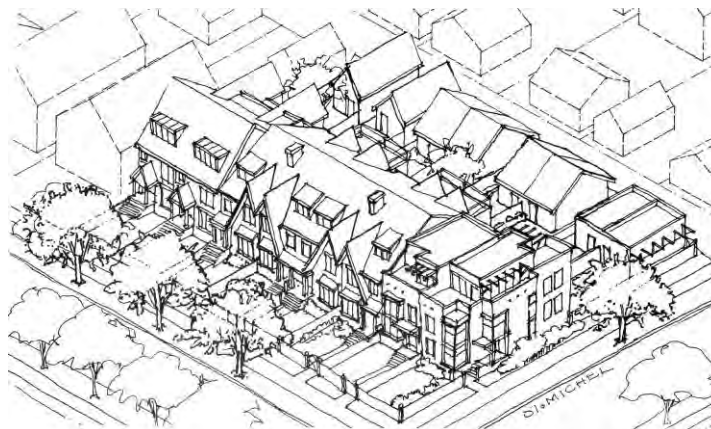
- (ii) The stacked townhouses located at the rear of the site, should be well-separated from the apartment by a “garden” courtyard to ensure adequate access to natural light (see Section 2.46.3 of [these guidelines](#)).
- (iii) All required vehicular parking spaces should be provided underground.
- (iv) A visible and intuitive pathway from the street/sidewalk to the stacked townhouses should be provided, via a wide, clearly delineated landscaped side yard or a formal entryway that leads through the apartment building’s entry courtyards.

Figure 4: ~~Courtyard~~ ~~a~~apartment with stacked townhouse [in a courtyard configuration](#)



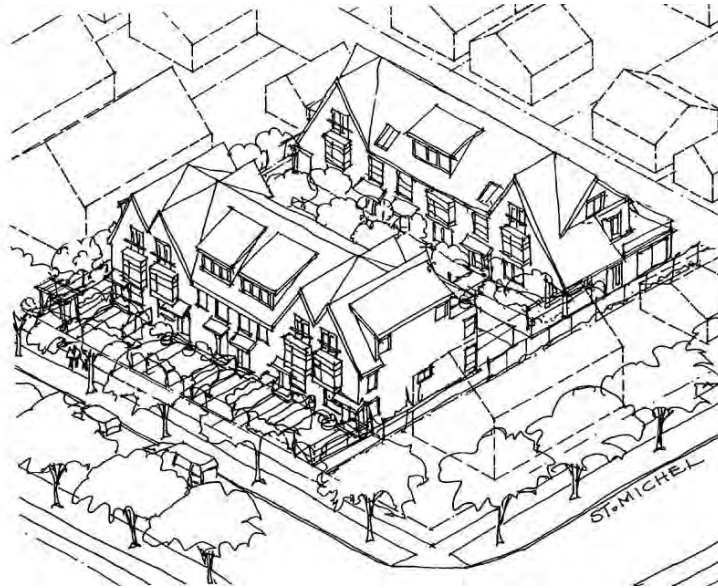
- (d) ~~Rowhouse~~ Characteristics [of side-by-side townhouse and freehold rowhouse](#):
 - (i) A [freehold rowhouse or townhouse](#) development is comprised of side-by-side units – units are not stacked on top of each other (see Figure 5).
 - (ii) Each ~~unit~~[rowhouse](#) has access to the front and rear yard.
 - (iii) [Freehold R](#)~~rowhouse or side-by-side townhouse~~ developments consist of one row of units at the front of the site. The row may be broken up into more than one building.
 - (iv) The individual ~~rowhouse~~ unit should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved liveability is provided (e.g. end units with three exposures).
 - ~~(v) Rowhouses can be strata titled or freehold. The term “rowhouse” in these guidelines refers to any rowhouse development whether they will be strata titled or subdivided into freehold lots.~~

Figure 5: Rowhouse



- (e) ~~Courtyard Rowhouse~~ Characteristics of townhouse in a courtyard configuration:
- (i) The basic type will have one row of side-by-side units near the street, and one near the lane (i.e. two principal buildings) with parking provided at grade under the rear ~~row of units~~building or buildings, or underground (see Figure 6).
 - (ii) The row of side-by-side units may be broken up into more than one building.
 - (iii) Each unit has access to private open space and entries that are accessible from the street (for the front row of units) or the courtyard (for ~~the rear row of units~~the rear building).
 - (iv) Stacked units may be considered.
 - (v) Individual ~~units~~rowhouses should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved liveability is provided (e.g. end units with three exposures).

Figure 6. ~~Townhouse in~~ Courtyard RowhouseConfiguration



2.3 Orientation

Wherever possible, designs should emphasize street-facing front door entries. An apartment form with single entry to the building will be considered, but incorporating direct street access to ground level units is strongly encouraged. Private outdoor spaces for ground-level dwelling units may be located in the front yard.

The intent is to maximize active street life, and the following elements are strongly encouraged, especially in [freehold rowhouse](#) and townhouse buildings: front entry porches, generous porch stairs and street-facing living room windows. In addition, balconies, and front patios help activate the street.

- (a) Developments should orient the main entrances to the street, and entries should be clearly visible from the street and the sidewalk. Discrete lighting of paths and entries should be provided.
- (b) On corner sites, building fronts and entrances should be located facing both streets.
- (c) Units in the rear buildings of [a townhouse in a courtyard configuration rowhouses](#) should have front entrances oriented to the internal courtyard. A generous and clearly marked passage from the street to the courtyard should be provided (see section [2.74 of these guidelines](#)). On a corner or double-fronting site, all elevations which face a street should be fully designed and detailed.
- (d) Stacked townhouses on interior sites may have the main entrance to the lower level dwelling unit from a side or rear yard. However, a larger side yard setback with a minimum of 2.4 m (8 ft.) should be provided for the portion of travel between the front property line and the front entrance.
- (e) Entrances to lock-off units may be located on a building elevation that is not directly oriented toward the street. However, there must be a wayfinding element at the front of the site that clearly directs individuals to the entrance of the lock-off unit.

2.46 Light and Ventilation

Access to natural light and ventilation affects the liveability of dwelling units. A focused design effort is required to ensure these qualities in multiple dwellings.

2.46.1 Access to Natural Light

- (a) Daylight for interior and exterior spaces for all housing types should be maximized.
- (b) Multiple dwellings have to meet the Horizontal Angle of Daylight requirements of the [RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN](#) Districts Schedule [or the RM-9A and RM-9AN Districts Schedule](#).
- (c) Each dwelling unit should have two exterior walls to maximize light access and ventilation through windows.
- (d) For all housing types, all habitable rooms (not including bathrooms and kitchens) should have at least one window on an exterior wall
- (e) Some shadowing on adjacent sites is expected but should be minimized.
- (f) Dwelling units that do not have two exterior walls (e.g. studio or one-bedroom), should not be any deeper than 8.5 m (28 ft.) to ensure adequate natural light to the primary dwelling spaces.

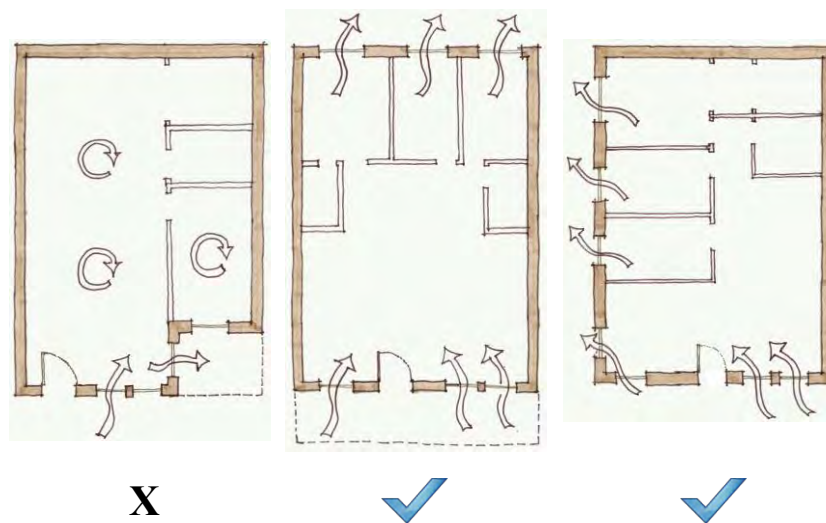
2.46.2 Natural Ventilation

Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy intensive. Natural ventilation is affected by several factors, such as the size, type and placement of windows, ceiling heights, and prevailing winds. Natural ventilation is greatly increased when two windows on two different exposures are opened within a dwelling unit.

- (a) Most dwelling units should have at least two major exposures that face opposite directions or at right angles to each other (see Figure 7).

- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.

Figure 7 Dwelling Unit with a single exposure lacks the opportunity for natural displacement of indoor air (left) vs dwelling units with two exposures (right)



- (c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof.
- (d) Ceiling heights greater than 2.4 m (8 ft.) are encouraged, especially for floors that contain living space (e.g. living rooms).
- (e) Employing window types that facilitate air exchange are encouraged. Double-hung windows offer the choice of ventilating a high zone, a low zone or a combination thereof, of interior space. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).
- (f) Where development is exposed to heavy vehicular traffic or an ALRT, the need to mitigate noise impacts could conflict with providing light and ventilation along those exposures. New development must achieve solutions to this conflict to ensure residential liveability and consider the intent of other sections of these guidelines.

2.46.3 Light and Ventilation for Courtyards

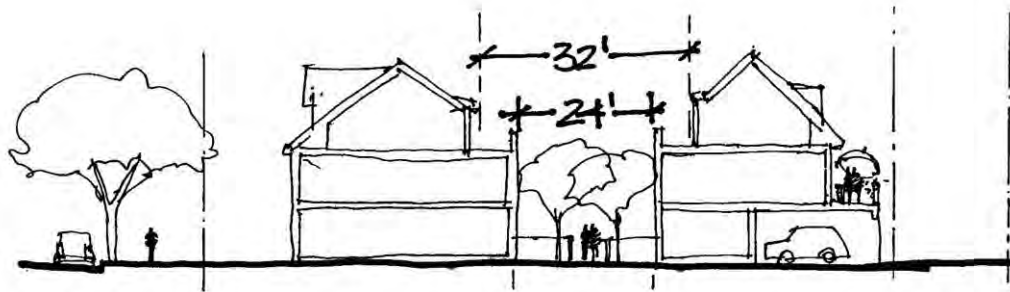
Courtyards provide light and ventilation to adjacent units, as well as an open space for residents to share.

- (a) Entry Courtyards
 - (i) Street-facing “entry courtyards” are encouraged in all apartment development. The width for this entry courtyard should be a minimum of 8.0 m (26 ft.). While entry courtyards serve to facilitate the requirement for cross ventilation through large dwelling units, they also serve to enliven the public realm with greenery and activity.
 - (ii) All entry courtyards should be sited against the front or rear property lines.
 - (iii) Projections such as balconies that are permitted into the entry courtyard should be carefully coordinated and limited to ensure that natural light is not restricted.
- (b) Garden Courtyards
 - (i) Where there are two or more buildings on a site, a “garden courtyard” is expected to be provided in the space between the buildings. Garden courtyards should be a minimum of 7.3 m (24 ft.) clear depth on the first and second levels, and a minimum of 9.8 m (32 ft.) on levels above (Figure 8).

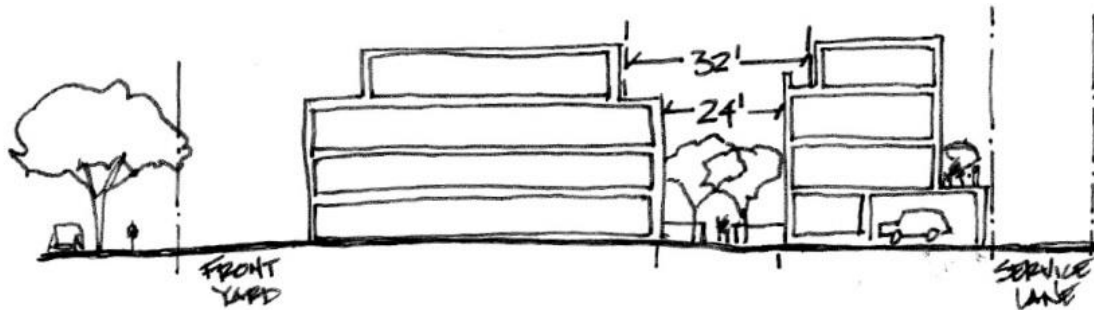
- (ii) There are no set restrictions on what rooms can face the garden courtyard, but privacy and light access should be considered.
- (iii) Projections permitted into the garden courtyard should be carefully coordinated, and limited to ensure that natural light is not restricted.

Figure 8 Garden Courtyards

RM-9/N and RM-9BN: Minimum 24' depth on first and second levels, increased to 32' on upper levels



RM-9A: On exceptionally deep lots only, minimum 24' depth on first, second and third levels, increased to 32' on upper level



2.58 Noise

2.58.1 Noise from vehicular traffic and/or the ALRT affect sites in the RM-9N, RM-9AN and RM-9BN districts. These sites will require special measures to ensure livability. New development should minimize the potential noise impact on habitable areas. Design buildings on the sites to meet the standards set out in the by-law. This can be achieved through measures which may include:

- (a) Locating rooms most affected by noise such as living rooms and/or bedrooms away from the noise source;
- (b) Locating areas not affected by noise such as stairwells and single loaded corridors between the noise source and dwelling units;
- (c) Using materials and construction methods that limit noise transmission such as masonry construction, double stud insulated walls, triple glazing and glass block;
- (d) Locating noise buffers such as enclosed balconies, and landscape elements between the noise source and dwelling units;
- (e) Providing alternate ventilation systems such as baffled wall vents.

Regardless of the design approach chosen, the noise mitigation response needs to consider the intent of the guidelines, including building orientation, access and circulation and architectural components.

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

- (a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).

- (b) The overall room layouts and their relationship to adjacent units should be considered. Noise-sensitive rooms, such as bedrooms, should be located adjacent to noise-sensitive rooms in the neighbouring unit.
- (c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.
- (d) For structural floors between separate stacked townhouse dwelling units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.
- (e) Details reflecting the method of noise mitigation proposed for the exterior walls should be included with the drawing set as required in section 4.15 ~~(Acoustics) of the Districts Schedule 10.2 of the Zoning and Development By-law.~~

2.69 Privacy

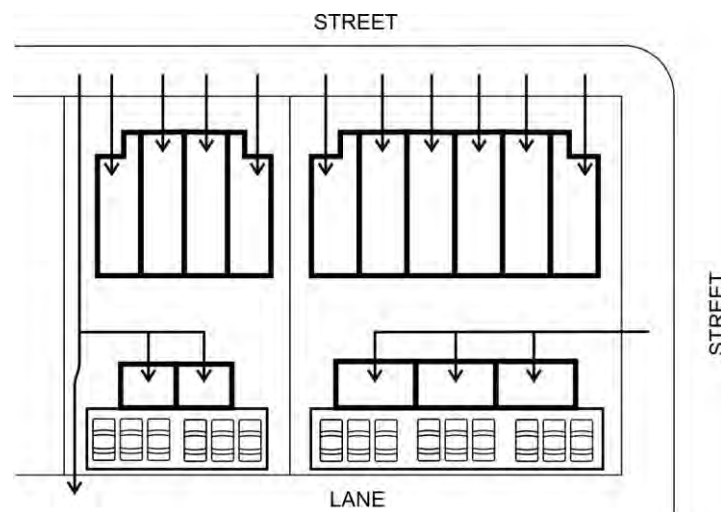
While some overlook of private open space and lines of sight into windows may be unavoidable, the intent of these guidelines is to minimize these impacts.

- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.
- (c) In stacked townhouse developments, external stairs leading to upper level units should be located close to the entry doors so that people do not need to pass the front doors and windows of other units in order to access their own units.

2.744 Access and Circulation

- (a) As many units as possible should have pedestrian access to the front doors from the street.
- (b) Corridors in apartment buildings should be limited in length. Vertical circulation can be used to limit long corridors. Corridors should have natural light and ventilation.
- (c) For ~~townhouse in courtyard configuration-courtyard rowhouse development~~, a pedestrian path with a minimum width of 3.6 m (12 ft.) should be provided between street-fronting buildings to the courtyard from the street. If the only access is along a side yard, a minimum access of 2.4 m (8 ft.) should be provided. Access to entry doors in the rear building should be from the common courtyard. Pedestrian access should also be provided between the lane and the courtyard through the side yard space (Figure 9).

Figure 9. Access and Circulation for ~~Townhouse in Courtyard Configuration-Rowhouse~~



- (d) For proposals with buildings containing dwelling units at the rear of the site, applicants should review specific siting conditions with Building By-law and Fire Prevention staff. Additionally, in order to provide fire access to buildings at the rear of sites:
 - (i) Pedestrian access route(s) to buildings at the rear should maintain a minimum building separation of 2.4 m (8 ft.) and clear path of 2.0 m (6.5 ft.); and
 - (ii) On lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings.
- (e) Hard surface circulation should be minimized to provide only what is necessary to access dwelling units, common outdoor space or services located at the rear of the site.
- (f) Vehicular access should be from the lane, where one exists.
 - (i) Sites must be assembled in such a way that vehicular access from a lane is possible.
 - (ii) On sites without lane access, and with no means to acquire lane access through consolidation, access may be from the street and the curb cut should be minimized. An offset, rather than a centred curb cut should be considered in order to consolidate space left for landscape.
- (g) For freehold rowhouse applications in RM-9, RM-9N and RM-9BN, applicants should consult in advance with the City of Vancouver Engineering Department and third-party utilities to determine lot layouts and access locations that will accommodate the required services and utilities.

2.812 Internal Storage

The internal design of dwelling units should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units or within residential storage areas located in underground parking structures. A floor space exclusion is provided for bulk residential storage space that is located underground.

3 Uses

3.1 Lock-off Units

- (a) The Districts Schedules permits a “Principal Dwelling with a Lock-off Unit” in multiple dwellings. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units in multiple dwellings is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the unit (similar to the option of having a secondary suite in ~~one and two family dwellings~~ single detached houses and duplexes).
- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit has to be equipped with an internal access to the main unit.
- (c) A lock-off unit cannot be strata-titled. This is secured by covenant.
- (d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking (see Section 4.98 of these guidelines).
- (e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.
- (f) The maximum number of lock-off units in apartments and townhouse, ~~stacked townhouse or courtyard rowhouse developments~~ is one lock-off for every three principal dwelling units.
- (g) The maximum number of lock-off units in rowhouse developments is one lock-off unit for every freehold rowhouse unit.

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

4.12 Site Frontage

- (a) In RM-9, RM-9N and RM-9BN, the minimum site frontage for ~~a multiple dwelling with four or more units (not including lock off units)~~ an apartment, a townhouse or freehold rowhouse development is 12.8 m (42 ft.). ~~This is the minimum frontage for a stacked~~

~~townhouse development.~~ Wider frontages are ~~required~~ recommended to practically accommodate other multiple dwelling types:

- (i) Rowhouse developments ~~require~~ generally have a minimum frontage of 14.6 m (48 ft.) for three rowhouses and 18.9 m (62 ft.) for four rowhouses. This width accommodates the minimum width for rowhouse units [4 m (13.3 ft.) between the centre of walls] and a 1.2 m (4 ft.) side yard on either side of the development.
 - (ii) ~~Courtyard rowhouse developments require~~ Townhouses in a courtyard configuration generally have a minimum frontage of 18.9 m (62 ft.).
 - (iii) Apartment buildings will generally ~~require~~ have a minimum frontage of 15.2 m (50 ft.) in order to accommodate underground parking.
- (b) In RM-9A and RM-9AN, the minimum frontage for a multiple dwelling with four or more units (not including lock-off units) is 15.2 m (50 ft.) in order to accommodate underground parking.
- (c) The districts schedules s prescribes a maximum frontage width to encourage a variety of smaller developments. The Director of Planning can ~~relax~~ vary this maximum only to ensure that individual lots are not “locked in” or “orphaned” with no opportunity to consolidate and develop with other adjacent lots. Where the maximum frontage is ~~relaxed~~ varied, an exceptional effort should be made to create variety between the street-fronting buildings on site.

4.23 Building Height

4.23.1 Building Height in RM-9, RM-9N and RM-9BN

The permitted building height for multiple dwellings is higher than for the existing ~~single-family dwellings~~ single detached houses. In order to achieve a degree of compatibility with adjacent existing development, the massing and roof forms should be designed to reduce apparent scale (refer to additional guidelines in Section 5.0).

- (a) For buildings sited along the street the ~~Director of Planning may permit an increase in maximum~~ building height ~~to is~~ 12.2 m (40 ft.). These buildings should generally take a ~~3 storey~~ form with a partial fourth storey. For townhouse and rowhouse buildings, the lower storey may be recessed into grade up to 0.9 m (3 ft.) and any building height increase should achieve good liveability for units located at the lowest level.

The upper storey should have a reduced massing to assist with compatibility with the existing streetscape. This can be achieved in several ways such as containing the upper storey in a pitched roof, or setting back the walls of the upper level from those below.

- (b) For rear buildings ~~in the rear of the site~~, the maximum building height of 10.7 m (35 ft.) and 3 storeys should be maintained, except that a reduced building height of 9.1 m (30 ft.) should be incorporated within 4.9 m (16 ft.) of adjacent properties.
- (c) For rear buildings ~~located in the rear of the site and~~ adjacent to a zone or policy area where permitted building heights are greater than 12.2 m (40 ft.), the Director of Planning may permit an increase in building height to 12.2 m (40 ft.) and 4 storeys.
- (d) For apartment buildings, the ~~Director of Planning may permit an increase in maximum~~ building height ~~to is~~ 12.2 m (40 ft.), and 4 storeys, provided the Director of Planning considers the intent of these Guidelines, with particular regard to General Design Provisions of section 2.
- (e) The Director of Planning may permit an additional increase in building height for buildings at the front of the site to 13.7 m (45 ft.) and 4 storeys to accommodate sloped roof forms that complement the architectural design of the building, sloping sites, and urban design conditions such as adjacencies to higher buildings.
- (f) The maximum allowable roof height may only be attained at localized points within the development, rather than as a continuous height around the perimeter of the building.

4.23.2 Building Height in RM-9A and RM-9AN

The ~~Director of Planning may permit an increase in maximum~~ building height for an apartment is to 13.7 m (45 ft.). These buildings should generally take a 4-storey form.

- (a) The intent of this district is to permit buildings that are a physical transition from the mid-rise buildings on Kingsway, to the ground-oriented residential neighbourhoods behind Kingsway. Flat roofs are permitted and encouraged. Further, the 13.7 m (45 ft.) building height is intended to enable ceiling heights that are taller than the typical 2.4 m (8 ft.).
- (b) For sloping sites, the lower storey may be recessed into grade up to 0.9 m (3 ft.) and any building height increase should achieve good liveability for units located at the lowest level.

4.34 Front Yard

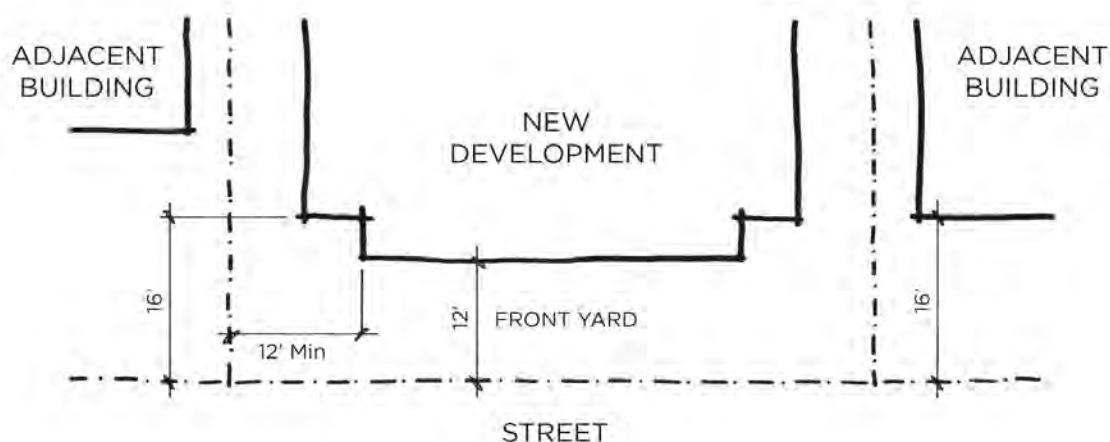
The front yards of existing ~~single family homes~~single detached houses vary among properties, but are often 7.3 m (24 ft.). New development will have shallower front yards. The wider side yards required for some building types will help with a visual transition in the streetscape. To better assist with this transition the sidewalls of these new buildings should be treated with materials and fenestration that avoid the appearance of a “blank wall”.

The Director of Planning may permit a reduction in the minimum front yard to 3.7 m (12 ft.):

- (a) to allow apartments and courtyard developments to achieve improved liveability for the dwelling units if this cannot be better achieved with a rear yard ~~relaxation~~variance; or
- (b) on lots less than 27.4 m (90 ft.) in depth.

However, in RM-9, RM-9N and RM-9BN, where the front yard of the adjacent building is 4.9 m (16 ft.) or more, the front yard on that side of the proposed development should be 4.9 m (16 ft.) within 3.7 m (12 ft.) of the side property line (see Figure 10).

Figure 10: Front yard setbacks depend on the setback of adjacent buildings in RM-9, RM-9N and RM-9BN



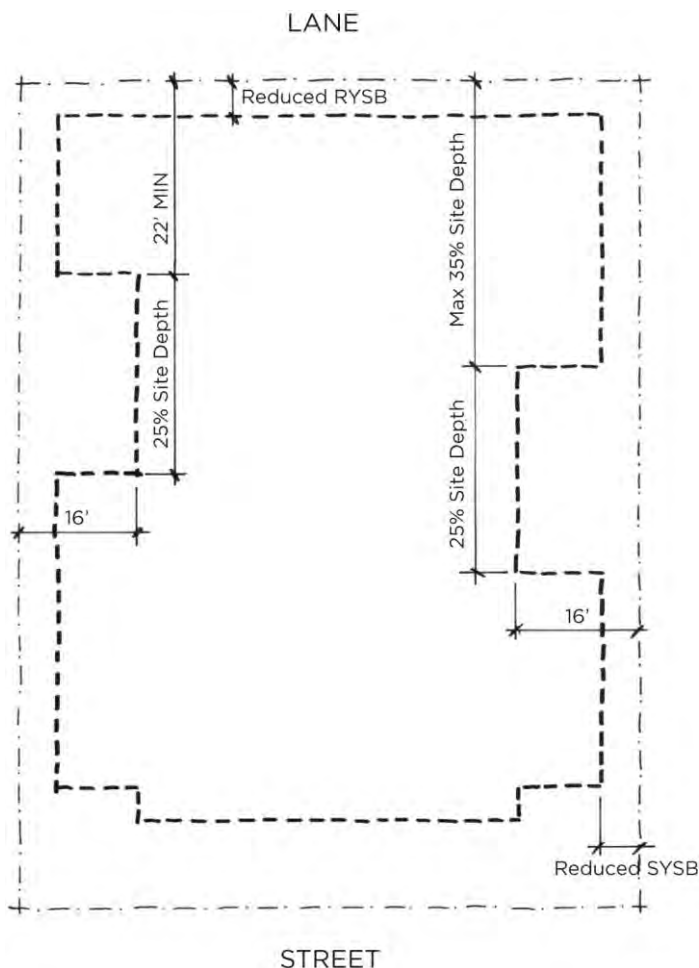
4.45 Side Yard

A side yard setback of 2.1 m (7 ft.) is required for multiple dwelling developments. This side yard should be a minimum for apartment developments, and may be increased in some designs to improve access to light and air to dwelling units.

Other multiple dwelling forms have less impact on neighbouring buildings. The Director of Planning may allow a reduction in the side yard setback:

- (a) for ~~rowhouse and stacked~~ townhouse developments in side-by-side and stacked form in with a single row of buildings at the street to 1.2 m (4 ft.), subject to section 2.3 of these guidelines;
 - (b) for ~~courtyard rowhouse or~~ townhouse developments, including townhouse in a courtyard configuration, to 1.5 m (5 ft.), provided an enhanced side yard (see Figure 10) is provided mid-site at interior property lines to allow a neighbourly relationship to the rear yards of adjacent development:
 - (i) with a minimum width of 4.9 m (16 ft.) and a minimum length equal to 25% percent of the site depth;
 - (ii) located so that its rear boundary is not less than 6.7 m (22 ft.), nor more than a distance equal to 35% per cent of the site depth, from the ultimate rear property line;
 - (iii) the location of the enhanced side yards is flexible in order to allow a variety of development scenarios and need not be located in the same position on both sides and may need to vary from the dimensions above on sites deeper than 41 m (135 ft.).
- This enhanced mid-site side yard setback is in addition to an increased setback to accommodate access.
- (c) Generally, exterior side yards should not be reduced from the minimum.

Figure 11: Enhanced side yards diagram for ~~courtyard~~ developments in a courtyard configuration



4.56 Rear Yard

The Director of Planning may allow a reduction in the rear yard ~~setback on shallow sites to accommodate standard building forms, or if the resulting building form allows developments to achieve improved liveability for the dwelling units;~~ by assuring providing at least 2 exterior

walls per unit or, where only 1 exterior wall can be provided, ensuring good daylight access into those units. The rear yard may be reduced to:
(b) to a minimum of 3.7 m (12 ft.) for apartment buildings;
(c)(a) to a minimum of 1.2 m (4 ft.) for courtyard developmentsconfiguration.

4.67 Floor Space Ratio-(FSR)

These districts schedules offer the opportunity for a wide variety of development types, with a range of floor space ratios. Depending on the site and the form of development chosen, it may not be possible to achieve the highest FSR-floor space ratio (e.g. courtyard rowhousetownhouse in a courtyard configuration on standard depth lot).

In these districts schedules, some FSR-floor space ratio exclusions for parking and bike storage differ significantly from other districts. Please refer to section 4.89 Off-Street Parking and Bicycle Storage of these guidelines for more detail.

4.78 Site Coverage and Impermeability

Generally, the site coverage should not be relaxedvaried, as provision of open space and landscaped surfaces are encouraged. However, for apartment buildings otherwise achieving the intent of the guidelines, the Director of Planning may increase the area of site coverage to 65% per-cent of the site area.

For developments providing underground parking, the Director of Planning may increase the area of impermeable materials of the site, provided landscaped surfaces are maximized and impermeable surfaces minimized to what is absolutely necessary for site function.

4.89 Off-Street Parking and Bicycle Storage

4.89.1 Parking

Parking, and access to underground parking, should be located at the rear of the site, from the lane. For all multiple dwellings, underground parking is permitted and will receive a standard exclusion for the purpose of FSR-floor space ratio calculations (see districts schedules).

For some multiple dwelling types, it may be possible to provide parking at grade from the lane:

- (a) For a single row of freehold rowhouses, or side-by-side or stacked townhouses, the following applies:
 - (i) Parking can be provided in open parking spaces or garages, however, enclosed parking is counted as part of the allowable floor space. There is no exclusion for above ground parking in accessory buildings for the purpose of FSR-floor space ratio calculations.
 - (ii) To be able to provide one garage per rowhouse, the Director of Planning can increase the total floor area of all accessory buildings to a maximum of 24 m² (258 sq. ft.) for each rowhouse as well as increase the proportion of the width of the site that can be occupied by an accessory building to a maximum of 80%-per-cent.
 - (iii) For stacked townhouses on sites where underground parking is not provided, the Director of Planning can increase the proportion of the width of the site that can be occupied by accessory buildings to a maximum of 80%.
 - (iv) Up to two spaces may be located in one accessory building. Garages with three or more spaces are not permitted. The garages containing one or two parking spaces should be separated, with areas of open space to break up the massing of the buildings and provide pedestrian access from the rear yard to the lane.
 - (vii) Some freehold rowhouse units may be limited to a parking pad, in order to allow sufficient space to accommodate servicing and third-party utilities.
- (b) For courtyard-townhouses/rowhousetownhouses in a courtyard configuration, the following applies:

- (i) Parking at grade may be provided under the rear building, accessed directly off the lane. However, to manage building bulk, there is no ~~FSR–floor space ratio~~ exclusion for above ground parking.
- (c) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

4.89.2 Bicycle Storage

- (a) While there is no ~~FSR–floor space ratio~~ exclusion for above grade parking in multiple dwellings, the Districts Schedules ~~specifies–specify~~ that the portion of required bicycle parking located in an accessory building may be excluded from floor area calculations.
- (b) Creative bike parking solutions should be sought, such as under stairs and patios, in crawl spaces and in freestanding boxes.
- (c) In freehold rowhouse or side-by-side townhouse developments, bicycle parking for a lock-off unit should be provided in a location separate from the garage for the principal dwelling, such as underneath the external stair or in a bike box located at the rear of the garage or at the entrance to the lock-off unit.

4.910 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure the 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.

- (a) The ~~relaxation–variance~~ of horizontal angle of daylight requirements provided for in the ~~RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN~~ RM-9, RM-9N and RM-9BN Districts Schedule ~~and the RM-9A and RM-9AN Districts Schedule~~ should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.
- (b) With the exception of lock-off units, the main living space for each dwelling unit should face a street, rear yard, or courtyard. ~~–Relaxation–Variance~~ of the horizontal angle of daylight for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in freehold row house, side-by-side townhouse and townhouse in a courtyard configuration townhouse/rowhouse developments;
- (c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.
- (d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.

4.106 Building Depth

No maximum building depth is specified for ~~multiple dwellings with 4 or more units~~ townhouse and apartment. This is to provide flexibility in building form to achieve the goals of the General Design Considerations in Section 2 of these guidelines, with particular regard to light, ventilation and privacy.

As a new building will project further into the site, designs should also consider the impacts on privacy and shadowing to neighbours. Design revisions that still achieve liveability goals for the subject site, and minimize overlook and shadowing to neighbour sites should be explored, such as creating larger side yards in the rear portion of the site, and setting back upper storeys.

4.118 Dwelling Unit Density

The Districts Schedules ~~places~~ a limit to the density of dwelling units permitted for each development site, based on site size and floor area. The intent is to encourage developments to include dwelling units large enough to accommodate families. ~~–The Dwelling Unit Density–in 4.18.1~~ is calibrated for freehold rowhouses and ~~stacked~~ townhouses – developments that

typically require internal staircases, which may displace floor area that could otherwise be dedicated to living areas (e.g. bedrooms, living rooms). As such, ~~the provision in 4.18.2 for the Director of Planning to permit a Dwelling Unit Density an~~ increase for projects above 1.2 FSR should only be considered for developments that provide single-storey dwelling units, where a majority of units are accessible by a shared elevator (i.e. 4-storey apartment buildings). This permission will nevertheless be dependent on design criteria set out in the Guidelines including: number of 2- and 3-bedroom units; dwelling unit size and liveability; opportunity for cross-ventilation; and provision of useable private open space.

In some cases in RM-9A and RM-9AN, a development site that is exceptionally deep will allow a ~~Courtyard~~-Apartment with Stacked Townhouse ~~in a courtyard configuration-development scenario with two or more buildings~~. On these sites, where at least one building is a 4-storey apartment building, the Dwelling Unit Density increase provisions ~~in 4.18.2~~ may be considered.

4.1~~29~~ Number of Buildings on Site

The Director of Planning may permit more than one building on a site to allow courtyard form development and to help provide an incremental rhythm in the streetscape to reflect the existing development pattern.

In all cases, allowing more than one building on a site should provide a superior site planning solution and assist with achieving natural light and ventilation as discussed in Section 2 of these guidelines.

4.1~~29~~.1 Number of Buildings on Site in RM-9, RM-9N and RM-9BN

- (a) On sites larger than 670 m² (7,212 sq. ft.), courtyard development generally in the form of rowhouse or stacked townhouse, with buildings along the front and the rear of the site, is supported to enable more ground-oriented units.
- (b) Developments on sites wider than 33.5 m (110 ft.), whether townhouses are in a single-row or a courtyard configuration~~rowhouse buildings~~, should create more than one building along the street, or create the appearance of two buildings with the use of a deep courtyard. This is to help break up the massing of the development and create a streetscape that is more consistent with the existing block. Space between the two buildings should be at least 3.6 m (12 ft.).
- (c) For stacked townhouses, buildings should be limited to 24 m (80 ft.) in width. Therefore, on wider sites, more than one building can be permitted. Limiting the building width allows more windows on the sides and allows for better cross-ventilation and access to natural light.
- (d) Apartment buildings on sites wider than 45.7 m (150 ft.) should create more than one building along the street, or create the appearance of two buildings with the use of a deep entry courtyard, with minimum dimensions of 6 m (20 ft.) depth by 8.0 m (26 ft.) width.

4.1~~29~~.2 Number of Buildings on Site in RM-9A and RM-9AN

- (a) Apartment buildings on sites wider than 45.7 m (150 ft.) should create more than one building along the street, or create the appearance of two buildings with the use of a deep entry courtyard, with minimum dimensions of 6 m (20 ft.) depth by 8.0 m (26 ft.) width.
- (b) On sites that have a minimum continuous depth of 45.7 m (150 ft.), additional buildings may be considered along the rear property line. The apartment building should be the predominant building form, i.e. located at the front of the site and containing the majority of dwelling units. ~~Buildings at the rear of the site~~Rear buildings may be stacked townhouses.

5 Architectural Components

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

5.1 Roof and Massing

5.1.1 Roofs in RM-9, RM-9N and RM-9BN

- (a) The forms of roofs on existing buildings in the area are varied, though most are pitched and simple in style. While new development is not expected to emulate the existing building style, it should incorporate roof forms that have a clear, simple concept, and provide variety and texture (see Figure 12).

Figure 12: Varied rooflines on multiple dwellings



- (b) New development can take many forms. In all forms the roof and fourth floor should have a reduced massing to assist with compatibility with the existing streetscape. Fourth floor massing can be reduced by:
 - (i) Containing the upper level in a pitched roof form;
 - (ii) For a flat or shallow pitch roof development, by significantly setting back any building mass at the front and rear of the building. This can be done continuously or in increments;
 - (iii) In ~~rowhouses~~ side-by-side townhouse and freehold rowhouse developments, this can be achieved by reducing the overall height of the end units.
- (c) Secondary roof forms and dormers can be incorporated into a design. They may be useful to emphasize entries and unit identity and create an incremental scale that relates to the existing context. If used, they should be subordinate to the main form.
- (d) Roof top terraces should be set back from the building edge to minimize the view into adjacent yards.

5.1.2 Building Massing

The new housing types permitted are larger than the existing ~~single detached houses~~ single-family dwellings in the neighbourhood. To assist with a massing transition in the existing streetscapes, and to continue streetscape interest, actual and apparent building width should be limited.

(a) Massing of Apartment Buildings

For apartments, the building face should be articulated so that there are significant recesses. These recesses should be created in the form of inset entry courtyards. This not only assists with a more modulated building massing, but creates the opportunity for additional windows for natural light and ventilation. These entry courtyards should have a minimum width of 8.0 m (26 ft.), and may need to be wider to achieve the required Horizontal Angle of Daylight.

In RM-9A and RM-9AN, setting back the fourth storey from the street-facing elevation abutting the front yard by 2.4 m (8 ft.) is highly encouraged, as a means of reducing the overall scale of the building as viewed from the public sidewalk, as well as to provide ample outdoor balcony space for dwelling units facing the street. Where development sites are located facing a large public park, however, a setback may not be necessary as a larger building scale may be considered in relation to a large public open space.

In RM-9N, buildings facing Granville Street need not provide street-facing courtyards as there is significant street noise, but can provide these at the rear or sides of the building. Vertical articulation can be created through other architectural devices on the front of the building.

In RM-9A and RM-9AN, the rear yard setback at the first floor should be a minimum of 3.7 m (12 ft.). Second, third and fourth storeys should have a minimum rear setback of

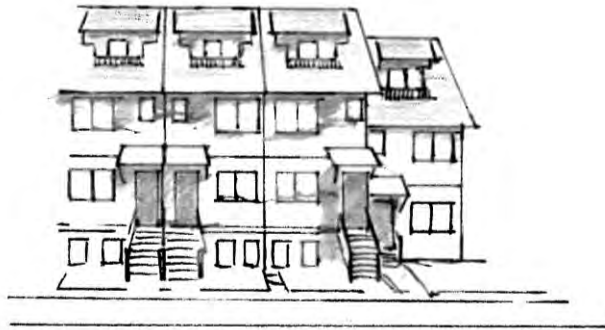
6.1 m (20 ft.). This ensures an adequate amount of viewing distance from the living rooms of lane-facing dwelling units to developments across the lane.

- (b) Massing of Townhouses (including in Courtyard Configuration) and, Freehold Rowhouses, and Courtyard Buildings

For townhouse and freehold rowhouse buildings, individual buildings should not exceed 24 m (80 ft.) in width, or 4 to 6 units/rowhouses. Architectural articulation can be used to reduce the massing of theserowhouse developments.

Townhouses and rowhouses should visually emphasize individual units. While many successful rowhouse developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade.

Figure 13: Illustration of reduced massing of end unit



In RM-9, RM-9N and RM-9BN, courtyard rowhouses at the rear of the site the rear building in a townhouse in a courtyard configuration should be designed to reduce apparent massing adjacent to the lane and minimize shadowing impacts on adjacent residential properties. Consideration should be given to stepping back the upper floor along the lane to reduce the massing along this exposure. On sites where the building height in this area is limited to 10.7 m (35 ft.), this should be achieved in three storeys. Where a building nears the rear yard of an adjacent residential property, the massing should be reduced through decreased building height or increased setbacks.

5.23 Entrances, Stairs and Porches

Entrances are a place of interest and interaction on the street. They provide opportunities for individual expression and identity. Provision of individual entries to all ground level dwellings is strongly encouraged, including apartment buildings.

5.23.1 Entrances

- (a) In side-by-side and stacked townhouse buildings and freehold rowhouse buildings, each street fronting principal dwelling unit should have one clearly expressed main entrance area facing the street. In some instances, the Director of Planning may permit a main entry door located off the rear elevation of a stacked townhouse building.
- (b) Other entrances, such as lock-off units, should be located on the front façade wherever possible. However, clarity should be maintained with respect to which is the main entrance. These entrances may include French doors and sliding glass doors.
- (c) Courtyard rowhouse units in the rear building Rear buildings in townhouses in a courtyard configuration should have main entrances oriented to the internal courtyard.
- (d) On a corner or double-fronting site, all elevations that face a street should accommodate entrances.

- (e) Pedestrian access to the main entries should be clearly visible from the street. Pedestrian pathways to units facing the side yards or rear yards should be clearly visible for way-finding purposes (such as through lighting, addressing and trellises).
- (f) In 4-storey apartment buildings, the main entrance should lead to a shared elevator and stair lobby. Furthermore, this entrance should typically be accessed via the semi-private entry courtyard facing the street (see [section 2.46.3 of these guidelines](#)).

5.23.2 Porches

- (a) For townhouse and [freehold](#) rowhouse buildings, each unit should have an entry porch, which can range from a small stoop area to a large, more usable porch. This is also strongly encouraged for ground level units in apartments.
- (b) Larger porches can serve as a private outdoor space for some units.

5.23.3 Stairs

- (a) For [townhouses in a courtyard configuration](#) rowhouses and [freehold](#) rowhouses, stairs to levels above the main floor must be accommodated within the internal space of the house or unit.
- (b) In stacked townhouses stairs to the upper level units become a major design feature. They should be incorporated into the overall design and not have a “tacked-on” appearance. Exterior stairs should not climb more than 2.1 m (7 ft.). Beyond this height they create excessive projections into the front yard. The Building By-law should be consulted to ensure compliance for exiting requirements.
- (c) Steps are allowed in required side yards only where they are designed to facilitate grade changes from the front to the rear of the site.

5.34 Windows and Skylights

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

- (a) When a window or skylight is the only source for natural light for a room, it should also be possible to open it to guarantee natural ventilation throughout the dwelling.
- (b) Every room should be equipped with an operable window. Bathrooms and ~~small~~ kitchens, however, are exempt.

5.45 Balconies and Decks

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
- (b) Inset, rather than projecting, balconies should be used where privacy of neighbouring properties may be a concern.

5.56 Exterior Walls and Finishing

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

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

- (a) Create a cohesive image by limiting the number of different finishing materials used.
- (b) Materials should be used in a way that is true to their nature. For example, stone facing should be used as a foundation element, and as the base of columns, but should not be used as a facing on upper levels with no clear means of support below.
- (c) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or ‘false front’.

- (d) 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.
- (e) Large blank walls should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.
- (f) Exposed foundations should be limited to 30 cm (12 in.).
- (g) Garage doors for individual units should be single width.

67

Open Space

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

- (a) Provide useable open space at grade to meet the varied needs of residents:
 - (i) For ground-oriented units, a private garden and/or patio;
 - (ii) For stacked townhouse and apartment units, a semi-private area that is designed as an organizing element, not as 'leftover' space. Provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.
- (b) In addition, a spacious balcony or deck with a minimum depth of 1.8 m (6 ft.) should be provided;
- (c) Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form.
- (d) Units that could accommodate families with children (2 bedrooms or larger more) should have access to open space that is suitable for children.

78

Landscaping

- (a) Existing trees should be kept and new trees introduced wherever possible.
- (b) Patio areas in the front yard should be screened with planting.
- (c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping.
- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged (please refer to Boulevard Gardening Guidelines for Planting City Boulevards). The space between the sidewalk and the front property line should receive similar treatment.
- (e) 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, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscaping to provide visual depth, screening and layering.
- (g) Landscaping in semi-private common spaces should be designed to provide screening and filtering of views, relying on plant material, rather than fences. Planting larger caliper trees is particularly necessary in these locations.
- (h) Where dwelling units are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken. This includes:
 - (i) entry gates and arbors over pedestrian entrances;
 - (ii) arbors over driveway entrances;
 - (iii) planted areas or planter boxes between garage doors;
 - (vi) planting of trees near the lane where possible.

89

Garbage and Recycling

For multiple dwelling developments, appropriate areas for garbage and recycling bins directly off the lane should be provided. The document, Garbage and Recycling Storage Facility

Supplement, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers. ~~It is available online at: <http://vancouver.ca/home-property-development/garbage-and-recycling-storage-facilities.aspx>~~ or at the Enquiry Centre, 1st floor, 515 West 10th Avenue.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RM-10 AND RM-10N GUIDELINES

Adopted by City Council on January 30, 2018

Amended September 18, 2018 and September 15, 2020

Contents

Page

1	Application and Intent	1
2	General Design Considerations	1
2.1	Neighbourhood/Streetscape Character	1
2.2	Development Scenarios and Building Typologies	1
2.3	Orientation	4
2.45	Topography	5
2.56	Light and Ventilation	5
2.68	Noise	6
2.79	Privacy	7
2.811	Access and Circulation	7
2.912	Internal Storage.....	8
3	Uses	8
3.1	<u>Apartments and Mixed-Use Residential Buildings</u> Multiple Dwelling	8
3.2	Lock-off Units	8
3.3	Commercial Uses.....	9
4	Guidelines Pertaining to Regulations of the Zoning and Development or Parking	
	By-laws	9
4.12	Frontage	9
4.23	<u>Building</u> Height	9
4.34	Front Yard	10
4.45	Side Yard.....	10
4.56	Rear Yard	11
4.67	Floor Space Ratio (FSR).....	12
4.78	Site Coverage and Impermeability	12
4.89	Off-Street Parking, Loading and Bicycle Storage	12
4.910	Horizontal Angle of Daylight	12
4.1016	Building Depth	13
4.1119	Number of Buildings on Site	13
5	Architectural Components.....	14
5.1	Roof and Massing	14
5.23	Entrances, Stairs and Porches	15
5.34	Windows and Skylights	16
5.45	Balconies and Decks.....	16
5.56	Exterior Walls and Finishing	16
67	Open Space.....	17
67.1	Public Open Space.....	17
67.2	Semi-Private Open Space	18
67.3	Private Open Space.....	19

<u>78</u>	Landscaping	20
<u>89</u>	Garbage and Recycling	21

~~These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.~~

1 Application and Intent

These guidelines are to be used in conjunction with the RM-10 and RM-10N Districts Schedule of the Zoning and Development By-law.

In ~~this zone~~these districts, a ~~multiple dwelling development~~ will generally take the form of a 6-storey apartment building or mixed use residential building. On deeper sites a second, smaller building may be proposed at the rear of the site.

1.1 Intent

The intent of these guidelines is to:

- (a) Encourage the development of medium-density ~~multiple dwellings~~apartment buildings and mixed-use residential buildings, that include a range of unit sizes, many of which are suitably sized for families (i.e. include two- and three-bedroom units);
- (b) Ensure the design of common outdoor space that accommodates children's play;
- (c) Ensure a high standard of liveability for all new dwelling units, including lock-off units. Emphasis is placed on natural light and ventilation, as well as usable private outdoor space for each unit. Ground-oriented access is encouraged where practical;
- (d) Encourage activation of residential street life;
- (e) Encourage an active lane interface, with lane-facing residential units on suitable sites or visual connections to landscaped open space.
- (f) Ensure durable and sustainable design, while allowing architectural diversity.

1.2 Application

These guidelines apply to conditional approval apartment buildings and mixed-use residential buildings ~~multiple dwellings with 4 or more units~~.

For developments proposing a ~~multiple dwelling with 3 units~~ ("triplex") under the outright provision, these guidelines do not apply. New ~~one family dwellings~~single detached houses, ~~one family dwellings~~single detached houses with secondary suite, laneway houses and ~~duplexes~~two family dwellings are not permitted in ~~this zone~~these districts. For renovations to these existing buildings, refer to the appropriate ~~zones~~districts noted in the RM-10 and RM-10N Districts Schedule.

2 General Design Considerations

2.1 Neighbourhood/ Streetscape Character

New apartments and mixed-use residential buildings ~~multiple dwellings~~ will be significantly larger than most existing buildings, but should reflect desirable characteristics of ground-oriented housing that are practical for an apartment building ~~multiple dwelling~~. The intent is to create buildings that foster neighbourliness and social connection. New buildings should incorporate:

- (a) A clear entry identity from the street including, for ground level units, individual front doors, porches and patios;
- (b) Rich landscape character by providing varied plants of substantial size throughout the site;
- (c) Vehicular access at the rear of the site, and parking below grade;
- (d) Visually open semi-private spaces adjacent to the lane or street at the rear of the site.

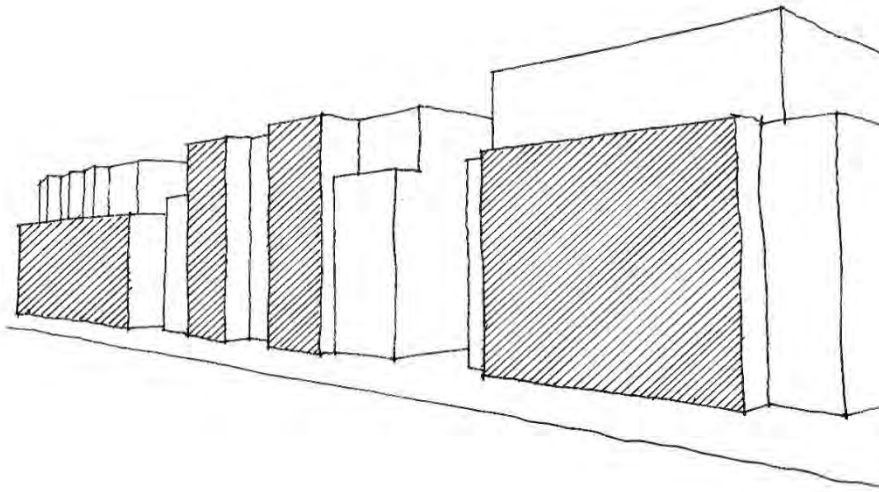
As new development occurs, there will be a change in the character of the street. New buildings are encouraged to have varied architectural character, however they should, over time, maintain a consistent primary building face, to create a consistency to the streetscape.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The Districts Schedule provide some flexibility in ~~multiple dwelling~~ form and siting ~~for apartments and mixed-use residential buildings~~ depending on lot depth. Most developments will require lot consolidation to meet a minimum site width. The option for individual lots, is a triplex (~~multiple dwelling~~ consisting of 3 dwelling units, not including lock-off units).

Figure 1: Street wall



New ~~apartments and mixed-use residential buildings~~ ~~multiple dwelling development consisting of 4 or more units, not including lock-off units,~~ can be considered on sites less than 30 m in width only where they are ~~locked-in~~ and there is no opportunity to assemble lots (i.e. all private properties directly adjacent have already been developed as ~~multiple dwellings~~ ~~apartments~~).

Shallow and standard depth lots (less than 130ft) can accommodate one ~~principle-principal~~ building. Standard depth lots are suitable for alphabet building forms that best utilize the site. A second, smaller ~~principle-principal~~ building is possible at the rear of deep lots (130ft and deeper). Development scenarios are described in more detail below, in section 2.2.2 Building Typologies of these guidelines.

All buildings may incorporate a limited amount of commercial use, on the ground floor. See section 3.0 ~~Uses~~ of these guidelines.

2.2.2 Building Typologies

(a) Objectives

All ~~apartments and mixed-use residential buildings~~ ~~multiple dwellings~~ should provide:

- (i) ground-oriented units with doors at the street;
- (ii) a range of unit types, including a minimum number of 2- and 3-bedroom units;
- (iii) private outdoor space for all units (exception may be made for studio units where generous common outdoor space is provided);
- (iv) unit layouts that maximize natural lighting and provide cross-ventilation to units, to the greatest extent possible;
- (v) a minimum width of major living spaces (e.g. living room) of any dwelling unit with 2 or more bedrooms, not less than 4.2 m (14 ft.);
- (v) common outdoor space in conjunction with an indoor amenity; and
- (vi) variation in form and expression, particularly at the upper two levels.

Different lot configurations will enable different building forms. Typical arrangements are described below, however variations are possible. Proposals should be reviewed against the objectives in (a).

(b) 6 Storey Apartment: Standard form

On shallow sites (110 ft and less) buildings will likely be configured around a double-loaded corridor. Where possible, designs that vary from the double-loaded corridor typology will be considered, to enable increased daylight and cross ventilation to units.

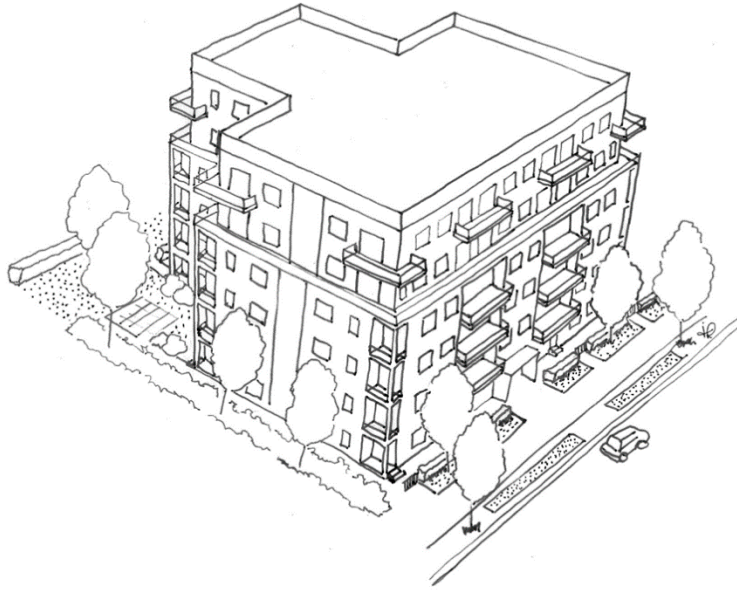
Figure 2: 6-Storey Apartment



(c) 6-Storey Apartments and Mixed-Use Residential Buildings: Alphabet form

On a standard depth sites (110ft to 130ft) a T-form building may be proposed. This building type is most efficient on a site with a minimum frontage of 132 ft. The T-form building has a street expression similar to the standard form 6-storey apartment, but has a “wing” extending toward the rear of the site from the centre of the building. This building type presents a strong primary building face at the street, and allows two generous courtyards toward the rear of the building.

Figure 3: 6 Storey Apartment – “T” Form



On corner sites, where the rear of the subject site abuts the side yards of sites in lower-density ~~zones~~districts, the T-form may not be appropriate. In these situations, the building wing may extend along the flanking street(s).

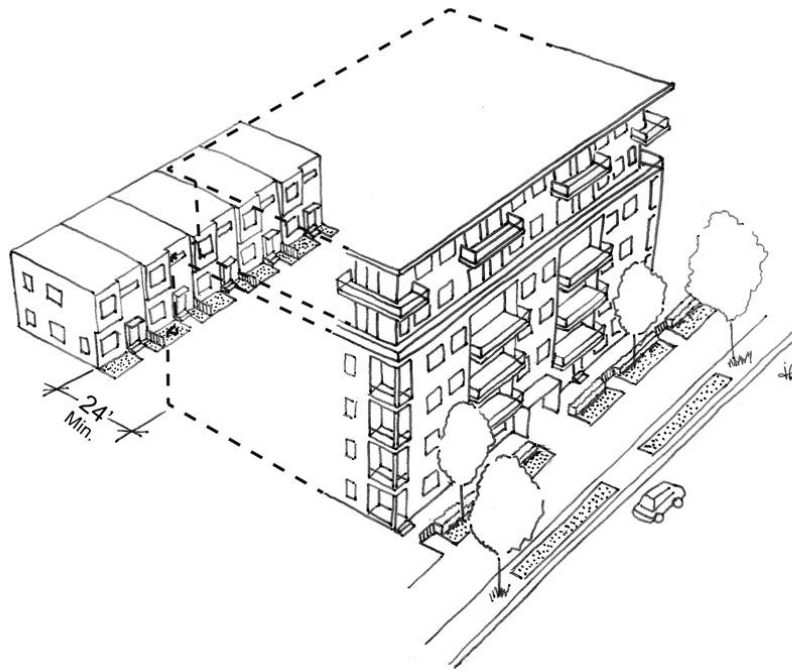
In both forms, the building wing should reduce in building height adjacent to lower density sites.

(d) Courtyard building at lane or street at rear:

Deeper sites (130ft or deeper) may accommodate a second building at the lane, (or street, if a double-fronting site) in conjunction with a 6-storey apartment. The second building could be a ~~rowhouse~~side-by-side or stacked townhouse.

- (i) A ~~rowhouse~~side-by-side townhouse is comprised of side-by-side units. Units are not stacked on top of each other.
- (ii) A stacked townhouse is comprised of units that are stacked on top of each other. (e.g. two-level units stacked on top of one-level units). Other layout solutions may be possible.
- (iii) Dwelling units will include entries that are directly accessible from grade, facing the courtyard or street. Access to and identity of unit entries on the courtyard should be made clear and welcoming from the street.
- (iv) All dwelling units will have private outdoor space located at grade or on a roof-top.

Figure 4: 6 Storey Apartment with townhouse at lane



2.3 Orientation

New buildings should present an active, social edge to streets and lanes where feasible. Direct street access to ground level units should be provided. Private outdoor spaces for ground-level dwelling units may be located in front yards, and rear yard where there is a building at the rear of the site. An apartment building with a single entry to the building will be considered, but only when site conditions prevent individual entries.

- (a) Developments should orient the main entrances to the street, and entries should be clearly visible from the street and the sidewalk. Entries should be made welcoming with front entry porches and steps, landscaped patios, lighting and street-facing living room windows.
- (b) On corner sites, building entrances should be located facing both streets. The primary face should be oriented to the primary (arterial) street, or, if no primary street is apparent, that with the pattern of building frontages. All elevations which face a street should be fully designed and detailed as a “front”.
- (c) Units in a building located at the rear of the site, where the site is not double-fronting, should have front entrances oriented to the internal courtyard. A generous and clearly marked passage from the street to the courtyard should be provided (See [section 2.8+11 Access and Circulation of these guidelines](#)). Discrete lighting of paths should be provided.
- (d) Commercial and live-work units should only be located along a street and be distinguished from the residential units.

2.45 Topography

Many sites in these districts are sloping. Care must be taken when siting the building to ensure that units have adequate access to daylight and that large blank walls are not created adjacent to the front yard. The main building (entry) level may need to be stepped to avoid units that are too far below grade, or excessively (greater than 1.5m) above grade.

The Districts Schedule offers a [building height relaxation variance](#) for sloping sites that may be requested in exceptional situations where other design measures do not resolve the [building height overage](#). (See [section 4.23 Building Height of these guidelines](#)).

2.56 Light and Ventilation

Access to natural light and ventilation affects the liveability of dwelling units. A focussed design effort is required to ensure these qualities in ~~apartments~~multiple dwellings.

2.56.1 Access to Natural Light

- (a) Daylight for interior and exterior spaces for all dwelling units should be maximized.
- (b) For all dwelling units (including lock-offs), all habitable rooms (not including bathrooms and kitchens) must have at least one window on an exterior wall
- (c) Ceiling heights greater than 2.4 m (8 ft.) are supported, and are encouraged for floors at the ground level.
- (d) Dwelling units that do not have two exterior walls should not be any deeper than 9.1 m (30 ft) to ensure adequate natural light to the primary dwelling spaces.
- (e) Some shadowing on adjacent sites is expected but should be minimized.

2.56.2 Natural Ventilation

Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy intensive. Natural ventilation is affected by several factors, such as the size, type and placement of windows, ceiling heights, and prevailing winds. Natural ventilation is greatly increased when two windows on two different exposures are opened within a dwelling unit.

- (a) Building design should maximize units with two major exposures that face opposite directions or at right angles to each other where the building typology allows;
- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window;
- (c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof;
- (d) Employing window types that facilitate air exchange are encouraged. 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).

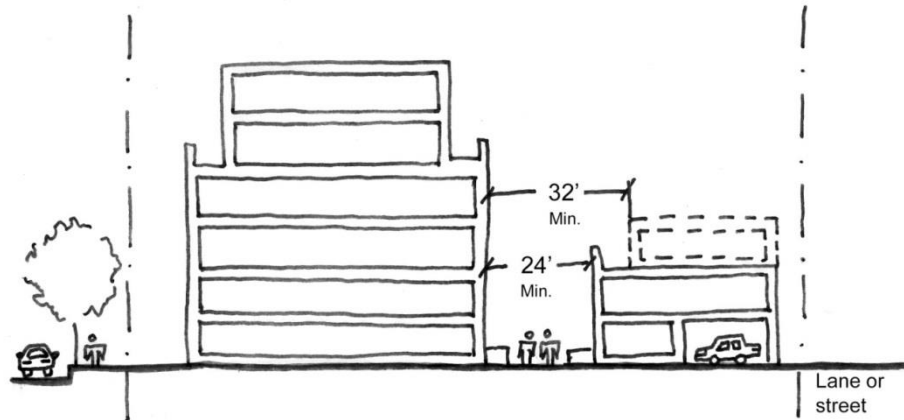
2.56.3 Light and Ventilation for Courtyard Buildings:

Courtyard building scenarios include a central courtyard, or in alphabet buildings, courtyards at the side yards. Both play a role in providing light and ventilation to adjacent units.

- (a) Courtyards between buildings at the front and rear of the site should be an absolute minimum of 7.3 m (24 ft.) clear width on the first and second levels, and a minimum of 9.8 m (32 ft.) on levels above to improve light access (Figure 5). If there are external stairs to access stacked units, the 24 ft dimension should be increased to 30 ft. Courtyards should be increased beyond the minimum to accommodate outdoor common areas;
- (b) Courtyards for T-form buildings should each be a minimum of 12m (40 ft) wide, measured from the side property line (See [section 4.45 Side Yard of these guidelines](#));
- (c) There are no restrictions on what rooms can face the courtyard, but privacy and light access should be considered;
- (d) Projections into the clear courtyard width should be absolutely minimized to ensure that natural light is not restricted. Regular balcony or bay projections should be outside of the minimum dimension.

Figure 5. Courtyard

Minimum 24' width on first and second levels, increase to 32' on upper levels



2.68 Noise

Noise from both internal and external sources can disrupt the comfort of dwelling environments. Measures should be undertaken to ensure that noise is minimized, through design and construction methods.

2.68.1 External noise sources

Vehicular traffic along arterial roads is heavy and the noise impacts adjacent sites. Sites adjacent to rapid transit lines also experience noise disruption. New development should minimize the noise impacts to their habitable areas through measures which may include:

- (a) Sensitive site and building planning where flexibility exists (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), noise buffers (e.g. glazed balconies and landscaping) and alternate ventilation system (e.g. baffled wall vents). Note that while “enclosed” balconies may be permitted as a noise mitigation measure, they are not excluded from floor area.
- (c) Details reflecting the method of noise mitigation proposed for the exterior walls should be included with the drawing set as required in [Section 10.2 of the Zoning and Development By-law 4.15 of the RM-10N District Schedule](#).

Noise mitigation measures should not detract from the recommendations in other sections of these guidelines such as Streetscape Character and Orientation and Access.

2.68.1 Internal noise sources

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

- (a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).
- (b) The overall room layouts and their relationship to adjacent units should be considered. Noise-sensitive rooms, such as bedrooms, should be located adjacent to noise-sensitive rooms in the neighbouring unit.
- (c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.

- (d) For structural floors between units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.

2.79 Privacy

While overlook of private open space and some lines of sight into windows may be unavoidable, reasonable effort should be taken to ensure that privacy is not unduly compromised.

- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development;
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid or translucent railings.

2.844 Access and Circulation

- (a) As many units as possible should have pedestrian access to front doors from the street.
- (b) Corridors in apartment buildings should be limited in length to assist with wayfinding and a sense of place. Corridors should not exceed 22.9m in any one direction from the main entry point. To assist with orientation and improve atmosphere, introduce natural light and ventilation into corridors, whenever possible.
- (c) For courtyard development, a pedestrian access with a minimum width of 3.6 m (12 ft.) should be provided from the street to the building at the rear of the site, to provide fire-righting minimums and landscape buffer space. This requires a modest increase to the standard side yard. No part of the building, aside from eaves should continuously overhang this set back. Access to entry doors in the rear building should be from the common courtyard.
For double-fronting developments the increased side yard is not necessary, as primary access to the rear building can be from the second street. However, a side yard less than 3.0m (10 ft) should only be considered on one side of the principle building, to allow for a comfortable pathway to the courtyard on the other side.
- (d) For proposals with buildings containing dwelling units at the rear of the site, applicants should review specific siting conditions with Building By-law and Fire Prevention staff. Additionally, in order to provide fire access to buildings at the rear of sites:
 - (i) Pedestrian access route(s) to buildings at the rear must maintain an absolute minimum building separation of 2.4 m (8 ft.) and clear path of 2.0 m (6.5 ft.); and
 - (ii) On lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings.
- (e) Hard surface circulation should be minimized to provide only what is necessary to access dwelling units, common outdoor space or services located at the rear of the site.
- (f) Vehicular access should be from the lane, where one exists.
 - (i) Sites must be assembled in such a way that vehicular access from a lane is possible.
 - (ii) On sites without lane access, and with no means to acquire lane access through consolidation, and on double-fronting sites access may be from the street and the curb cut should be minimized.
- (d) Vehicle parking will be located below grade.
 - (i) Stair exits from, and access to the below grade parking should not be located in yards, as they impede at-grade site circulation, and impact privacy. Ideally, these stairs should be located in, or incorporated in to the building forms. Their location and access points should be reviewed with regard to the principles of ~~CPTED~~ (crime prevention through environmental design).
 - (ii) Vehicle ramps should provide the minimum buffer from a property line of 1m, as required by the Parking By-law.

2.912 Internal Storage

The internal design of dwelling units should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units (preferred) and/or within residential storage areas located in underground parking structures. A -floor space exclusion is provided for bulk residential storage space. Refer to the administration bulletin Bulk Storage and In-Suite Storage – Multiple Family Residential Developments.

3 Uses

3.1 Apartments and Mixed-Use Residential Buildings ~~Multiple Dwelling~~

~~Multiple dwellings with four or more units~~ Apartments and mixed-use residential buildings are required to include a minimum number of 2- and 3-bedroom units. This is to ensure that there continues to be a good supply of housing suitable for families, as an alternative to single ~~detached-family~~ houses. The required distribution of 35% ~~percent~~ reflects the historic percentage of family households in the city. The requirement for 10% ~~percent~~ 3-bedroom units help augment the supply of 2-bedroom units typically provided in apartment buildings.

To support social connections and enable outdoor play for children, a minimum amount of outdoor space is required for ~~multiple dwellings~~ apartments. On most sites an area of 85m² should be provided. A portion of the open space should be programmable as children's play area. The High-Density Housing for Families with Children Guidelines should be consulted to direct the size and design of these spaces.

See also sections 67 Open Space and 78 Landscaping of these guidelines.

On some sites, such as those with a shallow depth (110 ft and less), it may not be possible to accommodate the full amount of open space at grade. The at-grade area may need to be reduced to accommodate services. Every effort should be made to maximize usable at-grade open space. To accomplish this, the permitted building depth in the district schedule may not be achievable across the building width, and private outdoor space for at-grade units may need to be inset. As an alternative, some, or all of the common open space may be provided on the building roof.

In all cases, the provision of common open space takes preference over the provision of private open space at grade.

3.2 Lock-off Units

- (a) The Districts Schedule permits a "Principal Dwelling with a Lock-off Unit" in apartments and mixed-use residential buildings ~~multiple dwellings~~. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units in apartments and mixed-use residential buildings ~~multiple dwellings~~ is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the unit (similar to the option of having a secondary suite in single detached houses and duplexes ~~one- and two-family dwellings~~).
- (b) ~~Principle-Principal~~ dwelling units that provide a lock-off unit may include the lock-off in the bedroom count. That is to say that a 2-bedroom unit with a studio lock-off can be considered a 3-bedroom unit in this district.
- (c) A lock-off unit is an optional and flexible use, and therefore the lock-off unit has to be equipped with an internal access to the main unit.
- (d) A lock-off unit cannot be strata-titled. This is secured by covenant.
- (e) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking-.
- (f) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.
- (g) The maximum number of lock-off units in developments is one lock-off for every three units. This may be increased modestly if there is no negative impacts to the liveability of the building or the area.

3.3 Commercial Uses

~~This zone~~The districts permits retail, cultural and live-work uses in ~~conjunction with a multiple dwelling~~a mixed-use residential building. These uses may be permitted on the ground floor of developments on sites located on arterials. These uses may be considered in locations off-arterials, however the impact on adjacent residential uses must be considered.

- (a) Uses that serve the surrounding residential neighbourhoods are encouraged, such as a small grocery store or café.
- (b) Commercial and live-work uses, which could expect an increased number of visitors, should not be accessed from internal courtyards.
- (c) Requirements of the Vancouver Building By-law should be reviewed. Parking and loading for these non-residential uses should meet the requirements of the Parking By-law, and should be separated from residential spaces.
- (d) Inclusion of commercial uses for a significant portion of the ground floor may require relaxation of the requirement to locate 50% of 2- and 3- bedroom units on lower 3 floors.

For further direction on live-work uses, see Live-Work Use Guidelines.

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

4.12 Frontage

- (a) The minimum frontage in the Districts Schedule for ~~a multiple dwelling with four or more units (not including lock-off units)~~apartment buildings and mixed-use residential buildings is 30 m (99 ft.). This is a practical minimum ~~for apartment buildings~~ to accommodate efficient underground parking. The T-form buildings perform better on a site with a minimum frontage of 132 ft.
- (b) The Districts Schedule prescribes a maximum frontage width to encourage a variety of smaller developments. The Director of Planning can ~~relax~~vary this maximum only to ensure that individual lots are not “locked in” or “orphaned” with no opportunity to consolidate and develop with other adjacent lots.

Where the maximum frontage is ~~relaxed~~varied, an exceptional effort should be made to avoid a monotonous street frontage, such as a deep courtyard entry. Assemblies that are wider than 50 m (164 ft.) should create the appearance of two buildings with the use of a deep courtyard, with minimum dimensions of 3.6 m (12 ft.) by 7.3 m (24 ft.). Consolidations that exceed 70m (230 ft) should be treated as separate developments with multiple buildings. The architectural expression of the buildings on site should vary.

- ~~(c) Section 5.0 of the Districts Schedule provides options to individual lots that are “Locked in” or “orphaned” with no opportunity to consolidate and develop with adjacent lots.~~

4.23 Building Height

The permitted building height for apartment buildings and mixed-use residential buildings ~~multiple dwellings~~ is significantly higher than the existing single detached houses-family dwellings. It is challenging to create any meaningful modifications to be compatible with adjacent existing buildings in the ~~multiple dwelling-zoned district~~ as the area transitions. The Districts Schedule describes decreased building heights and increased setbacks for sites immediately adjacent to single detached house districts-family zones.

- (a) The Districts Schedule permit a generous building height. For sloping sites the lower storey may be recessed into grade up to 0.9 m (3ft.) The entry level floor may need to be stepped to avoid units that are too far below grade, or excessively above grade (greater than 1.5m). Upper floors may need to be stepped back to remain in the building height envelope.
- (b) In exceptional conditions where the building cannot reasonably be accommodated in the building height envelope the Director of Planning may permit an increase in building height to 21.3 m (70 ft.) for limited portions of buildings adjacent to the fronting street. Any building height increase should achieve good liveability or functionality for units located at the lowest level.

- (c) Commercial uses on the ground level should have a minimum ceiling height of 3.6m (12 ft). The discretionary height increase in the Districts Schedule may be used to account for this height.
- (d) For the portion of a T-form building “wing” toward the middle of the site, the building height should be reduced to 4 storeys within approximately 10.7 m (35 ft.) of the rear property line.
- (e) For buildings in the rear of the site, the maximum building height of 10.7 m (35 ft.) and 3 storeys should be maintained.
- (f) For buildings located in the rear of the site and:
 - (i) adjacent to a zone-district or policy area where permitted building heights are 12.2 m (40 ft.) or higher; or;
 - (ii) facing a street (double-fronting), the Director of Planning may permit an increase in building height to 12.2 m (40 ft.) and 4 storeys.

4.34 Front Yard

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

The Districts Schedule allows a relatively shallow front yard of 3.7 m (12 ft.):

- (a) to enable apartments on lots with a shallow depth;
- (b) to enable courtyard developments with improved liveability; or,
- (c) to enable outdoor common space at the rear of the site.

Developments that are facing the SkyTrain guideway should increase the minimum front yard setback to achieve a better buffer and increased planting opportunity.

Yards are measured from the ultimate property line, i.e after any dedication. The ultimate streetscape should have consistently set back primary building faces (See Figure 1).

4.45 Side Yard

A side yard setback of 3.0m (10 ft) is required for apartments and mixed-use residential buildings ~~multiple dwelling developments~~.

- (a) The Director of Planning may allow a reduction in the side yard for buildings at the front of the site to 2.1 m (7 ft.) over approximately 50% ~~percent~~ of the building depth to improve liveability and access to light and air to dwelling units.

On sites with a depth of 36.5m (120 ft) or more, where a T-form building is proposed, the side yard reduction to 7ft will apply to the portion of the building closest to the street (the top of the “T”). Wider side yards toward the rear of the site will form courtyards. These courtyards should have a minimum width of 12.2m (40ft.) for the remainder of the site depth. On sites with a width less than 130ft, this courtyard may be reduced in width to 7.3m (24 ft.).

This reduction should not be permitted for sites which share a property line with a site that is in a RS or RT zone-district and are developed with a residential use. Nor should it be provided on both sides of an apartment building on a central courtyard development.

- (b) Generally, exterior side yards on corner sites should be treated as front yards, and should generally have a setback of 3.7m (12ft).
- (c) The Director of Planning may allow a reduction in the side yard setback for multiple dwellings at the rear of the site as part of a courtyard development:
 - (i) for buildings not exceeding 3 storeys in building height and not deeper than approximately 10.7 m (35ft) in building depth (eg. Townhouse units), to 1.5 m (5 ft.);

- (ii) for buildings higher than 3 storeys, or with a building depth exceeding 9.1m (30 ft) (e.g. back-to-back units) to 2.1m (7 ft).

Pedestrian access to the lane or street (if double-fronting) as well as a landscape buffer must always be provided from the courtyard. The maximum side yard ~~relaxations~~variances may not be possible.

- (d) The Districts Schedule prescribes a larger side yard setback for the fourth storey and above for sites adjacent to existing ~~zones~~districts that will remain at a lower scale. This setback is intended to reduce the impact of scale and shadow on the lower-scale residential development. In most cases it should not be reduced.

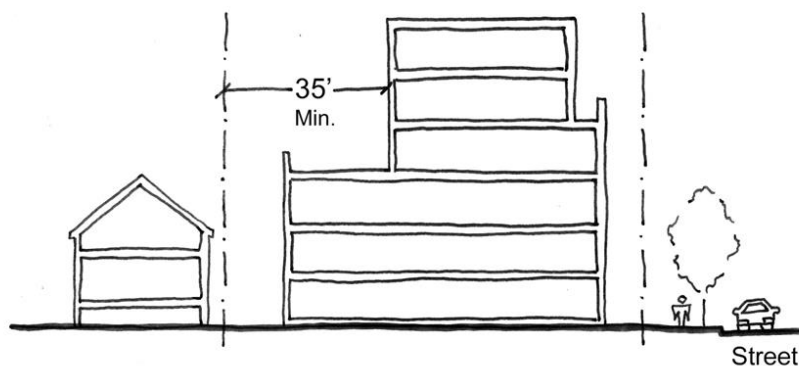
For sites adjacent to a mid-block pedestrian connection the permitted side yard will be increased to improve privacy and public access.

4.56 Rear Yard

The Districts Schedule allow a relatively shallow rear yard to enable apartments on shallow lots. A greater set back is required above the 4th floor to assist with compatibility with lower density development across the lane, and shadow reduction.

For sites abutting the side yard of a site in a ~~district~~zone that will remain at a lower scale (e.g. RS or RT), the Districts Schedule prescribes a larger rear yard setback for the fourth storey and above. The rear yard and setback is intended to reduce the impact of scale and shadow on the lower-scale residential development and should generally not be reduced. The maximum ~~FSR~~floor space ratio may not be achievable on these sites.

Figure 6. Lower-scale ~~zone~~district adjacency



The Director of Planning may allow a reduction in the rear yard setback to 1.8m:

- (a) for the rear building of a courtyard development; and
- (b) for building “wings” adjacent to a flanking street;

that are no higher than 10.7 m (35 ft.) and 3 storeys.

Rear yards of sites that are double-fronting should be treated as a front yard, respond to existing context and generally have a setback no less than 3.7m (12ft).

4.67 Floor Space Ratio (FSR)

These Districts Schedules offer a range of floor space ratios, based on site size and proportion. Shallower sites are more efficient for double-loaded apartment buildings, which should generally not exceed 70ft in depth, and will yield a higher ~~FSR~~floor space ratio. Depending on the site, form of development chosen, and site features, such as trees, it may not be possible to achieve the highest ~~FSR~~floor space ratio.

~~This zone~~~~These districts~~ offers the purchase of an amenity share or an affordable housing share to increase FSR-floor space ratio within conditional limits. For more information, refer to the administrative information bulletin Joyce-Collingwood Station Precinct – Density Bonus Zoning & Public Benefits.

4.78 Site Coverage and Impermeability

Generally, site coverage should not be ~~varied~~~~relaxed~~, as provision of open space and landscaped surfaces are encouraged. However, for apartment buildings otherwise achieving the intent of the guidelines, the Director of Planning may increase the area of site coverage to 65 per cent of the site area.

For developments providing underground parking, the Director of Planning may increase the area of impermeable materials of the site, provided landscaped surfaces are maximized and impermeable surfaces minimized to what is absolutely necessary for site function. Provision of green roof infrastructure to aid with the on-site retention of rainwater will also be considered.

4.89 Off-Street Parking, Loading and Bicycle Storage

4.89.1 Parking and Loading

Parking, and access to underground parking, should be located at the rear of the site, from the lane. For all apartments and mixed-use residential buildings~~multiple dwellings~~, underground parking is permitted and will receive a standard exclusion for the purpose of FSR-floor space ratio calculations (see Districts Schedule).

For “T”-form buildings the parking access should enter into the portion of the building closest to the rear yard, rather than through the large side yards.

Parking structures should be absolutely minimized, and held back from site edges to allow for tree planting. Where required parking numbers makes this unfeasible, an angled slab edge can provide additional space for landscape.

Some parking or loading spaces may be required at-grade at the lane where there is no street parking available due to transit priority.

- (a) Open parking spaces should be treated with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface;
- (b) These spaces need to have a barrier-free path to the building elevator;
- (c) They should be located to limit impact on outdoor open space.

4.89.2 Bicycle Storage

- (a) Bicycle parking should be accommodated in the underground parking structure;
- (b) Creative bike parking solutions can be considered in above grade locations. However they should not detract or compete with at-grade open space.

4.910 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure the 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.

- (a) The ~~relaxation~~variance of horizontal angle of daylight requirements provided for in the RM-10 and RM-10N Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.
- (b) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Relaxation-Variance of the horizontal angle of daylight for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in courtyard developments;

- (c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.
- (d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.

4.106 Building Depth

A maximum building depth of 21.3m (70 ft) is specified for apartments and mixed-use residential buildings~~multiple dwellings with 4 or more units~~. This is intended to ensure good daylight access into units with only one exterior wall. This dimension should generally not be increased for mid-block Standard Form (double-loaded corridor) buildings.

For alphabet-form buildings, or for corner sites that propose a wing along the flanking street, the building depth may be increased. To allow the increase the Director of Planning should consider the resulting liveability of units, including access to light and ventilation.

T-form apartment buildings aim to provide relatively shallow building depths across each “leg” of the “T”. It is expected that the depth (or width) across each “leg” is 15m-20m (50 ft-65 ft.). The shallow building depth allows a high degree of natural light into the units. The “T” form allows standard depth sites to be used efficiently to enable more dwelling units.

As new buildings will project further into the site, designs should consider the impacts on privacy and shadowing to neighbours. Design revisions that still achieve the building allowance for the subject site, and minimize overlook and shadowing to neighbour sites should be explored, such as creating larger side yards in the rear portion of the site, and setting back upper storeys.

4.119 Number of Buildings on Site

The Director of Planning may permit more than one building on a site to allow an optimized use of the site to provide high-quality housing, improved access to natural light and fit with the longterm context.

- (a) On sites that are deeper than approximately 130ft to enable a courtyard development with a lower building at the rear of the site.

Buildings at the lane should generally be limited to 24 m (79 ft.) in width. Therefore, on wider sites, more than one building can be permitted. Limiting the building width improves compatibility with lower-scale buildings across the lane, and allows for better access to natural light.

- (b) On sites that has been granted discretion to exceed the maximum frontage width, and are wider than 70m (230 ft). More than one apartment building should be constructed along the street to minimize building width.

In all cases, allowing more than one building on a site should provide a superior site planning solution, maintain common outdoor space, and assist with achieving natural light and ventilation as discussed in Section 2. 5 of these guidelines.

5 Architectural Components

New development will differ significantly in scale from existing buildings in most areas. Development should not seek to emulate “house-like” architectural styles, but rather compose a design appropriate to the larger scale of the building. In spite of the generally larger scale, the building form should respond to particular site conditions, e.g. corner locations, adjacent heritage buildings, and create an appropriate transition.

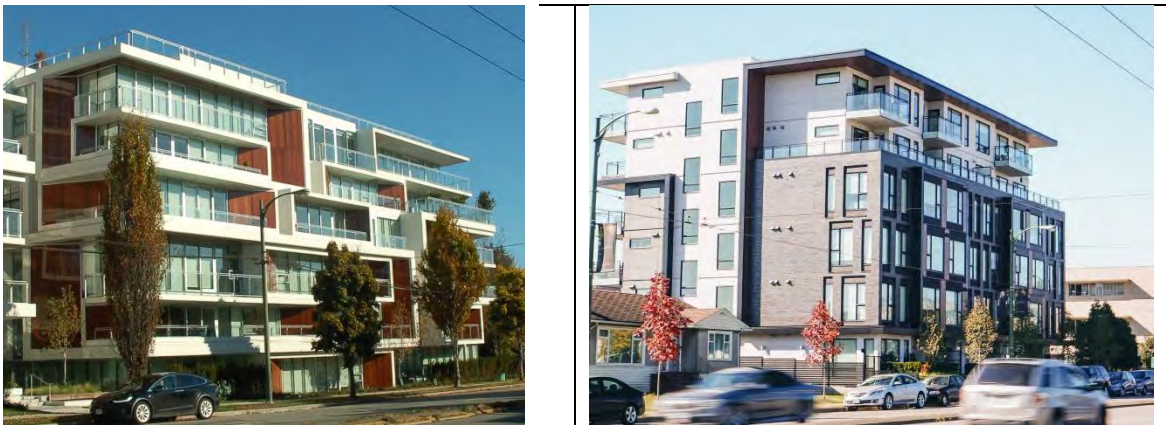
High-quality design is expected of all developments. All walls that are visible from the street should include a cohesive and well-scaled composition of cladding materials, trim, fenestration and relief elements - such as bays, recesses, porches, balconies which provide shadow play.

5.1 Roof and Massing

5.1.1 Roofs

- (a) New development is not expected to emulate the building style of existing lower-scale development. However, roof forms on new development should have a clear, simple concept, and provide variety and texture (see Figure 7+).

Figure 7: Varied rooflines on apartmentsmultiple dwellings



- (b) Roof top terraces should be set back from the building edge to minimize the view into adjacent yards.
- (c) Elevator penthouses, mechanical rooms, equipment and vents should be integrated with the architectural treatment of the roof, and located to minimize their visibility.
- (d) Green roofs are encouraged for all buildings, whether accessible or passive.

5.1.2 Building Massing

A variety of architectural expression is encouraged. To maintain a cohesive street expression consistent front yard should be applied.

- (a) Massing of Apartment and Mixed-Use Residential Buildings

For apartments and mixed-use residential buildings, a variety of architectural expression is encouraged. To maintain a cohesive streetscape, the primary building face should be aligned with neighbouring apartment developments. As development occurs, where necessary, step the building face to create a transition to existing buildings and a unified and consistent character for the street.

The upper storeys should have a reduced and/or varied massing to assist with visual interest, and architectural variety. This can be achieved in several ways such as setting back or angling the walls of the upper levels from those below, creating a “crenelated” solid and void (inset balcony) rhythm. Alternately, the full building could have

intermittent increased setbacks and/or vertical articulation. In all cases, the architectural expression should relate with the long-term streetscape,

Buildings exceeding 140ft in width, should create the appearance of two buildings with the use of a deep courtyard, with minimum dimensions of 3.6 m (12 ft.) by 7.3 m (24 ft.).

Buildings on arterials need not provide deep street-facing courtyards as they can amplify street noise, but can provide these at the rear or sides of the building. Vertical articulation and modulation can be created through other architectural devices on the front of the building.

(d) Massing of Buildings at the Rear of the site

It is expected that buildings at the rear of the site, as secondary ~~principle-principal~~ buildings, will be ~~rowhouses, side-by-side townhouses~~ or stacked townhouses. Other building types can be considered, however they should have a similar scale and individual entries, like townhouses. In most cases the rear of the site is adjacent to a lane, however, in some instances, double-fronting sites have another street at the rear.

Individual buildings should not exceed 24 m (79 ft.) in width (approximately 5 to 6 ~~rowhouses, side-by-side townhouses~~). Architectural articulation can be used to create visual interest the massing of ~~rowhouse-side-by-side townhouse~~ developments and to articulate the boundaries of individual townhouse units.

Buildings at the rear of the site should be designed to reduce apparent massing adjacent to the lane and minimize shadowing impacts on adjacent residential properties. Consideration should be given to stepping back the upper floor along the lane to reduce the massing along this exposure, or providing a deeper than permitted (1.8m) rear yard. Along streets at the rear of the site, buildings should be massed to relate to existing ~~apartment multiple dwelling~~ developments along the street.

5.23 Entrances, Stairs and Porches

Entrances are a place of interest and interaction on the street or in the courtyard. They provide opportunities for individual expression and identity. Provision of individual entries to all ground level dwellings should be provided.

5.23.1 Entrances

- (a) Each street-fronting principal dwelling unit should have a clearly expressed main entrance area facing the street, including a door, porch or canopy, path or gate.
- (b) The common entrance to the building should be clearly identified, and differentiated from the individual private entries. It can be a welcoming place with weather-protection, a glazed lobby and seating.
- (c) On a corner or double-fronting site, all elevations that face a street should be treated as front elevations, and incorporate individual entries.
- (d) Courtyard units in the rear building will have main entrances oriented to the internal courtyard to accommodate fire-fighting requirements, but should also have a secondary entry at the lane to activate and animate the lane. Ideally, units will be located 0.6m to 1.2m above the lane to create privacy for the dwelling.
- (e) Pedestrian access to all entries should be easily visible from the street. Pedestrian pathways to units facing the courtyard should be clearly visible for way-finding purposes (such as through lighting, addressing and posting). The side yard should be increased to 12 ft to accommodate a safe and visible entry.
- (f) Commercial units should have entries that are definitively commercial in nature and differentiated from the residential entries. Weather protection should be provided with a minimum depth of 1.5 m.

5.23.2 Porches

- (a) Entries to all ground-level units should have an entry porch or stoop, which should be comfortably sized so that 2 people can stand at the door (minimum 1.5m x 1.2m). Larger porches to accommodate seating may be possible. Entry stoops or porches should have weather protection to provide comfort and identity.
- (b) Lane entries to units should also provide a porch or stoop – at a minimum to provide a safe landing adjacent to the lane, but ideally to provide some semi-private open space.

5.23.3 Stairs

- (a) Ground level entries to individual units in apartment buildings may have a couple of steps to the entries. Excessively high stairs should be avoided. Where stairs need to climb more than 1.2m, they will need to be designed carefully to ensure that there is adequate space for a landing in the front yard and to ensure they are well-incorporated into the design.
- (b) In stacked townhouses, stairs to the upper level units become a major design element. They should be incorporated into the overall design and not have a “tacked-on” appearance. Exterior stairs should not climb more than 2.1 m (7 ft.). Beyond this height they create excessive projections into the courtyard. The minimum courtyard widths need to be increased to accommodate stair projections.
- (c) The Building By-law should be consulted to ensure compliance for exiting requirements.
- (d) Steps are allowed in required side yards only where they are designed to facilitate grade changes from the front to the rear of the site.
- (e) Stairs from underground parking must be incorporated into the building wherever possible. They are not supportable in required yards.

5.34 Windows and Skylights

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

- (a) Windows should be placed to create a rationale pattern on the building exterior, not just function of interior layout;
- (b) When a window or skylight is the only source for natural light for a room, it should also be possible to open it to guarantee natural ventilation throughout the dwelling;
- (c) Operable skylights can provide a source of natural ventilation to upper level units. A floor area is available through the Districts Schedule for compliant skylights;
- (d) Commercial frontages should have primarily transparent treatment to provide pedestrian interest and to differentiate the units from the residential units.

5.45 Balconies and Decks

- (a) Private outdoor space for each unit is a requirement of the Districts Schedule, and should be a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m;
- (b) In limited situations, “Juliet” balconies that maximize light and opening, may be used for 1-bedroom or studio units where it is not practicable to provide a balcony or roof deck;
- (c) Balconies and decks should be designed as integral parts of the building massing and façade composition;
- (d) Inset, rather than projecting, balconies should be used where privacy of neighbouring properties may be a concern;
- (e) Balconies should not project into yards.

5.56 Exterior Walls and Finishing

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

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

- (a) 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, stone facing should be used as a foundation element, and as the base of columns, but should not be used as a facing on upper levels with no clear means of support below;
- (d) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or ‘false front’;
- (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 whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale;
- (g) Exposed concrete foundations should be limited to 30 cm (12 in.).

67 Open Space

67.1 Public Open Space

A goal of this District is to foster neighbourliness and social connection. One way this can be accomplished is to make walking safe, comfortable, convenient and delightful. This ensures that streets and sidewalks support a vibrant public life that encourages a walking culture, healthy lifestyles, and social connectedness.

67.1.1 Mid-block Pedestrian Connections

To enable better neighbourhood connectivity, with connections to parks and transit, a pedestrian connection should be provided mid-block on the west side of Joyce Street, generally in line with Cherry Street, as identified in the Joyce-Collingwood Station Precinct Plan. The pedestrian connection should be adjacent to and along the existing Metro Vancouver Sewer easement.

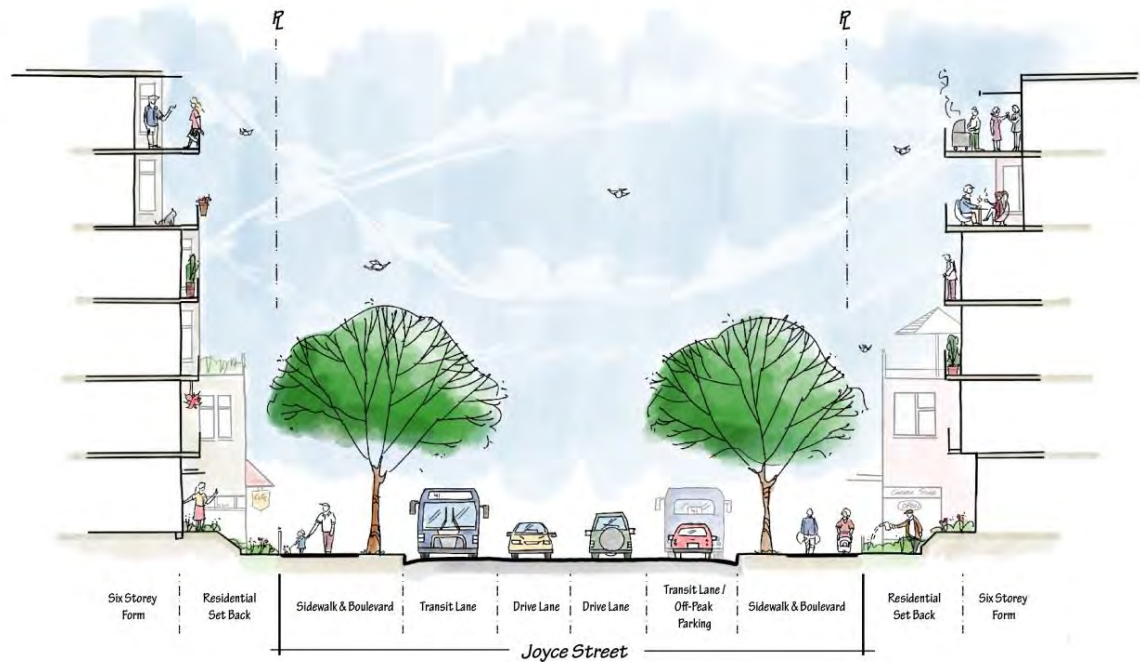
A mid-block connection can be shared between two adjacent developments or be entirely on one. The space between buildings on either side of the connection should not be less than 7.3m (24 ft.). This means that, if shared between two developments, the minimum side yards, need to be increased on each property to 3.7m (12 ft.). The connection should be comprised of a 2.4m (8 ft.) wide hard surface barrier-free walkway, centred in the space. This pathway should be secured for public access with a Right-of-Way agreement, and not be gated.

Each side of the walkway should be landscaped to provide privacy to the adjacent units, and visual amenity to the walkway. Retaining walls, if required, should not exceed 1m in height. Windows, and where space permits, patios should overlook the walkway to ensure safety.

67.1.2 Sidewalks and Street Trees

The streets adjacent to new development should be provided with wide sidewalks and street trees, if none exist. Along Joyce Street, a minimum sidewalk width of 1.8 m, and an outside boulevard of 1.6 m should be provided to create a comfortable and safe pedestrian environment.

Figure 8. Joyce Street section



67.1.3 Street furniture and other features

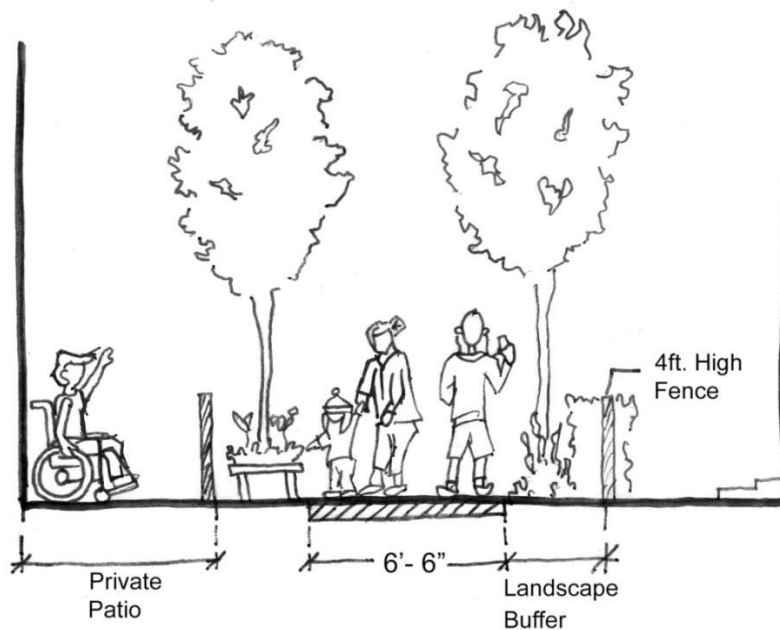
Where possible, developments are encouraged to support the enhancement of pedestrian and public life through the provision with street furniture, including seating, bike racks, and other amenities, public or community art, placemaking or environmental features (including landscaping and/or environmental features). Note, placement of these features should take into account the need to ensure ease of movement for pedestrians.

67.2 Semi-Private 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.

- The Districts Schedule requires that any ~~apartment building development~~ **multiple dwelling with four or more units** provide open space on site of which a portion is programmable as children's play area. The High Density Housing for Families with Children Guidelines should be consulted to direct the design;
- Organize semi-private open space as an organizing element, not as 'leftover' space. Provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking or adjacent to the space;
- Opportunities to use semi-private open space to encourage neighborliness (between building residents, as well as with the broader neighbourhood) is encouraged. This can be supported through the provision of seating, tables, or other fixtures, placemaking and design elements, as well as thoughtful utilization of transitional spaces such as the building entry or, where appropriate, the front "stoop."
- 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. Planting can create some screened privacy, however fences should be kept low. See Figure 9.

Figure 9. Courtyard circulation should allow some social interaction.

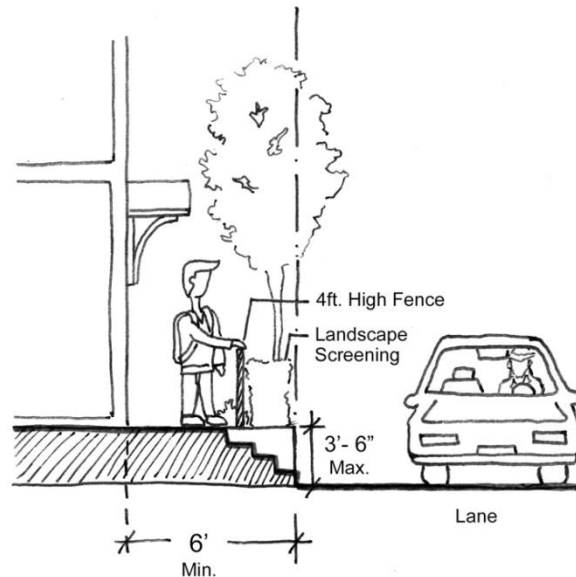


- (e) In “T”-form buildings the larger side yards at the rear of the property should be used as semi-private open space, rather than being broken up into smaller, private patios;
- (f) Utilities such as sumps should be integrated with a paved pathway and not interrupt open space.

67.3 Private Open Space

- (a) Provide useable private open space for all units:
 - (i) For ground-oriented units, a private garden and/or patio;
 - (ii) For apartment or stacked townhouse units, a generous balcony or roof deck with a minimum depth of 1.8 m (6 ft.) should be provided. Units with 2 or 3 bedrooms should have a minimum area of 5.6m² (60 sf);
 - (iii) “Juliet” balconies that maximize light and opening, may be used in limited situations for 1-bedroom or studio units where it is not practicable to provide a balcony or roof deck.
- (b) Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form.
- (c) For courtyard units in the rear building a fence and landscape may be provided for privacy, but it they should be kept low, to allow some visibility between the lane and the rear yard. See Figure 10;
- (d) For units in “T”- form buildings that face the side courtyards a small area may be used as a private patio, however it should not be closed off from the semi-private courtyard. Rather soft landscaping can provide some privacy between units, but retain visual openness to the common open space. See [section 78 Landscaping of these guidelines](#).

Figure 10. Residential Lane Interface



7.8 Landscaping

- (a) Existing trees should be kept wherever possible and new trees introduced. To enable this, below grade parking structures should be held back from site edges, or designed with a notched or angled top edge to allow for tree root development;
- (b) Patio areas in the front yard should be screened with planting that provides some visual porosity, and can be maintained at a height of 1.5m or less;
- (c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping.
- (d) The front and back boulevard should be landscaped as green space, although some provisions for seating other street furniture, and placemaking elements (see [sections 67.1.3](#), and [67.2](#) above) can also be considered. 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 (see also [Boulevard Gardening Guidelines for Planting City Boulevards](#)).
- (e) 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:
 - (i) fences at the rear of the site, adjacent to a building at the lane or street should be reduced in height to 4ft. At a lane, they may transition back up to 6ft within 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;
 - (ii) exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscaping to provide visual depth, screening and layering.
- (g) Landscaping in semi-private common spaces should be designed to provide screening and filtering of views, relying on plant material, rather than fences. Planting larger caliper trees is particularly necessary in these locations.
- (h) Where dwelling units are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken. This includes:
 - (i) Entry gates and arbors over pedestrian entrances;
 - (ii) Arbors over driveway entrances;

- (iii) Planting of trees near the lane, taking into account any overhead infrastructure and protective measures for the tree base.

89

Garbage and Recycling

For ~~apartment, townhouse and mixed-use residential buildings~~ ~~multiple dwelling developments~~, garbage and recycling will be collected by private contractors. Measures should be taken to ensure that waste bins are not left in the lane. Appropriate areas for garbage and recycling bins should be provided to ensure convenient pick up – either in the underground parkade or directly off the lane. The document, Garbage and Recycling Storage Facility Supplement, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers. ~~It is available online or at the Enquiry Centre, 1st floor, 515 West 10th Avenue.~~



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RM-11 AND RM-11N GUIDELINES

Adopted by City Council on September 18, 2018

Amended on December 18, 2018, September 10, 2019 and September 15, 2020

Contents

[Page numbering to be updated upon Council approval of these guidelines]

	Page
1 Application and Intent	1
1.1 Intent	1
1.2 Application	1
2 General Design Considerations	32
2.1 Neighbourhood/Streetscape Character	32
2.2 Development Scenarios and Building Typologies	32
2.3 Orientation	76
2.45 Topography	87
2.56 Light and Ventilation	87
2.69 Privacy	109
2.741 Access and Circulation	109
2.812 Internal Storage.....	109
3 Uses	109
3.1 <u>Apartments and Mixed-Use Residential Buildings</u> Multiple Dwelling.....	109
3.2 Lock-off Units	1140
4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	1140
4.12 Frontage	1140
4.23 <u>Building</u> Height	1312
4.34 Front Yard	1312
4.45 Side Yard.....	1312
4.56 Rear Yard	1312
4.67 Floor Space Ratio (FSR).....	1412
4.78 Site Coverage and Impermeability	1413
4.89 Off-Street Parking, Loading and Bicycle Storage	1413
4.910 Horizontal Angle of Daylight	1513
4.104 Dedication of Land for the Purpose of Road Widening.....	1514
4.116 Building Depth	1514
4.129 Number of Buildings on Site	1614
5 Architectural Components.....	1615
5.1 Roof and Massing	1615
5.23 Entrances, Stairs and Porches	1615
5.34 Windows and Skylights	1816
5.45 Balconies and Decks.....	1816
5.56 Exterior Walls and Finishing	1816
67 Open Space	1816
67.1 Public Open Space.....	1816
67.2 Semi-Private Open Space	1917
67.3 Private Open Space.....	1917
78 Landscaping	1917

89	Garbage and Recycling	2018
---------------	------------------------------------	-----------------

910	Rain Water Management	2018
----------------	------------------------------------	-----------------

~~These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.~~

1 Application and Intent

These guidelines are to be used in conjunction with the RM-11 and RM-11N Districts Schedule of the Zoning and Development By-law.

Under the Districts Schedule, Multiple Dwelling ~~and mixed-use residential buildings is a~~ conditional approval uses. Multiple Dwelling in this District will generally take the form of a 4-storey apartment building in a “T” form located on an arterial street. Other Multiple Dwelling options, including “tri-plex”, ~~courtyard row houses~~ townhouses in a courtyard configuration and stacked townhouses, are provided for Locked-in Lots with no opportunity to consolidate with adjacent lots to meet the minimum site frontage and site area to develop a 4-storey apartment building.

New ~~Two-Family Dwelling~~ duplexes (with or without Secondary Suite or Lock-off Units) ~~are~~ is only permitted on Locked-in Lots in this zone.

Multiple Conversion Dwelling and Infill in ~~conjunction~~ combination with retention of a Character House are only permitted in Locked-in Lots in ~~this zone~~ these districts.

New ~~One-Family Dwellings~~ single detached houses (with or without a secondary suite), ~~One-Family Dwelling with Secondary Suite~~, and Laneway House are not permitted in ~~this zone~~ these districts.

1.1 Intent

The intent of these guidelines is to:

- (a) Strongly encourage the development of medium-density ~~Multiple Dwelling in the form of~~ 4-storey apartment buildings and mixed-use buildings in a “T” form that include a range of unit sizes, many of which are suitably sized for families (i.e. two- and three-bedroom units);
- (b) Ensure a high standard of liveability for all new dwelling units, including Lock-off Units, with emphasis on natural light and cross-ventilation;
- (c) Ensure the design of common outdoor space in courtyards that accommodates social interaction and children’s play; and,
- (d) Ensure durable and sustainable design, while allowing architectural diversity.

1.2 Application

These guidelines apply to conditional approval ~~Multiple Dwelling with 4 or more units, not including Lock-off Units, in the form of a 4-storey apartment building~~ 4-storey apartment buildings and mixed-use residential buildings.

For a development on a Locked-in Lot proposing ~~a three-unit Multiple Dwelling (“tri-plex”) or a Multiple Dwelling with 4 or more units in a courtyard row house or stacked townhouse form~~ triplexes, townhouses in a courtyard configuration or stacked townhouses, refer to the ~~RM-8A District Schedule and Design Guidelines~~ RM-8A and RM-8AN Guidelines.

For a development on a Locked-in Lot proposing new ~~Duplex~~ Two-Family Dwelling (with or without Secondary Suite or Lock-off Units), refer to the RT-5 District Schedule.

For a development on a Locked-in Lot proposing Multiple Conversion Dwelling and Infill in ~~combination~~ conjunction with retention of a Character House, refer to the RT-5 and RT-5N Districts Schedule and ~~Design~~ RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines.

For renovations to existing buildings including single detached house~~One-Family Dwelling~~, single detached house~~One-Family Dwelling~~ with Secondary Suite, and Laneway House, refer to the RT-5 and RT-5N Districts Schedule and ~~s~~Section 11 of the Zoning and Development By-Law.

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhood consists primarily of detached houses with characteristics such as regular spacing of houses, individual front entries and landscaped yards. New development should reflect desirable characteristics of the existing area as practical for ~~a multiple dwelling~~4-storey apartment developments such as:

- (a) A clear architectural identity for the main building entrance from the street, and individual front entries and patios for ground level units;
- (b) Rich landscape character by providing varied plants of substantial size throughout the site;
- (c) Visually open rear courtyard spaces with a neighbourly relationship to adjacent sites; and,
- (d) Vehicular access at the rear of the site and underground parking.

As new development occurs, there will be a change in the character of the street. New buildings are encouraged to have varied architectural character to provide visual interest, and will maintain a consistent primary building face and front yard setback to create a consistency to the streetscape.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

Development of ~~a new Multiple Dwelling with 4 or more units~~4-storey apartment buildings and mixed-use residential buildings, not including Lock-off Units, ~~in the form of a 4-storey apartment building~~ will require lot consolidation to meet a minimum site frontage of 36.6 m (120 ft.) and site area of 1 000 m² (10 764 sf.). This will generally require consolidation of a minimum of 4 standard 33 feet wide lots. A maximum site frontage of 50 m (164 ft.) is intended to encourage incremental development ~~of multiple dwelling sites~~ and variety within the streetscape. This is generally a maximum consolidation of 5 standard 33 feet wide lots.

Consolidation:

Consolidation (i.e. assembly) of lots should avoid the creation of locked-in lots on the remainder of the block. In cases where locked-in lots cannot be avoided, there are lower density options for development as outlined below.

Locked-in Lots:

The following development scenarios will only be considered on locked-in lots where there is no opportunity to assemble to meet the minimum site frontage of 36.6 m (120 ft.) and site area of 1 000 m² (10 764 sf.) to develop a 4-storey apartment building or mixed-use residential building. A lot is considered to be locked-in if private properties directly adjacent have already been developed as multiple dwellings.

Development on locked-in lot(s) of ~~a Multiple Dwelling with 4 or more units~~townhouses, not including Lock-off Units, ~~in a townhouse form~~ is permitted with a minimum site frontage of 12.8 m (42 ft.) and site area of 556 m² [5 985 sf.] For these developments, refer to the RM-8A and RM-8AN Districts Schedule and RM-8A and RM-8AN Guidelines. Townhouses are not supported for lots meeting the minimum frontage 36.6 m (120 ft.) for 4-storey apartments and mixed-use residential buildings.

Development on a locked-in lot(s) of a ~~triplex~~three-unit Multiple Dwelling (“tri-plex”) may be considered on an existing single lot with a minimum site frontage of 42 ft. and site area of 303 m² (3 294 sf.). For these developments, refer to the RM-8A and RM-8AN Districts Schedule and RM-8A and RM-8AN Guidelines.

Development on a locked-in lot(s) of other dwelling options including ~~duplexes~~~~Two-Family Dwelling~~ (with or without Secondary Suite or Lock-off Units) and Multiple Conversion Dwelling and Infill in ~~conjunction-combination~~ with retention of a Character House may be considered on an existing single lot in accordance with the RT-5 ~~and RT-5N~~ Districts Schedule and ~~RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6~~ Guidelines.

Table 1: RM-11 Development Scenarios

	Frontage	Site Area	Building Typology	FSR	Reference Document
	Min. 120' Max. 165'	1,000 m ²	T-shaped 4-storey Apartment or Mixed-Use Residential Building (Mid-Block Site) L-shaped 4-storey Apartment or Mixed-Use Residential Building (Corner Site) Standard 4-storey Apartment or Mixed-Use Residential Building (All Sites - Passive House)	1.7	Continue with RM-11 and RM-11N Guidelines
Locked-in Lots Only	Min. 42' Max. 119'	556 m ²	Townhouses	1.2	Refer to RM-8A and RM-8AN
	Min. 42'	303 m ²	Tri-plex	0.9	Guidelines
	N/A	306 m ²	Duplex	0.75	Refer to RT-5 and RT-5N District Schedule

2.2.2 Building Typologies

(a) Objectives

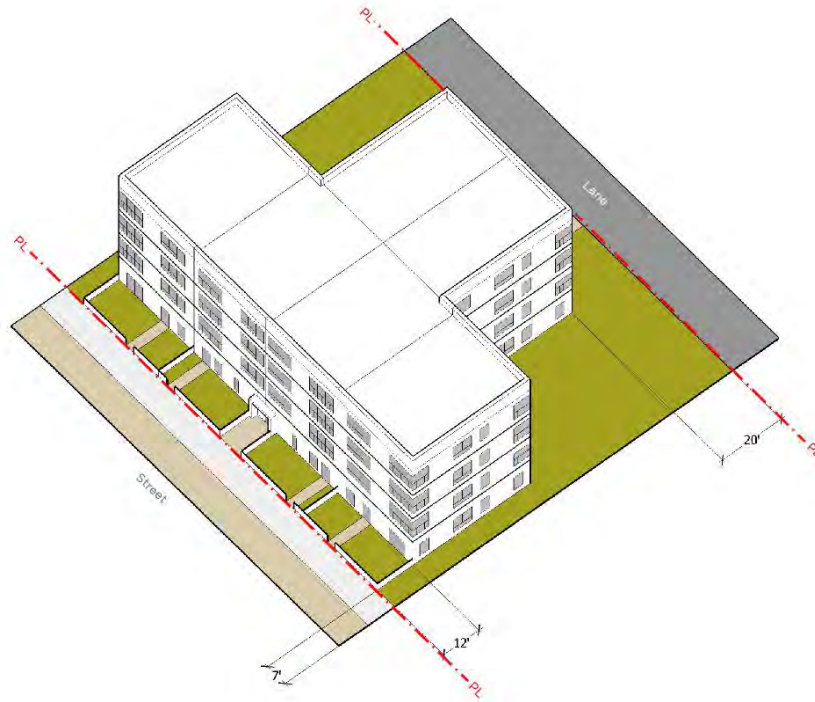
All ~~multiple dwellings~~~~4-storey apartments and mixed-use residential buildings~~ should provide:

- (i) Ground floor units with entry doors at the street (in addition to unit entries from the interior corridor);
- (ii) A range of unit types, including a minimum number of 2- and 3-bedroom units;
- (iii) Private outdoor space for all units (exception may be made for studio units where generous common outdoor space is provided);
- (iv) Unit layouts that maximize natural lighting and provide cross-ventilation to units to the greatest extent possible (i.e. two exterior walls);
- (v) A minimum width of primary living spaces (e.g. living room) of any dwelling unit with 2 or more bedrooms of not less than 4.2 m (14 ft.);
- (vi) Common outdoor space in conjunction with an indoor amenity room; and
- (vii) Quality, durability and a sense of permanence in architectural design.

(b) 4-Storey Apartment ~~and Mixed-Use Residential Building~~: “T” form

The T-form building has a street expression similar to a standard 4-storey apartment form, but has a “wing” extending toward the rear of the site from the centre of the building. This building type presents a strong primary building face at the street, and allows two generous courtyards toward the rear of the building.

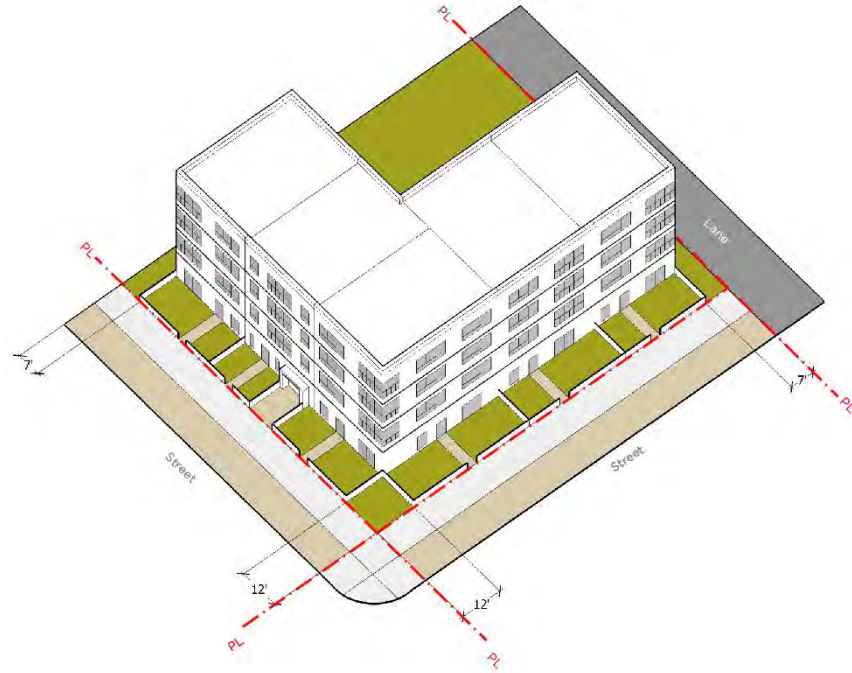
Figure 1: 4-Storey Apartment: “T” form



(c) 4-storey Apartment and Mixed-Use Residential Building: “L” form

On corner sites along arterial streets, the building wing should extend along the flanking street(s) to create enclosure and acoustic protection for the rear courtyard, and continuity of open space with the courtyard at the adjacent site. For non-arterial streets a “T” form may be provided at the corner, particularly on south-facing corners where a courtyard at the south side will have better sunlight access. Corner sites along Garden Drive may use either the “T” or “L” form.

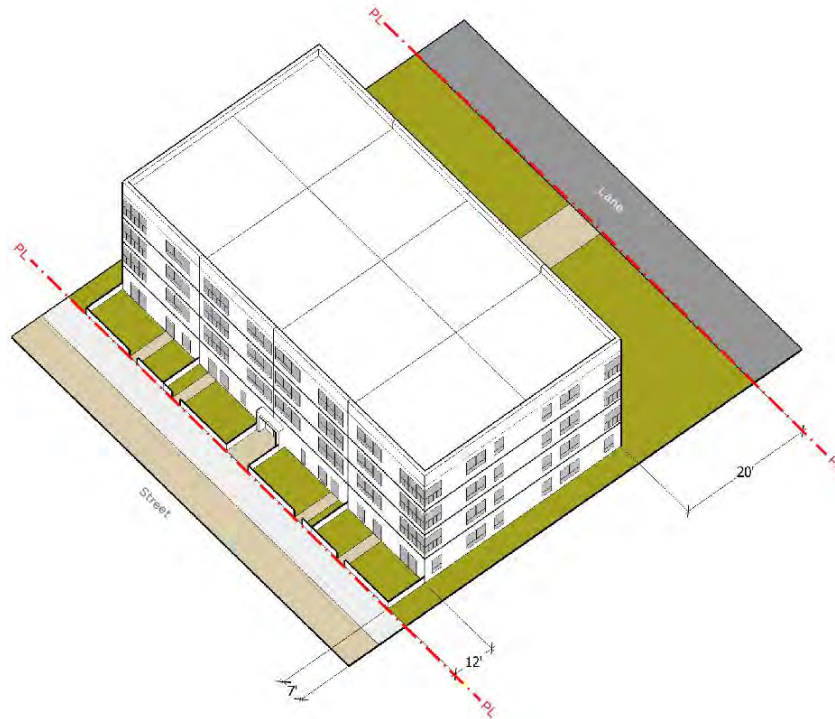
Figure 2: 4-storey Apartment: “L” form



- (d) 4-storey Apartment and Mixed-Use Residential Building: Standard Form – Passive House

For sites seeking to develop under the certified Passive House or International Living Future Institute Zero Energy standards program, a more conventional apartment form with a double-loaded corridor will be considered, rather than a “T” or “L” typology. This is intended to allow for a more compact building form consistent with the objectives of the Passive House/International Living Future Institute Zero Energy criteria.

Figure 3: Passive House - Standard Apartment



2.3 Orientation

New buildings should present an active, social edge to streets and lanes where feasible. Direct street access to ground level units at the front should be provided. Private outdoor spaces for ground-level dwelling units may be located in front yards.

- (a) Developments should orient the main residential entrance to the street, and front unit entries should be clearly visible from the street and the sidewalk. Unit entries should be made welcoming with landscaped patios, lighting and street-facing living room windows.
- (b) On corner sites, unit entries should be located facing both streets. The primary facade and building entrance should be oriented to the primary street, if a primary street is apparent. All elevations which face a street should be fully designed and detailed as a “front”.
- (c) Units located at the rear of the site should have entrances oriented to the internal courtyard. A generous and clearly marked passage from the street to the courtyard should be provided (See section 2.7 ~~4~~ Access and Circulation of these guidelines). Discrete lighting of paths should be provided.

2.45 Topography

On sloping sites, care must be taken when siting the building 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 0.6 m (2 ft.) below grade. The District Schedule offers a building height relaxation-variance for sloping sites that may be requested in exceptional situations where other design measures do not resolve the building height overage. (See section 4.23 Building Height of these guidelines).

2.56 Light and Ventilation

Access to natural light and ventilation affects the liveability of dwelling units. A focused design effort is required to ensure these qualities in 4-storey apartments and mixed-use residential buildingsmultiple dwellings.

2.56.1 Access to Natural Light

- (a) Daylight for interior and exterior spaces for all dwelling units should be maximized.
- (b) Units may be located facing the street or rear courtyards; units with a single orientation to the side yard are not supported.
- (c) Units with two exterior walls (i.e. corner or full depth units) should be maximised.
- (d) Dwelling units that do not have two exterior walls should not be any deeper than 9.1 m (30 ft.) to ensure adequate natural light to the primary dwelling spaces.
- (e) For all dwelling units (including lock-offs), all habitable rooms (not including bathrooms and kitchens) must have at least one window on an exterior wall.
- (f) Floor to floor heights of 3.1 m (10 ft.) are supported and are encouraged for floors at the ground level.
- (g) Some shadowing on adjacent sites is expected but should be minimized where possible.

2.56.2 Natural Ventilation

Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy intensive. Natural ventilation is affected by several factors, such as the size, type, and placement of windows, ceiling heights, and prevailing winds. Natural ventilation is greatly increased when two windows on two different exposures are opened within a dwelling unit.

- (a) The “T” building typology is intended to maximize units with two major exposures that face opposite directions or at right angles to each other;
- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations in the RM-11 and RM-11N Districts Schedule to ensure that each habitable room is equipped with an openable window;
- (c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof;
- (d) Employing window types that facilitate air exchange are encouraged. 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).

2.56.3 Courtyards:

The “T” building typology creates two generous courtyards at the rear of the site to provide light and ventilation to adjacent units, as well as outdoor amenity space.

- (a) Courtyards for T-form buildings should each be a minimum of 12m (40 ft.) wide, measured from the side property line (See section 4.45 Side Yard of these guidelines);
- (b) There are no restrictions on what rooms can face the courtyard, but privacy and light access should be considered;

- (c) Discrete balcony projections are permitted into courtyards to a maximum of 1.8 m (6 ft.). Continuous balconies that extend for the full façade width and read as an extension of the building mass are discouraged.

Figure 4: “T” and “L” courtyards (Axonometric showing adjacent lots)



2.69 Privacy

While overlook of private open space and some lines of sight into windows may be unavoidable, reasonable effort should be taken to ensure that privacy is not unduly compromised.

- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development;
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid or translucent railings.
- (c) Particular care should be taken for units located at inside corners of the “T” and “L” form due to the greater potential for overlook and privacy impact.

2.744 Access and Circulation

- (a) Fire-fighter access to units in a 4-storey apartment or mixed-use residential building will be from the principal residential entry and common corridors.
- (b) In addition, ground floor units at the street should have pedestrian access to front doors from the street to provide activation and a residential character.
- (c) Ground floor units at the rear should have entry doors from a common courtyard.
- (d) Corridors ~~in apartment buildings~~ should be limited in length to assist with wayfinding and a sense of place. Corridors should not exceed 22.9 m (75 ft.) in any one direction from the main entry point. To assist with orientation and improve atmosphere, introduce natural light and ventilation into corridors, whenever possible.
- (e) Hard surface circulation should be minimized to provide only what is necessary to access dwelling units, common outdoor space or services located at the rear of the site.
- (f) Vehicular access should be from the lane, where one exists.
 - (i) Sites must be assembled in such a way that vehicular access from a lane is possible.
 - (ii) On sites without lane access, and with no means to acquire lane access through consolidation, access may be from the street and the curb cut should be minimized.
- (g) Vehicle parking will be located below grade.
 - (i) Exit stairs and access to the underground parkade should not be located in yards, as they impede site circulation at grade, and impact privacy. Ideally, these stairs should be located in, or incorporated in to the building forms. Their location and access points should be reviewed with regard to the principles of ~~CPTED~~ (Crime Prevention Through Environmental Design).
 - (ii) Vehicle ramps should provide the minimum buffer from a property line of 1 m, as required by the Parking By-law.

2.812 Internal Storage

The internal design of dwelling units should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units (preferred) and/or within residential storage areas located in the underground parkade. A floor space exclusion is provided for bulk residential storage space. Refer to the administration bulletin Bulk Storage and In-Suite Storage – Multiple Family Residential Developments.

3 Uses

3.1 Apartments and Mixed-Use Residential BuildingsMultiple Dwelling

~~Multiple dwellings with four or more units in the form of a~~ 4-storey apartments and mixed-use residential buildings are required to include a minimum number of 2- and 3-bedroom units as per the ~~Conditions of Use~~use-specific regulations in Section ~~3.32.2~~ of the Districts Schedule:

In ~~4-storey storey apartments and mixed-use residential buildings~~~~Multiple Dwellings consisting of four or more dwelling units~~, not including lock-off units, with a floor space ratio greater than 1.2:

- (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
- (b) a minimum of 10% of the total dwelling units must be three-bedroom units;

This is to ensure that there continues to be a good supply of housing suitable for families, as an alternative to single ~~detached -family~~ houses. The required distribution of 35% ~~percent~~ reflects the historic percentage of family households in the city. The requirement for 10% ~~percent~~ 3-bedroom units will help augment the supply of 3-bedroom units typically provided in apartment buildings.

In addition, to further support the functionality and liveability of family units, it is recommended that:

- (a) a minimum of 50% of the two- and three-bedroom units must be located within the first three floors of the building;
- (b) there must be private open space directly accessible from each unit; and
- (c) there must be a common outdoor area, in an appropriate location so that it could be developed as a children's play area.

3.2 Lock-off Units

- (a) The Districts Schedule permits a "Principal Dwelling with a Lock-off Unit" in multiple dwellings ~~and mixed-use residential buildings~~. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units in multiple dwellings is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the unit (similar to the option of having a secondary suite in ~~single detached houses and duplexes~~~~one and two family dwellings~~).
- (b) Principle dwelling units that provide a lock-off unit may include the lock-off in the bedroom count. That is to say that a 2-bedroom unit with a studio lock-off can be considered a 3-bedroom unit in this district.
- (c) A lock-off unit is an optional and flexible use, and therefore the lock-off unit has to be equipped with an internal access to the main unit.
- (d) A lock-off unit cannot be strata-titled. This is secured by covenant.
- (e) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking.
- (f) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the ~~Principal Dwelling Unit with a~~ Lock-off Unit Guidelines.
- (g) The maximum number of lock-off units in developments is one lock-off for every three units.

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

4.12 Frontage

- (a) The minimum frontage in the Districts Schedule for a ~~4-storey apartment or mixed-use residential building multiple dwelling with four or more units~~ (not including lock-off units) is 36.6 m (120 ft.).
- (b) For corner sites on East 1st Avenue and East 12th Avenue, the flanking street may meet the minimum frontage. For corner sites on Garden Drive, the frontage must be met along Garden Drive.

Figure 5: Maps identifying sites that require special consideration for frontage requirement along East 1st Avenue, East 12th Avenue, and Garden Drive.



- (c) Minimum frontage requirements may be ~~varied~~~~relaxed~~ for sites seeking to develop buildings designed to achieve the Passive House or International Living Future Institute Zero Energy standards.
- (d) The Districts Schedule prescribes a maximum frontage width of 50m (175 ft.) to encourage a variety of smaller developments. The Director of Planning can ~~relax~~~~vary~~ this maximum only to ensure that individual lots are not “locked in” or “orphaned” with no opportunity to consolidate and develop with other adjacent lots. Where the maximum frontage is ~~relaxed~~~~varied~~, an exceptional effort should be made to avoid a monotonous street frontage. Consolidations that exceed 70m (230 ft.) or approximately 7 lots should be treated as separate developments with more than one building with minimum 4.3 m (14 ft.) spacing between buildings which would be equivalent to the combined side yard setback between buildings on adjacent lots.
- (e) Section ~~5.0—3.1~~ of the Districts Schedule provides options for ~~multiple dwelling~~~~apartments and mixed-use residential buildings~~ on a site with a frontage less than 36.6 m for locked in lots.

4.23 Building Height

The permitted building height for 4-storey apartments and mixed-use residential buildings multiple dwellings is 13.7 m (45 ft.). The floor-to-floor height is not anticipated to exceed 3.1 m (10 ft.).

For sloping sites where the building cannot reasonably be accommodated in the building height envelope, the Director of Planning may permit an increase in building height. Any building height increase should achieve good liveability and functionality for units located at the lowest level.

4.34 Front Yard

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

Discrete balcony projections are permitted into front yards to a maximum of 1.8 m (6 ft.). Continuous balconies that extend for the full façade width and read as an extension of the building mass are discouraged.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.104 of these guidelines.

4.45 Side Yard

A side yard setback of 2.1 m (7 ft.) is required for 4-storey apartment or mixed-use residential buildingmultiple dwelling developments.

For the “T” typology, the side yard of 2.1 m (7 ft.) will apply to the portion of the building closest to the street (the top of the “T”). Wider side yards toward the rear of the site will form courtyards. These courtyards should have a minimum width of 12.2 m (40ft.) for the remainder of the site depth. On sites with a width less than 39.6 m (130 ft.), this courtyard may be reduced in width to 7.3m (24 ft.). See Section 2.65.3 of these guidelines.

For the “L” typology on corner sites see Figure 2. Generally, exterior side yards on corner sites should be treated as front yards, and should have a setback of 3.7m (12ft).

Balconies should not project into the side yard.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.104 of these guidelines.

4.56 Rear Yard

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

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.104 of these guidelines.

4.67 Floor Space Ratio (FSR)

The discretionary increase in the floor space ratio provided for in the Districts Schedule may be considered up to the maximums below:

- i) ~~Multiple Dwelling in a 4-storey apartment form~~4-storey apartment or mixed-use residential building _____ 1.7 FSR

On a Locked in Lot:

- ii) ~~Multiple Dwelling in a townhouse form~~Townhouses _____
1.2 FSR
- iii) ~~3-unit multiple dwelling ("tri-plex")~~Triplex _____
0.9 FSR
- iv) ~~Two-family Dwelling~~Duplex _____
0.75 FSR

Depending on the site dimensions (particularly lot depth), site features such as existing trees and topography, and the requirements of redevelopment (particularly parking requirements), it may not be possible to achieve the highest FSR on all sites.

4.78 Site Coverage and Impermeability

Generally, site coverage should not be ~~relaxed~~varied, as provision of open space and landscaped surfaces are encouraged. However, for apartment buildings otherwise achieving the intent of the guidelines, the Director of Planning may increase the area of site coverage to 65 per cent of the site area.

For developments providing underground parking, the Director of Planning may increase the area of impermeable materials of the site, provided landscaped surfaces are maximized and impermeable surfaces minimized to what is absolutely necessary for site function. Provision of green roof infrastructure to aid with the on-site retention of rainwater will also be considered.

4.89 Off-Street Parking, Loading and Bicycle Storage

4.89.1 Parking and Loading

Underground parking structures should be absolutely minimized, and held back from site edges to allow for tree planting and rain water infiltration. See Section ~~10-9 Rain Water Management~~of these guidelinesGreen Infrastructure.

- (a) For ~~multiple dwelling~~4-storey apartments, parking may be located underground with access from the lane;
- (b) Underground parkades should not project into the front or side yards, but should align with the exterior walls of the building above;
- (c) Underground parkades should not project above grade in courtyard spaces, but should provide continuity of grades across property lines for adjacent courtyards;
- (d) Sufficient depth of soil should be provided to allow substantial landscaping of the courtyards located on the parkade roof;
- (e) For "T"-form buildings the parking access should enter into the "leg" of the "T" in the middle of the site, rather than through the courtyards on either side, in order to maximize usable courtyard space;
- (f) For ~~triplex~~three-unit multiple dwelling, parking is located within the rear 6.1 m (20 ft.) of the site. Parking may be provided as surface spaces located at grade or in a garage. The garage is limited in size to a two-car garage of 42 m² (400 s.f.);
- (g) Open parking spaces should be paved with permeable pavers to reduce storm water sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface; and,

- (h) Open exit stairs from the underground parkade are discouraged due to ~~CPTED~~ (Crime Prevention Through Environmental Design) concerns. Covered exit stairs are not permitted in the yards. Exit stairs may be located within the building massing. Alternately, covered exit stairs may be located in the courtyard provided they do not compromise the courtyard open space.

4.89.2 Bicycle Storage

- (a) Bicycle parking should be accommodated in the underground parking structure;
- (b) Creative bike parking solutions can be considered in above grade locations. However they should not detract or compete with at-grade open space.

4.910 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure the 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.

- (a) The ~~variance~~~~relaxation~~ of horizontal angle of daylight requirements provided for in the RM-11 and RM-11N Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens, and dining rooms.
- (b) The main living space for each dwelling unit should face a street, rear yard, or courtyard. ~~Relaxation-Variance~~ of the horizontal angle of daylight for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in courtyard developments;
- (c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.
- (d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the ~~Principal Dwelling Unit with~~ Lock-Off Unit Guidelines.

4.104 Dedication of Land for the Purpose of Road Widening

Dedications are required with conditional approval redevelopment to facilitate increased street right-of-way width to provide improvements. In consideration of the additional dedication required along East 1st Avenue (Commercial Drive to Salisbury Drive) for a potential future left-turn lane, a ~~variance~~~~relaxation~~ of the front yard to 3.0 m (10 ft.) may be considered. The decreased setback is intended to allow the buildings to align at the front with sites not as impacted by dedications.

In consideration of the combined impact of two road dedications required for sites at the corners of E 12th Avenue and Victoria Drive, a setback of 3.0 m (10 ft.) along E 12th Avenue may be considered.

4.116 Building Depth

For “T” form apartment buildings, the objective is to provide relatively shallow building depths at the front or top of the “T” which may be between 15.2 m (50 ft.) and 18.3 m (60 ft.). The shallow building depth in this location will allow a high degree of natural light into the corner units and improve compatibility with adjacent sites which have not been redeveloped. The “T” form allows standard depth sites to be used efficiently to enable more dwelling units.

A maximum building depth of 21.3 m (70 ft.) should not be exceeded for 4-storey apartments and mixed-use residential buildings~~multiple dwellings with 4 or more units~~ in standard form. This is intended to ensure good daylight access into units with only one exterior wall. This

dimension should generally not be increased for mid-block Standard Form (double-loaded corridor) buildings.

As new buildings will project further into the site, designs should consider the impacts on privacy and shadowing to neighbours. Design revisions that still achieve the building allowance for the subject site, and minimize overlook and shadowing to neighbour sites should be explored, such as creating larger side yards in the rear portion of the site, and setting back upper storeys.

4.129 Number of Buildings on Site

The Director of Planning may permit more than one building on a site as outlined in Section 4.12(d) [of these guidelines](#) with regards to maximum frontage.

In all cases, allowing more than one building on a site should provide a superior site planning solution, maintain common outdoor space, and assist with achieving natural light and ventilation.

5 Architectural Components

New development will differ in scale from existing buildings. Development should not seek to emulate “house-like” architectural styles, but rather compose a design appropriate to the larger scale of the building. In spite of the generally larger scale, the building form should respond to particular site conditions, e.g. corner locations and adjacent heritage buildings, and create an appropriate transition.

High-quality design is expected of all developments. All walls that are visible from the street should include a cohesive and well-scaled composition of cladding materials, trim, fenestration and relief elements such as bays, recesses, porches, balconies which provide shadow play.

5.1 Roof and Massing

5.1.1 Roofs

- (a) New development is not expected to emulate the building style of existing lower-scale development. Roof forms on new development should have a clear, simple concept.
- (b) Roof decks should be set back from the building edge to minimize the view into adjacent yards.
- (c) 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.
- (d) Green roofs are encouraged for all buildings, whether accessible or passive.
- (e) For roof decks with common outdoor amenity space, a modest roof top amenity room is encouraged, and should be located to minimise its prominence.

5.1.2 Building Massing

A variety of architectural expression is encouraged. To maintain a cohesive street expression a consistent front yard should be provided.

Buildings on arterials should not provide deep street-facing courtyards as they can amplify street noise. Vertical articulation and modulation can be created through other architectural devices on the front of the building.

5.23 Entrances, Stairs and Porches

Entrances are a place of interest and interaction on the street or in the courtyard. They provide opportunities for individual expression and identity. Provision of individual entries to all ground level dwellings should be provided.

5.23.1 Entrances

- (a) The common entrance to the building should be clearly identified, and differentiated from the individual private entries. It can be a welcoming place with weather-protection, a glazed lobby and seating.
- (b) On a corner site, the primary entry may be located at either street frontage.
- (c) Ground level units should have individual entrances and patios oriented to the street(s). They should read as secondary in prominence to the principal entry.

5.34 Windows and Skylights

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

- (a) Windows should be placed to create a rationale pattern on the building exterior, not just function of interior layout;
- (b) When a window or skylight is the only source for natural light for a room, it should also be possible to open it to guarantee natural ventilation throughout the dwelling;
- (c) Operable skylights can provide a source of natural ventilation to upper level units. A floor area exclusion is available through the Districts Schedule for compliant skylights.

5.45 Balconies and Decks

- (a) Private outdoor space for each unit is a requirement of the Districts Schedule, and should be a minimum of 5.6 m² (60 square feet) in area, and with a minimum dimension of 1.8 m (6 ft.);
- (b) In limited situations, “Juliet” balconies that maximize light and opening, may be used for 1-bedroom or studio units where it is not practicable to provide a balcony or roof deck;
- (c) Balconies and decks should be designed as integral parts of the building massing and façade composition;
- (d) Inset, rather than projecting, balconies should be used where privacy of neighbouring properties may be a concern;
- (e) Balconies should not project into yards.

5.56 Exterior Walls and Finishing

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

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, stone facing should be used as a foundation element, and as the base of columns, but should not be used as a facing on upper levels with no clear means of support below;
- (d) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or ‘false front’;
- (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 whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale;
- (g) Exposed concrete foundations should be limited to 30 cm (12 in.).

6.7 Open Space

6.7.1 Public Open Space

A goal of this District is to foster neighbourliness and social connection. One way this can be accomplished is to make walking safe, comfortable, convenient and delightful. This ensures

that streets and sidewalks support a vibrant public life that encourages a walking culture, healthy lifestyles, and social connectedness.

67.1.1 Sidewalks and Street Trees

The streets adjacent to new development should be provided with wide sidewalks and street trees, if none exist.

67.2 Semi-Private 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.

- (a) The Districts Schedule requires that any ~~4-storey apartments and mixed-use residential buildings~~~~multiple dwelling with four or more units~~ provide open space on site of which a portion is programmable as children's play area. The High-Density Housing for Families with Children Guidelines should be consulted to direct the design;
- (b) Organize semi-private open space as an organizing element, not as 'leftover' space. Provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking or adjacent to the space;
- (c) Opportunities to use semi-private open space to encourage neighbourliness (between building residents, as well as with the broader neighbourhood) is encouraged. This can be supported through the provision of seating, tables, or other fixtures, and the thoughtful utilization of transitional spaces. Planting can create some screened privacy, however fences should be kept low.
- (d) In "T"-form buildings the larger side yards at the rear of the property should primarily be used as semi-private open space, rather than being broken up into smaller, private patios;
- (e) Utilities such as sumps should be integrated with a paved pathway and not interrupt open space.

67.3 Private Open Space

- (a) Provide useable private open space for all units as follows:
 - (i) For ground level units, a private garden and/or patio;
 - (ii) For upper level units, a generous balcony or roof deck with a minimum depth of 1.8 m (6 ft.) should be provided. Units with 2 or 3 bedrooms should have a minimum area of 5.6 m² (60 s.f.);
 - (iii) "Juliet" balconies that maximize light and ventilation may be used in limited situations for 1-bedroom or studio units where it is not practicable to provide a balcony or roof deck.
- (b) Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form.
- (c) For units in "T"- form buildings that face the side courtyards a small area may be used as a private patio, however it should not be closed off from the semi-private courtyard. Rather soft landscaping can provide some privacy between units, but retain visual openness to the common open space.

78 Landscaping

- (a) Existing trees should be kept wherever possible and new trees introduced. To enable this, below grade parking structures should be held back from site edges, or designed with a notched or angled top edge to allow for tree root development;
- (b) Patio areas in the front yard should be screened with planting that provides some visual porosity, and can be maintained at a height of 1.5m or less;
- (c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping.

- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting or environmental design (e.g. bioswale or rain garden) is encouraged where appropriate (see also [Guidelines for Planting City Boulevard Gardening Guidelines](#)).
- (e) 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, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscaping to provide visual depth, screening, and layering.
- (g) Landscaping in semi-private common spaces should be designed to provide screening and filtering of views, relying on plant material rather than fences. Planting larger caliper trees is particularly necessary in these locations.

89

Garbage and Recycling

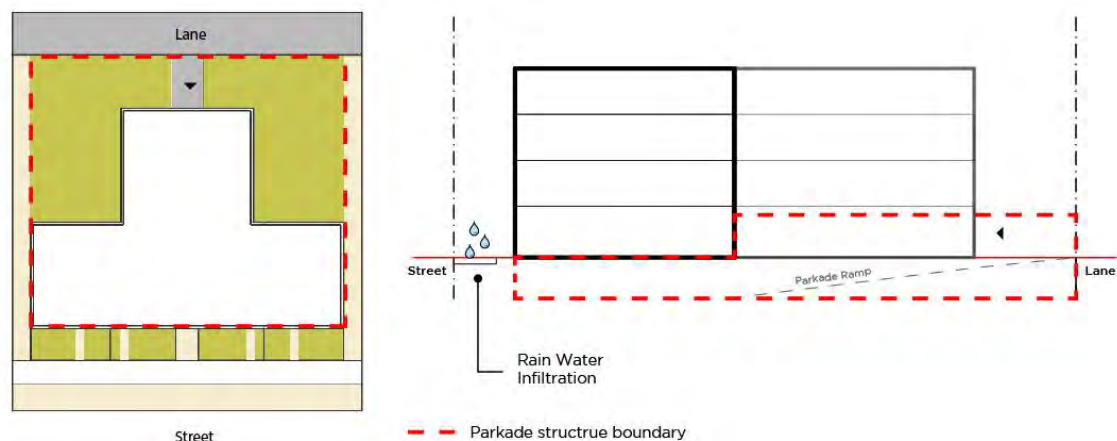
For [4-storey apartment and mixed-use residential multiple dwelling](#) developments, garbage and recycling will be collected by private contractors. Measures should be taken to ensure that waste bins are not left in the lane. Appropriate areas for garbage and recycling bins should be provided to ensure convenient pick up – either in the underground parkade or directly off the lane. The [administrative bulletin document](#), Garbage and Recycling Storage Facility Supplement, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers. ~~It is available online or at the Enquiry Centre, 1st floor, 515 West 10th Avenue.~~

940

Rain Water Management

Underground parking structures should be minimized, and held back from site edges to allow for tree planting and rain water infiltration. The parking structure should not project into front or side yards as possible.

Figure 6: Parkade Structure - Plan and Typical Section





City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RM-12N GUIDELINES

Adopted by City Council on September 18, 2018

Amended on September 10, 2019 and September 15, 2020

Contents

[Page numbering to be updated upon Council approval of these guidelines]

Page

1	Application and Intent	1
1.1	Intent	1
1.2	Application	1
2	General Design Considerations	32
2.1	Neighbourhood/Streetscape Character	32
2.2	Development Scenarios and Building Typologies	32
2.3	Orientation	109
2.4	Access and Circulation	109
2.5	Light and Ventilation	134
2.69	Privacy	154
2.742	Internal Storage in Stacked Townhouses	164
3	Uses	1645
3.1	Conditions of Use	1645
3.2	Lock-off Units	1645
3.3	Choice of Use: <u>Mixed-Use Residential Building</u>	1746
4	Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	1847
4.12	<u>Site</u> Frontage	1847
4.23	<u>Building</u> Height	1948
4.34	Front Yard	2049
4.45	Side Yard	2049
4.56	Rear Yard	2049
4.67	Floor Space Ratio (FSR)	2049
4.78	Site Coverage and Impermeability	2220
4.89	Off-Street Parking and Bicycle Storage	2220
4.910	Horizontal Angle of Daylight	2220
4.104	Dedication of Land for the Purpose of Road Widening	2224
4.116	Building Depth and Building Width	2324
4.127	External Design	2324
4.139	Number of Buildings on Site	2324
5	Architectural Components	2324
5.1	Roof and Massing	2324
5.23	Entrances, Stairs and Porches	2422
5.34	Windows and Skylights	2523
5.45	Balconies and Decks	2523
5.56	Exterior Walls and Finishing	2523
5.67	Relationship to Finished Grade and Public Realm	2624
6	Lane Frontage	2624
7	Open Space	2624
8	Landscaping	2624

9	Garbage and Recycling	27 ²⁵
---	-----------------------------	-----------------------------

10	Rain Water Management	27 ²⁵
----	-----------------------------	-----------------------------

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

1 Application and Intent

These guidelines are to be used in conjunction with the RM-12N District Schedule of the Zoning and Development By-law.

Under the District Schedule, Multiple Dwelling (~~apartment, townhouse and triplex~~) is a conditional approval use. Multiple Dwelling in this District will generally take the form ~~of a courtyard row house or stacked townhouse development located on an arterial street~~ townhouses which may be arranged in stacked or courtyard configurations. For larger sites, there is also the opportunity for Multiple Dwelling in the form of a 4-storey apartment building. On certain larger sites, mixed-use residential buildings containing retail, service, artist studio or live-work uses are permitted (see RM-12N District Schedule for permitted sites and specific uses). Multiple Dwelling development will require consolidation of existing lots to meet the minimum site frontage requirement.

The District also provides opportunities for new development on single lots of ~~Two-Family Dwelling duplex~~ (with or without Secondary Suite or Lock-off Units) and ~~three-unit Multiple Dwelling (“Tri-plex”) triplex~~. As well, for single lot development, Multiple Conversion Dwelling and Infill in conjunction-combination with retention of a Character House may be permitted.

~~New One-Family Dwelling Single Detached Houses, One-Family Dwelling Single Detached Houses with Secondary Suite, and Laneway Houses are not permitted in this District. Renovations to existing buildings with these uses are permitted, and secondary suites may be added to existing One-Family Dwelling Single Detached Houses.~~

1.1 Intent

The intent of these guidelines is to:

- (a) Encourage development of ground-oriented, medium-density ~~Multiple Dwelling in the form of courtyard row houses and stacked townhouses that include a development in the form of townhouses, which may be side-by-side, stacked, or in a courtyard configuration,~~ the majority of units which are suitably sized for families (i.e. two- and three-bedroom units);
- (b) Ensure a high standard of liveability for all new dwelling units, including Lock-off Units, with emphasis on ground-oriented access, natural light and ventilation, and usable private outdoor space for each unit;
- (c) Ensure the design of common outdoor space in courtyards that accommodates social interaction and children’s play; and,
- (d) Ensure durable and sustainable design, while allowing architectural diversity.

1.2 Application

These guidelines apply to conditional approval ~~Multiple Dwellings with 4 or more units, not including lock-off units, in a courtyard row house or stacked townhouse form, as well as Multiple Dwellings with three units (“tri-plex”). Mixed-use Residential Buildings and Townhouses, which may be arranged side-by-side, stacked or in a courtyard configuration, as well as Triplexes.~~

For ~~Multiple Dwelling with 4 or more units in the form of a 4-storey apartment building~~ Apartment, refer to the RM-11 and RM-11N Guidelines.

For ~~Two-Family Dwelling duplex~~ (with or without sSecondary sSuite or ILock-off uUnits), refer to the RT-5 and RT-5N Districts Schedule.

For ~~m~~Multiple ~~c~~Conversion ~~d~~Dwelling and ~~i~~Infill in ~~conjunction-combination~~ with retention of a ~~c~~Character ~~h~~House, refer to the RT-5 ~~and RT-5N~~ District Schedule and ~~RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6~~ Guidelines.

~~New One Family Dwelling~~Single Detached Houses, ~~One Family Dwelling~~Single Detached Houses with Secondary Suite, and Laneway Houses are **not** permitted in this ~~District~~district. ~~Renovations to existing buildings with these uses are permitted, and secondary suites may be added to existing One Family Dwelling~~Single Detached Houses.

For renovations to existing buildings including ~~One Family Dwellings, One Family Dwellings~~Single ~~d~~Detached ~~h~~Houses, ~~s~~Single ~~d~~Detached ~~h~~Houses with ~~s~~Secondary ~~s~~Suite, and ~~l~~Laneway ~~h~~Houses, refer to the RT-5 ~~and RT-5N~~ Districts Schedule and ~~s~~Section 11 of the Zoning and Development By-Law.

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhood consists primarily of single detached houses with characteristics such as regular spacing, individual front entrances and landscaped yards. New development should reflect desirable characteristics of the existing area as practical for a multiple dwelling townhouse development such as:

- (a) A clear architectural identity for individual dwelling units as viewed from the street or courtyard/rear yard through elements such as individual entrance porches and patios;
- (b) Visually open courtyard spaces with a neighbourly relationship to adjacent sites;
- (c) Rich landscape character by providing varied plants of substantial size throughout the site; and,
- (d) Vehicular access at the rear of the site.

As new development occurs, there will be a change in the character of the street. New buildings are encouraged to have varied architectural character to provide visual interest, and will maintain a consistent primary building face and front yard to create a consistency to the streetscape.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The RM-12N District provides development ~~Multiple Dwelling~~ options depending on site frontage and site area. See Table 1.

Development of ~~Multiple Dwelling with 4 or more units, not including Lock-off Units, in the form of a courtyard row houses or stacked townhouses~~ mixed-use residential building or townhouse in a side-by-side, stacked or courtyard configuration will require lot consolidation to meet a minimum site frontage of 27.4 m (90 ft.) and site area of 900 m² (9 688 sf.). This will generally require consolidation of a minimum of 3 lots, but may require 4 lots depending on the lot width and depth.

Development of ~~Multiple Dwelling with 4 or more units in the form of a 4 storey~~ an apartment building will require lot consolidation to meet a minimum site frontage of 36.6 m (120 ft.) and site area of 1 000 m² (10 764.3 sf). This will generally require consolidation of a minimum of 4 lots depending on the lot width and depth. Refer to the RM-11 and RM-11N Districts Schedule and RM-11 and RM-11N Guidelines.

The RM-12N District provides a ~~three-unit Multiple Dwelling (“tri-plex”)~~ triplex option on single lots with a minimum site frontage of 12.8 m (42 ft.) and site area of 306 m².

Other dwelling options may be considered on single lots including ~~Two-Family Dwelling~~ duplex (with or without Secondary Suite or Lock-off Units) and Multiple Conversion Dwelling and Infill in combination ~~conjunction~~ with retention of a Character House in accordance with the RT-5 and RT-5N Districts Schedule and RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines.

Table 1: Development Scenarios

	Frontage	Site Area	Building Typology	FSR	Reference Document
With Lot Consolidation	Min. 90' Max. 165'	900 m ²	Courtyard (Rowhouse or Stacked Townhouse)	1.45	Continue with RM-12N Guidelines
	Min. 120' Max. 165'	1,000 m ²	4-storey Apartment	1.7	Refer to RM-11 and RM-11N Guidelines
Without Lot Consolidation	Min. 42'	306 m ²	Tri-plex	0.9	Continue with RM-12N Guidelines
	N/A	306 m ²	Duplex	0.75	Refer to RT-5 District Schedule

	Site Frontage	Site Area	Building Typology	FSR	Reference Document
With Lot Consolidation	Min. 90' Max. 165'	910 m ²	Townhouse	1.45	Continue with RM-12N Guidelines
	Min. 90'	910 m ²	Hybrid Townhouse	1.7	Continue with RM-12N Guidelines
	Min. 120'	1,000 m ²	Mixed-Use Residential Building	1.7	Continue with RM-12N Guidelines
	Min. 120' Max. 165'	1,000 m ²	4-storey Apartment	1.7	Refer to RM-11 and RM-11N Guidelines
Without Lot Consolidation	Min. 42'	306 m ²	Triplex	0.9	Continue with RM-12N Guidelines
	N/A	306 m ²	Duplex	0.75	Refer to RT-5 and RT-5N District Schedule

2.2.2 Building Typologies

The RM-12N District Schedule is designed to accommodate ~~Multiple Dwelling in courtyard row house and stacked townhouses configuration~~ townhouses in side-by-side, stacked or courtyard configuration, as follows.

(a) Courtyard Rowhouse or (Courtyard) Stacked Townhouse Townhouses Side-by-Side, Stacked or in a Courtyard Configuration

Characteristics:

- (i) ~~3-and-a~~A partial fourth storey building height at the front row and ~~2-and~~ a partial third storey building height at the rear row. See Section 4.23: Building Height of these guidelines.
- (ii) Midblock sites will have two rows of units with one row located at the front of the site parallel to the street and one row located at the rear parallel to the lane, separated by a central courtyard 24 to 30 feet wide. See Section 2.5.3 of these guidelines for courtyard width requirements. See Figure 1.
- (iii) Corner sites should provide a row of units parallel to each street with a separation at the corner of a minimum of 4.6 m (15 ft.). See Figure 2.
- (iv) Units may be side-by-side or stacked ~~“row houses” (side by side units) or “stacked townhouses” (side by side units and units stacked on top of each other)~~.
- (v) Individual unit entrances have direct access to grade (not through a common corridor).
- (vi) Each unit has private outdoor space.
- (vii) Building frontages at the street or lane should not exceed 26 m (85 ft.). Rows of units may be broken up into more than one building with a minimum spacing of 3.1m (10 ft.) between buildings.
- (viii) Individual units should be no less than 3.6 m (12 ft.) in width and the minimum width of major living spaces (e.g. living rooms) should not be less than 4.2 m (14 ft.). The width is a clear interior dimension and does not include walls.
- (ix) Stacked townhouses typically include three-level units stacked on top of one-level units (“flats”), or two-level units stacked on top of two-level units. Other configurations may be possible.
- (x) The Vancouver Building By-Law should be reviewed carefully to ensure compliance with maximum travel distance from the uppermost storey to an exit. The lowest storey of a stacked townhouse may be located partly below grade to provide compliance with exiting from the uppermost storey, but careful attention should be paid to livability of below grade storeys. See Section 2.4.1 of these guidelines.

Figure 1: Midblock Site - Example ~~Courtyard~~Rowhouse or (Courtyard) Stacked TownhouseSide-by-Side, Stacked or Townhouse in a Courtyard Configuration

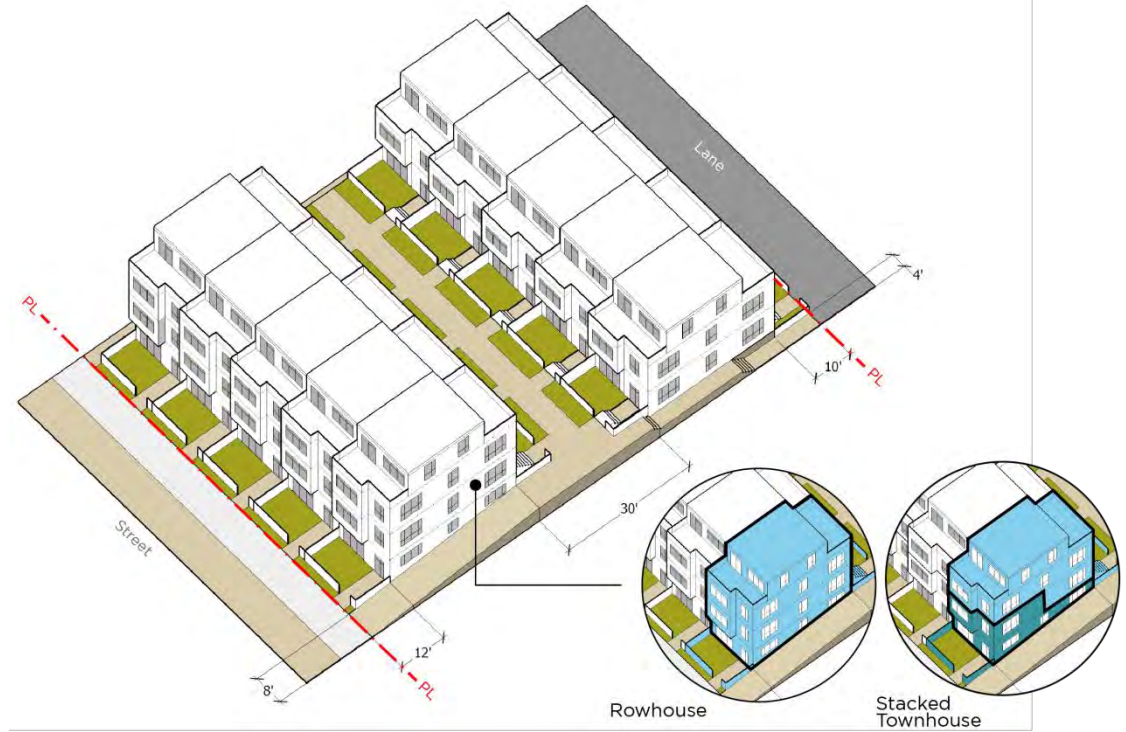
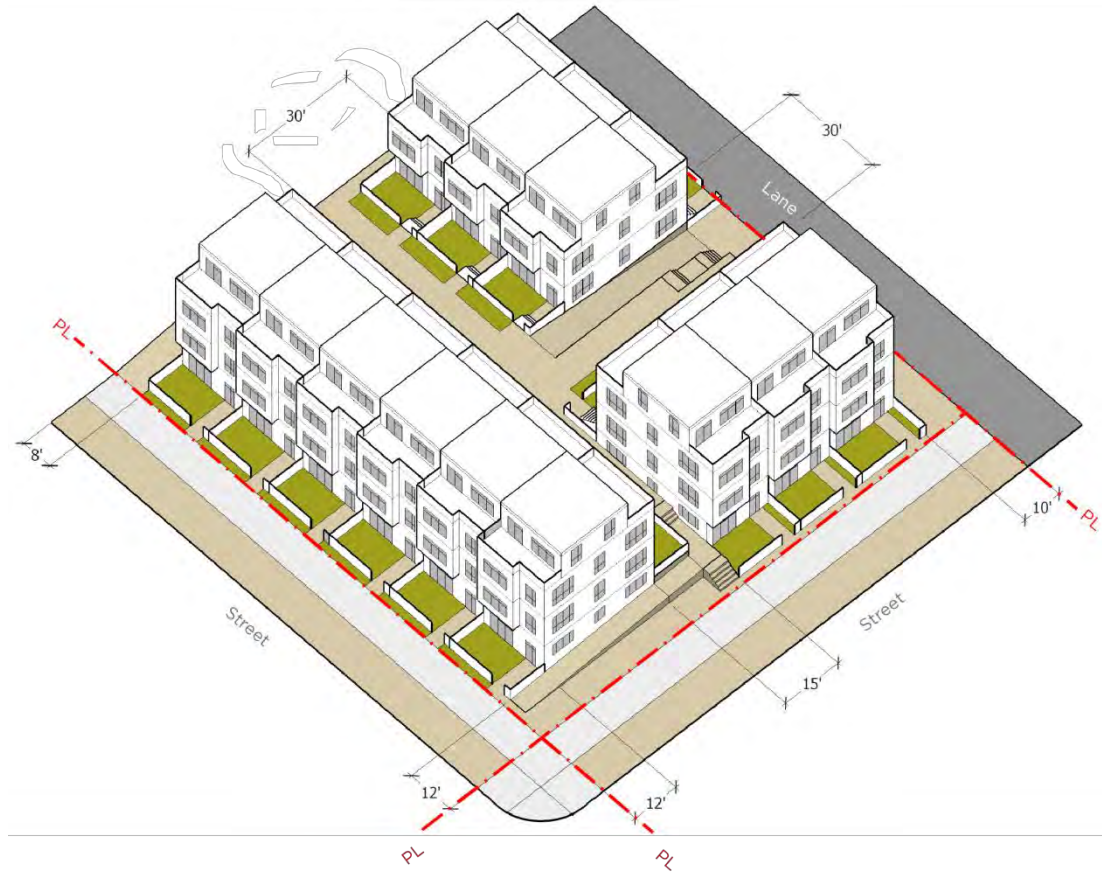


Figure 2: Corner site – Example Side-By-Side Or Stacked Townhouse in a Courtyard Configuration ~~Rowhouse or (Courtyard) Stacked Townhouse~~

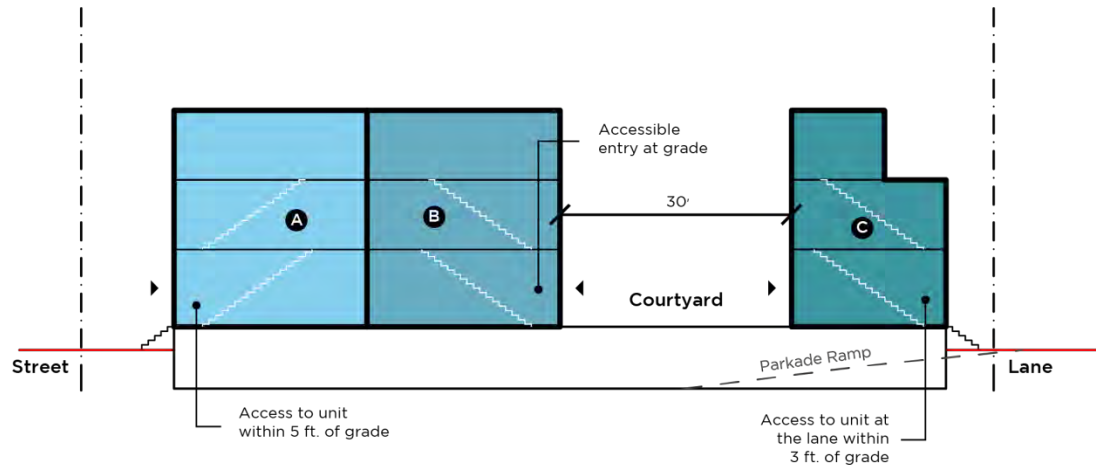


(b) Back-to-Back Townhouses

Additional Characteristics:

- (i) Back-to-back townhouses share side and back walls with neighbouring units and have individual unit entrances facing the street or the courtyard/rear yard. See Figure 3.
- (ii) Back-to-back townhouses may be located in a single building on the site or within the front or rear building of a courtyard configuration.
- (iii) Back-to-back townhouses may also be stacked.
- (iv) It is understood that (with the exception of corner units) units in the front row of a back-to-back townhouse building will not have direct access to the rear of the site. These developments may provide a semi-private path on-site along the front property line running parallel to the side walk to link to the path in the side yard or the break between the buildings which leads to the rear of the site. A 0.91 m (3 ft.) setback may be provided for this path and the surface should be permeable and provide a “green” appearance (such as structural grass grid or “grass-crete”).

Figure 3: Section – Example Back to Back Townhouse

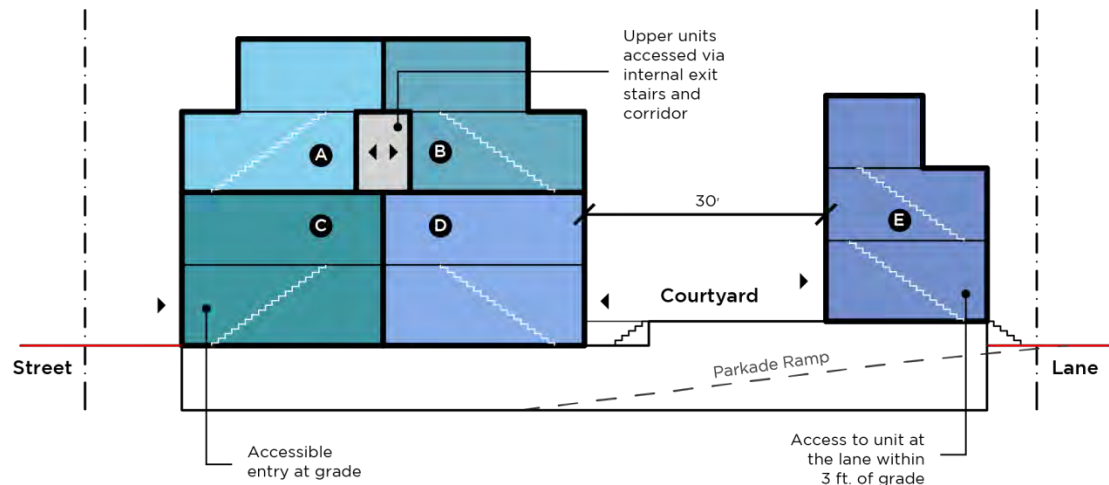


(c) Hybrid Townhouse Building

Additional Characteristics:

- (i) Hybrid townhouse buildings combine features of townhouses and apartment buildings:
 - a. The lower units have direct access to grade like townhouses; and,
 - b. The upper units are accessed via a common main entrance and corridor like an apartment building. See Figure 4.
- (ii) A hybrid configuration may assist in resolving exiting from the uppermost storey while maintaining the lowest storey at grade (i.e. not necessitate recessing of the lowest storey below grade). However, it is noted that any proposal should be reviewed carefully to ensure compliance with the Vancouver Building By-Law with regards to the maximum travel distance from the uppermost storey to an exit.

Figure 4: Section – Example Hybrid Townhouse

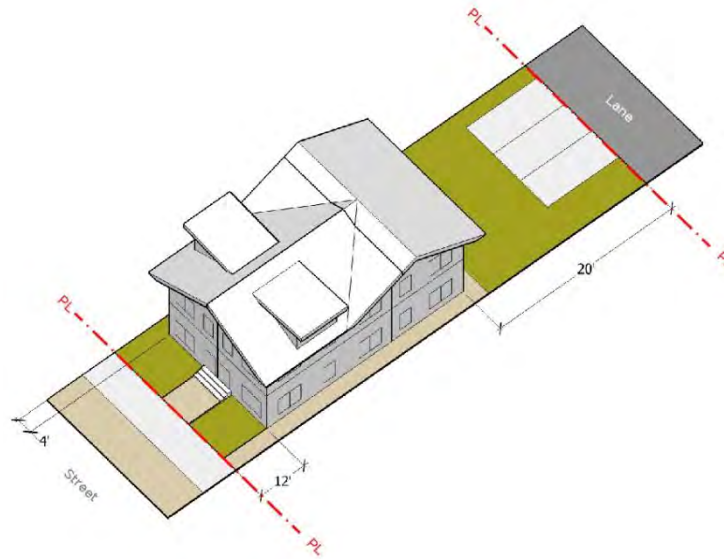


(d) **Three-unit Multiple Dwelling (“Tri-plex”) Triplex**

Characteristics:

- (i) Tri-plexes may have side-by-side units, back-to-back units and/or units that are stacked on top of each other. See Figure 5.
- (ii) Individual unit entrances have direct access to grade.
- (iii) Each unit has private outdoor space.
- (iv) Parking is located within the rear 6.1 m (20 ft.) of the site. Parking may be provided as surface spaces located at grade or in a garage limited in size to a two-car garage of 42 m² (400 sf.).

Figure 5: Example Tri-plex



2.3 Orientation

- (a) Unit entrances should be clearly identified architecturally and oriented to the street or courtyard/rear yard.
- (b) For the front building of a courtyard configuration, upper level units of stacked townhouses may have balconies oriented to the street to further activate the street and articulate the form.
- (c) For the rear building of a courtyard configuration, a secondary entrance oriented to the lane is encouraged to activate the lane interface, noting the primary entrance will be from the courtyard.
- (d) On corners sites, unit entrances should be located facing both streets and both street-facing elevations should be fully designed and detailed.

2.4 Access and Circulation

- (a) Pedestrian access to unit entrances should be from the street or via a clearly marked path on site to the courtyard/rear yard.
- (b) The path should provide a sense of entrance to the courtyard and the rear of the site, and also meet Vancouver Building By-Law requirements for fire-fighter access to dwelling unit entrances, as follows:
 - (i) A continuous path of 2.0 m (6.56 ft.) from the street to the unit entrance(s) is required to provide fire-fighter access to more than 2 dwelling units.
 - (ii) The fire-fighter access path will serve as the main entrance path to the courtyard/rear yard and may be located:
 - i. in a side yard with a minimum 2.4 m (8 ft.) width. The other side yard may be 1.2 m (4 ft.).

- ii. in a separation between the front buildings with a minimum dimension of 3.1m (10 ft.).
- (c) Side yards not providing fire-fighter access may be designed with paths to allow access to garbage and recycling areas and parking located at the rear of the site. These convenience paths are not required to be continuous surface, and may be pavers or gravel to increase site permeability.
- (d) Vehicular access should be from the lane, where one exists. Sites for ~~townhouses~~multiple dwelling should be assembled in such a way that vehicular access from a lane is provided.

2.4.1 Access and Daylighting of Below Grade Storeys

Townhouses that exceed 3 storeys should be reviewed carefully to ensure compliance with the Vancouver Building By-Law, in particular the maximum travel distance from the uppermost storey to an exit. The travel distance should not typically exceed 2-storeys or 25 m to an exit within 1.5 m (5 ft.) of grade. Hence, for a townhouse with a partial fourth storey, the lowest storey may need to be located below grade to comply with the maximum travel distance. The main unit entrance typically serves as the required exit under the code. The establishment of the “main” floor elevation should be considered carefully to respond to site topography and to ensure liveability and daylighting of the storey below while meeting exiting requirements. The lowest storey may be located below grade in order to comply with the maximum travel distance as outlined above, provided the following conditions are met (see Figure 6 and Figure 7):

- (i) The lowest storey of a unit with two exposures (i.e. exterior walls) wherein at least one exposure is at or above grade for its full width may be located below grade at the second exposure provided it is no more than 1.5 m (5 ft.) below grade.
- (ii) The lowest storey of a unit with two exposures wherein both exposures are located below grade should not be located more than 0.6 m (2 ft.) below grade on either side.
- (iii) When a storey is located below grade on both exposures, combine with an above-grade storey with primary living space (i.e. living and dining areas) located at the above-grade storey and secondary spaces which require less daylight (i.e. bedrooms) below.
- (iv) For the lowest storey, 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 daylighting. I.e. the lower units may extend below two of the upper units.
- (v) Primary unit entrances should be located at or above grade.
- (vi) A primary unit entrance at a sunken patio may be considered if the patio is within 0.6 m (2 ft.) of grade and is without guardrails.
- (vii) Sunken patios more than 0.6 m (2 ft.) below grade in the front yard facing an arterial street are to be avoided due to noise and traffic impacts.
- (viii) 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.

Figure 6: This below-grade unit is not supported due to compromised liveability.

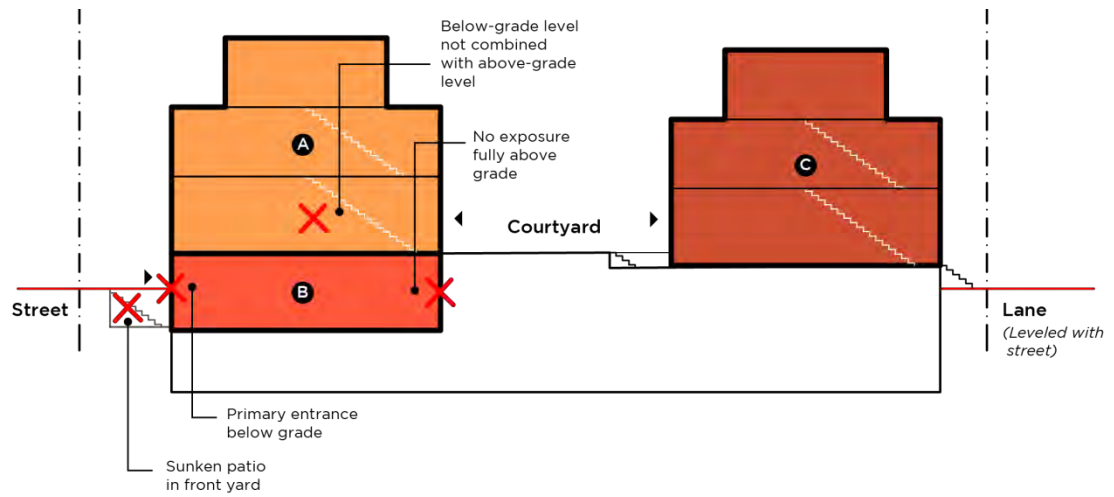
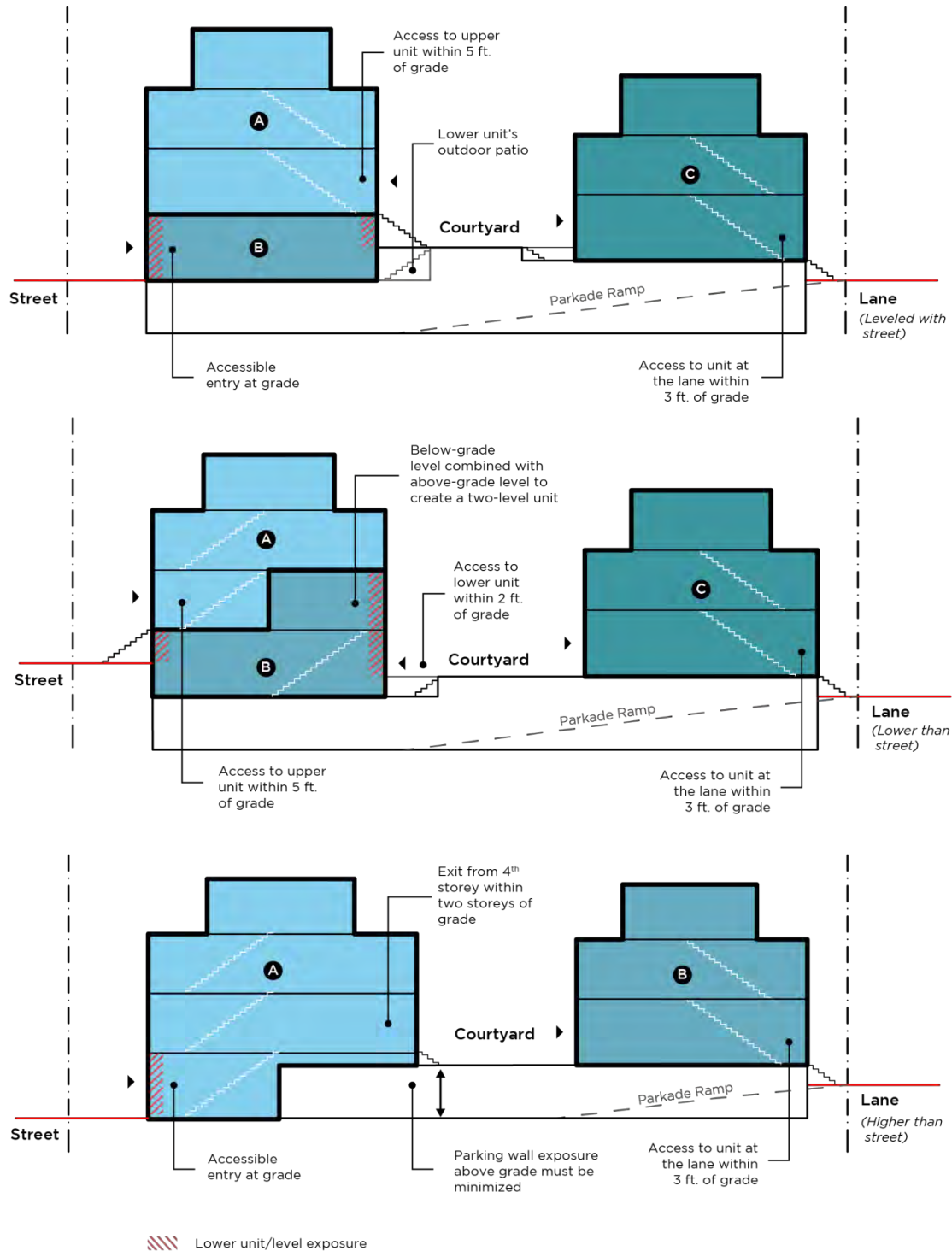


Figure 7: The following stacked townhouse configurations respond to site topography to provide improved liveability for the lower unit.



2.5 Light and Ventilation

- (a) Access to natural light and ventilation affects the liveability of dwelling units. ~~Townhouses~~~~Multiple dwellings~~ are required to meet the Horizontal Angle of Daylight requirements of the RM-12N District Schedule which require that all habitable spaces are provided with windows in an exterior wall. Internal rooms with no windows (except

storage rooms, bathrooms and small kitchens) are not permitted. The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations so that each habitable room is equipped with an openable window.

- (b) Units within ~~row-houses~~side-by-side and stacked townhouses will generally have two exposures (i.e. exterior walls at the front and rear) with units extending for the full depth of the building to maximise access to daylight and natural ventilation for the unit. Corner units will have three exposures and therefore more opportunities for windows.
- (c) Back-to-back units will be shallower units and may have a single exposure (i.e. exterior wall). These units will be wider to maximise the extent of exterior wall and provide opportunities for windows and habitable rooms. Corner units will have two exposures and therefore more opportunities for windows.

2.5.1 Access to Natural Light

Dwelling units (or portions thereof) that do not have two exterior walls should not be deeper than 7.62 m (25 ft.) to ensure adequate natural light to the primary dwelling spaces.

2.5.2 Natural Ventilation

Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy intensive. Natural ventilation is affected by several factors, such as the size, type and placement of windows, ceiling heights, and prevailing winds.

- (a) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof;
- (b) Employing window types that facilitate air exchange are encouraged. Double-hung 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).

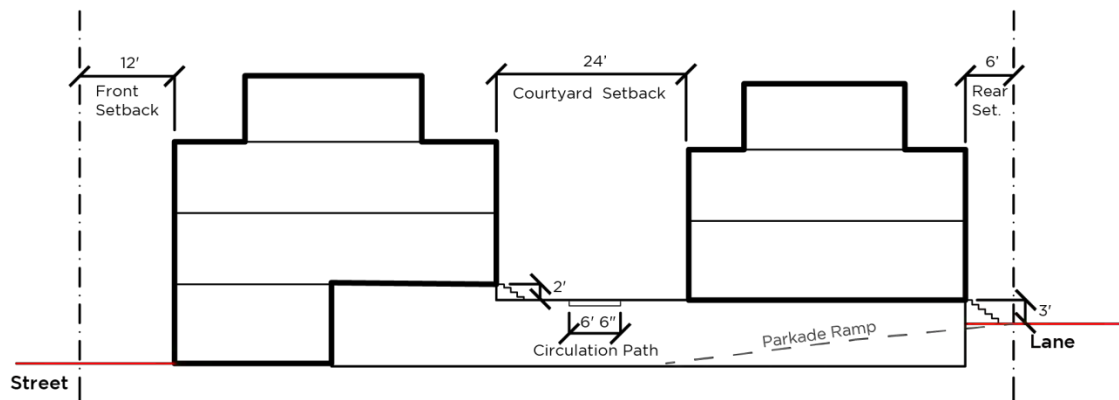
2.5.3 Light and Ventilation at Courtyards

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

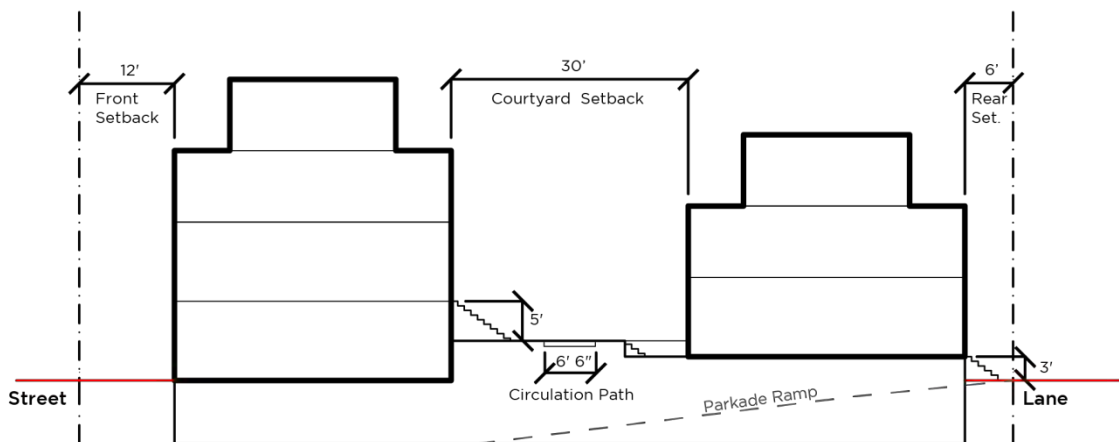
- (a) The courtyard should have a minimum clear width of 7.3 m (24 ft.).
- (b) Allowable projections into the courtyard are generally the same as the allowable projections into yards in ~~s~~Section 10.832 of the Zoning and Development By-law, except that entrance porches may project 1.2 m (4 ft.) into the minimum courtyard width and upper level balconies should not project into the minimum courtyard width.
- (c) When building elements such as entrance porches, landings/steps or sunken patios greater than 0.6 m (2 ft.) below the courtyard level and equipped with guardrails, project within the courtyard space, the minimum clear width should be increased to 9.1 m (30 ft.).
- (d) There are no set restrictions on what rooms can face the courtyard, but privacy should be considered.
- (e) The partial 3rd storey at the lane may be centered with setbacks on either side as illustrated in Figure 8 or flush with the courtyard elevation. The partial third storey may be shifted to be flush with the lane elevation to allow for greater solar access in the courtyard, or if a larger rear yard setback is provided. Also see Section 4.23 (Building Height) and Section 5.1 (Roof and Massing) of these guidelines.

Figure 8: Courtyard configurations – Typical Sections

8.1: 24 ft. Courtyard



8.2: 30 ft. Courtyard



2.69 Privacy

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

- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.
- (c) External shared landings and stairs should not serve more than two side-by-side units so that residents do not need to pass the front doors and windows of other units in order to access their own units.
- (d) Buildings at the lane are encouraged to raise the ground floor 0.9 m (3 ft.) above the adjacent grade of lane to enhance residents' privacy, noting that an accessible entry may be provided from the courtyard.

2.742 Internal Storage in Stacked Townhouses

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

3 Uses

3.1 Conditions of Use

In order to ensure a good supply of housing suitable for families, as an alternative to ~~single-family Houses, Multiple Dwellings with four or more units~~ single detached houses, apartment, townhouse and mixed-use buildings are required to include a minimum number of family units as per the ~~Conditions of Use~~ use-specific regulations in Section ~~3.32.2~~ of the District Schedule.

- (i) ~~Multiple Dwellings with four or more units in the form of courtyard row houses or stacked townhouses~~ Townhouses are required to include a minimum of 25% 3-bedroom units.
- (ii) ~~Multiple Dwellings with four or more units in the form of a 4-storey apartment~~s are required to include a minimum number of 2- and 3-bedroom units as follows:
 - (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
 - (b) a minimum of 10% of the total dwelling units must be three-bedroom units.

The required distribution of ~~35% percent~~ reflects the historic percentage of family households in the city. The requirement for ~~10% percent~~ 3-bedroom units will help augment the supply of 3-bedroom units typically provided in apartment buildings.

In addition, to further support the functionality and liveability of family units, it is recommended that:

- (a) a minimum of 50% of the two- and three-bedroom units are located within the first three floors of the building;
- (b) private open space is directly accessible from each unit; and,
- (c) common outdoor space is provided in an appropriate location to be developed as a children's play area.

3.2 Lock-off Units

The District Schedule permits a "Principal Dwelling with a Lock-off Unit" in ~~townhouses multiple dwellings~~. A Lock-off Unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing Lock-off Units is primarily to increase the rental stock in the neighbourhood, and, secondly, to provide the option of having a mortgage helper for the owner of a townhouse (similar to the option of having a secondary suite in ~~one and two family dwellings~~ single detached houses and duplexes).

- (a) A lock-off unit cannot be strata-titled (secured by covenant);
- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit must be equipped with an internal access to the main unit;
- (c) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking;
- (d) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the ~~Principal Dwelling Unit with a~~ Lock-off Unit Guidelines;
- (e) The maximum number of lock-off units in ~~courtyard row house or stacked a~~ townhouse development is one lock-off for every three units.
- (f) The bedroom in a lock-off unit does not count toward the required percentage of 2- and 3-bedroom units under the ~~Conditions of Use~~ use-specific regulations in Section ~~3.32.2~~ of the

District Schedule. I.e. a 2-bedroom unit with a lock-off unit is a 2-bedroom unit, not a 3-bedroom unit.

3.3 Choice of Use: **Mixed-Use Residential Building**

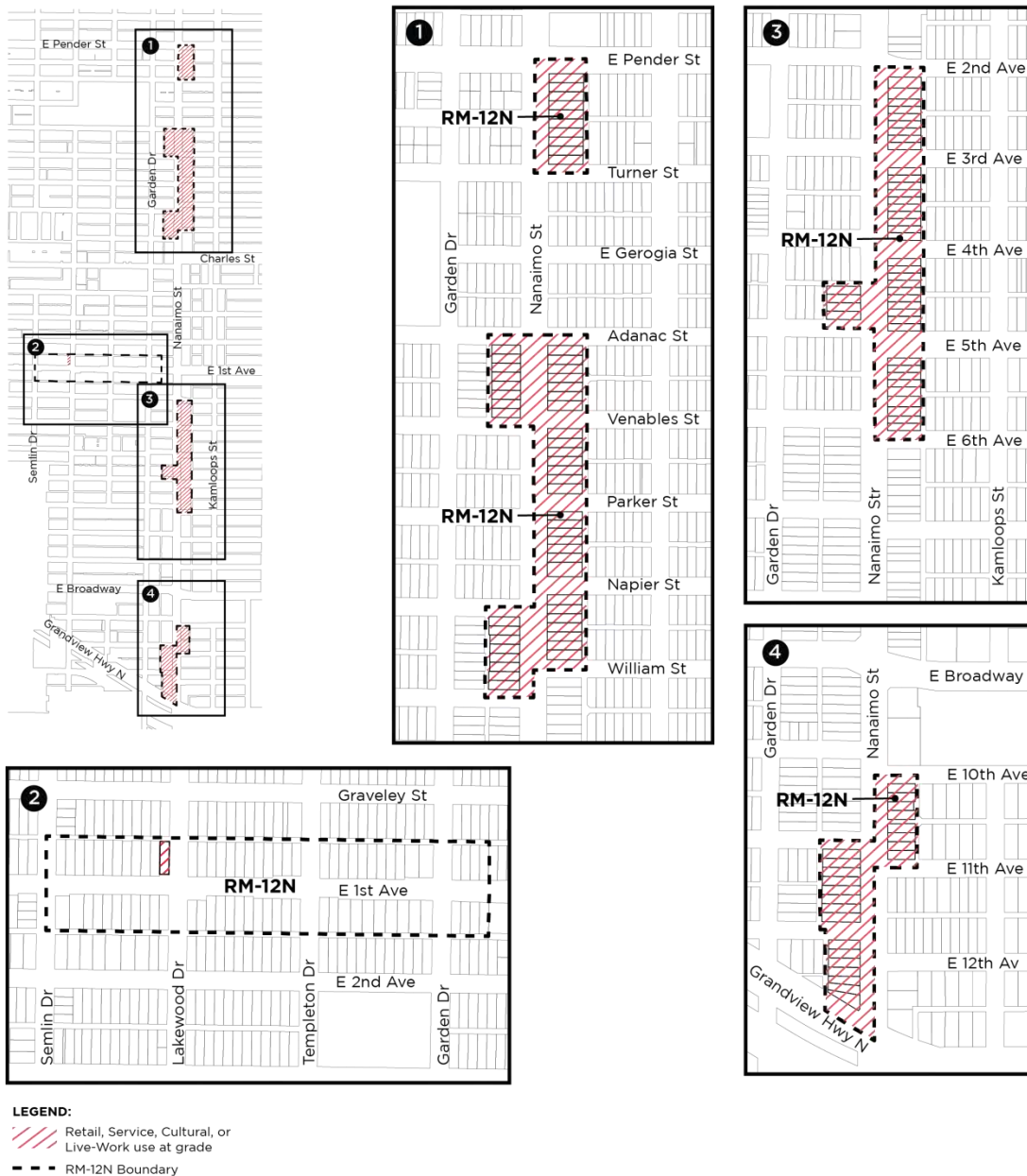
~~Retail~~A number of retail, service, cultural ~~(including artist studio) or, and~~ live-work uses may be permitted at grade for ~~town-house developments in mixed-use residential buildings where they are located~~ on sites fronting on Nanaimo Street ~~as shown on maps 1, 3 and 4 in Figure 9, or at the corner of East 1st Avenue and Lakewood Drive (see Error! Reference source not found. Map 1 for a map of 1: Sites where mixed-use residential building is permitted in the RM-12N District Schedule).~~ The ~~sites along Nanaimo Street se areas~~ were identified as suitable for choice of use at grade in the Grandview-Woodland Community Plan, to provide opportunities for commercial uses as the neighbourhood develops. ~~–Retail, service, cultural (including artist studio) or live-work use should be provided at grade at t~~The site at the corner of East 1st Avenue and Lakewood Drive ~~as shown on map 2 in Figure 9, noting this site~~ was identified as Local-Serving Retail in the Grandview-Woodland Community Plan.

~~For developments providing retail, service, cultural (including artist studio) and live-work uses in conjunction with multiple dwelling, a 4-storey~~ A mixed-use residential building, up to 4 storeys, may be considered. See Section 4.23: Building Height of these guidelines. The development should otherwise comply with the regulations of the district schedule to ensure compatibility with adjacent multiple dwellings in the streetscape. Due to the mixed commercial and residential use, requirements of the Vancouver Building By-law should be reviewed carefully to ensure compliance, particularly with regards to fire separations between commercial and residential uses, and exiting from the uppermost storey. Further,

- (a) Uses that serve the surrounding residential neighbourhoods are encouraged, such as a small grocery store or café (retail use);
- (b) Retail and service uses, which could expect an increased number of visitors, should be accessed from the street and not internal courtyards;
- (c) Artist studio and live-work units may have access to the residential portion of the unit from an internal courtyard; and,
- (d) Parking and loading for non-residential uses should meet the requirements of the Parking By-law, and should be separated from residential spaces (where possible).

For further direction on live-work uses, see Live-Work Use Guidelines.

Figure 9: Maps identifying areas where choice of use is allowed



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

4.12 **Site Frontage**

The minimum site frontage for a multiple dwelling with four or more units (not including Loek off Units) in a courtyard row house or stacked townhouse form is 27.4 m (90 ft.). The minimum site frontage for an apartment will require lot consolidation to meet a minimum site frontage of 36.6 m (120 ft.). This is a practical minimum intended to encourage efficient multiple dwelling development.

4.23 **Building Height**

~~The height limit of 10.7 m and 2.5a partial third storeys is applicable to multiple dwelling with 3 units (triplex).~~ For triplex, the building height is 10.7 m including a partial storey.

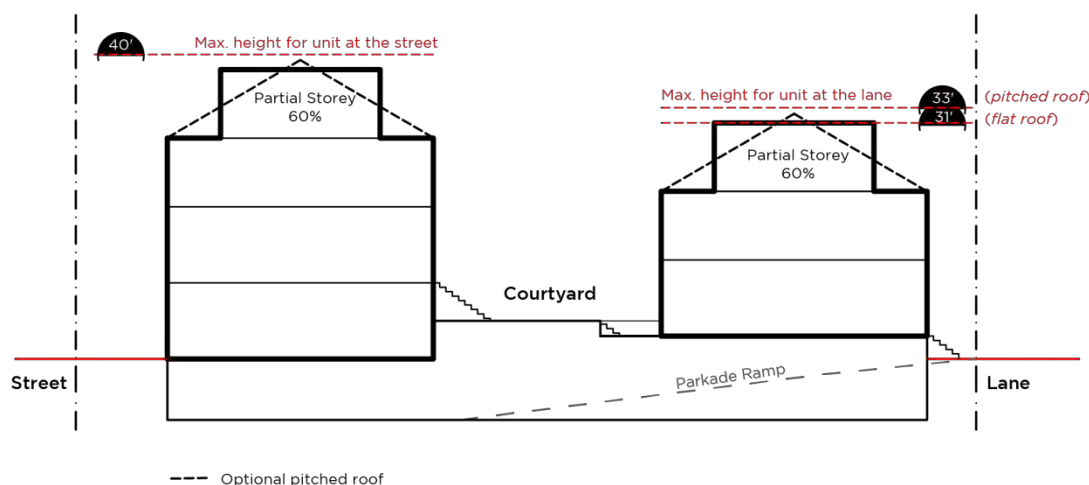
For ~~townhouses multiple dwellings with a minimum of 4 units in a courtyard row house or stacked townhouse form~~, the Director of Planning may permit:

- (a) For the front building: **building** height to 12.2 m (40 ft.) and a partial fourth storey provided the partial fourth storey does not exceed 60% of the storey immediately below; and,
- (b) For the rear building:
 - (i) For a minimum 7:12 pitch roof, **building** height to 10.1 m (33 ft.) and a partial third storey; and,
 - (ii) For a flat or less than 7:12 pitch roof, **building** height to 9.4-5 m (31 ft.) and a partial third storey.
 - (iii) In special cases where due to site topography the building cannot reasonably be accommodated in the **building** height envelope, the Director of Planning may permit an increase in building height to 10.7 m (35 ft.).

The partial 3rd storey at the lane may be centered with setbacks on either side as illustrated in Figure 409, or may in some cases be flush with the courtyard or lane elevation as described in Section 2.5.3 (Light and Ventilation at Courtyards) of these guidelines.

For townhouses, floor-to-floor height should not exceed 3.1 m (10 ft.) for primary living space, and floor-to-floor height for secondary living space (bedrooms) may be lower [approximately 2.7 m (9 ft.)].

Figure 409: Maximum allowable **building heights – Typical Section**



For developments providing retail, service, cultural (including artist studio) and live-work uses in ~~conjunction with multiple dwelling~~ mixed-use residential buildings, a **building** height up to 13.7 m (45 ft.) and 4 storeys may be considered to accommodate functional commercial ceiling heights which are typically a minimum 4.3 m (14 ft. floor-to-floor).

4.34 Front Yard

The front yard of existing development varies and may be 7.3 m (24 ft.). New development will have a shallower front yard to a minimum 3.7 m (12 ft.). To assist with this transition the sidewalls of new buildings should be well composed and treated with materials and fenestration to avoid the appearance of a blank ‘end wall’ condition.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.104 of these guidelines.

4.45 Side Yard

For ~~Courtyard Rowhouses, Stacked Townhouses, and Hybrid~~ Townhouses:

The minimum side yard is 1.2 m (4 ft.).

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

Generally, exterior side yards on corner sites should be treated as front yards, and should have a setback of 3.7m (12 ft.). ~~(See Figure 2).~~

For ~~4-storey~~ Apartments and Mixed-Use Residential Buildings:

The minimum side yard is 2.1 m (7 ft.).

Generally, exterior side yards on corner sites should be treated as front yards, and should have a setback of 3.7 m (12 ft.).

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.104 of these guidelines).

4.56 Rear Yard

For ~~Courtyard Rowhouses, Stacked Townhouses, and Hybrid~~ Townhouses:

A minimum rear yard of 1.8 m (6 ft.) is required to the rear building of a courtyard configuration from the lane to provide space for secondary entrance porches and patios, as well as planting along the lane.

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

For ~~4-storey~~ Apartments and Mixed-Use Residential Buildings:

The minimum rear yard is 6.1 m (20 ft.).

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.104 of these guidelines).

4.67 Floor Space Ratio (FSR)

The discretionary increase in the floor space ratio for multiple dwellings and mixed-use residential buildings may be considered up to the maximums below:

Four 4 or more units in a courtyard rowhouse or stacked townhouse	1.45 FSR
Four 4 or more units in a 4 storey apartment	1.7 FSR
Three 3 unit multiple dwelling ("Tri plex")	0.9 FSR
(i) Townhouse, except for hybrid townhouse	1.45 FSR
(ii) Hybrid townhouse	1.7 FSR
(iii) Apartment	1.7 FSR
(iv) Mixed-use residential building	1.7 FSR
(v) Triplex	0.9 FSR

Depending on site features such as existing trees, topography, and site dimensions particularly depth, as well as the requirements of redevelopment, such as parking requirements, it may not be possible to achieve the highest ~~FSR~~ floor space ratio on all sites.

4.78 Site Coverage and Impermeability

The Director of Planning can permit an increase in the area of impermeable materials.

4.89 Off-Street Parking and Bicycle Storage

4.89.1 Parking

Underground parking structures should be absolutely minimized, and held back from site edges to allow for tree planting and rain water infiltration. See Section 10 Rainwater Management of these guidelines).

- (a) For multiple dwelling and mixed-use residential buildings, parking may be located underground with access from the lane.
- (b) Underground parkades should not project into the front, side or rear yards and should align with the exterior walls of the buildings above.
- (c) Where elevated courtyards are proposed, exposed portions of underground parking should be clad with high-quality, durable materials and screened with plantings at-grade.
- (d) For planting over structures, provide substantial growing medium volumes within irrigated planters (to meet BCSLA latest Standard).
- (e) For ~~three-unit multiple dwelling~~triplex, parking is located within the rear 6.1 m (20 ft.) of the site. Parking may be provided as surface spaces located at grade or in a garage. The garage is limited in size to a two-car garage of 42 m² (400 sf.).
- (f) Open parking spaces should be paved with permeable pavers to facilitate rainwater infiltration and reduce storm water sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.
- (g) Open exit stairs from the underground parkade are discouraged due to ~~CPTED~~ (Crime Prevention Through Environmental Design) concerns.
- (h) Covered parkade exit stairs are encouraged and may be located within the building massing or within the courtyard provided they do not compromise the functionality of the courtyard or liveability of adjacent units. Covered parkade exit stairs are not permitted in the side yards.

4.89.2 Bicycle Storage

- (a) Bicycle parking may be located in the underground parkade.
- (b) Creative options for above grade bike storage will be considered provided they do not compromise the functionality of courtyards or private outdoor amenity space.

4.910 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure access to day light and liveability within a dwelling unit by requiring a window for each room (except bulk storage rooms, bathrooms and ~~small~~ kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.

4.104 Dedication of Land for the Purpose of Road Widening

Dedications are required with conditional approval redevelopment to facilitate increased street right-of-way width to provide improvements. In consideration of the additional dedication required for sites along East 1st Avenue (Garden Drive to Nanaimo Street), a relaxation-variance of the front yard to 2.44 m (8 ft.) may be supported, or a reduced courtyard separation.

4.116 Building Depth and Building Width

4.116.1 Building Depth

The maximum building depth of 40% of the depth of the site is applicable to ~~triplex~~~~three-unit multiple dwellings~~ (“Tri-plex”).

4.116.2 Building Width

The housing types permitted in the RM-12N District are larger than the existing single ~~detached houses~~~~family dwellings~~ in the neighbourhood. To ensure that new forms of development are compatible in massing with the existing streetscapes, building width is limited. Limiting the building width also allows more windows on the sides and better cross-ventilation and access to natural light.

The maximum building width for a multiple dwelling should be 26 m (85 ft.).

The Director of Planning may ~~relax~~~~vary~~ the building width provided particular care is taken to avoid monotony in building massing and design. Articulation of the massing may be used to reduce the apparent width of the building and to avoid a sense of relentlessness in the repetition of identical units.

4.127 External Design

4.127.12 Separation between adjacent multiple dwelling buildings

- (a) Where a development includes two or more buildings adjacent to the street or lane, the minimum distance between the exterior side walls of the adjacent buildings should be 3.1 m (10 ft.).
- (b) This minimum separation distance but does not apply to the internal courtyard between the front and rear buildings which must meet the separation requirements in Section 2.56.3 of these guidelines.

4.139 Number of Buildings on Site

For sites over 40.2 m (132 ft.) in frontage, more than one building should be provided at the street to break up the massing and to create a streetscape that is more consistent with the existing streetscape on the block.

5 Architectural Components

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

5.1 Roof and Massing

5.1.1 Roofs

- (a) Massing of the partial upper storey should be minimized by:
 - (i) For pitched roofs, substantially containing the top floor in the roof form; or,
 - (ii) For a flat or shallow pitch roof roofs, by significantly setting back any building mass at the upper most storey. This setback should arrive at an overall visual effect from the street or the lane that is comparable to that of a pitched roof building. A minimum of 1.8 m (6 ft.) should be provided.

- (b) For pitched roofs, the roof should spring from the upper floor level. It is expected that some of the allowable floor space will be under sloped ceilings between 1.2 m (4 ft.) and 2.4 m (8 ft.) in height in most developments.
- (c) For pitched roofs, secondary roof forms and dormers should be clearly subordinate to the main form in size and number.
- (d) Roof decks should be set back from the roof edge to minimize the view into adjacent yards.
- (e) Roof top stairwell 'penthouses' should be located to minimise the visual prominence of these elements.

5.1.2 Massing of ~~Row houses and Stacked~~ Townhouses on the Street

- (a) ~~Row houses and stacked~~ Townhouses should visually emphasize individual units. The boundaries of each unit should be obvious and clearly expressed on the street façade. While many successful developments rely on simple repetition of identical or near identical side-by-side units, more variety in massing and expression may be brought to a design, particularly in the case of wider buildings (See Section 4.1 ~~16.2~~ of these guidelines).
- (b) The apparent scale may be reduced by other aspects, such as floor-to-floor heights, horizontal elements, hierarchical elements, changes in material, and the proportion and placement of openings. Floor-to-floor height should not exceed 3.1 m (10 ft.) for primary living space, and floor-to-floor height for secondary living space (bedrooms) may be 2.7 m (9 ft.).
- (c) The upper floor facing the street or lane should be stepped back or contained in a roof form. See Section 5.1.1-(a) of these guidelines.

5.1.3 Massing of ~~Row houses~~ side-by-side townhouses on the Lane

- (a) ~~Courtyard row houses at the rear of the site~~ Rear buildings in townhouses in a courtyard configuration should be designed to reduce apparent massing adjacent to the lane and neighbouring properties.
- (b) The upper floor facing the lane should be stepped back or contained in a roof form. See Section 5.1.1-(a) of these guidelines.

5.23 Entrances, Stairs and Porches

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

5.23.1 Entrances

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

5.23.2 Porches

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

5.23.3 Stairs

- (a) Exterior porch landings and stairs (“stoops”) may access the first storey above grade and play a role as places for informal social interaction. Due to building code requirements with regards to exiting, landings are generally no more than 1.5 m (5 ft.) above grade or a courtyard.
- (b) Stairs to upper levels above the main floor either within a unit or to provide access to an upper level stacked unit must be accommodated within the internal space of the house or unit.
- (c) Steps are allowed in required side yards where they are designed to facilitate grade changes from the front to the rear of the site.

5.34 Windows and Skylights

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

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

5.45 Balconies and Decks

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

5.56 Exterior Walls and Finishing

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

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

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

5.67 Relationship to Finished Grade and Public Realm

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

6 Lane Frontage

For courtyard developments, the lane will become a focus of development, and in effect, an exposure that is as important the streetscape. The “lanescape” should be a visually interesting experience for passersby and a pleasant outlook for residences near the lane, while at the same time accommodating necessary services.

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

7 Open Space

The provision of open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns, including parking, existing landscape features, sun access, privacy and usability. Individual private outdoor spaces provide amenity and unit identification, and lend scale to the form.

- (a) For courtyard developments configurations, the center of the site should be designed:
 - (i) as a focus of development and an organizing element, not as ‘leftover’ space, or solely as circulation space. Children’s play space, as well as seating nodes, may be incorporated along the central path to provide opportunities for social interaction.
 - (ii) as a primary outlook and entrance for units in the middle and rear sections of a site.
 - (iii) to provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.
- (b) For stacked townhouses:
 - (i) Ground level units should have a front yard or patio associated with the front entry.
 - (ii) Upper level units should have a spacious balcony or deck with a minimum depth of 1.8 m (6 ft.), or access to a roof deck.
 - (iii) Units that accommodate families with children (2 bedrooms or larger) should provide open space that is suitable for children’s play.
- (c) For each Lock-off Unit, a minimum area of 1.8 m² (19 sq. ft.) should be provided immediately adjacent to and accessible from the unit.
- (d) Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form, such as cut into sloped roofs in a way that does not upset roof geometry or set back from the edges of flat roofs.

8 Landscaping

- (a) Existing trees should be kept and new trees introduced wherever possible.
- (b) Patio areas in the front yard should be screened with planting. Each front patio should be provided with a new tree to demarcate the individual dwelling unit, where possible.
- (c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping.

- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged (please refer to ~~Guidelines for Planting City Boulevards~~Boulevard Gardening Guidelines). The space between the sidewalk and the front property line should receive similar treatment.
- (e) In general, the Zoning & Development By-law fencing height limit of 1.2 m (4 ft.) in front yards, and 1.8 m (6 ft.) in rear and side yards should be respected. However, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard may assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscape to provide visual depth, screening and layering.
- (g) Landscaping in semi-private and private spaces in courtyard developments should be used to provide screening and filtering of views, and solid fencing should be avoided as it creates visual clutter and compartmentalises the courtyard space which should read as open. Planting trees is particularly encouraged in these locations.
- (h) For the rear building of a courtyard configuration, every opportunity to enhance the “lanescape” with landscaping should be taken. This includes:
 - (i) Entry gates and arbors to support planting over pedestrian entrances.
 - (ii) Trellises over driveway entrances to parkades.
 - (iii) “Vertical greening” with vines.
 - (iv) Planters on balconies and outside the windows of dwellings on upper levels.
 - (iv) Planting of trees near the lane where possible.

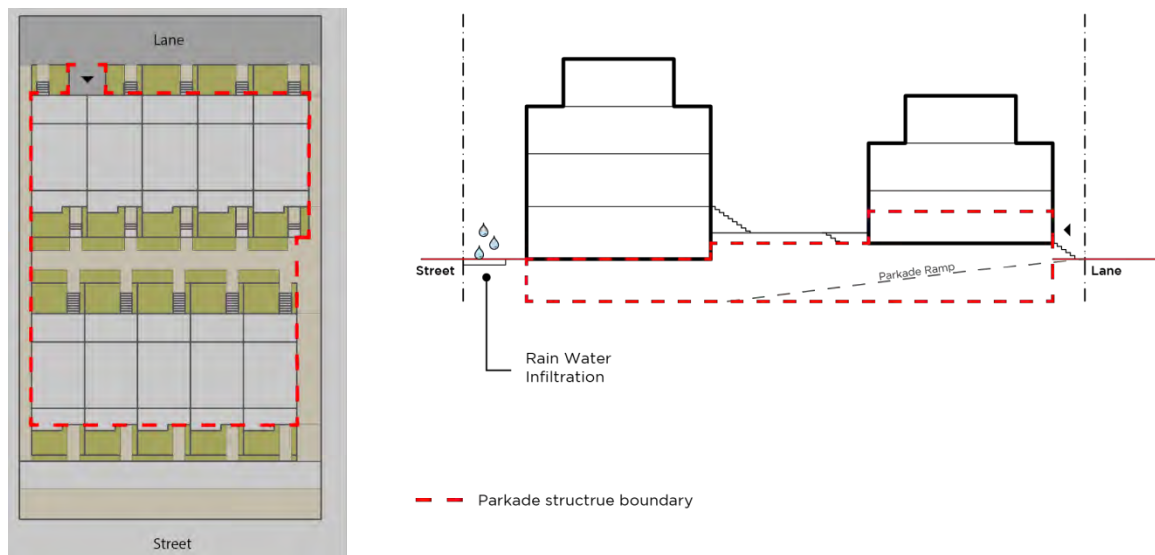
9 Garbage and Recycling

For multiple dwelling developments, garbage and recycling will be collected by private contractors. Measures should be taken to ensure that waste bins are not left in the lane. Appropriate areas for garbage and recycling bins should be provided to ensure convenient pick up – either in the underground parkade or directly off the lane. The document, ~~Garbage and Recycling Storage Facility Supplement~~Garbage and Recycling Storage Facility Supplement, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers. ~~It is available online at: <http://vancouver.ca/home-property-development/garbage-and-recycling-storage-facilities.aspx>~~ or at the Enquiry Centre, 1st floor, 515 West 10th Avenue.

10 Rain Water Management

Underground parking structures should be minimized, and held back from site edges to allow for tree planting and rain water infiltration. The parking structure should not project into front or side yards as possible. See Figure 10~~1~~.

Figure 101: Parkade Structure - Plan and Typical Section





MULTIPLE CONVERSION DWELLING GUIDELINES (RS-1A, RS-2, RS-7, RT-1 AND RT-2 DISTRICTS)

Adopted by City Council on April 10, 1984

*Amended March 12, 1991, February 4, 1992, October 31, 2000, January 9, 2001 and
September 15, 2020*

~~**Note:** These guidelines are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.~~

1 Application and Intent

These guidelines are to be used in conjunction with the Zoning and Development By-law for development permit applications involving multiple conversion dwellings in areas zoned RS-1A, RS-2, RS-7, RT-1 and RT-2. As well as assisting applicants, the guidelines will also be used by City staff in the evaluation of projects.

The intent of the guidelines is to help achieve good-quality multiple accommodation in a building not originally designed for such use, and to maintain or improve the physical compatibility of the building with its neighbours.

Multiple conversion dwellings may be permitted in order to make better use of existing buildings. Converting these buildings to multiple occupancy is a means of conserving neighbourhood character and reinforcing the continued availability of moderate-cost rental accommodation, some of which will be suitable for families. In principle, good-quality conversions are preferred to demolition of sound buildings for redevelopment.

The objective of a conversion should be to make better use of an existing building through renovation. The intent should not be to reconstruct the building, although existing finishes and structural members should be renewed if they are deteriorated. Conversions should not require more than minor changes to the basic structure (structural members, bearing walls, and foundations) of the existing building, although the Building By-law and other relevant by-laws will require varying degrees of upgrading, depending on the specific situation. As the amount of conversion work increases, so will the proportion of required compliance with the Building By-law.

2 General Design Considerations

In considering development permit applications for multiple conversion dwellings, the following factors will be taken into account: the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and on the character of the area. These guidelines clarify these factors in terms of the basic measures that will be applied.

In designing a conversion, the objective should be to retain the original character of the existing building as well as reflect the character of the surrounding community. If original detailing has been removed, renovations should attempt to restore or improve the character of the building. Design character is provided through scale, roof shapes and heights, window and porch treatment, building materials and textures, typical landscape elements (such as retaining walls, railings, trees, and topography) and other design details. In most cases, the existing building and major landscape elements should still be clearly recognizable after conversion. However, since it is recognized that not all existing building design is of equal quality, some design changes contribute more to the area's character than the existing building's design. When additions are involved as permitted in the district schedules, the completed building (combining old and new construction) should be perceived as a unity.

Conversions should be designed with sensitivity to the needs of surrounding neighbours in terms of minimizing noise transfer, protecting privacy, avoiding direct alignment of windows, providing compatible yard grades, and permitting sunlight penetration into living areas.

Conversions should be designed to ensure the useability of living units in terms of circulation patterns, room sizes, adequacy of storage (in bedroom closets as well as general long-term storage areas for each unit), and orientation of activities (quiet areas of units should face quiet areas of the site). The existence of units should be identifiable from the street through visible doors, entry walks, mailboxes, or doorbells.

In the RS-7 zone, consult the RS-7 District Schedule for External Design regulations, and the RS-7 Guidelines, Section 87 landscaping.

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

4.93.1 Off-Street Parking and Loading

Parking spaces should be provided and maintained with a hard, durable, dust-free surface. All parking spaces should be landscaped and screened so as to maximize the usefulness of adjacent open space.

4.163.2 Residential Unit Density, Size and Type

This section is not applicable in RS-1A Districts.

The objective of conversion is to maximize the use of the existing building within a density that is in keeping with the surrounding area. Density should not exceed 62 units per hectare. The following table gives examples of how this unit density guideline will be applied assuming the floor space ratio is close to the maximum permitted.

Site Frontage, Assuming 36.5 m Site Depth	18.3 m	15.3 m	12.2 m	10.1 m	7.6 m
Maximum Number of Units Which May Be Permitted	4	3	2*	2	2

* Fractional units are rounded down to the next whole unit

For further conversion of existing buildings where the number of units now approved under a development permit is greater than the above guideline, and where the conversion will decrease the number of units and create larger, more liveable units, the above guideline will not apply and unit density will be based on the liveability of the resulting units.

74 Open Space

Public and private open space should be designed to provide for the wide variety of outdoor activities that households pursue. Some privacy of outdoor spaces is important, as is the

opportunity for the expression of individuality and self-expression by the new residents. Open space should contain some useful space which could be considered an extension of the indoor living areas (such as decks, porches, and roof decks (which may include a garden)). Movement to and from the units should be facilitated by the sensitive siting of the development, and landscape design. When surface parking is provided, the location and arrangement of parking spaces should not unduly compromise the open space objectives.

Appendix

Submission Requirements

Development permit applications should include, in addition to the items in Section 4 of the Zoning and Development By-law:

- (a) A site plan which locates buildings on abutting parcels including their windows, doors, and outdoor living spaces;
- (b) A landscape plan which indicates major trees to be retained or removed, the species, number and sizes of new plant materials, paving materials, walls, fences, arbors, and trellises;
- (c) A drawing showing the view of the proposed development and the development on the two abutting parcels as seen from the street on which the proposal fronts;
- (d) Photos of the existing building and buildings on surrounding lots and the streetscape.

If the application involves additions or exterior alterations, the plans and drawings should clearly distinguish those parts of the building being retained from those being added or altered.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

GUIDELINES FOR ADDITIONS, INFILL AND MULTIPLE CONVERSION DWELLING IN ASSOCIATION WITH THE RETENTION OF A CHARACTER HOUSE IN AN RS ZONE

*Adopted by City Council on October 3, 2017
Amended January 16, 2018 and December 18, 2018*



Contents

	Page
1 Application and Intent	1
2 General Design Consideration	1
2.1 Character House Criteria	1
2.2 Character House Retention Requirements	2
2.3 Additions	2
3 Site Design and Tree Retention.....	3
4 Uses	3
4.1 Multiple Conversion Dwelling	3
4.2 Infill	3
5 Relaxations of Regulations of the Zoning and Development By-law	5
5.1 Site Area	6
5.2 <u>Building</u> Height	6
5.3 Yards	6
5.4 Above-grade basement floor area exclusion in RS-3 and RS-3A.....	6
5.5 Site Coverage.....	6
5.6 Building Depth	6
5.7 External Design	7
6 Basements.....	7
7 Quality, Durability and Expression	7
8 Lane Frontage	7
9 Entrances and Access to Dwelling Units	8
9.1 Multiple Conversion Dwelling	8
9.2 Infill	8
10 Dwelling Unit Density	9
11 Parking.....	9
12 Landscape Design	10
12.1 Street Frontage.....	10
12.2 Tree Protection, Retention and Replacement.....	10
12.3 Useable Open Space and Circulation	11
12.4 Lane Frontage	11
12.5 Garbage and Recycling.....	11

1 Application and Intent

These guidelines are to be used in conjunction with the RS district schedules of the Zoning and Development By-law and pertain to the approval of conditional floor area for additions to a character house, the approval of the conditional uses of infill and multiple conversion dwelling, and the approval of certain development relaxations, when associated with the retention of a qualifying character house.

The intent of the guidelines is to ensure that:

- (a) renovations, alterations and additions to existing character houses maintain a form and character sensitive to the design of the original house;
- (b) additions, infill, and conversion developments are respectful of the design of adjacent properties and provide a good fit with the overall neighbourhood; and,
- (c) site design considers and respects existing amenities, including trees and mature landscape.

The guidelines will be used to:

- (a) assist owners and applicants in designing developments; and,
- (b) provide a basis on which City staff evaluates projects for approval of conditional floor area, the conditional approval uses of infill and multiple conversion dwelling, and discretionary variations in regulations.

2 General Design Consideration

2.1 Character House Criteria

A character house is defined as ‘an existing building that, in the opinion of the Director of Planning, has sufficient heritage character to justify its conservation’.

A character house is typically a ~~one-family dwellings~~single detached house constructed prior to January 1, 1940 that meets the following character merit criteria as established by the Director of Planning. An assessment is required to determine if a house is considered to have character merit and a candidate for discretionary incentives in zoning, including conditional floor area, infill or multiple conversion dwelling, and development relaxations.

The following are the minimum criteria:

- (a) Must have:
 - (i) Original massing and primary roof form - Alterations/additions that are subsidiary to the original massing and primary roof form, such as dormers, are not considered to have altered the character of the house.
- (b) Plus any four of the following:
 - (i) Entry - Original open front porch or veranda~~h~~, or only partially filled in, or other original entry feature.
 - (ii) Cladding - Original cladding or replacement cladding consistent with the era when the house was built.
 - (iii) Window Openings - Original location, size and shape (~~50% percent~~ or more). The windows themselves may not be original.
 - (iv) Period Details - Two or more period details, such as fascia, window casing or trim, eave brackets, soffits, exposed beam or joist ends, half-timbering, decorative shingling, porch columns, original wood doors, entry transom/sidelights, decorative or feature windows (special shapes, bay windows, crafted/leaded glass), brick or stone chimneys, piers or foundations, secondary porch, turrets, etc.
 - (v) Streetscape Context - The house is part of a context of 2 or more character houses on the same block face (including the subject house). In assessing the streetscape, at least 2 houses on either side of the subject house should be included.

Pre-1940s buildings that have been severely altered and do not qualify as character houses may be considered for incentives, including infill and/or conversion, if character elements are restored and reinstated as part of a development proposal. In special cases, a house built in 1940 or after that has particular architectural merit, and retains original and distinctive character features, may be considered a character house. In these cases, retention incentives may be supported on a case by case basis at the discretion of the Director of Planning.

A character house is not required to be listed on the Vancouver Heritage Register. Houses listed on the Vancouver Heritage Register are eligible for the zoning incentives available to character houses, including conditional floor area, infill or conversion, if meeting the above criteria.

2.2 Character House Retention Requirements

To be eligible for incentives, including conditional floor area, infill or conversion, the existing character house must be retained and restored to its original character as viewed from the street. At the pre-application stage, an assessment of the existing condition of the house will be undertaken by Planning staff to inform the amount of restoration required. This may include restoration of character elements, such as traditional window styles or opening up of entry porches that have been enclosed. The extent of restoration required will be determined by the scope of the proposal. Minimum expectations regarding the level of structural retention required in a character house undergoing major renovations and seeking conditional benefits in zoning are outlined in the Zoning [and Development](#) By-law Administrative Bulletin:

[Retention and Renovation of Character Merit Buildings – Scope and Documentation](http://bylaws.vancouver.ca/bulletin/R021.pdf) (<http://bylaws.vancouver.ca/bulletin/R021.pdf>).

2.3 Additions

Additions should appear subordinate in visual prominence to the retained character house, as seen from the street. In general, additions should be located at the rear. Additions may extend to the side, noting that side additions should be set back from the front façade in order to create a clear distinction between old and new. Additions to the existing front facade are not supportable.

Figure 1 – Addition is set back from the front. This retains the original façade and minimises disruption to the streetscape



Rear additions are not required to replicate the period or style of the original house; however, a high degree of design sensitivity should be brought to additions seeking an architectural expression that is distinct from the original house.

Additions should be subordinate to the form and massing of the original house. Large additions may be seen to overwhelm the original house form and compromise its character value. Therefore, the maximum floor space ratio may not be fully achievable through an addition when the existing character house is modest in size. In those cases, infill may be a more supportable approach for the site.

Flexibility is provided with regards to building depth for additions. See Section [45.6](#) of these guidelines.

3 Site Design and Tree Retention

Existing trees and mature landscape are an important aspect of many character house sites, contributing to the character and amenity of the site and neighbourhood. Tree retention strategies should be explored at an early stage in the site design. Character house projects and associated infill, laneway houses or garages should be located and designed to preserve existing trees, where possible. Existing landscape features, such as stone walls, should also be retained, where possible.

To retain significant trees, the Director of Planning may relax the regulations regarding the siting of buildings, and the required number of parking stalls. Alternately, some sites may not be considered suitable for infill if significant tree removal is required. Utility connections and new landscape work such as driveways, walkways, patios, privacy fences and intensive plantings should be located to avoid disturbance of tree protection zones. Generally, site grading should respect the existing topography and provide compatibility with adjacent sites.

4 Uses

4.1 Multiple Conversion Dwelling

Multiple conversion dwelling is the conversion of an existing character house to contain more than one dwelling unit, but does not include a single detached house~~one-family dwelling~~ with secondary suite.

In considering development permit applications for multiple conversion dwellings, the following factors will be taken into account:

- (a) quality and liveability of the resulting units;
- (b) suitability of the building for conversion in terms of age and size;
- (c) effect of the conversion on adjacent properties; and
- (d) effect of the conversion on the form and character of the existing house.

Additions may be permitted in accordance with these guidelines.

4.2 Infill

Infill may be permitted as an incentive to retain an existing character house by allowing the construction of a second residential building, typically in the rear yard on sites with a developed lane.

In general, infill buildings should be subordinate to the existing character house, and respectful of adjacent properties. The following guidelines are intended to ensure a modest, neighbourly scale for infill buildings. Numerical values are not intended to be prescriptive, but to provide appropriate benchmarks to assist with the evaluation of proposed designs.

4.2.1 Infill Location

Infill will typically be located in the rear yard of sites with a developed lane.

On large sites where there is no lane access, a rear yard infill may be considered, provided there is a consistent pattern on the block of vehicular access from the street and new driveways can be located to avoid existing trees.

Front or side yard infill buildings may be considered on large sites where doing so would not unduly detract from the character and pattern of development of the neighbourhood.

Relocation of a character house may be considered to provide an access path to the infill building, or required separation between the buildings, with due regard to the zoning regulations for yards, and provided significant features such as stone foundations and pillars can be retained and existing trees preserved, where possible.

4.2.2 Floor Space Ratio (FSR)

The infill should not exceed 0.25 FSR, or 186 square metres (2000 square feet).

4.2.3 Yards, Separation and Building Width

The minimum side yard setback should be 1.0 metre (3.3 feet).

The minimum rear yard setback should be 0.9 metres (3 feet).

The minimum separation between the existing character house and the infill building should be 4.9 metres (16 feet) to provide sufficient open space on site and in relation to neighbouring sites.

The maximum width of rear yard infill and accessory buildings should not exceed 80 percent of site width.

4.2.4 Infill Building Height

Infill building height is limited to one and a 'partial' second storey. Designs that approach the appearance or impact of a full two-storey expression should be avoided.

The permitted building height will be related to the proposed roof form as follows:

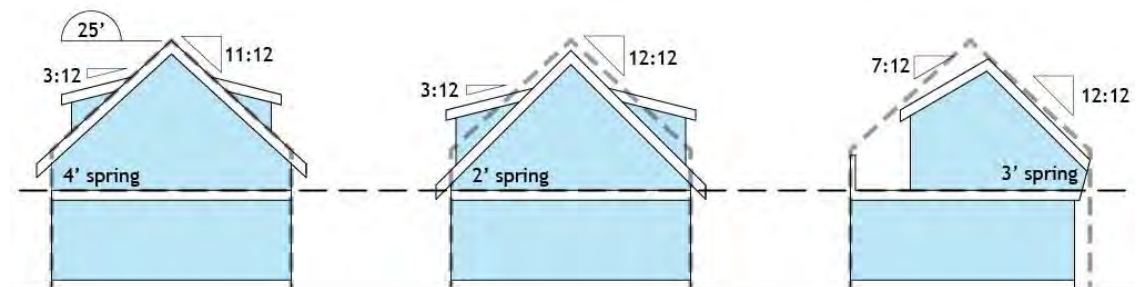
(a) Pitched Roofs

The second storey is not limited in floor area, but should be contained within a simple, steeply pitched primary roof form of a minimum pitch of 7:12. Secondary roof forms may be provided as outlined below (dormers).

The maximum overall building height should not exceed 7.7 metres (25 feet) to the ridge of a roof with a minimum pitch of 7:12.

The spring height for the primary roof should not exceed 1.2 metres (4 feet). Depending on the extent of dormers, a lower spring height may be suitable for some roof designs, to ensure an appropriate scale for the second storey and to facilitate the provision of windows at a standard sill height.

Figure 2 - Height for minimum 7:12 pitch roofs



(b) Dormers

Dormer roof slopes should generally not be less than 3:12.

Dormer walls should be set in a minimum of 0.6 metres (2 feet) from the wall below and from adjacent walls (end gables) where possible.

The eave height of dormer roofs should be as low as practical to reduce the perceived scale of the partial upper storey.

- (i) On a roof where the ridge runs across the property:
 - the largest dormer(s) should face the lane, and should not exceed 75 percent of the width of the partial upper storey; and,
 - dormers facing the character house should not exceed 50 percent of the width of the partial upper storey.
 - (ii) On a roof with gable ends facing the lane:
 - dormers facing a required side yard should not exceed 60 percent of the building length.
- (c) Flat roofs, shed roofs and roof pitches less than 7:12

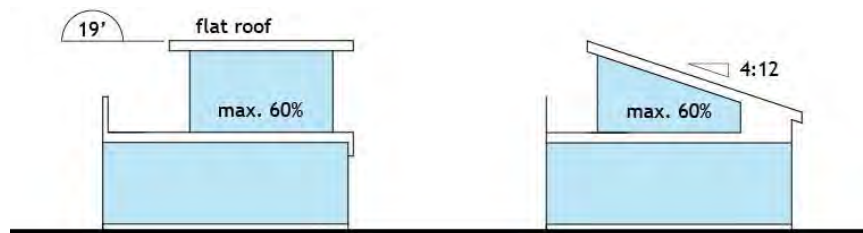
For flat, shed, or shallow pitched roofs, more design care is necessary to minimize the appearance of a two-storey building.

The floor area of the partial second storey should be approximately 60 percent of the floor area of the first storey, with setbacks to reduce its prominence.

The maximum overall **building** height should not exceed 5.8 metres (19 feet).

Increases in **building** height may be considered due to topography, to assist in the provision of required assemblies for a green roof, or to accommodate discrete clerestory elements above the primary roof line, noting such elements should improve liveability, daylighting and ventilation, and add architectural interest through variation in the roof profile.

Figure 3 – Height and partial second storey for roofs with pitch < 7:12



4.2.5 Solar Panels

Solar Panels are excluded from **building** height in accordance with the Administration Bulletin: Solar Hot Water and Photovoltaic Panels – Installation Guidelines for Residential Zones.

4.2.6 Green Roofs

Green roofs on infill buildings are encouraged to improve environmental performance, and to provide an amenable outlook from upper levels of neighbouring houses.

4.2.7 Balconies and Decks

Balconies and decks should be in-keeping with the roof design. Balconies may be located at the partial second storey of the infill building and should face the lane, or a flanking street at corner sites. Balconies or decks facing the interior of the site, or roof decks above the partial second storey, are not permitted for infill buildings.

5 Relaxations of Regulations of the Zoning and Development By-law

The Director of Planning may relax the regulations of the Zoning and Development By-law when a character house is retained as per Section 10.116 of the Zoning and Development By-law. In cases where relaxation of a regulation is proposed to support retention of a character

house, the Director of Planning will also consider impact on adjacent properties. Further direction is given below.

5.1 **Site Area**

Some RS zones limit infill development to large lots and/or in association with a caretaker dwelling unit. Those limitations are not applicable to infill in ~~conjunction~~ combination with retention of a character house.

5.2 **Building Height**

Additions may be permitted to match the building height of a character house to better relate to and integrate with its roof form.

5.3 **Yards**

Additions may be permitted to match the yard setbacks of a character house to better relate to its massing, or floor plans, with due regard to the requirements of the Vancouver Building By-law.

5.4 **Above-grade basement floor area exclusion in RS-3 and RS-3A**

In accordance with Section ~~4.1.2 4.7.3~~ (f) of the RS-3 and RS-3A Districts Schedule, basements are excluded from floor area if the main floor is located less than 2.0 metres (6.56 feet) above finished grade. Historically, character houses may have a higher main floor resulting in the existing basement being included in floor area. For a character house, the Director of Planning may exclude floor space below an existing main floor level which is located 2.0 metres (6.56 feet) or more above finished grade; however, if the renovation project includes a new basement and foundation, the Director of Planning may require the main floor level of the house to be lowered to comply with the regulation.

5.5 **Site Coverage**

The site coverage of buildings should be responsive to building massing and open space at neighbouring sites. The site coverage of buildings should not exceed 45 percent of the site area. The area of impermeable materials, which includes the site coverage of buildings and impermeable surfaces (such as paths, driveways, and patios), should not exceed 60 percent of the total site area. The area of impermeable materials may be increased a modest amount due to site constraints if rainwater management best practices are proposed. Refer to the City of Vancouver Integrated Rainwater Management Plan, Best Management Practice Toolkit, Volume 2.

5.6 **Building Depth**

Increases in the permitted building depth relative to the lot depth may be considered, as follows:

- (a) For the cellar or basement and first storey, a building depth of 45 percent may be allowed; and,
- (b) For the second floor and above, a building depth of 40 percent may be allowed.

Greater percentage building depth may be considered for sites with depth less than 30.5 metres (100 feet) or to support retention of existing trees or mature landscape.

In general, the building depth should not exceed 50 percent.

Additions seeking an increase in building depth should be responsive to the configuration of neighbouring buildings. The best massing solution may vary, depending on the particulars of the existing character house and neighbouring buildings.

Additions that project into rear yards beyond neighbouring buildings should be designed to minimize massing and overlook impacts. New windows and balconies or decks should be

carefully positioned to ensure privacy, and portions of the addition that project beyond the permitted building depth may be required to step down in height.

5.7 External Design

External Design regulations are primarily intended for new house construction. Renovation, addition and conversion of existing character houses are therefore exempt.

6 Basements

It is encouraged to utilize existing basement space in order to manage above grade building massing and maintain an appropriate visual scale for additions. The conversion of existing basement floor space into crawl space or parking is strongly discouraged.

Some existing character houses have basements with low headroom. To improve headroom, the existing basement slab may be lowered, or the house may be raised a modest amount, or a combination of both. Raising the house should not be considered where it will compromise existing character features, such as stone or brick foundations or pillars.

When raising the existing character house, the main floor should not be located disproportionately high above grade, entry porches or features should be kept in their original location at the main floor and the lowest level should continue to read as a 'base'. To that end, the main floor should not be raised more than 0.45 metres (18 inches), and should not be located more than 2 metres (6.56 feet) above grade, so that the basement will continue to conform to the requirements of the basement definition in the Zoning and Development By-law. If the renovation project includes a new basement and foundation, digging deeper to obtain increased headroom is preferred.

7 Quality, Durability and Expression

Additions, infill and conversion projects should be designed to be lasting, quality additions to neighbourhoods. Material selection and detailing should ensure performance over time.

A variety of architectural styles may be considered for infill development, so that neighbourhoods may continue to evolve in a way that respects the character of existing streetscapes.

8 Lane Frontage

Infill should be designed to enhance the lane. In effect, the lane becomes the public space or 'street' on which infill buildings and laneway houses are located. The lane frontage should provide a residential character with a pleasant outlook for residents and a visually interesting experience for passersby.

Dwelling units should have living space with an outlook to the lane on the lower level, where possible, and primary windows and decks facing the lane on the upper level.

Consideration should be given to locating the infill entrance facing the lane. An inset entry porch should be provided to ensure the entrance is a safe and welcoming place for people to stand to avoid vehicular traffic in the lane.

Figure 4 – Plan of infill with lane entry



9 Entrances and Access to Dwelling Units

9.1 Multiple Conversion Dwelling

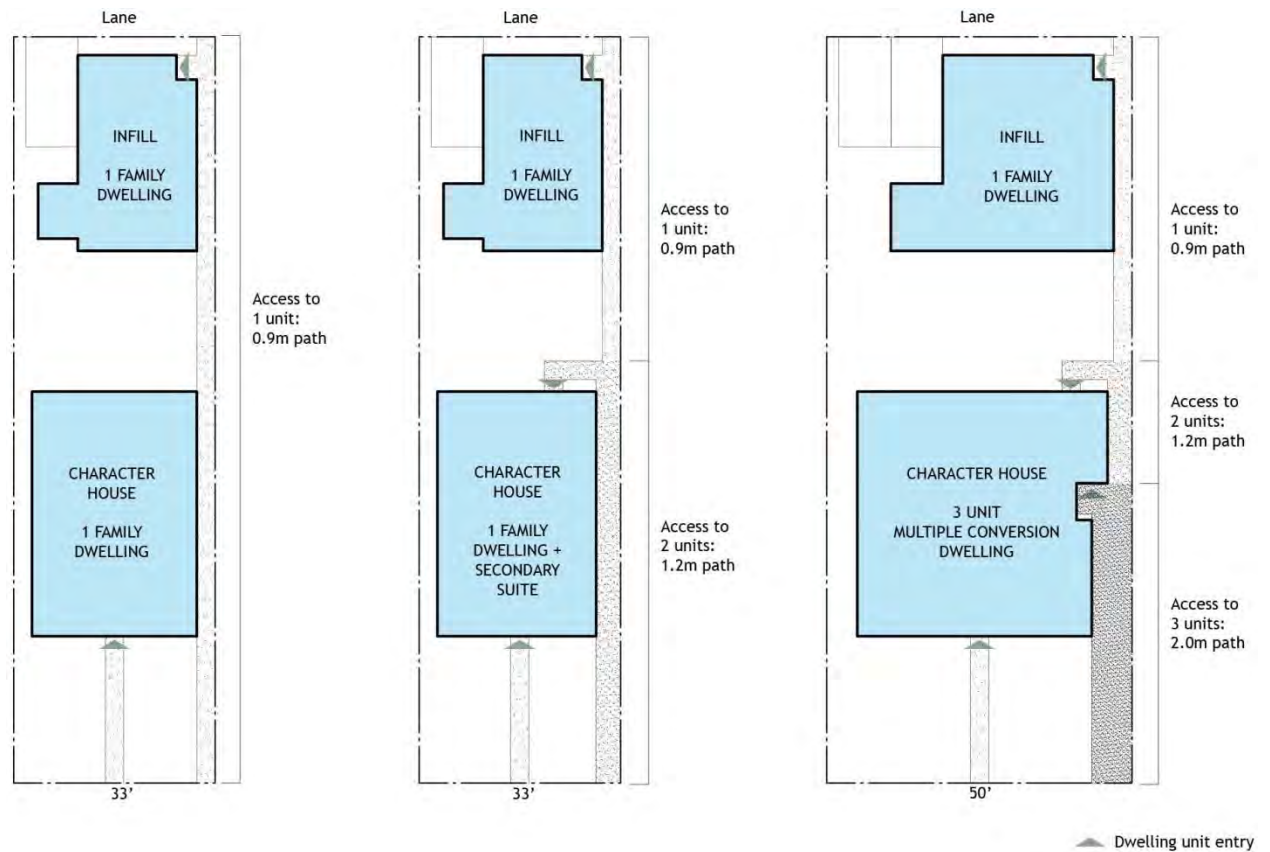
The original front entrance to a character house should be retained. Entries to additional dwelling units should be identifiable while maintaining the visual prominence of the original entry.

9.2 Infill

Pedestrian access to the infill building will be from the street and along a path at the side of the existing character house. The path may also provide access to dwelling units located within the existing character house. The width of the path is related to the number of units served by the path and must meet Vancouver Building By-law fire fighter access requirements, with current requirements noted as follows:

Access to one dwelling unit:	0.90 metres	(3 feet)
Access to two dwelling units:	1.2 metres	(4 feet)
Access to more than two dwelling units:	2 metres	(6.56 feet)

Figure 5 – Examples of access path width requirements



For both infill and conversion projects, where entries to units are not visible from a street (e.g. units at the rear of the site), their presence and location may be announced through architectural or landscape features.

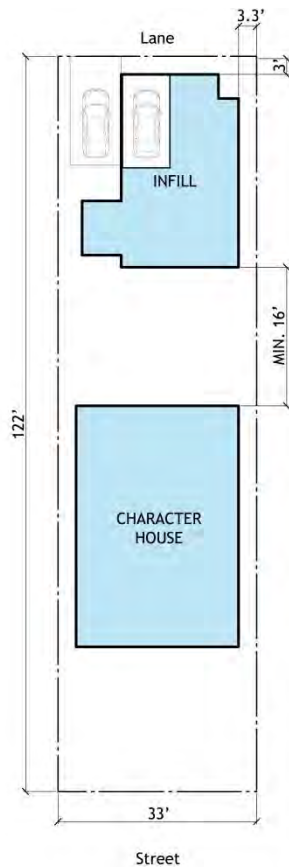
10 Dwelling Unit Density

For Multiple Conversion Dwelling and Infill, the dwelling unit density should not exceed 74 units per hectare, except where the calculation of dwelling units per hectare results in a fractional number, the nearest whole number shall be taken and one-half shall be rounded up to the nearest whole number. The total number of dwelling units on a site varies with lot width but should not exceed 6 units. For sites with a width of 10.05 metres (33 feet), the total number of units should not exceed 3 units. For sites with a width of 15.2 metres (50 feet), the total number of units should not exceed 4 units. Generally, a minimum lot width of 20.1 metres (66 feet) or more can achieve the maximum of 6 dwelling units.

11 Parking

One parking space per dwelling unit should be provided. The Director of Planning may consider a lesser number of parking spaces if warranted due to site constraints. On 33 foot wide lots, two parking spaces may be considered: one internal and one external space, to enhance infill designs by providing living space at the ground floor facing the lane.

Figure 6 – Parking configuration for infill on 33 ft. lot



On wider lots, a maximum of two parking spaces may be contained within an infill building and excluded from floor area. Surface parking must be permeable, including permeable pavers or wheel strips. Standard unit pavers are not considered as permeable. Surface parking should be screened by a 1.0 metre (3.3 feet) landscape planting bed adjacent to a side property line. This dimension may be reduced to 0.3 metres (1 foot) for 33 foot lots to accommodate a fence and climbing vine planting.

12 Landscape Design

The landscape design should enhance presentation to the street and the experience of the lane, improve the environmental performance of the property, provide sufficient outdoor amenity space for dwelling units on the site, and assist with the creation of privacy for the dwelling units on site and for neighbours.

12.1 Street Frontage

Front yards should create friendly and visually open semi-public spaces.

12.2 Tree Protection, Retention and Replacement

The Protection of Trees By-law applies to all trees on private property, and includes requirements for the retention and replacement of trees on the development site, protection of trees nearby on neighbouring sites and on City property. In accordance with the provisions of this by-law, applicants will be required to submit an arborist's report.

For sites which could accommodate additional trees, the Director of Planning may require trees to be planted on the development site in coordination with a landscape plan/tree plan.

12.3 Useable Open Space and Circulation

Private, semi-private or shared outdoor areas should be provided at grade, adjacent to and convenient for each dwelling unit. Walkways should be sensitive to overlook onto private patios. Planting beds should screen common walkways using planting, rather than fencing, where possible. The amount of open space provided should be functional and should relate to the size of the dwelling unit. Where the rear yard is limited in size, a usable upper level deck with a minimum clear depth of 1.5 metres (5.0 feet) may meet the intent of the guidelines for private outdoor space.

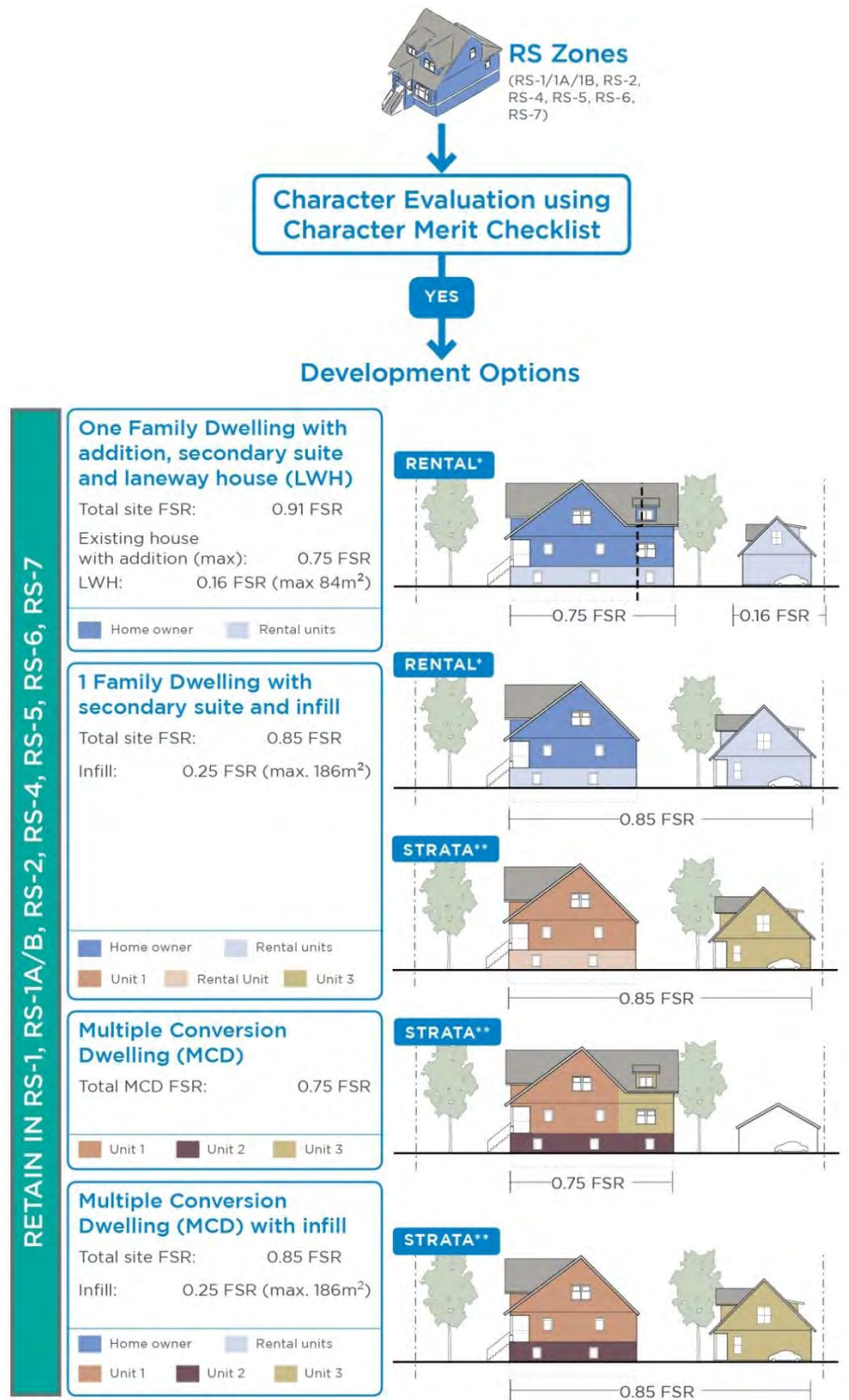
12.4 Lane Frontage

The 0.9 metres (3.0 feet) minimum setback between an infill building and the lane should be permeable and landscaped where not required for vehicle or pedestrian access. Planted areas that face the lane are intended to expand the public realm and should not be blocked from view by private fencing. Fencing, where desired, should be set back from the property line to enhance the prominence of the planting. Where possible, plants should be located at grade in contiguous soil, i.e. avoiding planter boxes. Planting should consist of woody, evergreen and hardy plant material for year-round presence and structure. Hose bibs should be located near lane edge planting. A 6 inch curb should be provided to protect planting beds at lane edge. Vehicular gates, including sliding types, are discouraged.

12.5 Garbage and Recycling

Garbage and recycling should be provided onsite in a designated storage area that is accessible to all units on the lot and screened from outdoor amenity space and the lane frontage.

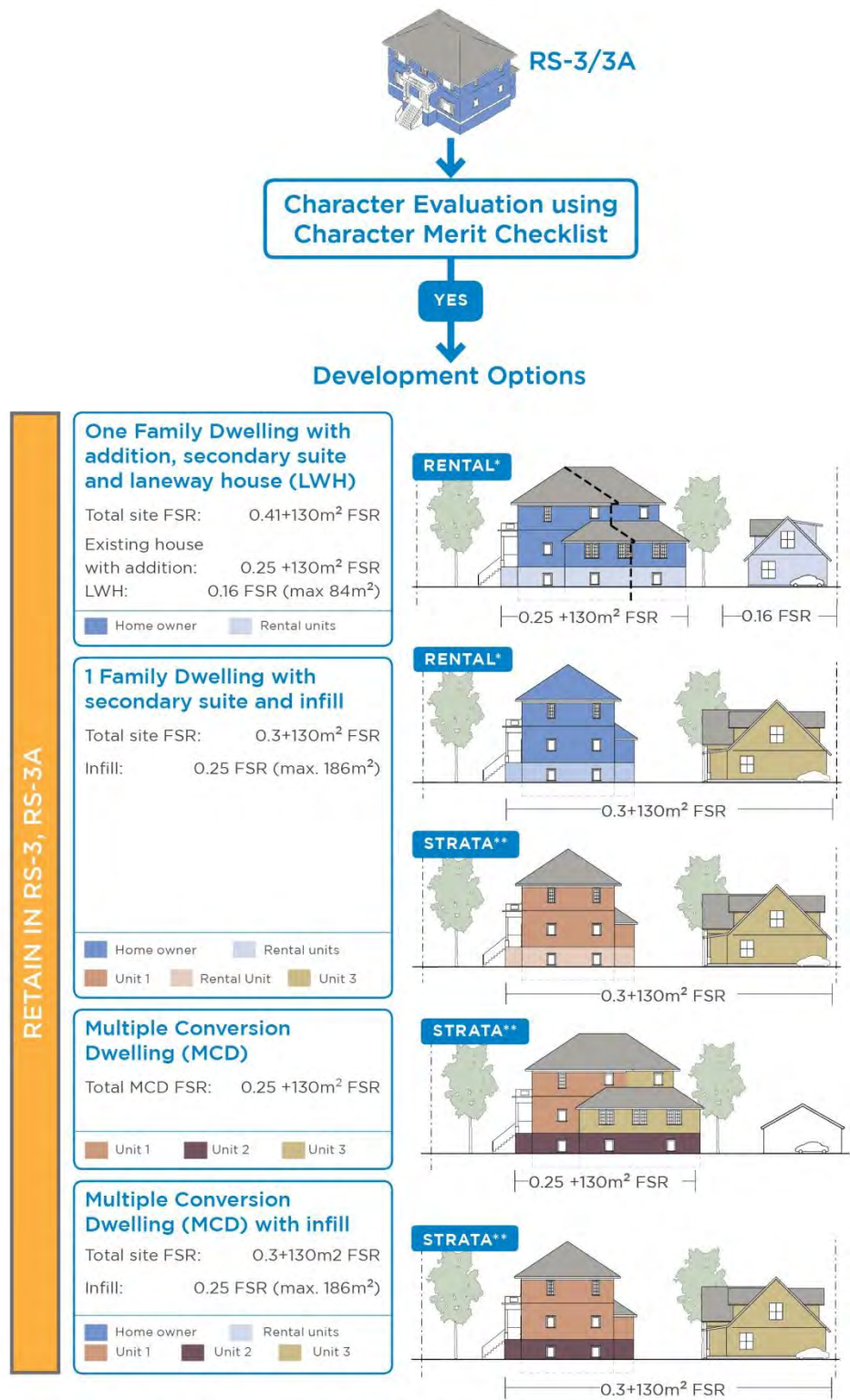
Figure 7 – Development Options for Character Houses in RS zones 1, 1A/B, 2, 4, 5, 6, and 7



* Rental projects can not be converted to strata at a later date without meeting the required building upgrades.

** Projects that are able to be stratified may be rented.

Figure 8 - Development Options for Character Houses in RS zones 3, 3/A



* Rental projects can not be converted to strata at a later date without meeting the required building upgrades.

** Projects that are able to be stratified may be rented.



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

RS ZONES IMPERMEABLE MATERIALS SITE COVERAGE GUIDELINES FOR RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, AND RS-7 ZONES

Adopted by City Council on May 30, 2000

Amended February 13, 2001, May 18, 2004, and July 19, 2005

1 Application and Intent

These guidelines are to be used in conjunction with the RS-1, RS-1A, RS-1B, RS-2, RS-3/3A, RS-4, RS-5, RS-6, and RS-7 District Schedules of the Zoning and Development By-Law to guide decisions by the Director of Planning on applicant requests for relaxations of the regulations ~~in Section 4.8~~ regarding maximum impermeable materials site coverage. These regulations address concerns regarding the engineering impacts of excessive site paving (basement and site flooding, sewer over flow, demand on sewage treatment facilities, lowering of ground water table, etc.). In the RS-3/3A, RS-5, RS-6, and RS-7 zones, they further the intent of the related design guidelines on site landscaping which address loss of urban vegetation and related negative impacts on urban air quality, urban acoustics, and neighbourhood character.

While it is expected that the majority of all applications will comply with the District Schedule ~~Section 4.8, Sections 4.8 and 5 of these RS zones provides criteria for regulations for maximum impermeable materials site coverage,~~ two types of relaxations may be permitted:

- (a) relaxations which may be considered for applications proposing renovation/additions to buildings and site improvements existing prior to the adoption of these impermeable materials regulations; and
- (b) relaxations for cases where the regulation would result in site specific hardship.

There may also be some cases where a request for both types of relaxations may be considered concurrently.

2 Relaxations for Pre-Adoption Date Buildings

Typically, when an existing building is “legally non-conforming” (meaning it does not conform to a new zoning regulation but was legal under the zoning in effect at the time of its construction), the Director of Planning will generally permit the non-conformity to continue to exist related to a renovation or addition application as long as the proposed new construction does not worsen the non-conformity. Most often, these non-conformities relate to yard setbacks with which immediate neighbours most effected have lived for years.

However, in the case of impermeability regulations, the issue of excess storm water runoff is one which effects the broader neighbourhood and the City as a whole. Therefore, the extent to which the Director of Planning will allow non-conformity to the 60% maximum impermeable materials site coverage is dealt with explicitly in section 3 of the District Schedules ~~Section 4.8~~

(which allows relaxation to 70% coverage) and the Section 5 relaxation clause. The following guidelines assist in the interpretation of these relaxation sections.

- (a) For any building and site development existing prior to the adoption of the impermeability regulations, the Director of Planning may consider a relaxation above the 60% site coverage limit. This is in order to allow some flexibility for additions and renovations. However, the proposed percent of impermeable materials site coverage cannot be greater than what already exists on the site. The proportion of the total percent used by buildings versus other impermeable materials may be altered, noting the related maximum building coverage regulations in Section 4.83.

For example, an existing house and garage cover 35% of the site area and other impermeable surfaces (paved walks, patio, etc.) covers an additional 30% for a total of 65% coverage. Under this relaxation clause, a renovation/addition which increases the house and garage coverage to 40% (the maximum allowed for building coverage) and reduces the other impermeable materials area to 25%, thereby totalling 65%, may be considered.

- (b) For renovation/additions, there is a limit of 70% on this relaxation of the normal 60% maximum. This means that when the existing buildings and other impermeable materials site coverage are already over 70%, the Director of Planning cannot approve a development application. However, if the total coverage is reduced to 70% or less, the Director of Planning may consider approval under this relaxation clause.

3 Relaxations for Use or Site Related Hardships

For new development seeking greater than 60% impermeable materials site coverage or for renovation/addition applications seeking more than 70% coverage, the Director of Planning may consider relaxation of the regulations:

- (a) On lots less than 9.7 m (32 ft.) wide and/or less than 300 m² (3,200 sq. ft.), where a development requires in excess of two parking spaces to comply with the minimum requirements of the Parking By-Law; and
- (b) For certain uses, where because of the special nature of the use, there is a demonstrated need for increased paved or otherwise impermeable surface area.
- (i) The following uses may be considered by the Director of Planning for this relaxation:
- Special Needs Residential Facilities where residents use wheelchairs or health support equipment that require increased areas of site paving or similar impermeable surfaces.
 - Cultural, Recreational, Institutional, or Public Utility uses which have a need for impermeable surfaces suitable for functional or programmatic requirements.
 - parking areas ancillary to a principal use on an adjacent site provided that the proposed number of parking spaces is no more than the minimum required by the Parking By-law for that principal use.
- (ii) Dwelling Uses, Retail Uses, and Service Uses will not be considered for relaxations;
- (iii) In all cases, the Director of Planning will be seeking designs that minimize the impermeable materials site coverage necessitating relaxation of regulations; and
- (iv) Relaxation of regulations shall be for total impermeable site coverage and does not apply to building coverage as regulated in Section 4.83.

4 Advice of the City Engineer

In considering relaxations, the Director of Planning will seek the advice of the City Engineer regarding:

- (a) The storm water capacity of the surrounding area's City sewer system and any recent history of flooding in the subject area;
- (b) Requirements for an on-site storm water retention system to mitigate the impacts of the impermeable materials site coverage on the City sewer system and treatment facilities; and
- (c) Other conditions peculiar to the site, its surrounding area, and the proposed development related to the proposed relaxation of the impermeable materials site coverage and its impacts.

5 Landscaping

The Director of Planning may impose as a condition of relaxation design development to achieve a reasonable balance between areas of impermeable materials site coverage (paving, etc.) and the landscape planting provided on the remaining portions of the site giving consideration to:

- (a) The extent of site's existing planting, including trees, shrubbery, ground covers, and lawns, and the amount of planting retained; and
- (b) The existing landscape character of surrounding sites.

Note: For buildings listed on the Vancouver Heritage Registry, Section 3.2.5.1.2 of the Zoning and Development By-law gives the Director of Planning relaxation powers which may be applicable for development applications seeking impermeable materials site coverage relaxations.

6 Submission Requirements

Applicants seeking relaxation of impermeable materials site coverage regulations may be asked for the following information in addition to the site plan required for a Development Permit Application which shows information including all proposed/existing buildings and areas of impermeable materials:

- (a) samples and/or manufacturer's specification of proposed impermeable materials and construction assemblies;
- (b) graphic overlays of the site plan showing areas of impermeable materials and related area calculations;
- (c) a site plan showing the proposed landscaping to be carried out including the common and botanical name, quantity, size, and locations of all plant materials (existing, retained, and/or proposed), paved areas, and other significant landscape and site features;
- (d) design drawings prepared by a registered professional for an on-site storm water retention system as may be required by the City Engineer;
- (e) photos of the subject site and the sites and buildings around the subject site; and
- (f) other materials as may be required to assess the technical, aesthetic, and/or environmental impacts of the impermeable materials site cover.



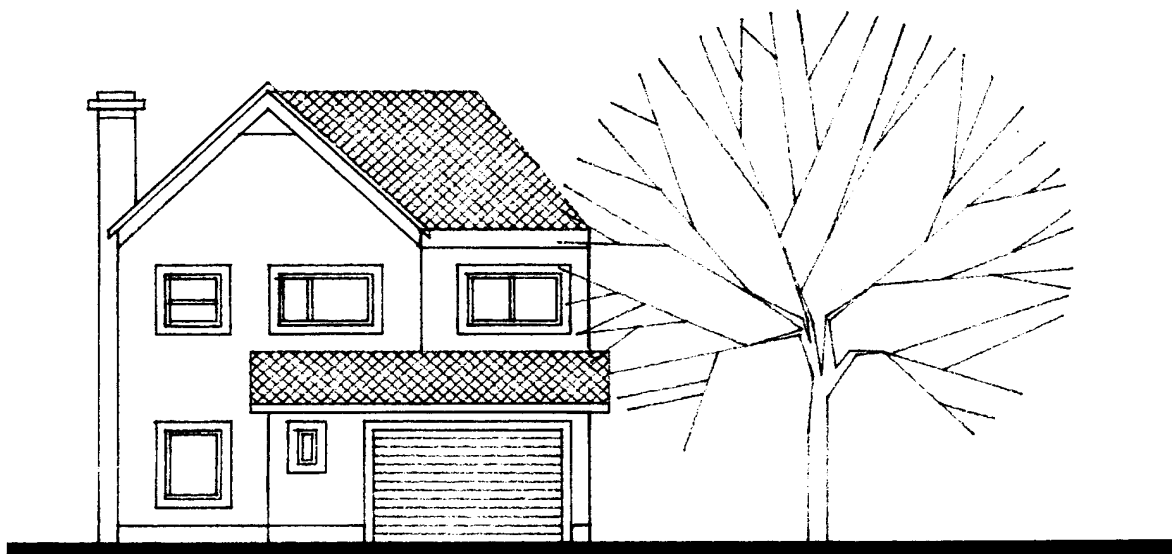
City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

BOUNDARY AND TANNER RS-1 GUIDELINES

Adopted by City Council on May 31, 1988



Contents

		Page
1	Application and Intent	1
2	General Design Considerations	2
2.13	Orientation	2
2.28	Noise	2
34	Guidelines Pertaining to the Regulations of the Zoning and Development By-law	4
3.14.2	Frontage	4
3.24.6	Rear Yard	4
3.34.9	Off-Street Parking and Loading	5
45	Architectural Components.....	6
45.1	Roofs and Chimneys.....	6
45.2	Windows and Skylights	6
4.35.5	Exterior Walls and Finishing	7

NOTE: ~~The guidelines in this report are organized under standardized headings which are to be used for all future guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading. For example, heading "4.1 Site Area" is omitted from this report since there are no applicable guidelines.~~

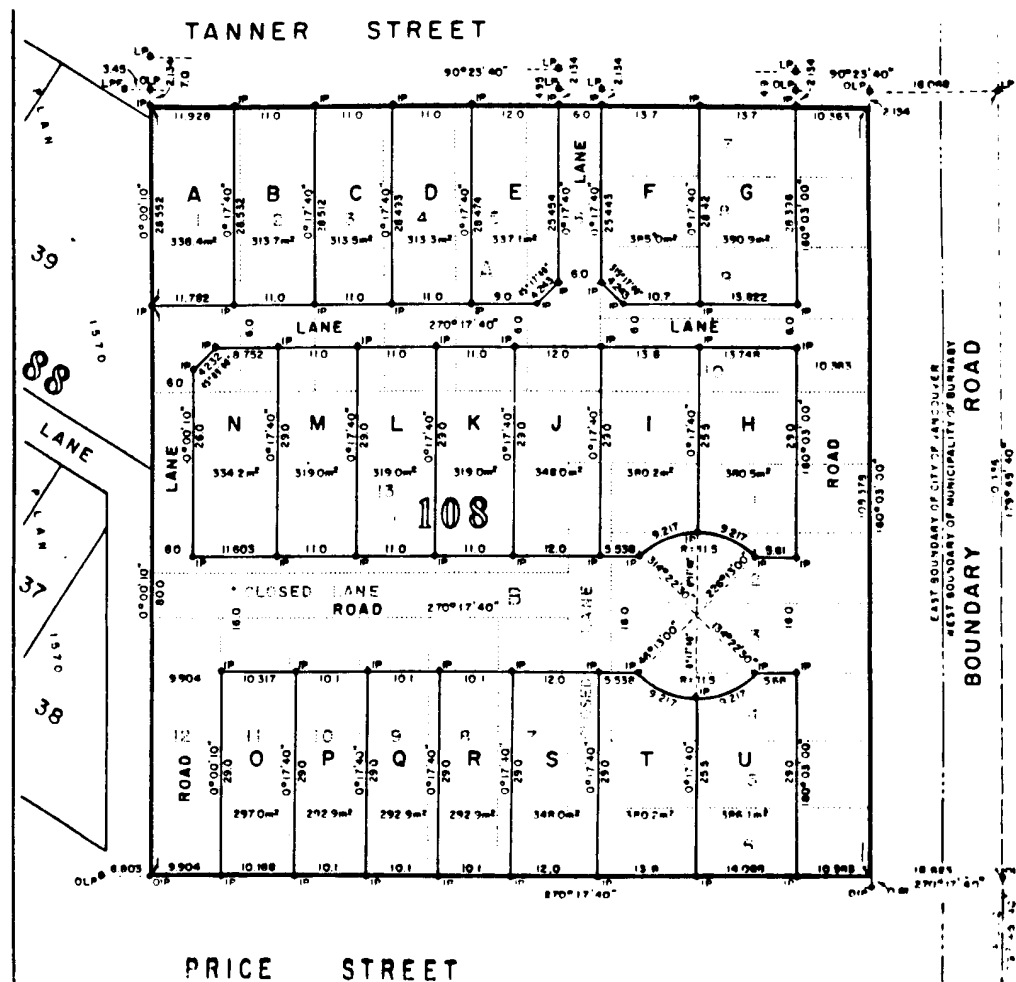
~~The headings and heading numbers of Section 4 correspond to those in the Regulations section of the RS-1 District Schedule of the Zoning and Development By law to allow easy cross referencing.~~

Application and Intent

These guidelines are to be used in conjunction with the RS-1 District Schedule of the Zoning and Development By-law for developments on the lots in the Boundary Road and Tanner Street area (Figure 1). The guidelines illustrate design opportunities to help applicants in the design of projects, as well as assist city staff in their evaluation.

The intent of the guidelines is to stimulate good design and achieve high-quality development on the lots while recognizing and addressing the issues of alleviating noise from traffic along Boundary Road.

Figure 1. Lots in the Boundary Road and Tanner Street Area

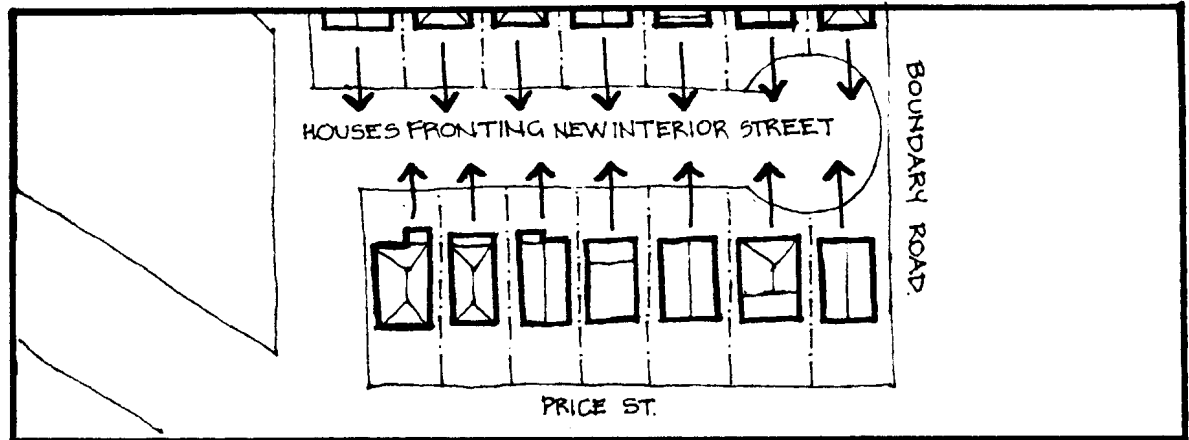


2.13 Orientation

The seven double-fronting lots along Price Street should have a consistent orientation to ensure a compatible spatial and character relationship with adjacent lots.

New development should establish a consistent orientation by locating its frontage along the new interior street (Figure 2).

Figure 2. Double-Fronting Lots Establishing a Consistent Orientation



2.28 Noise

Noise generated by traffic along Boundary Road affects the lots. The impact of such noise on new development must be recognized and minimized to the greatest extent possible to ensure an acceptable residential environment.

New development should:

- Ensure that uses that are more susceptible to noise such as bedrooms are located or oriented away, or screened from the noise from Boundary Road. Lots G, H and U can take advantage of the noise attenuation created by the fence along Boundary Road by locating their bedrooms on the ground floor.
- Consider minimizing frontage orientation to the noise source by creating entrance courts. This is especially applicable to Lots G, H and U (Figure 3).
- Locate accessory buildings (garages) on Lots G, H and U towards Boundary Road property line to help screen adjacent rear yard areas from "spill over" traffic noise (Figure 4).

Figure 3. Example of Creating Entrance Courts

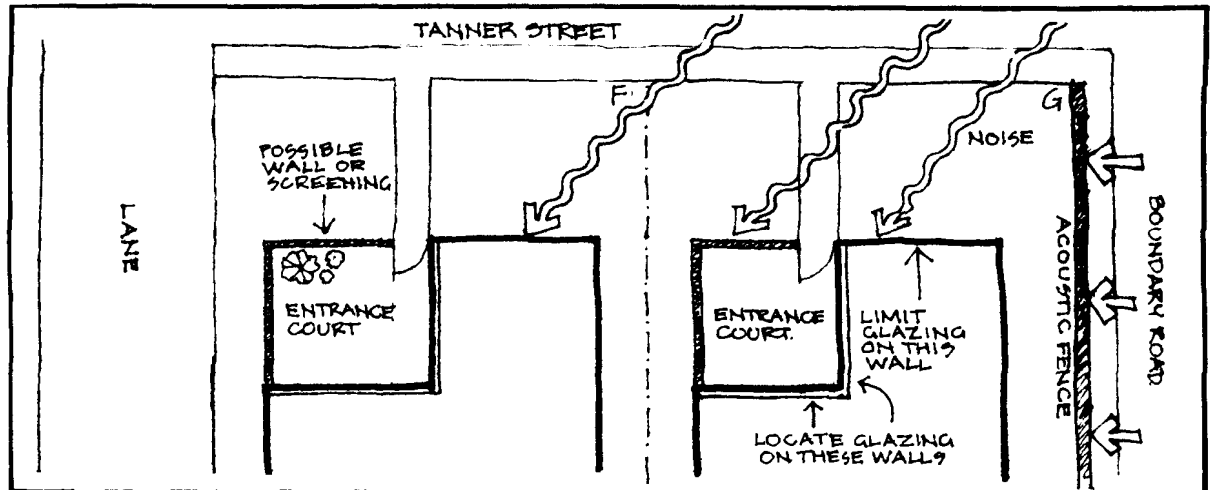
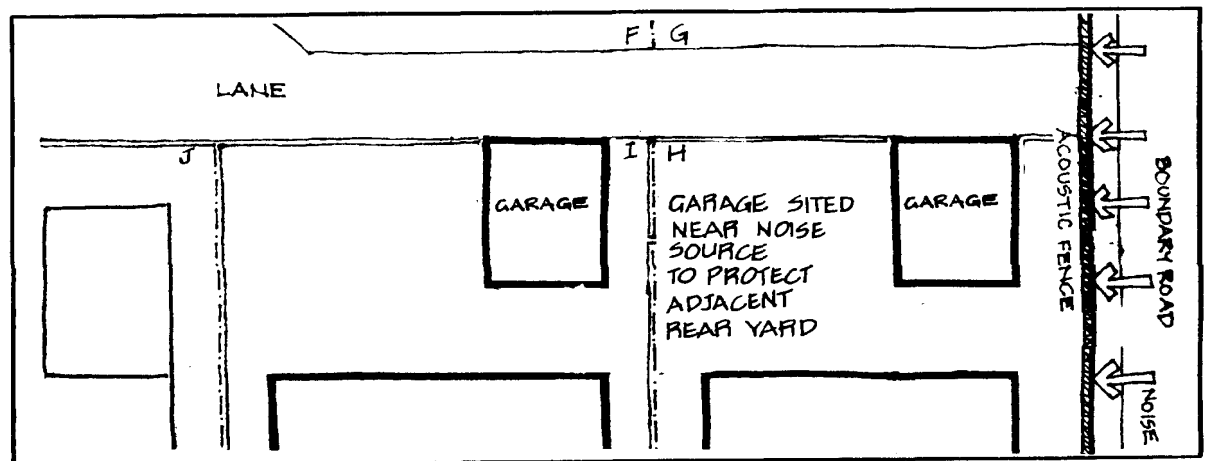


Figure 4. Example of Minimizing Rear Yard Noise



Lots G, H and U should ensure that an acceptable indoor noise environment is maintained by providing adequate noise insulation. Glazing should be a minimum of 4-l6-4 for all bedroom windows directly facing Boundary Road. Windows in any bedrooms on the upper floors should be no larger than 10%~~percent~~ of the bedroom's floor area. Any opening sections should be kept small and be located at the base of the window.

Lots A-F, N-I and O-T should consider taking advantage of the noise screening supplied by adjacent houses by locating opening windows along the side yard.

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

3.14.2 Frontage

Development which is built to the maximum building height and massing permitted by the Zoning and Development By-law without facade articulation can have an anonymous box-like character. Greater facade articulation is sought to provide visual interest and variety.

New development should emphasize facade articulation to prevent a flat, boring facade. This can be achieved by ensuring that the entire facade does not achieve its maximum building height on a single plane (Figure 5) and by creating variations in the setback from the front property line (Figure 6).

Figure 5. Examples of Building Height Variations

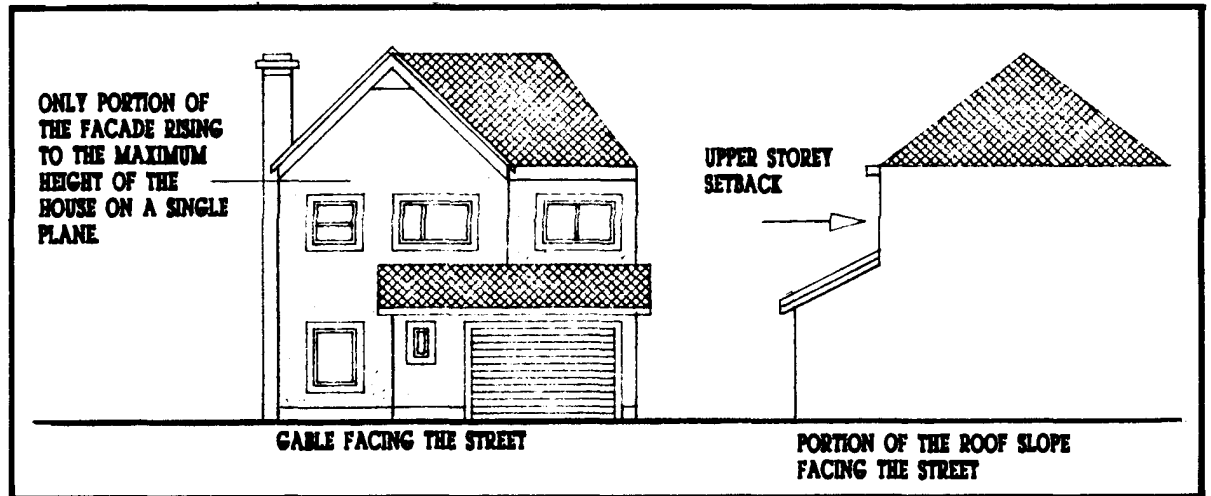
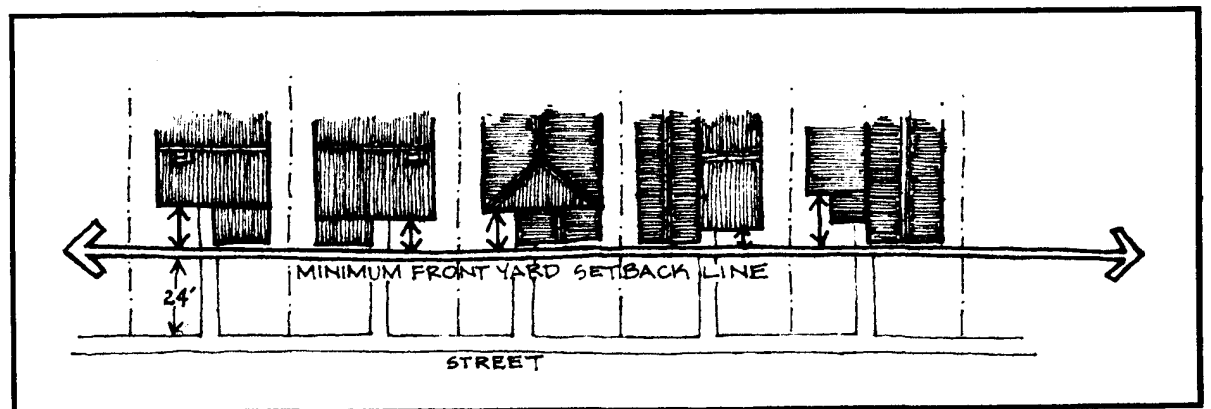


Figure 6. Examples of Setback Variations

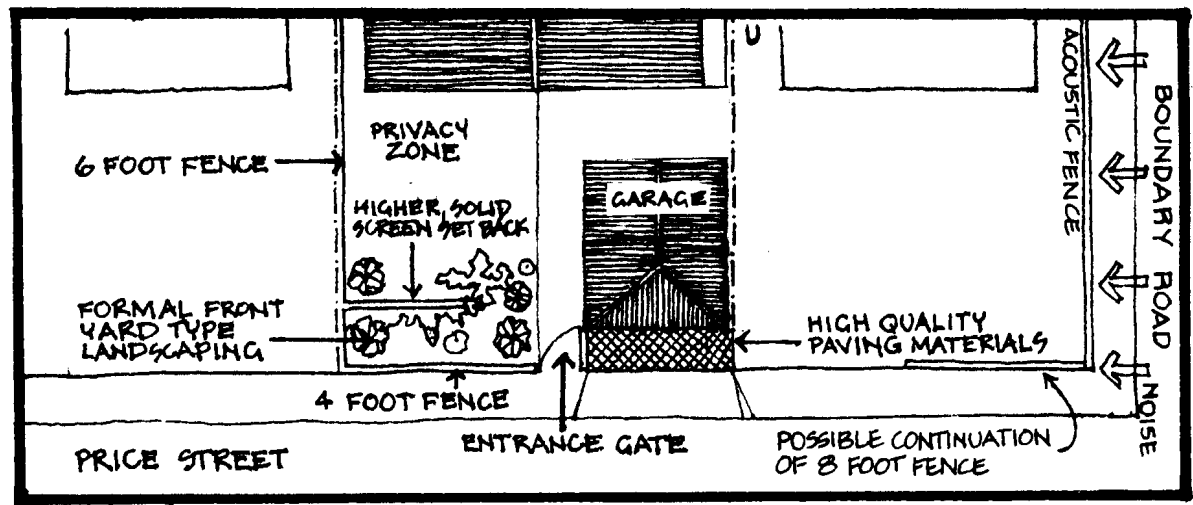


3.24.6 Rear Yard

Lots O-U will have their rear yards facing onto Price Street. These rear yards should have a front yard character to integrate them into the existing neighbourhood in order to achieve a visually pleasing image.

New development which backs onto Price Street should create a front yard character along the rear property line. This should be achieved by limiting the height of the rear property line fence to four feet, and by providing an entrance gate. Fences that offer some transparency are most appropriate, with higher, solid privacy screens set back from the property line. Landscaping of a more formal front yard type along the rear property line is suggested. Any paved area adjacent to the property line should be finished with high quality materials such as concrete or decorative pavers (Figure 7).

Figure 7. Example of Suggested Rear Yard Treatment



3.34.9 Off-Street Parking and Loading

The double-fronting lots will front onto the new interior street. Parking must be accommodated while maintaining a frontage character along Price Street, and creating a consistent character along the new interior street.

New development should provide parking access from Price Street where no lane exists. A visually pleasing front yard type character should be created for Price Street by visually integrating any garage or parking structures with the principal building. This can be achieved by using similar finishing materials, roof pitches, window details and colour schemes, and by ensuring that the structures have a solid, enclosed appearance.

45.1

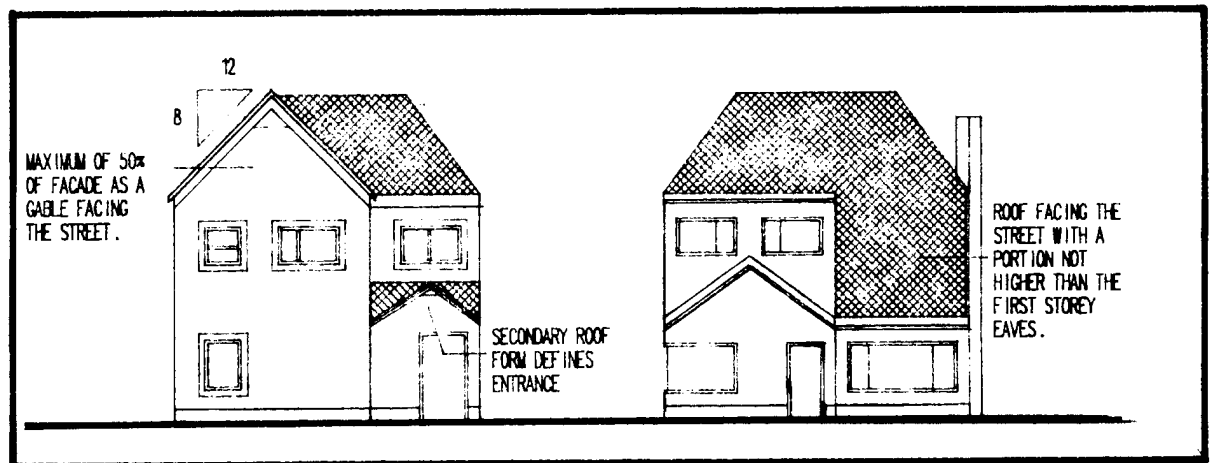
Roofs and Chimneys

A roof form with greater emphasis can provide strong character, visual interest and help bring variety to the Boundary and Tanner area.

New development should:

- Create a strong roof character. This may be achieved by having a minimum roof pitch of 8:12 (Figure 8). Secondary roof elements may be used to help define entrances and to provide variety.
- Provide an articulated roof by ensuring that the entire facade does not terminate as a gable facing the street (Figure 8).
- Break down the scale of an entire roof surface facing the street by ensuring that some portion of its eaves are no higher than one storey (Figure 8).

Figure 8. Example of Suggested Roof Pitch and Gable Treatment



45.2

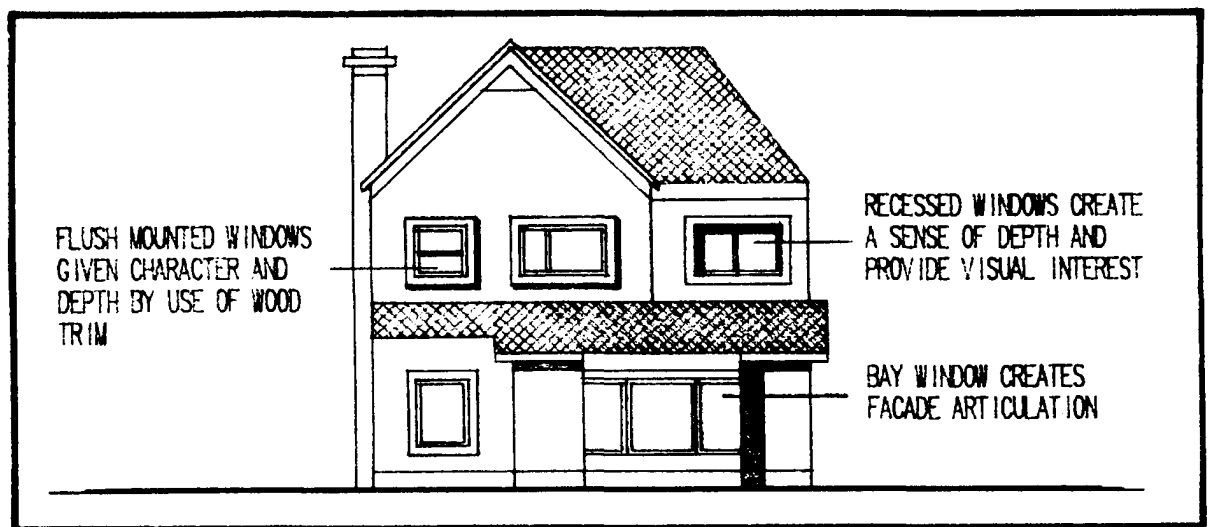
Windows and Skylights

A more articulated and visually pleasing facade can be created by skillful treatment of windows.

New development should:

- Consider using projecting windows (i.e. bay windows) or recessed windows to create an articulated facade (Figure 9).
- Establish a sense of depth to flush mounted windows by providing trim pieces such as 2 x 6s (Figure 9).

Figure 9. Example of Suggested Window Treatments



4.35.5 Exterior Walls and Finishing

By limiting the number of finishing materials used on a house, a more cohesive, controlled and solid image will result.

New development should create a cohesive and restrained image. This can be achieved by using only one major finishing material. If stucco is the predominant material, it should be visually broken into smaller elements by an articulated facade. Stucco should be of muted shades rather than temporarily bright whites that do not stand up to Vancouver's climate and tend to discolour and stain very quickly.

RS-1 CARETAKER DWELLING UNIT GUIDELINES

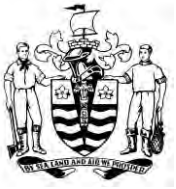
*Adopted by City Council on June 20, 1989
Amended February 4, 1992 and May 18, 2004*

These guidelines are to be used in conjunction with the uses and regulations of the RS-1 District Schedule of the Zoning and Development By-law for development permit applications involving an infill single detached house~~one family dwelling~~, a multiple dwelling, or a multiple conversion dwelling where one of the dwelling units ~~shall be~~ for a caretaker, and where the minimum site area exceeds 3 000 m². These guidelines are not applicable to secondary suites~~family suites which provide a dwelling unit for a full time support service person~~.

A caretaker dwelling unit may be permitted only if the following conditions are met:

- (1) The dwelling unit should be a one-bedroom maximum, and should be occupied by a person whose principal occupation is full-time caretaker on the subject site.
- (2) The registered owner (or registered owner under agreement) of the subject site must submit together with the development permit application a written explanation to include:
 - (a) the reasons why the site or dwelling requires a full-time caretaker; and
 - (b) an undertaking to be recorded on the development permit as issued, that condition (1) will be complied with.
- (3) Written notification to surrounding property owners is to be carried out during the processing of the development permit application.
- (4) Prior to the issuance of a development permit for caretaker quarters, arrangements are to be made to the satisfaction of the Director of Legal Services for:
 - (a) A covenant under Section 215 of the Land Title Act to be registered to ensure that the dwelling unit will be occupied and maintained only as caretaker quarters for a person whose principal occupation is full-time caretaker on the subject site.
 - (b) A statutory right-of-way allowing the City of Vancouver to demolish the caretaker quarters unless such quarters are vacant or occupied by a person whose principal occupation is full-time caretaker on the subject site. The right-of-way ~~shall~~ will include a covenant to indemnify the City of Vancouver against demolition costs.
 - (c) An equitable charge to secure the City of Vancouver's cost of demolition.

The above-noted charges must have priority over existing charges on the subject site.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

CHARLES/ADANAC RS-1 GUIDELINES

Adopted by City Council on April 28, 1987

Note: ~~These guidelines are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.~~

1

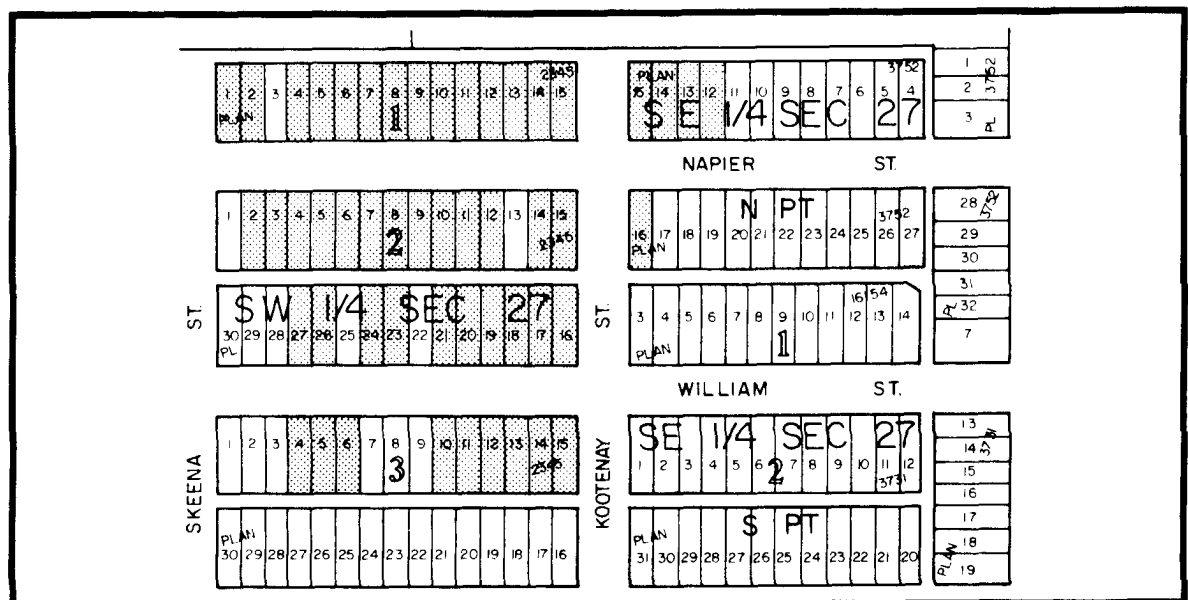
Application and Intent

These guidelines are to be used in conjunction with the RS-1 District Schedule of the Zoning and Development By-law for new development on the lots highlighted on Figure 1. It should be noted that these guidelines also apply to houses relocated onto these lots.

The subject lots are:

Lots 1, 2, 4-15, Block 1, SW 1/4 Sec. 27, Plan 2345;
Lots 2-12, 14-21, 23, 24, 26, 27, Block 2, SW 1/4 Sec. 27, Plan 2345;
Lots 4-6, 10-15, Block 3, SW 1/4 Sec. 27, Plan 2345;
Lots 12-16, SE 1/4 Sec. 27, Plan 3752.

Figure 1. Lots Subject to Guidelines



The guidelines illustrate design opportunities to help applicants in the design of projects, as well as assist city staff in their evaluation. The intent of the guidelines is to stimulate good design and achieve high quality development.

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

2.14.2 Frontage

Development which is built to the maximum building height and massing permitted by Zoning and Development By-law without facade articulation can have an anonymous character. Greater facade articulation is sought to provide visual interest and variety.

New development should emphasize facade articulation to prevent a flat, boring facade. This can be achieved by ensuring that the entire facade does not achieve its maximum building height on a single plane (Figure 2) and by creating variations in the setback from the front property line (Figure 3).

Figure 2. Examples of Building Height Variations

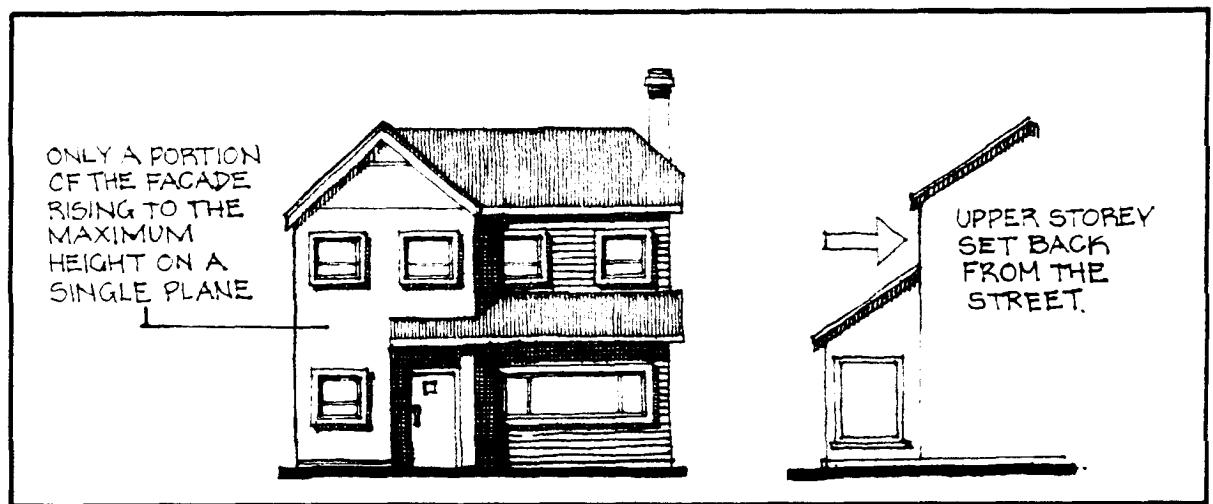
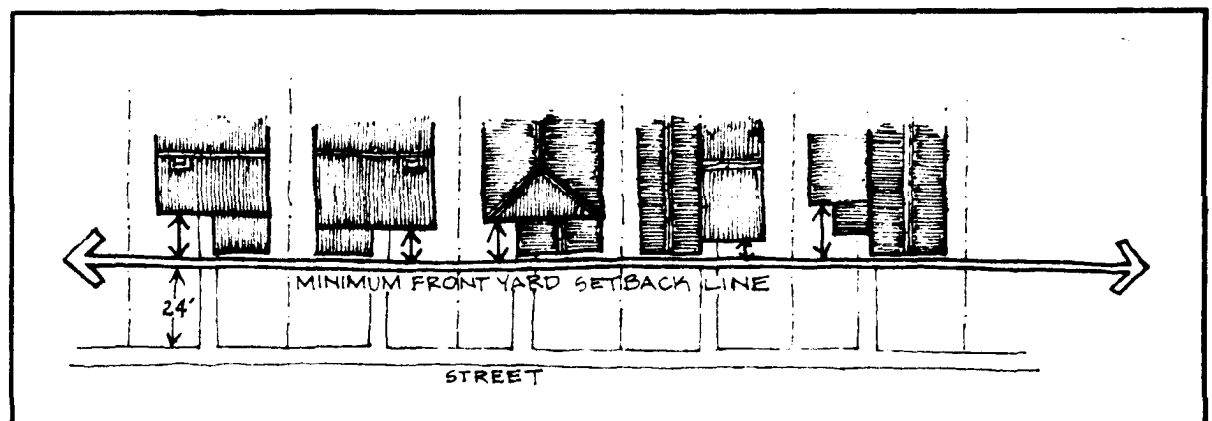


Figure 3. Examples of Setback Variations



35.1

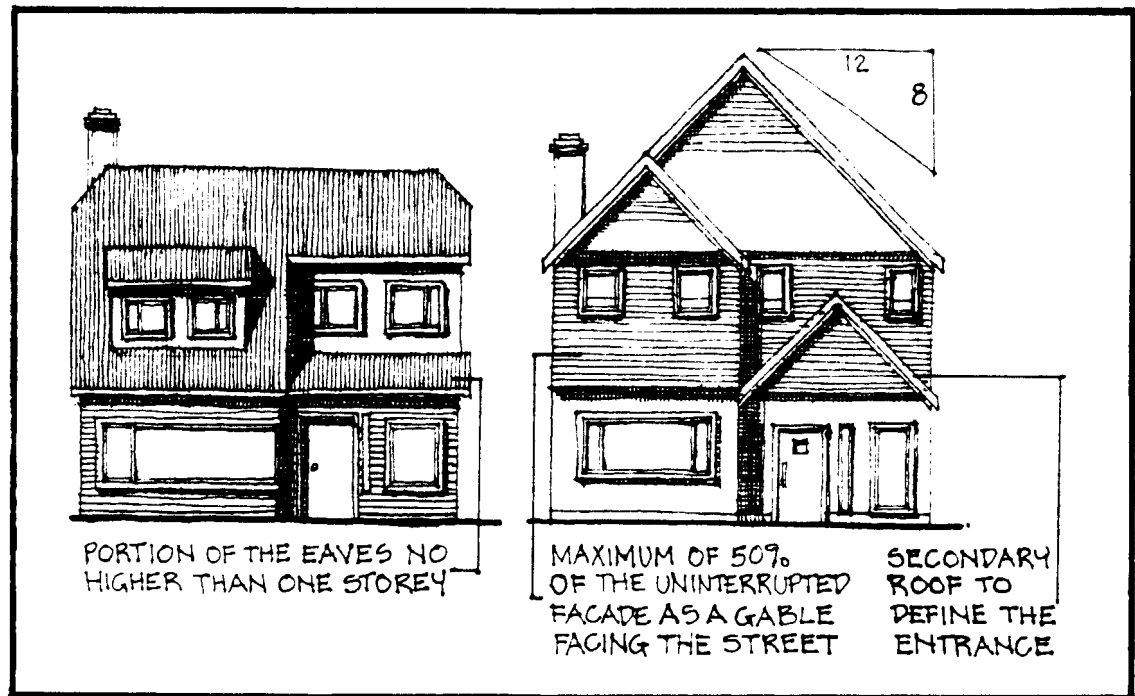
Roofs and Chimneys

A roof form with greater emphasis can provide strong character, visual interest and help bring variety to the area.

New development should:

- (a) Create a strong roof character. This may be achieved by having a minimum roof pitch of 8:12 (Figure 4). Secondary roof elements may be used to help define entrances and to provide variety.
- (b) Provide an articulated roof by ensuring that the entire facade does not terminate as a gable facing the street (Figure 4).
- (c) Break down the scale of an entire roof surface facing the street by ensuring that some portion of its eaves are no higher than one storey (Figure 4).

Figure 4. Example of Suggested Roof Pitch and Gable Treatment



35.2

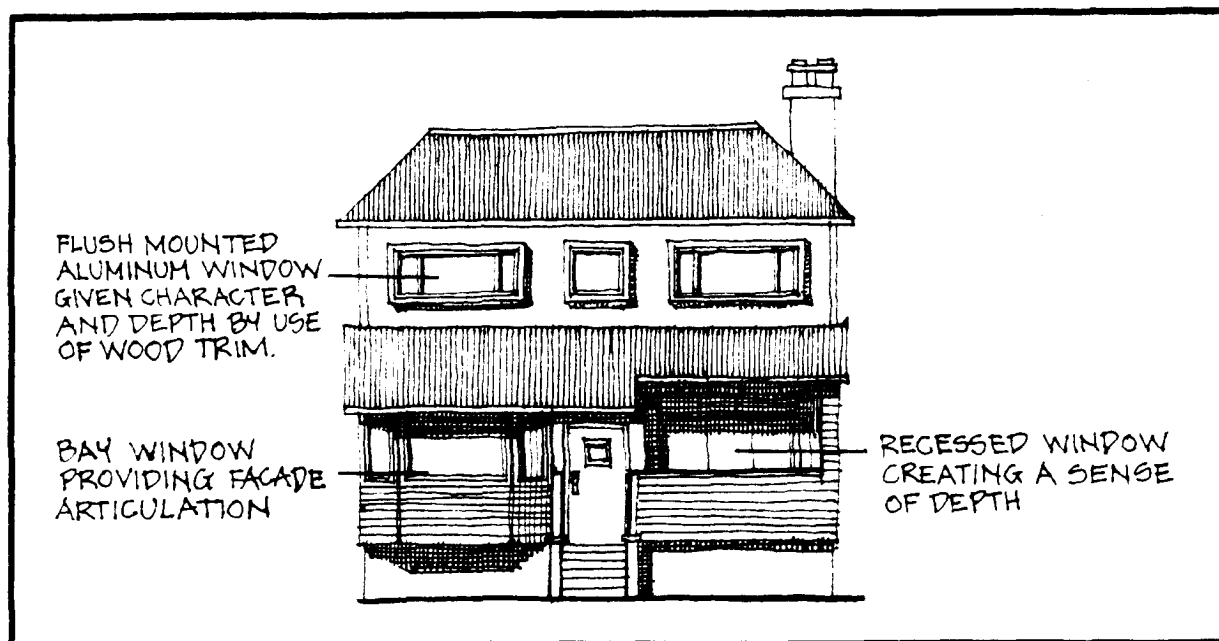
Windows and Skylights

A more articulated and visually pleasing facade can be created by skillful treatment of windows.

New development should:

- (a) Consider using projecting windows (i.e. bay windows) or recessed windows to create an articulated facade (Figure 5).
- (b) Establish a sense of depth to flush mounted windows by providing trim pieces such as 2 x 6's (Figure 5).

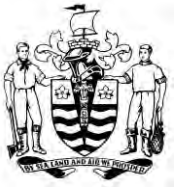
Figure 5. Example of Suggested Window Treatments



3.35.5 Exterior Walls and Finishing

New development should create a cohesive and restrained image. This can be achieved by limiting the number of finishing materials used on a house. In this way, a more cohesive, controlled and solid image will result.

Where stucco is the predominant material, it should be visually broken into smaller elements by an articulated facade. Stucco should be of muted shades rather than temporarily bright whites that do not stand up to Vancouver's climate and tend to discolour and stain very quickly.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

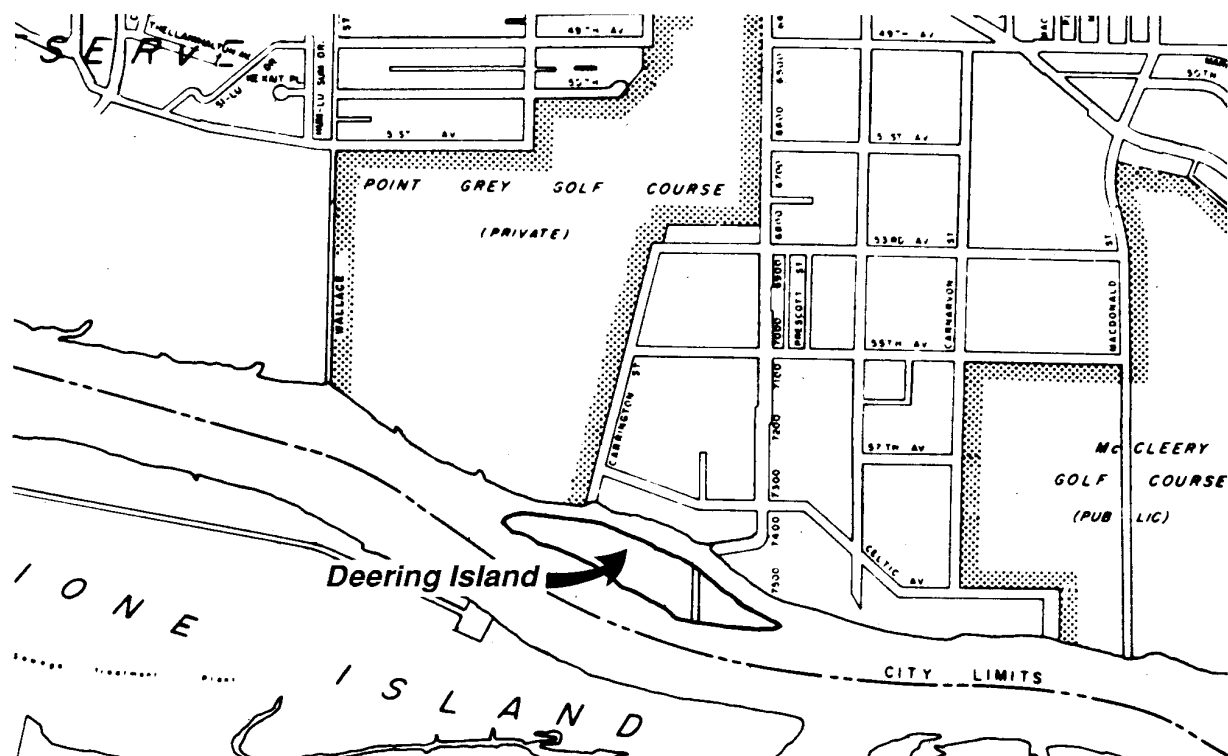
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

DEERING ISLAND RS-1 GUIDELINES

Adopted by City Council on November 5, 1991

- Application and Intent**
These guidelines are to be used in conjunction with the RS-1 District Schedule of the Zoning and Development By-law for developments on Deering Island (Figure 1). The guidelines are extracted from the document "Deering Island Design Guidelines", prepared by Park Georgia Properties Ltd. The Director of Planning intends to follow these guidelines in exercising discretionary approval for development applications on Deering Island.

Figure 1



14.1 Floor Space Ratio

The Director of Planning has indicated a willingness to favourably consider a Development Application seeking a floor space ratio not exceeding 0.30 plus 1,000 square feet [93 m²] in accordance with these guidelines, unless otherwise precluded by the By-law.

While the Director of Planning will not support an FSR in excess of this amount, the developer acknowledges that given the unique circumstances of Deering Island, an appeal to the Board of Variance could be justifiable and supported by the developer provided any FSR increase did not increase the apparent bulk of the building nor have any negative impact on adjacent properties.

14.2 Setbacks

Yard setbacks must conform to the applicable provisions of the RS-1 District Schedule except that the Director of Planning is prepared to consider certain relaxations to front and rear yards.

Front Yard

The Director of Planning is prepared to consider a relaxation of the required front yard to 20 feet [6.1 m] or 60% of the front yard requirement, whichever is greater, unless otherwise precluded by the By-law.

Where a garage is designed with its entrance perpendicular to the street, the Director of Planning is prepared to consider a relaxation to 60% of the required front yard setback, provided that ~~he~~they first considers the submission of any advisory group, property owner and tenant, and the relaxation is not otherwise precluded by the by-law.

Rear Yard

Rear yard setbacks must conform to both City of Vancouver and Provincial Ministry of the Environment (MOE) setbacks, as follows:

The City requirement is 45% of the legal lot depth measured from the rear lot line. However, the Director of Planning has indicated a willingness to favourably consider a relaxation to permit a projection at the ground floor only, up to a maximum of 12 feet [3.7 m] in depth and 35% of the permitted building width, provided it meets design and privacy criteria, and does not project into the MOE setback. Decks and balconies over the rear yard projection will not be permitted.

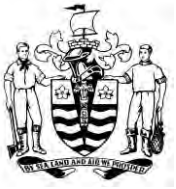
The MOE setbacks vary for individual lots and are set out in Appendix A.

A 7.5 metre easement, measured from the top of the bank shall also be provided to allow for shoreline maintenance. No permanent structures will be permitted within this easement.

1.2.14.3.1 Building Height

Given that basements are not permitted, and in order to facilitate the design of 2 1/2 storey buildings, the Director of Planning has indicated a willingness to favourably consider a building height in excess of 30 feet [9.2 m], but not to exceed a building height of 35 feet [10.7 m]. Building Hheight ~~shall be~~ measured from a hypothetical surface determined by joining the established building grades at the street, and top of the lock block wall near the rear of the property (elevation 4.25).

Please refer to Park Georgia Properties Ltd., #201 - 5701 Granville Street, Vancouver, B.C. for the document "Deering Island Design Guidelines.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RIVERSIDE RS-1B GUIDELINES

Adopted by City Council on August 9, 1983

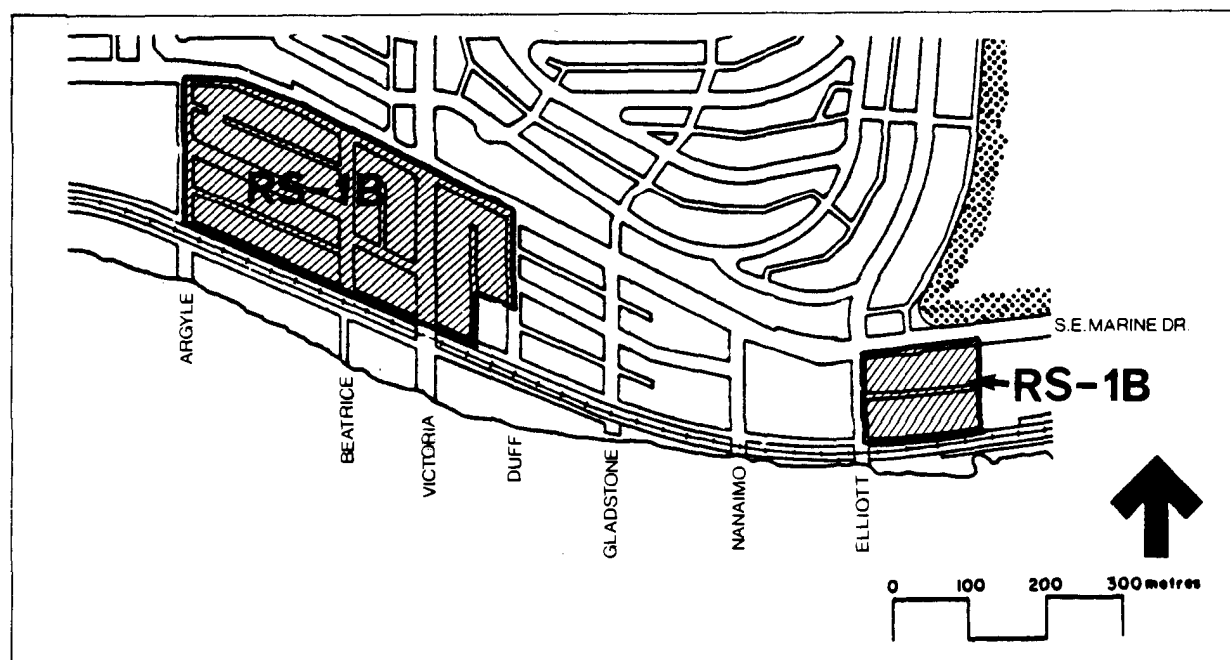
Amended April 24, 1990 and February 4, 1992

Note: ~~These guidelines are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.~~

1 Application and Intent

These guidelines are to be used in conjunction with the RS-1B ~~d~~District ~~s~~Schedule of the Zoning and Development By-law for developments in Riverside (Figure 1). They deal with important design criteria that should be considered in the planning and design of secondary dwellings. The guidelines should be consulted in seeking approval for conditional approval uses or the relaxation of regulations. They may also be helpful in designing developments involving outright approval.

Figure 1. Riverside RS-1B Zoning District



2.13 Orientation

Siting of the principal single detached house~~one-family dwelling~~ or special needs residential facility should respect the existing streetscape (Figure 2).

A secondary dwelling on a corner site should orient to the flanking street (Figure 3).

A secondary dwelling should be designed to respect the privacy of the principal dwelling, the neighbouring dwellings and the secondary dwelling. Secondary dwellings should have an identifiable presence at the street and a clear means of access to and from the street (Figures 2 and 3).

Figure 2. Orientation on Typical Site

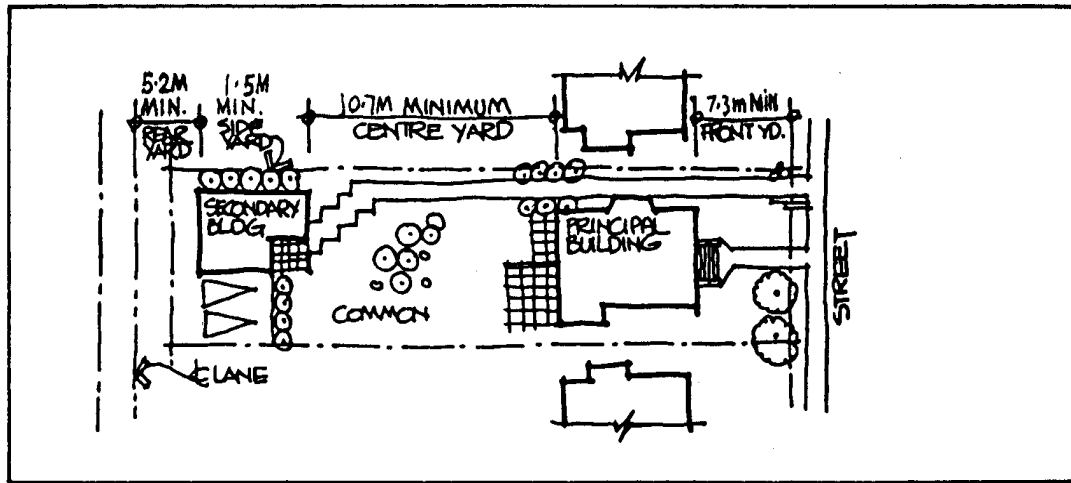
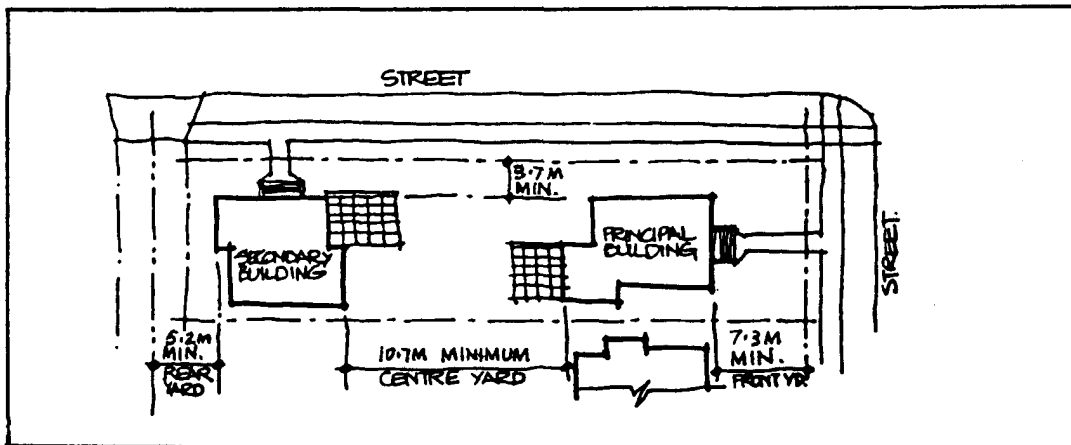


Figure 3. Orientation on Corner Site



2.28 Noise

It is essential that careful consideration be given to the acoustic environment of all residential developments. When evaluating development permit applications, the Director of Planning should consult with the Medical Health Officer with respect to the projected acoustic environment in those situations in which there is a concern about acoustics.

In order to provide a good quality acoustic environment, careful attention should be given to siting, orientation, design, and construction. The following list provides some indication of possible noise attenuation procedures:

- (a) Orienting outdoor areas/bedrooms away from noise sources.
- (b) Sheltering doors and windows from noise sources.
- (c) Fencing.
- (d) Glass walls around outdoor decks/patios.
- (e) High walls around outdoor decks/patios.
- (f) Glass block walls.
- (g) Acoustically rated glazing.
- (h) Sheltering of openable portions of windows.
- (i) Provision of alternate ventilation.
- (j) Managing interior noise levels.

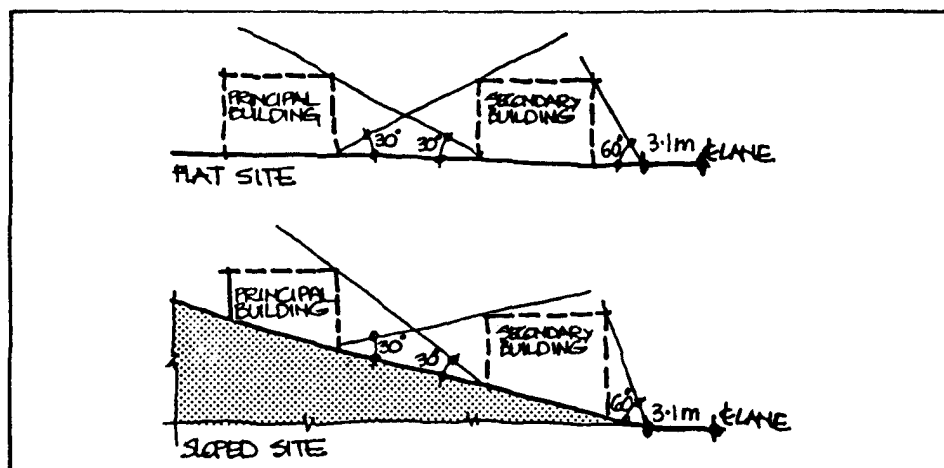
34 Guidelines Pertaining to the Regulations of the Zoning and Development By-law

3.14.3 Building Height

Massing of a secondary dwelling should not dominate either the principal single detached house or the lane.

Building Height control angles have been established to preserve daylight to both the principal and the secondary dwellings (Figure 4). Relaxation may be granted where the slope and/or orientation ensure adequate daylight to each dwelling.

Figure 4. Measurement of **Building** Height Control Angles

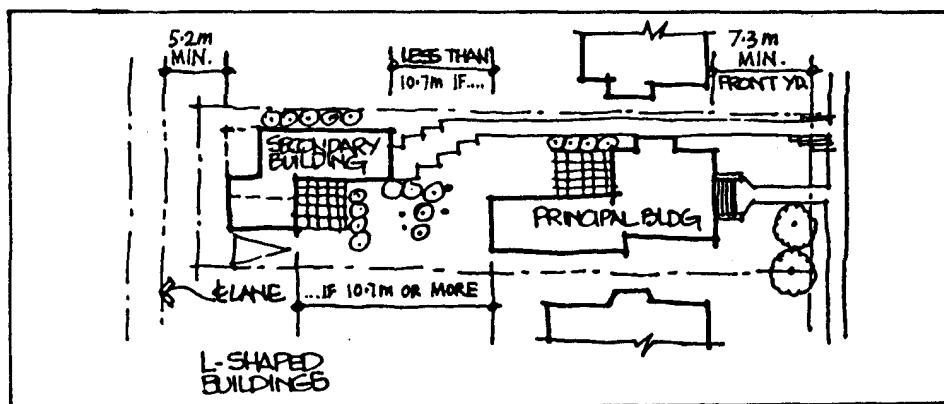


3.24.6 Rear Yard

A secondary dwelling should be located to the rear of the principal single detached house~~one-family dwelling~~. Placement of accessory buildings in a yard between a principal and a secondary dwelling is not encouraged.

Relaxation of the 10.7 m yard between a principal single detached house~~one-family dwelling~~ and a secondary dwelling may be allowed where it will enhance the privacy and useability of the yard (Figure 5).

Figure 5. Relaxation of Yard



3.34.9 Off-Street Parking and Loading

Parking should be located to the rear of the site.

4.5 Architectural Character

The Riverside neighbourhood has developed a particular mix of rural, natural and marine/industrial character. The objective is to maintain this theme in the design of new residential dwellings.

4.5.1 Roofs

Roofs on new buildings should have substantial slope and should be designed to reduce the bulk of the building on upper floors. This is most important for the secondary building.

Wood shingle or shake roofs are encouraged. Tile, metal or asphalt shingle roofs require attention to colour, texture and style to achieve the intended theme for the neighbourhood.

4.5.2 Windows

Windows should be installed to give an appearance of depth to the wall through being inset, or through the use of trim boards.

4.5.3 Entrances

The principal entrances (including stairs) to new buildings should be defined by porches or canopies designed integrally with the style of the building.

4.4.5 Exterior Walls and Finishing

4.4.15.5.2 Materials

Wood siding or wood shingles are encouraged for exterior walls. If vinyl siding is proposed, sufficient articulation and attention to window and door location is needed to avoid long straight lengths which results in exposed siding joints. Stucco may be used as a principal material if it is smooth in finish, and if facade interest is added, for example, through the use of window trim boards.

Brick or concrete block is not encouraged other than for chimneys, steps, paths, planters and retaining walls, or to cover low, exposed foundations.

4.4.25.5.3 Colour

Main colours on the elevation and roof should be relatively muted, avoiding stark whites and very bright colours. Whites and stronger colours can be used effectively on trim and doors.

5.7 Open Space

5.17.3 Private Open Space

Design of private open spaces for secondary dwellings and principal dwellings should preserve privacy and yet maintain a feeling of openness. Fences, landscaping, siting, and orientation are important in this regard.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RS-2 AND RS-7 INFILL AND MULTIPLE DWELLING GUIDELINES

Adopted by City Council on December 20, 1983

Amended September 11, 1984, February 4, 1992, January 9, 2001, and July 19, 2005

Note: ~~These guidelines are organized under standardized headings which are being used for all guideline reports.~~

1 Application and Intent

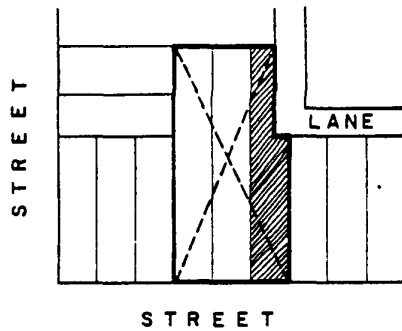
These guidelines are to be used in conjunction with the RS-2 and RS-7 Districts Schedules of the Zoning and Development By-law. The guidelines are intended to guide the discretion of the Director of Planning when he considers applications for infill or multiple dwellings (i.e., apartments or townhouses) in RS-2 and RS-7 areas.

Maintaining and enhancing the physical and social character of these older residential areas is considered an important goal. Infill or multiple dwelling proposals will therefore only be considered on sites which consist of:

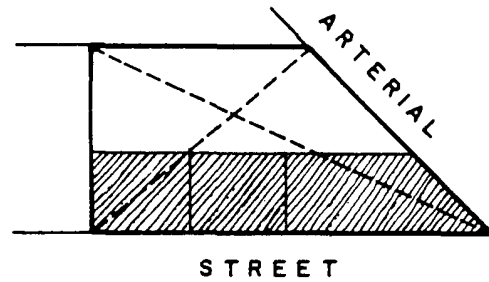
- (a) One single parcel, on record in the Land Title Office for Vancouver prior to December 20, 1983, which has an area not less than 929 m².
- (b) A site assembly comprising a maximum of two contiguous parcels, on record in the Land Title Office for Vancouver prior to December 20, 1983, where each parcel has a depth greater than 48.8 m or an area greater than 668 m².
- (c) A site developed with non-conforming uses.
- (d) A site assembly comprising more than two contiguous parcels where it can be satisfactorily demonstrated that such an assembly would improve an irregular subdivision situation. Examples of irregular subdivision situations are illustrated in Figure 1.

Figure 1. Examples of Irregular Subdivision Situations

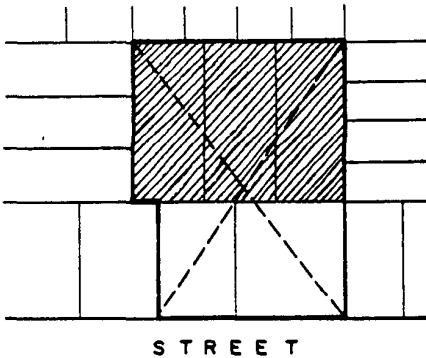
Excluding the hatched lot from the assembly would leave a very deep narrow lot.



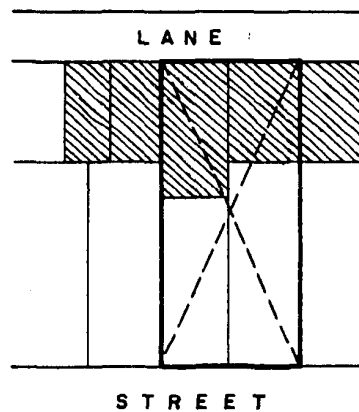
Excluding the hatched lots would force access to the development site directly off an arterial, and very small, shallow lots would remain.



Without an assembly greater than two lots, the interior lots would be land-locked and undevelopable.

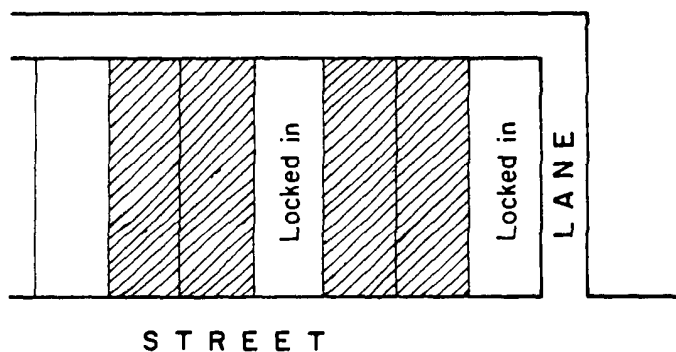


Excluding the lots fronting the lane would result in the continuation of this undesirable situation.



No assemblies or individual parcel developments should “lock in” the infill or multiple dwelling development potential of an abutting large or deep lot. In these instances, assemblies which include the potentially locked-in parcels will be encouraged (Figure 2).

Figure 2. Assemblies Which Create Locked-in Parcels Will Be Discouraged



2 General Design Considerations

The project design should reflect the character of the streetscape, including for example, roof shapes, exterior materials, and design details of nearby housing. The design should be neighbourly and compatible with the character of adjacent uses with respect to noise, privacy, neighbours' windows, and sunlight penetration. The design should also complement existing topography, landscape, and elements such as walls and fences.

For development in the RS-7 zone, consult the RS-7 District Schedule for External Design regulations and the RS-7 Guidelines.

Appendix

Submission Requirements

Development permit applications should include, in addition to the items in Section 4 of the Zoning and Development By-law:

- (a) A site plan which locates buildings on abutting parcels including their windows, doors, and outdoor living spaces;
- (b) A landscape plan which indicates major trees to be retained or removed, the species, number and sizes of new plant materials, paving materials, walls, fences, arbors, and trellises;
- (c) A drawing showing the view of the proposed development and the developments on the two abutting parcels as seen from the street on which the proposal fronts;
- (d) Photographs showing development on surrounding lots and the streetscape.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

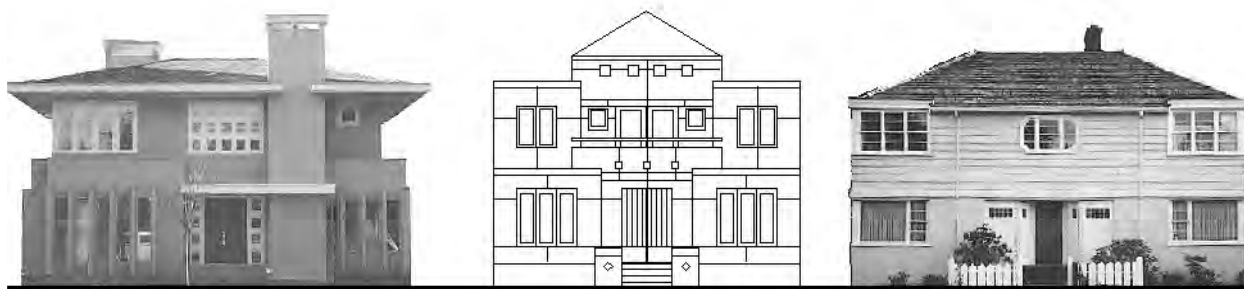
RS-3, RS-3A and RS-5 DESIGN GUIDELINES

(Also Applies to the RS-3 and RS-3A Districts — *see Explanatory Notes*)

Adopted by City Council on July 20, 1993

Amended May 31, 1994, December 8, 1994, October 22, 1996, July 29, 1997, November 4, 2003, and May 18, 2004

A companion Administrative Bulletin ~~document~~ (RS-3, RS-3A and RS-5 Design Workbook) has been prepared to assist applicants in completing an application for projects in the RS-5 and RS-3/RS-3A Districts.



July 29, 1997

Attention all applicants intending to submit applications in the discretionary stream where use of the RS-3, RS-3A and RS-5 Design Guidelines is mandatory. Development Planners are finding that designers are bringing permit level drafted detailed design drawings to the Pre-Application Meetings. When staff recommend design changes based upon the Design Guidelines and the intent of the zoning, this could mean significant design revisions and additional drawing time. The intent of the Pre-Application Meeting is for City staff to review and comment upon very preliminary design sketches and the applicant's streetscape analysis so that where an applicant's concept needs revisions to comply with the RS-3, RS-3A and RS-5 Design Guidelines, significant re-drafting will not be required. Therefore, please follow the steps below:

- (1) Obtain and read the RS-5 or RS-3/RS-3A Districts Schedules, the Design Guidelines, and the Design Workbook [especially section 3.2(b)(iv)(3) Pre-Application Meeting].
- (2) Visit site, take photographs, prepare streetscape analysis plan and elevation [see Design Workbook sections 3.2(a) and 3.2(b)(i)-(iii) and Appendix A ~~pages 24-27~~].
- (3) Prepare preliminary sketch concept drawings showing landscape design concept plan and building elevations (as seen from the street or streets) and rough floor plans.
- (4) Schedule a Pre-Application Meeting ~~(tel: 873-7092)~~. To this meeting, applicants should bring their B.C.L.S. site survey, their completed plan and elevation streetscape analysis, photo boards, and preliminary sketch design drawings.

Note: Applicants are not encouraged to prepare permit application type drafted documents prior to Pre-Application Meetings.

Contents

	Page
1 Application and Intent	1
1.1 <u>RS-3, RS-3A and</u> RS-5 Districts.....	1
1.2 Application	1
1.3 Intent.....	1
1.4 Guidelines Overview	1
2 Guidelines.....	2
2.1 Streetscape Character.....	2
2.2 Form	4
2.3 Composition.....	8
2.4 Door and Windows	10
2.5 Materials and Detailing	12
2.6 Landscape Design.....	14
Submission Requirements.....	21

Explanatory Note

These RS-3, RS-3A and RS-5 Design Guidelines apply to discretionary (conditional approval) applications in the RS-5, RS-3 and RS-3A zones. Consult with the Planning Department regarding where these zones are located within the city.

- (1) In the RS-3A District, the guidelines also apply in the following circumstances:

Where an application proposes an addition (with or without renovations) to an existing house built before 1940 and where the architectural character of the original house has not been altered since its original construction, and where the design of the proposed addition (and any proposed renovation work) follows the original architectural character and detail of the house, the Director of Planning may waive aspects of the RS-3, RS-3A and RS-5 Design Guideline requirements related to specific streetscape compatibility which might otherwise defeat the intent of the RS-3A District Schedule's design.

- (2) The photos used in this document are intended to show examples of desirable designs or elements from the guidelines in which they are referenced. The photographs may also contain designs or elements that should not be used in accordance with other guidelines in the document, and their presence in the photographs does not justify their use in a development proposal.

1 Application and Intent

1.1 **RS-3, RS-3A and RS-5 Districts**

These Guidelines are to be used in conjunction with the RS-5, RS-3 and RS-3A Districts Schedules of the Zoning and Development By-law and the companion Administrative Bulletin companion document, the RS-3, RS-3A and RS-5 Design Workbook.

These guidelines describe the design expectations for discretionary development. The companion Administrative Bulletindocument, the RS-3, RS-3A and RS-5 Design Workbook, outlines a method for analysing the relevant context, offers general examples and provides definitions for the design terminology used in the document.

1.2 **Application**

(a) Regulations

The guidelines should be consulted by applicants seeking approval for discretionary increases and relaxations provided for under the regulations in the RS-5, RS-3, RS-3A Districts Schedules. The guidelines will also be used by the Planning Department in evaluating discretionary development applications.

Although not mandatory, applicants who are not seeking discretionary increases or relaxations are also encouraged to use the guidelines.

(b) Uses

The guidelines should be consulted in seeking approval for conditional approval uses as provided for in the RS-5, RS-3 and RS-3A Districts Schedules. For conditional approval uses (uses other than dwelling uses), the use and application of the design guidelines is at the discretion of the Director of Planning. The intent of the design guidelines, the context of the proposed development and the functional and aesthetic requirements of the particular use will be taken into consideration.

1.3 **Intent**

The guidelines are intended to encourage the design of renovations and new developments to be compatible with neighbouring houses and landscaping and to emulate the design quality exemplified by many existing older houses.

1.4 **Guidelines Overview**

(a) Process

The development approval process pertains to applications seeking discretionary increases and relaxations for the following proposals:

- (i) Renovations (with or without additions) - Generally, discretionary renovations that alter the existing street-facing facades should reflect the style of the original house. Where possible, existing landscape elements such as hedges, walls, mass plantings and specimen shrubs and trees which face a street should be retained. Where discretionary renovations involve major changes to portions of the building and/or yards visible from the street, the design should also respond to the architectural and landscape guidelines outlined in Section 2; and
- (ii) New Development - The design of discretionary new development should respond to the architecture and landscape guidelines outlined in Section 2. As noted above, existing landscape elements should be retained where possible.

Development application submission requirements for the RS-5, RS-3, RS-3A areas are described in Appendix A.

(b) Principles

There are two central principles upon which the guidelines are based:

- (i) existing architecture and landscape elements in neighbouring houses and gardens provide the basic patterns upon which new development should be based. The proposed design should be derived from the immediate context of adjacent sites and contribute to the compatible transition of houses and gardens along a street; and
- (ii) the selection of materials and the detailing of architectural and landscape elements should be derived from the overall neighbourhood characteristics and as described in these guidelines.

Both of these principles have been incorporated into the guidelines. Within (i) and (ii) above, a designer may interpret and respond in varied manners and styles toward the goal of compatible development.

The guidelines focus on the design of houses and gardens as viewed from the street. For the purposes of the guidelines, the house and garden are broken into: the building form; the design composition of street-facing walls, doors and windows; and the landscape design. The overall composition, form, material, detail and colour aspects of each of these elements are included.

A streetscape analysis, showing the “patterns” of the architecture and landscape elements along the street, is a submission requirement for discretionary development applications. A design rationale explaining the basis for the architecture and landscape design of a proposed development is also a submission requirement for discretionary applications. A suggested method for analysing the streetscape, a sample design rationale and a sample application submission are outlined in the [RS-3, RS-3A and RS-5 Design Work Book](#).

2 Guidelines

2.1 Streetscape Character

A street’s character or image (the streetscape) is based upon the design of the public realm (curbs, street trees, lot sizes, etc.) and the visible portions of the private realm (yard landscaping, building form, materials, detailing, etc.). While the public realm is significant in establishing the image of the streetscape, these guidelines address the design of the private realm.

For submission and review purposes, the streetscape should include those properties illustrated in Figure 1.

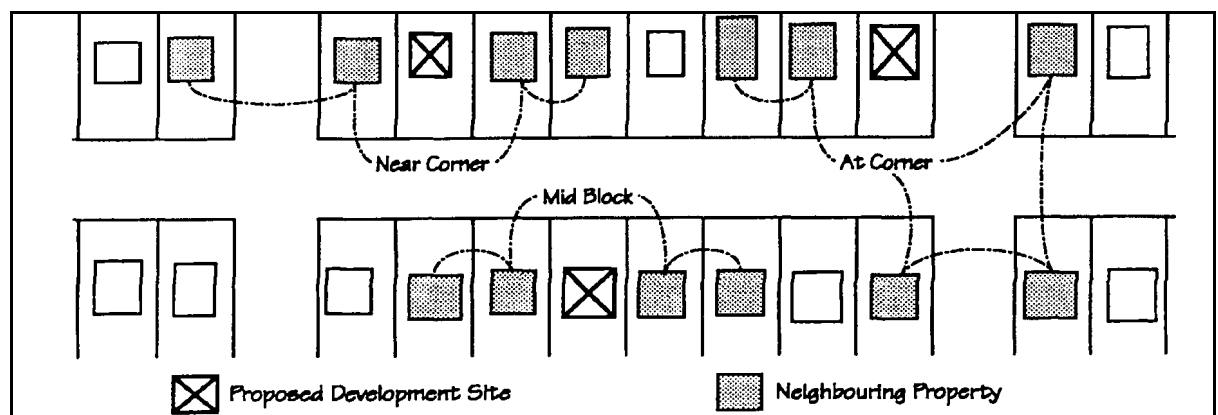


Figure 1. Streetscape Definition. The surrounding properties linked by the dot-dash line define the streetscape for reference when designing a new house or renovation.

Individual houses and gardens are not seen separately but as part of their block or streetscape. Development of a site, whether a renovation or new construction, can strengthen a streetscape by compatibly interpreting existing architectural and landscape patterns and elements. Proposed designs may range from direct replications to more general derivations but, in any approach, the design should be compatible with its streetscape.

Some existing streetscapes present clearer and more consistent patterns than others. Where streetscapes are made up of houses of a similar design style and development period, patterns of architectural and landscape elements will be evident. Patterns and elements noted in these guidelines include building form, facade composition, door and window design, and landscape design. When a site is within a streetscape of relatively consistent character, a proposed design should be derived from surrounding patterns and elements.

Where an existing streetscape is comprised of houses of widely varying design styles built over many years, the designer will be expected to use whatever patterns that do exist while selecting specific design elements from surrounding houses and assembling these elements into an architectural composition that has clear design relationships to neighbouring houses. Figures 2 and 3 give examples of how two very different streetscapes may be interpreted by a designer to generate compatible design concepts for a new house or renovation. (Further examples are found in the [RS-3, RS-3A and RS-5 Design Workbook](#).)

Streetscape Example (1)

Streetscape Example (1) is composed of houses with many similar characteristics. They offer patterns of roof and building forms, facade composition and scale, entries and windows and site design. A new house is not required to replicate existing houses. However, the designer's interpretation and response should be derived from and related to the existing streetscape's patterns and elements.

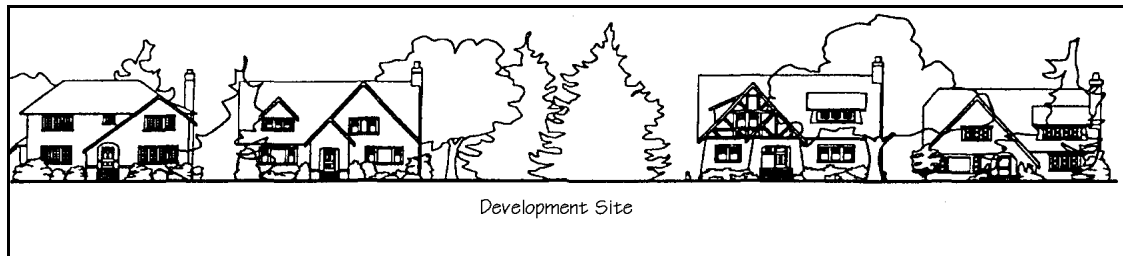


Figure 2. Streetscape Example (1)

Streetscape Example (2)

Streetscape Example (2) is made up of houses of widely varying styles built during different periods of the area's development. Though it may be possible to identify and use some patterns, generally the designer should select individual elements and forms from surrounding properties and interpret and combine these into a design for the proposed house, thereby making design links to neighbouring houses and landscaping.

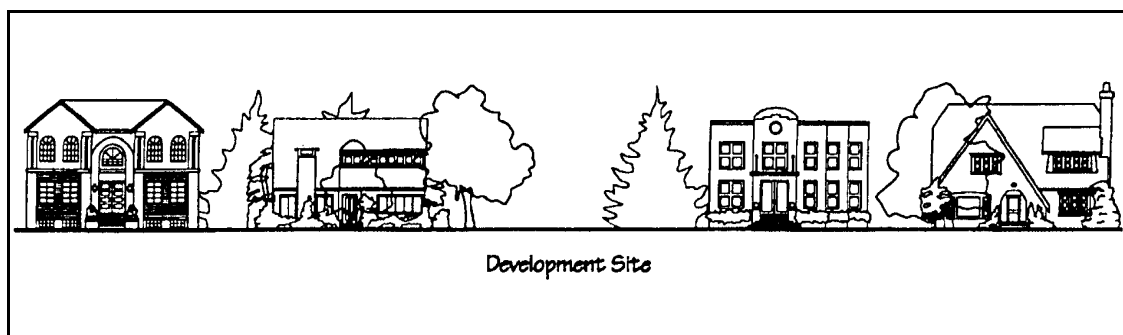


Figure 3. Streetscape Example (2)

Streetscape Examples (1) and (2) illustrate only two of many possible situations. Every streetscape will have its own unique character which requires the designer to understand each individual streetscape and make derivative design proposals that interpret and respond to the individual patterns and elements there. (See the [RS-3, RS-3A and RS-5 Design Workbook](#) for a variety of illustrations of alternative building designs within sample streetscapes and a discussion of three possible design approaches: traditional, interpretive, and contemporary.)

2.2 Form

(a) Streetscape Patterns

The basic building form of the proposed design should be derived from the forms and patterns existing in the surrounding streetscape's houses. Though existing house forms need not be copied, the form of a proposed new house or renovation should be a compatible addition to the streetscape's existing character. Contextual issues such as form complexity, roof line silhouette, and the use of secondary elements (porches, chimneys, entries, bay windows, etc.) should all be used as the basis from which the massing of a new house is derived. For example, where a development site's surrounding houses have more simple building roof forms, the proposed house should follow this pattern. Similarly, a streetscape of more complicated or complex building roof forms also establishes a general pattern for the designer to respect. Where surrounding houses present a variety of forms, the designer has somewhat more latitude in the proposed design's building form, though it should still be derived from the context's patterns and elements.

Streetscape Example (1)

- 1-2 primary forms often with dormer elements
- ridges of primary roofs are parallel to the street
- most primary roofs have eaves over the main floor
- all houses have secondary roofs with gable ends
- clear differentiation between the primary and secondary roofs
- all asymmetrical form assemblies

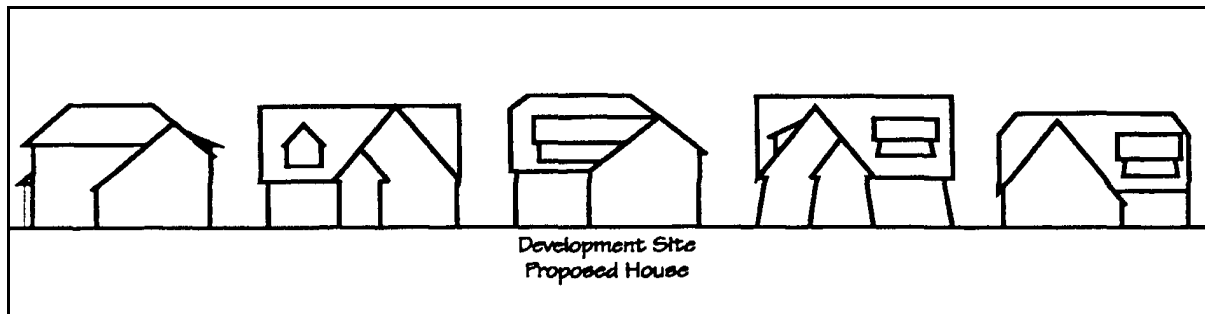


Figure 4. Streetscape Example (1) Showing Primary and Secondary Building Forms

Streetscape Example (2)

- variety of forms; horizontal and vertical orientation
- range of primary roof forms including a flat roof
- roof eaves over first and second storeys
- range of secondary roof forms
- some dormers
- form complexity varies
- mostly asymmetrical form assemblies

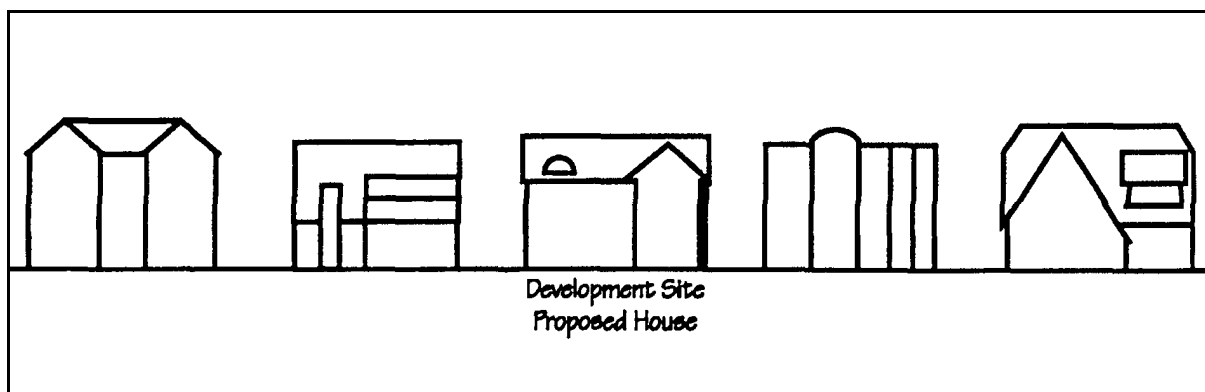


Figure 5. Streetscape Example (2) Showing Primary and Secondary Building Forms

Note: The previous streetscape examples are illustrative diagrams only. Contextual patterns and elements vary from streetscape to streetscape. See the [RS-3, RS-3A and RS-5 Design Workbook](#) for further discussions and examples.

(b) Building Form

- (i) Primary Forms - Below are examples of typical Vancouver house forms. The presence of these and other forms should be considered in the designer's streetscape analysis and be used as the basis from which a proposed design is derived. Vancouver house forms vary considerably but often display some or all of the following (see the [RS-3, RS-3A and RS-5 Design Workbook](#) for typical examples):
- (1) Simple massing using only one or two primary forms;
 - (2) Significant pitched or hipped roof forms provide a visual "hat" to the house. Main roof forms may spring from first storey eave lines;
 - (3) Front entries are expressed as single storey attached forms, or indented into the front facade or integral with a significant, single storey porch or verandah;
 - (4) Asymmetrical massing is common. Where simple symmetrical massing is used, restrained detailing lessens the sense of formality or streetscape dominance;
 - (5) On wider lots, secondary forms are sometimes used for conservatories, porte-cocheres or attached garages; and
 - (6) Substantial chimney forms often occur on side walls.
- (ii) Primary Roof - Pitched-roof forms are common in Vancouver and should generally be used. A minimum pitch or slope on primary roofs of 5:12 is required. On pitched-roof buildings, flat roofed areas, which are above the uppermost floors may be incorporated in a portion of the roof area if concealed behind substantial sloping roofs. Combination roofs, such as a central sloping roof combined with lower, flat roofs may be acceptable if they respond to the streetscape and the flat portions of the roof step down to the level of the eave lines of houses on adjoining sites;



Figure 6. Pitched Roof



Figure 7. Combination Roof

- (iii) Secondary Roofs and Dormers - Roofs over subordinate portions of the building should generally match the slope and proportion of the primary roof and should be an integral part of the building design. Dormer and secondary gable forms should be positioned and proportioned so as to remain secondary to the primary roof form. A slope less than the primary roof may be acceptable if integral with the overall building design. Dormers occurring on the third storey should be relatively small so as not to make the house appear top-heavy;



Figure 8. Secondary Roof



Figure 9. Gables and Dormers

- (iv) Entrances, Porches and Verandahs - Front entrances should be one-storey, have sufficient cover and should be integrated into the overall building design. The entrance cover may be provided by recessing the front door, by the addition of a porch, or a combination of both. Entrances expressed with double-height columns and elements such as second storey arches and large fan lights are discouraged;



Figure 10. Recessed Entry



Figure 11. Verandah

- (v) Chimneys - Chimneys visually and symbolically contribute to the residential ambience of the street and are encouraged in house design. Chimneys in real brick or stone are preferable. Brick or stone used for chimneys should match brick or stone used on other parts of the building and landscape. Chimneys framed in and finished as an integral part of the total design of the building may be used. Exposed metal chimneys or chimneys finished in thin-set brick or stone veneers should not be used. Metal fireplace or furnace flues or vent caps should be screened or disguised with a durable surrounding enclosure, detailed to fit the character and image of the building design;



Figure 12. Various Chimney Caps

- (vi) Balconies and Decks - Balconies and decks visible from the street should be integrated into the building massing and facade composition. Where supported by contextual patterns, they may be directly over entry porches or verandahs. Detailing at guards and posts should be proportioned and scaled to be consistent with other building detailing;

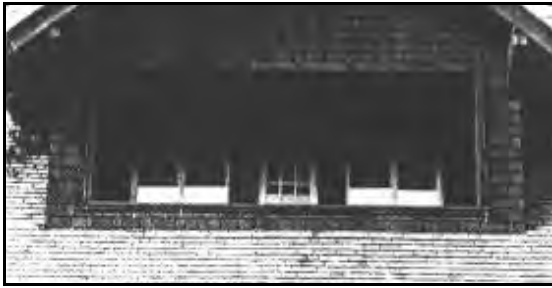


Figure 13. Inset Balcony



Figure 14. Over-Entry Balcony

- (vii) Bay Windows - When used, bay windows should be limited to one or two locations on any facade visible from a street. Two-storey bay window forms which dominate a facade should not be used;



Figure 15. Bay Window

- (viii) Conservatories and Music Rooms - Conservatories, music rooms and similar secondary rooms, where proposed, should be placed on the side or rear of the house and be a secondary element in terms of the scale and proportions of the building. Conservatories and solariums should be consistent in detail with the house design and not be of a different construction type or style; and



Figure 16. Conservatory



Figure 17. Conservatory

- (ix) **Porte-Cocheres and Attached Garages** - In those instances where a front driveway may be permitted and where it is consistent with the streetscape, a single-car porte-cochere is acceptable. The porte-cochere should be located on the side of the building, set back from the front facade and integrated into the design of the building. The form and detailing should be compatible with the main house. Attached garages accessed by a front driveway (where permitted) should be located on the side of the building, set back from the front facade a minimum of one metre and be integrated into the design of the building.



Figure 18. Porte-Cochere



Figure 19. Attached Garage

2.3 Composition

(a) Streetscape Patterns

The composition of the street-facing walls (facades) of the existing buildings on the streetscape should be used as a basis for the derivation of a compatible new design. This may be done by incorporating the general scale, proportion and rhythm of the existing streetfronting facades. The proportions and placement of windows and entry door, along with wall detailing like belt courses, accent elements, horizontal reveals, or emphasized structural components, may also be used to achieve compatible design.

Streetscape Example (1)

Where a streetscape offers identifiable patterns of facade composition, a new house design should be derived from common patterns. Though replication is not necessary, the proportions, orientation, scale and complexity of existing house facades on the streetscape should be referenced in the new design.

- *window unit placement relates vertically, often with smaller windows on upper floors*
- *consistent asymmetrical facade composition*
- *majority of houses have a horizontal composition of window groupings*
- *area of solid wall greater than proportion of glass area*
- *some use of applied decorative elements (half timbering) at gable ends*

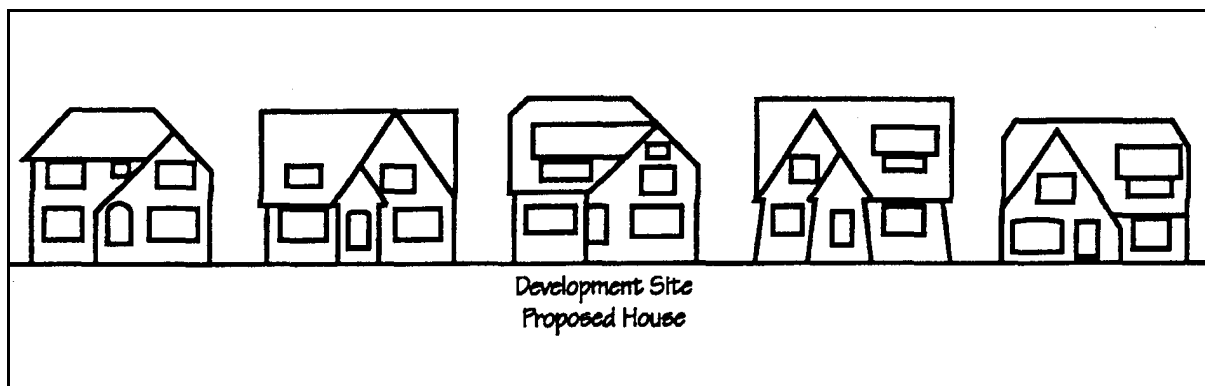


Figure 20. Streetscape Example (1) Showing Some Composition Elements

Streetscape Example (2)

A streetscape of houses of different styles and periods requires the designer of a new house to select some predominant context elements and compose these into a design which generally fits into the surrounding context.

- *mostly asymmetrical facades*
- *some facades have simpler composition*
- *varied wall to window proportions*
- *dissimilar secondary elements*
- *main and second floor windows often differ in shape and scale*
- *most houses differentiate first and second storeys by material or form*

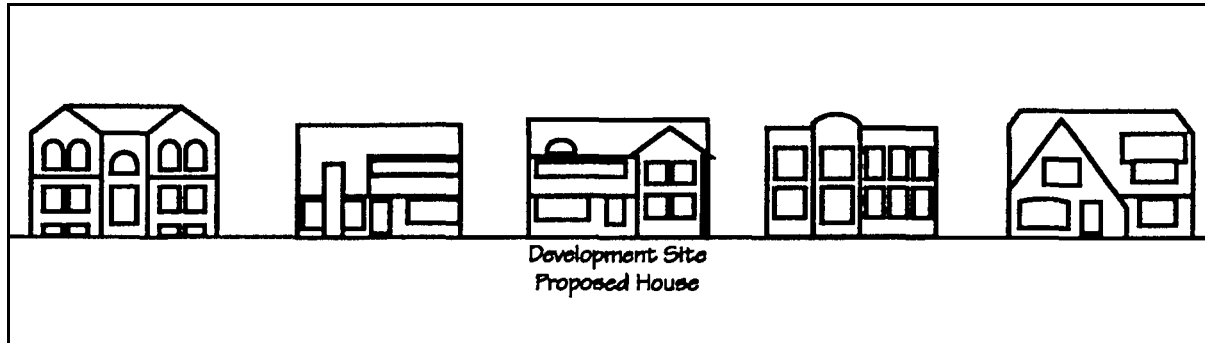


Figure 21. Streetscape Example (2) Showing Some Composition Elements

Note: The above streetscape examples are illustrative diagrams only. Contextual patterns and elements vary from streetscape to streetscape. See the [RS-3, RS-3A and RS-5 Design Workbook](#) for further discussion and examples.

(b) Wall Composition

- Primary Facades** - Street-facing facades should have a three-dimensional depth or composition. This is typically achieved by varying and articulating the massing with bays, recesses, reveals, substantial trim and secondary building elements, such as porches, verandahs, balconies, or bay windows. The use of these secondary building elements is not subject to their specific existence on the existing streetscape. However, these elements should be integral with the building design and be derived from similar design elements on existing area houses;



Figure 22. Facade Depth



Figure 23. Facade Depth

- Flanking Street Facades** - Flanking-street facades should be varied and detailed to the same degree as the front facade. On smaller sites, side elevations facing a flanking street should be treated with windows and projections similar to the front facade. On larger lots, one-storey building elements may also be introduced to articulate the flanking street facade; and



Figure 24. Flanking Facade



Figure 25. Flanking Facade

- (iii) Secondary Facades - Where visible from the street, side walls along interior lot lines should be varied and detailed to the same degree as the front facade. On narrower side yards, facades may be varied with small wall recesses, substantial wall detailing or a chimney. On wider side yards, facades may be varied with elements such as a corner setback or a bay window.



Figure 26. Interior Side Wall



Figure 27. Interior Side Wall

2.4 Door and Windows

(a) Streetscape Patterns

The composition of doors and windows on the building facade should generally be derived from the most common compositions and patterns of doors and windows on the streetscape. The shapes, scale, proportions, vertical and horizontal orientation, alignment, grouping and amount of detail on doors and windows in the streetscape should be considered. (Further information on the composition of doors and windows on the facade is contained in the [RS-3, RS-3A and RS-5 Design Workbook](#).)

Streetscape Example (1)

- consistent single storey front entrance
- consistent use of single-leaf door
- consistent horizontal window groupings of vertical casements
- larger windows on main floor than on second floor
- similar patterns of window divisioning

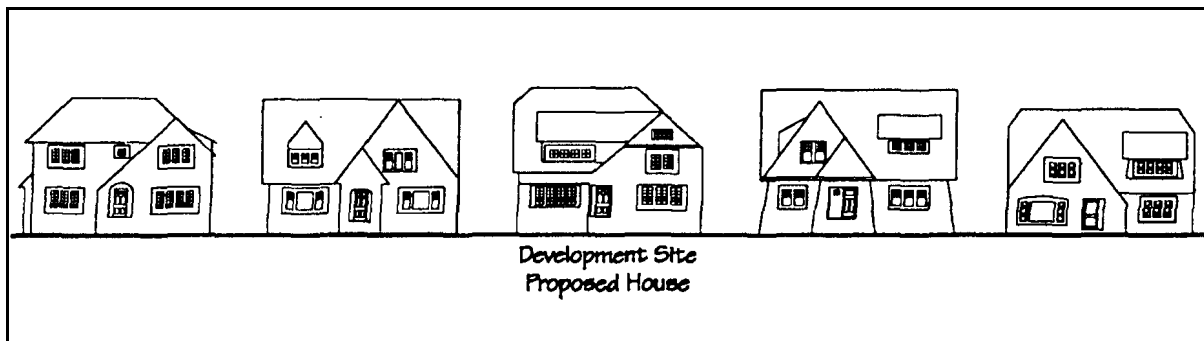


Figure 28. Streetscape Example (1) Showing Window and Door Patterns and Elements

Streetscape Example (2)

- *varied front entrance height*
- *both single and double-leaf doors*
- *window groupings both horizontal and vertical*
- *varied provision of entry cover*
- *main floor windows not always larger than second floor windows*
- *varied degrees and patterns of window divisioning*

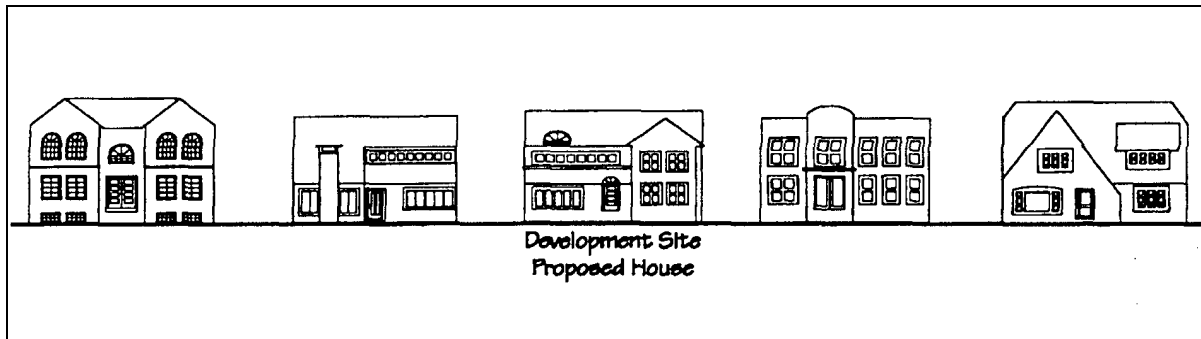


Figure 29. Streetscape Example (2) Showing Window and Door Patterns and Elements

Note: The above streetscape examples are illustrative diagrams only. Contextual patterns and elements vary from streetscape to streetscape. See the [RS-3, RS-3A and RS-5 Design Workbook](#) for further discussion and examples.

(b) Design

- (i) **Front Door** - A single entrance door, with or without narrow side light windows, should generally be used. A double door (with or without a transom light window), similar in width to a single door with side lights, is also acceptable. The design of the entry and the front door should be integrated;



Figure 30. Single-Leaf Door



Figure 31. Double-Leaf Door

- (ii) **Windows** should respond to window patterns in the streetscape. Generally, large window areas should be subdivided with structural elements and, where supported by streetscape patterns, be further subdivided by muntins; and



Figure 32. Window Grouping



Figure 33. Large Window

- (iii) Skylights - When used, skylights should be discretely detailed into the roof form, such as at the ridge or eave lines. Bubble skylights should not be used on roofs visible from the streets.

2.5 Materials and Detailing

- (a) Roof - Materials that are acceptable are:

- cedar shingles or shakes
- asphalt shingles (muted tones)
- slate
- low-profile concrete tiles (muted colour)
- copper standing seam roofs (for secondary roofs)

Wide fascias continuously outlining all eaves, gables and other roof structures should be avoided. Examples of appropriate roof detailing are provided below.



Figure 34. Flat Soffit



Figure 35. Eave Brackets

- (b) Eaves - Eave fascias on traditional style buildings have a slim look with contrasting substantial barge boards on building and dormer gables. Soffits under eaves are sloped or, if flat, are fitted with eave brackets that are constructed of substantial timber.



Figure 36. Gable End Detailing

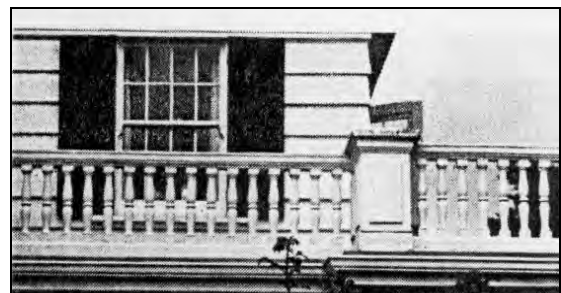


Figure 37. Balustrade Parapet

- (c) Wall - Exterior wall cladding materials should be limited to no more than two complementary materials to avoid a cluttered or overly complex appearance. Changes in cladding materials should relate to the total building design. Higher quality cladding materials should be used in consistent proportions on all visible facades and not just on the street face which results in a “false front” image. Acceptable cladding materials are:

- wood shingles or siding such as: clapboard, bevelled siding, or board and batten
- true-dimension brick (solid colour)
- true-cut stone
- stone-dash stucco
- pebble-dash stucco
- medium-textured stucco - when used with adequate detailing such as recessed bands or integral half timbering

Thin veneers, simulated materials and polished stone should not be used. Trims around doors and windows, or decorative elements should generally be wood. Ceramic tile is acceptable for minor accent elements.

Wall detailing should be used to articulate and emphasize the composition and proportions of the building and it should be applied in a manner which relates directly to the building forms and wall openings. Colours for exterior wall cladding on most streetscapes should be either muted tones or white. Bright pastel colours or vivid primary colours should not be used for wall cladding but may be acceptable for minor detailing or on front doors. Except for wood shingles (which may be left natural), wood wall cladding should be painted or solid stained.

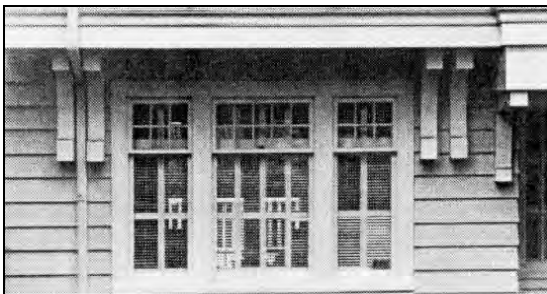


Figure 38. Wood Cladding

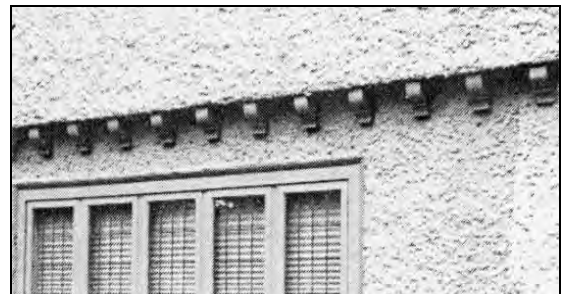


Figure 39. Stucco Cladding



Figure 40. Traditional Detailing

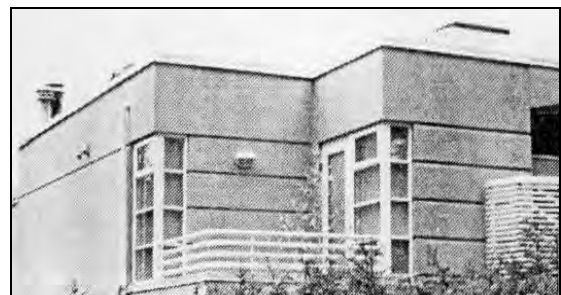


Figure 41. Contemporary Detailing

- (d) Doors and Windows - In many Vancouver areas, wood is the most common material used for windows and exterior doors. The continued use of wood doors and windows (painted or clad) is appropriate and acceptable. Use of materials other than wood for windows and doors may be acceptable if sash and frame size and proportions match those of their wood equivalents. Large, unrelieved areas of glass block and thin-framed doors or window systems should not be used. Windows and doors should have substantial detailing including trim boards at heads and jambs. Where divided pane windows are used, these should be true-divided lights. Window sash, whether operable or fixed, should have balanced sash. Reflective, tinted or mirrored glass should not be used. Coloured glass, except when used in small panes as accents, is not encouraged.

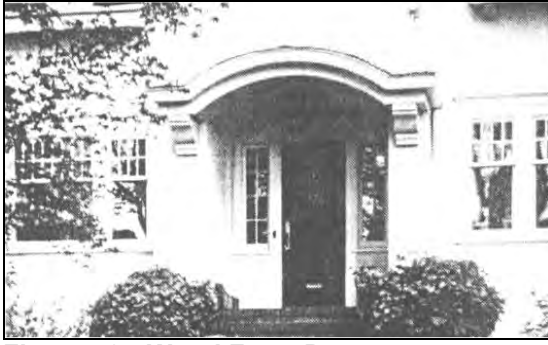


Figure 42. Wood Front Door



Figure 43. Wood-Frame Window

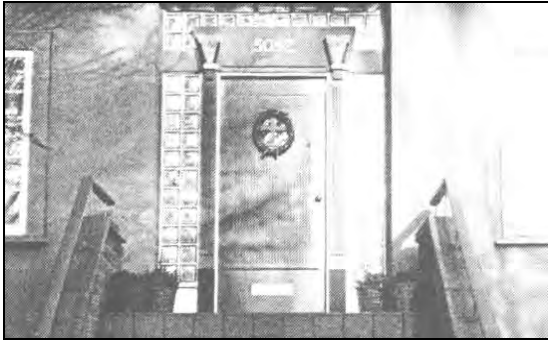


Figure 44. Door Detailing



Figure 45. Window Detailing with Balanced Sash and True-Divided Lights

2.6 Landscape Design

The design of the site landscaping visible from the street is of no less than equal importance to the design of a new house or renovation to insure compatibility with its context. Site plantings can also contribute to the visual transition from one site to another and from one house to another.

Although the following three sub-sections address separate elements of typical site design, it is the combination of these three elements and their collective response to the context that the designer should use to achieve compatibility with the existing streetscape character.

2.6.1 Property Edges

(a) Streetscape Patterns

A new site design should be derived from the most common patterns of landscape treatment defining the edges of the properties on the streetscape. The patterns generally fall into one of three categories: totally enclosed (for example a hedge); partially enclosed (groupings of heavily planted areas); and open (lawn, perhaps with a few ornamental shrubs). In some cases, the side property lines are defined with planting but the front property line is not.

Below, two streetscape examples illustrate a block with relatively consistent and inconsistent edge treatments.

(i) Streetscape Example (3)

- consistent formal sense of enclosure
- all front property lines delineated with hedges or mass plantings
- all side property lines delineated with hedges or mass plantings

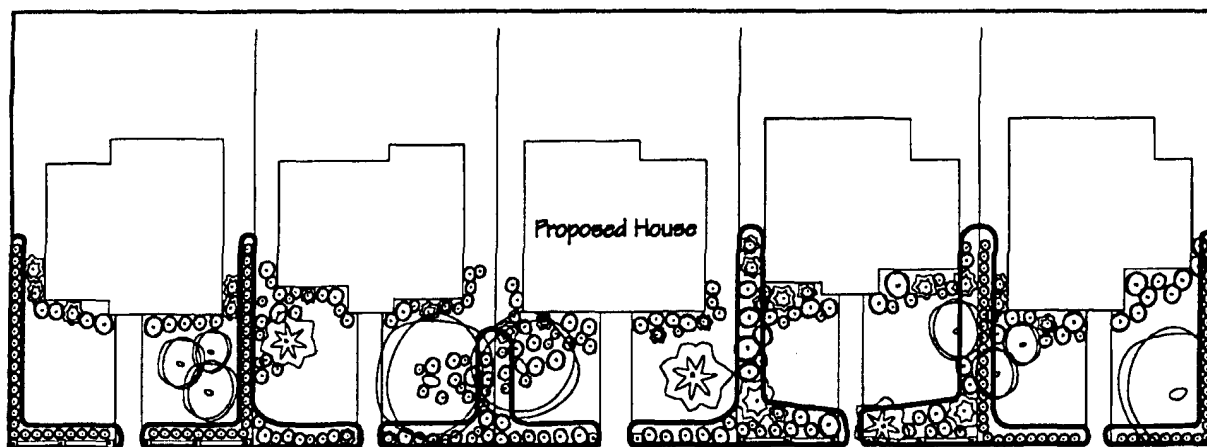


Figure 46. Edge Treatment on Streetscape Example (3)

(ii) *Streetscape Example (4)*

- *some yards open to street*
- *some side property lines not delineated*
- *enclosed front yards use different materials*
- *some side property lines partially delineated with mass plantings*

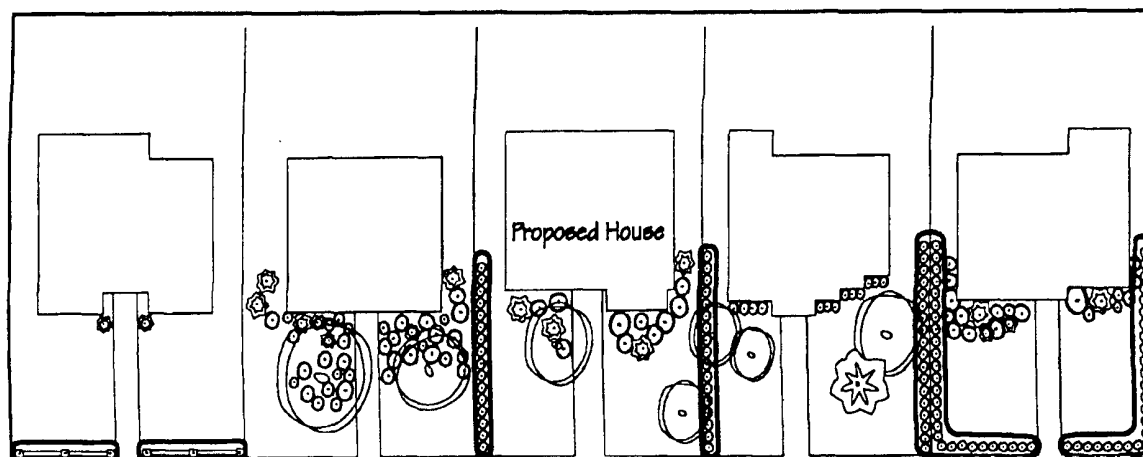


Figure 47. Edge Treatment on Streetscape Example (4)

(b) **Property Edge Forms**

Soft landscape (plantings) and hard landscape (walls and fences) may be used to define the property edges. The design of the edge treatment should create visual depth and continue existing streetscape patterns.

- (i) **Soft Landscape** - Soft landscape at the property edges may take a variety of forms including hedges, massing of plants, shrubs and/or trees, rows of shrubs and linear flower beds;
- (ii) **Hard Landscape** - Walls and fences should only be used when consistent with the streetscape patterns. Where walls or fences are provided, they should be combined with soft landscape in order to provide visual depth and layering. The scale of soft landscape treatment should be in balance with the particular hard landscape treatment being proposed;



Figure 48. Open Landscape/No Edge

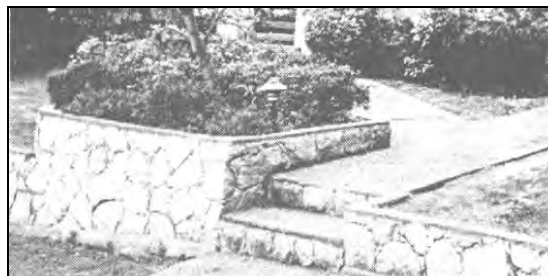


Figure 49. Hard Landscape Edge

- (iii) Topography - The existing elevation of property boundaries should only be altered to meet existing conditions on abutting sites. Retaining walls along the front property edge should be of a height and slope consistent with patterns of retaining walls along the streetscape;
- (iv) Corner Sites - Corner sites should address and enhance the streetscapes of both the fronting and flanking streets. The boundaries of the front and side yards should respond to the degree of enclosure found along both streetscapes. The boundaries of rear yards on flanking streets should generally be defined with a hedge or fence. High, solid fences along rear yards may be used with soft landscape screening, similar to foundation planting; and
- (v) Front Driveways - To maintain streetscape continuity, vehicular access should be from the lane wherever possible. Where front driveways are permitted, the front driveway entry width should be minimized and carefully integrated into the overall landscape to reduce the impact on the image of the street. Dual-entry, semicircular driveways in the front yard should not be used, unless they are clearly supported by existing streetscape driveway conditions.



Figure 50. Integrated Paving



Figure 51. Screened Drive

(c) Property Edge Finishes

- (i) Materials and Detailing - Soft landscape edging materials, such as hedges and shrubs, should be similar in species to others along the streetscape. The materials used for hard landscape edging elements, such as walls or fences, should be compatible with other hard landscape elements used on site or the foundation of the principal building, such as granite blocks, rough-set stones or brick. Materials and treatments of walls, fences and gates should also relate to others along the streetscape. Metal (such as wrought iron) railings and open picket fences in darker colours are acceptable. Solid wood fences should not be used in front yards.



Figure 52. Laurel Hedge and Mature Cedars



Figure 53. Massing of Shrubs and Trees

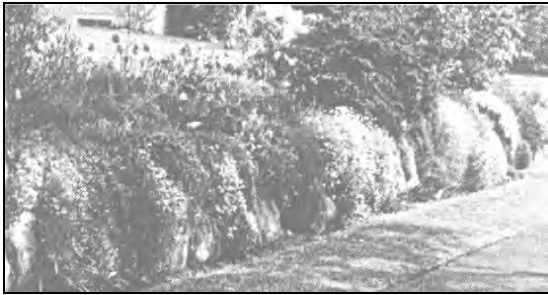


Figure 54. Rockery front Edge



Figure 55. Matching Wall Detail

2.6.2 Front Yard

(a) Streetscape Patterns

Front yard landscaping of new development should be derived from the typical patterns of front yard landscape found in the streetscape. The visual depth created by layering of shrubs, flower beds, lawn or ground covers and trees should be considered.

(i) Streetscape Example (3)

- all yards have enclosed lawn area
- all yards have at least one specimen tree
- consistent overall impression of soft, generous gardens
- yard treatments are generally informal and asymmetrical

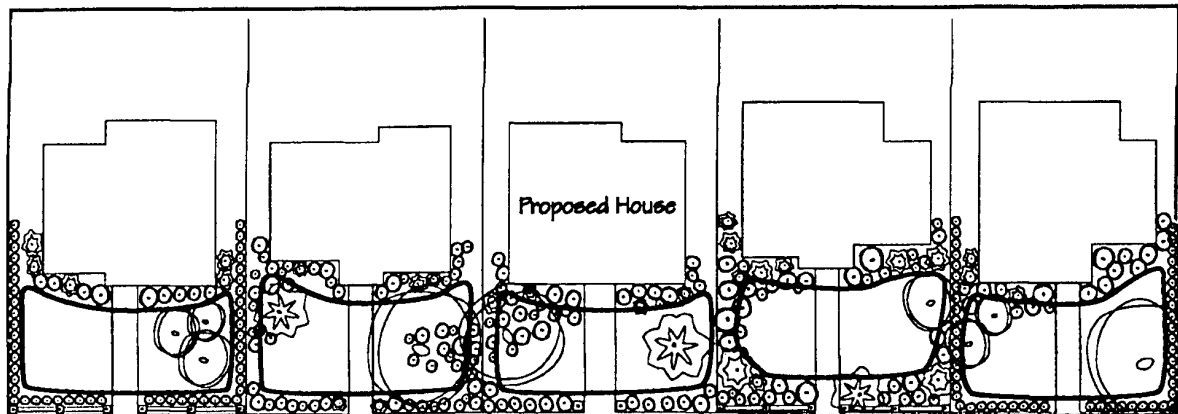


Figure 56. Yard Landscape on Streetscape Example (3)

(ii) Streetscape Example (4)

- extent of yard enclosure varies
- character of landscape varies from generous to sparse
- number of landscape zones varies from yard to yard
- some gardens formal and symmetrical - others vary

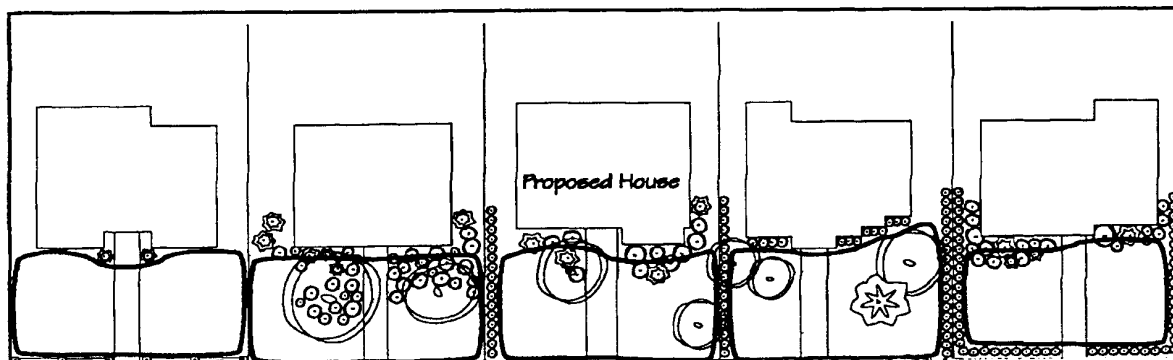


Figure 57. Yard Landscape on Streetscape Example (4)

(b) Front Yard Forms

- (i) **Soft Landscape** - Massing of a combination of plants or groupings of trees and shrubs is preferred to the planting of individual specimens although large single specimen trees may be appropriate where consistent with streetscape patterns. Generally, the overall impression of the proposed landscape should be informal and asymmetrical. Every site under 15.2 m wide should have at least one tree of medium or large species in the front yard (retained or planted). Sites 15.2 m and wider should have at least two. The use of native species of larger caliper is encouraged. Ornamental, dwarf, weeping or other small varieties may also be planted in addition to the minimum tree requirements noted above;



Figure 58. Enclosed Yard/Mass Planting



Figure 59. Open Yard/Specimen Tree

- (ii) **Hard Landscape** - Surfaces such as sidewalks, driveways and solid-surface patios should be as small as possible to respect traditional treatments. Hard surfaces, along with all other hard landscape elements, should be minimized. Large expanses of paving should be avoided. Hard landscape elements should be clearly subordinate to planting;



Figure 60. Entry Gate and Lighting



Figure 61. Driveway, Planter and Stairs

- (iii) Topography - Yard grading should not vary significantly from the patterns on the streetscape. Artificial forms, such as berms, may be used where consistent with the streetscape; and
- (iv) Lighting - Incandescent or true-colour light sources to light pathways and entries are encouraged. Night-time streetscape character is established by lighting design. Front entry, walk, and gate lighting is encouraged. High intensity and flood lighting disrupts normal residential night streetscape character and should not be used.

(c) Front Yard Finishes

- (i) Materials and Detailing - The use of native species or other species of plants, shrubs and trees which flourish in the Lower Mainland and which resist drought, disease and pestilence is encouraged to create healthy landscapes. Coniferous trees to be planted should be at least 3.5 m in height and deciduous trees should be a minimum of a 60 mm calliper. Hard landscape materials should be consistent with the materials used in the principal building and compatible with other treatments along the streetscape. Paved surfaces in the front yard should complement both the building and landscaping. Permeable surfaces are encouraged. Brick, concrete pavers and limited use of asphalt or exposed aggregate are acceptable. Asphalt or exposed aggregate concrete areas should be subdivided by strips or grids of other materials to make them more residential in character. Poured-in-place concrete stamped and finished to resemble concrete pavers may also be acceptable.



Figure 62. Variety of Plant Materials

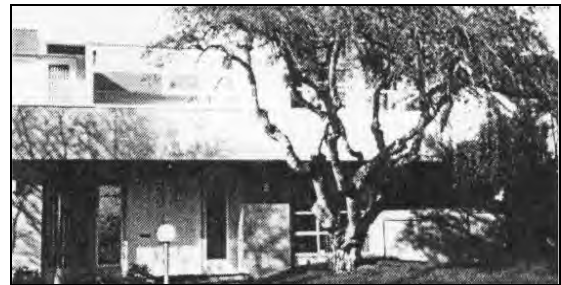


Figure 63. Retained Flowering Tree



Figure 64. Brick Paver Drive



Figure 65. Flagstone Walk



Figure 66. Consistent Landscape Along Street



Figure 67. Wood and Paver Stairs

2.6.3 Foundation Planting

(a) Streetscape Patterns

The foundation planting of a new development should be derived from the typical patterns of foundation planting found in the streetscape. The transition from garden to house, the blending of the house into the overall landscape and the lushness of the foundation planting are aspects of the streetscape patterns which should be considered.

(i) Streetscape Example (3)

- relatively consistent amount of planting
- foundation planting generally informal and asymmetrical
- planting turns the foundation corner

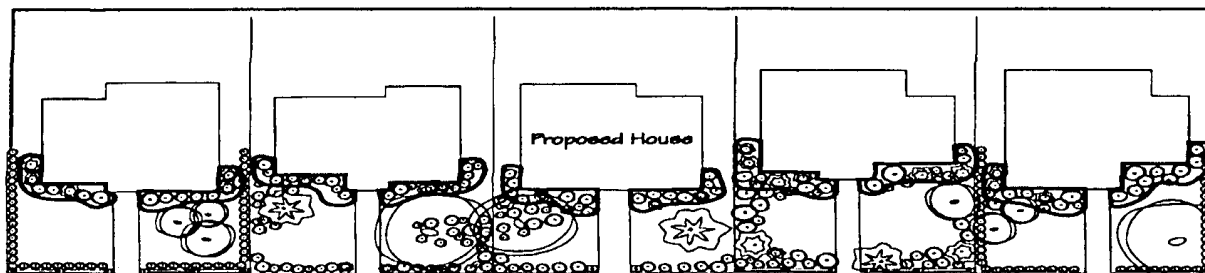


Figure 68. Foundation Planting on Streetscape Example (3)

(ii) Streetscape Example (4)

- extent of foundation planting varies dramatically from minimal to substantial
- sideyard foundation planting not provided in some cases

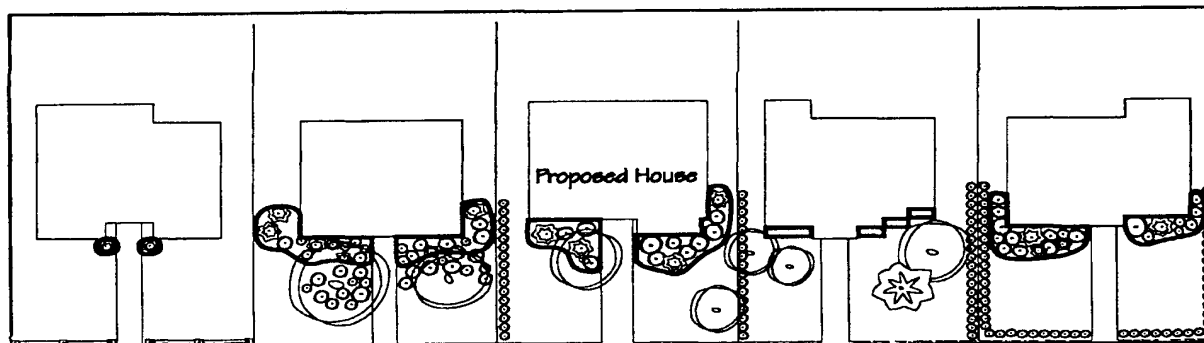


Figure 69. Foundation Planting on Streetscape Example (4)

(b) Foundation Planting Forms

Foundation planting should be laid out in beds, rather than individually-planted specimens, and range from shortest at the front to the tallest closest to the building's facade. Foundation planting traditionally takes the form of a massing of shrubs, flowers, ground covers and, to a lesser extent, trees along the foundation lines of a building. In all cases, the goal is a composition that enhances the facade, emphasizes the entry and integrates grade changes.

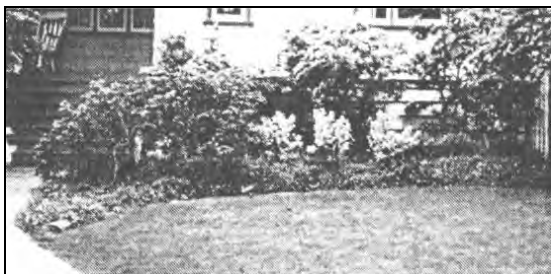


Figure 70. Graduated Scale of Plants



Figure 71. Gradual Grade Change

(c) Foundation Planting Finishes

- (i) Material - A variety of plant materials is preferred to mass plantings of a single species;



Figure 72. Accent Shrubbery

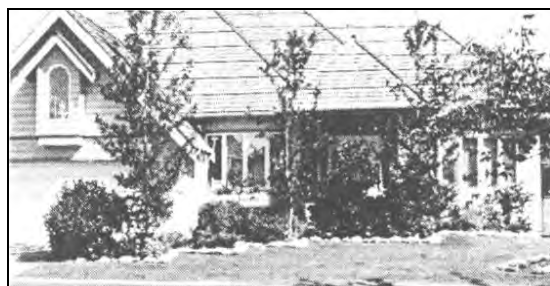


Figure 73. Flowers, Shrubs and Trees

- (ii) Detail - Foundation planting may be at grade, contained by low retaining walls or incorporated into a rock garden; and



Figure 74. Stone Stairs and Wall



Figure 75. Low Hedge Contains Planting

- (iii) Colour - Plants with coloured foliage, used as accents or for contrast, are encouraged.

Submission Requirements

For applicants seeking approval of conditional [approval](#) uses, relaxation of regulations and discretionary increases using these guidelines, an application for a Development Permit must first be made. The application should include the requirements stated in Section 4 of the Zoning and Development By-law and additional materials to support the application as outlined below:

Streetscape Photographs:

Site and area coloured photographic prints (minimum 3" x 5") should be submitted. These photos are required to provide City staff with adequate visual information about the site and context in order to evaluate the proposed design's contextual response. Photos should be linked together in a montage, with viewpoints and directions indicated on the streetscape Analysis Plan.

Streetscape Analysis - Elevation and Plan:

Graphic and written analysis of the streetscape noting the existing architectural and landscape design patterns and elements that create the neighbourhood's visual character or image must be submitted. The elevation analysis may be done over a legible copy of assembled photos, or on an accurately drawn, continuous elevation of the streetscape. Regardless of technique, streetscape elevations shall be at a scale no smaller than 1:100 (1/8" = 1'-0"). The plan should show the existing landscape on the front yard of streetscape sites and the boulevard, as well as the building fronts and entry locations. The existing area features to be analyzed shall include those noted under the "Streetscape Patterns" section in these design guidelines and any special features unique to the subject site's surroundings.

Architectural and Landscape Design Rationale:

A brief typewritten statement should be provided explaining the designer's understanding of the site's context and how the proposed building design and landscape design interprets and responds to this streetscape context. If so desired, graphic diagrams or sketches may also be submitted to illustrate and support the written statement.

Sample Board:

A labelled material and colour sample presentation board showing the proposed exterior cladding and trim materials and colours, photos of proposed door and window systems as well as samples or photos of factory fabricated architectural elements such as railings, columns and shutters is required.

Details:

Primary details and specifications of the proposed design at a large scale (1:50 (1/4" = 1'-0") minimum) including architectural details of site-fabricated architectural elements such as entry canopies, guards, general detailing, gable treatments, window and door trims etc. are required. Sample specifications for exterior cladding systems such as stucco should also be provided.

Landscape Plan:

A plan of the proposed landscape design in the front yard (and side and rear yards visible from the street) shall show proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees and major plantings to be retained; paving, walls, fences, light fixtures and other landscape elements; and site gradings. The landscape plan should be at 1:100 (1/8" = 1'-0") minimum scale

Optional Documentation (not mandatory):

Other materials that the designer may wish to submit are a small massing model showing the proposed building and the immediately adjacent existing buildings, and a streetscape character rendering or sketches.

Note: Samples of submission requirement documents are outlined in the [RS-3, RS-3A and RS-5 Design](#) Workbook.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

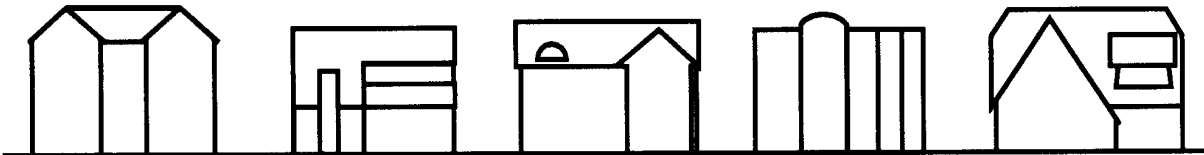
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RS-3, RS-3A and RS-5 DESIGN WORKBOOK

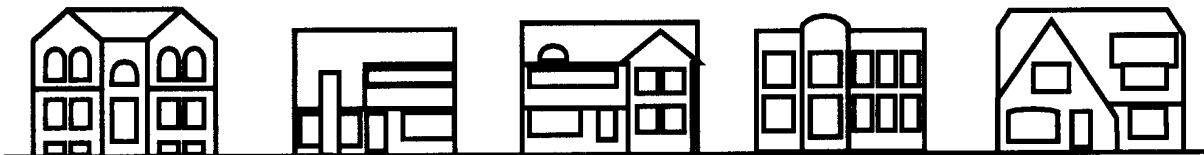
December 1994

Revised September 1996, December 1996 and May 18, 2004

This workbook is a companion document to the “RS-3, RS-3A, and RS-5 Design Guidelines” that has been prepared to assist applicants in completing an application for projects in the RS-3, RS-3A, and RS-5 and RS-3/RS-3A-D districts.



Development Site
Proposed House



Development Site
Proposed House



Development Site
Proposed House



dm\housecovr.cdr 6/17/93

Development Site
Proposed House

Contents

	Page
1 Introduction	1
1.1 Use	1
1.2 Relationship to Design Guidelines	1
2 RS-5 Districts	1
2.1 Existing Context	1
3 Streetscape Analysis and Contextual Design	4
3.1 Intent	4
3.2 Suggested Work Sequence	4
3.3 Checklist for Streetscape Analysis:.....	6 ⁵
3.4 Contextual Design Approach:.....	9 ⁷
Appendix “A”: Schematic Sample Submission Documents	18¹⁵
Appendix “B”: Design Rationale Statement Examples	27²⁴
Appendix “C”: Examples of Streetscape Analysis Elevations	29²⁶
Appendix “D”: Glossary of Terms	31²⁸

*** Note:** RS-5 zoning was originally conceived for a portion of South Shaughnessy. For other areas of the City that have subsequently been rezoned to RS-3, RS-3A, or RS-5, ~~RS-3 or RS-3A~~, Section 2 of this workbook may or may not specifically apply.

1 Introduction

1.1 Use

The RS-3, RS-3A, and RS-5 Design Workbook is provided to assist applicants with the Design Guidelines and the RS-3, RS-3A and RS-5, ~~RS-3 and RS-3A~~ Districts Schedules by offering additional information regarding the streetscape contextual approach to design, hypothetical examples of acceptable design responses on various sample streetscapes, and other relevant material. The Workbook includes sample streetscape analyses, sample design rationale statements and a diagrammatic illustration of the typical submission materials required for conditional approval applications in the RS-3, RS-3A and RS-5, ~~RS-3 and RS-3A~~ Districts. A brief glossary of terms is included.

1.2 Relationship to Design Guidelines

The City Council-adopted RS-3, RS-3A, and RS-5 Design Guidelines is the primary reference document for use with conditional approval applications under the RS-3, RS-3A and RS-5, ~~RS-3 and RS-3A~~ Districts Schedules. The Workbook offers additional assistance, (examples and other related information, etc.), but in all cases, the information in the Design Guidelines takes precedence over information in the Design Workbook.

The Workbook, which is not formally part of the Council-adopted RS-3, RS-3A or RS-5, ~~RS-3 or RS-3A~~ Districts Schedules, will be revised from time to time as the need to clarify and illustrate sections of the Guidelines warrants.

2 RS-5 Districts

2.1 Existing Context

(a) Urban Character

The RS-5 District is primarily single detached house ~~-family~~ residential character neighbourhood. Some areas are laid out with regularly-shaped lots along straight streets, while others contain irregularly-shaped lots along curving streets. The topography is sloped in some areas and relatively flat in others.

Typical site organization includes the public roadside boulevard, a semi-private front yard, a house with the front door and main façade facing the street, reasonably wide side yards, a private rear yard and a garage along the lane.

The predominant image of these neighbourhoods is derived from their streetscapes which are bordered and enclosed by a simple rhythm of houses and well-landscaped yards.

(b) Architectural Character

Early development in these neighbourhoods included houses ranging from one-and-one-half storeys to two-and-one-half storeys in various Revival styles. Subsequent development included variously-scaled bungalow, “rancher”, “split-level”, “Vancouver Special” and “West Coast” style houses. The building proportions, materials and detailing of most of these later styles, as well as the Revival styles, emphasized a horizontal façade and massing composition (base, middle, roof). Recently, most development has been in a two-storey, symmetrical, hipped-roof house form. The building proportions, materials and detailing of these houses emphasize a vertical façade and massing compositions. A range of house styles is shown below.



Figure 2. Craftsman Style



Figure 3. Tudor Revival Style



Figure 4. Colonial Revival Style



Figure 5. English Cottage Style



Figure 6. Moderne Style



Figure 7. Post-War Bungalow Style



Figure 8. West Coast Style



Figure 9. 1990's Style

(c) Landscape Character

Common to all the RS-5 Districts is the general landscape character of single ~~detached-family~~ houses set in relatively informal garden settings. Foundation planting, often featuring a massing of shrubs, flowers and ground covers, tends to be common to all but a few of the most recently built houses. Beyond this common theme, the landscape differs from area to area. Some areas have a very distinctive and consistent character while others appear to be in transition. Some areas have large trees on the boulevards and terraced, mature gardens. Other areas have no street trees and sweeping front lawns. Site borders of low stone walls, coniferous

hedges and picket fences are more common in some areas than others. Where there are large street trees, there tend to be fewer specimen trees in front yards. In these cases, large conifers are more typically found in rear yards, providing a dark green backdrop to the house. Where there are small or no street trees, specimen trees, often large conifers, are more common in front yards. A range of landscape examples is shown below.



Figure 10. Street trees and hedges



Figure 11. Street trees and wall



Figure 12. Informal Edges



Figure 13. Street trees/no 'edge'



Figure 14. Trees/dense edge



Figure 15. No trees/sparse edge



Figure 16. No trees/no edge



Figure 17. No trees/specimen trees

3 Streetscape Analysis and Contextual Design

3.1 Intent

This section provides information to assist RS-5, RS-3 and RS-3A ~~districts~~^{area} property owners and designers in understanding the Design Guidelines and District Schedules. Given that many of the people who will use this By-law will have no previous experience or specific professional education regarding streetscape analysis, contextual design and related concepts.

It is not the intent of Section 3 of this Workbook to establish rigid check lists or prescriptive methodologies but to offer general suggestions and examples of possible approaches to fulfilling the specific requirements of the RS-3, RS-3A, and RS-5 Design Guidelines and the RS-3, RS-3A and RS-5 Districts Schedules.

3.2 Suggested Work Sequence

(a) General

In general terms, the outline below offers a suggested sequence of tasks related to context-based design. It does not include the typical designer's work to do with client's programs, budgets, etc., but focuses on those efforts specifically necessary to fulfill the unique RS-3, RS-3A and RS-5, ~~RS-3 and RS-3A~~ application requirements and the intent of the District Schedule and Guidelines.

(b) Outline of tasks:

(i) Visit site:

- (1) Take photographs of subject site and "streetscape" sites (see RS-3, RS-3A, and RS-5 Design Guidelines Section 2.1 ~~of guidelines~~) plus other general views of the neighbourhood to illustrate the greater area character.
- (2) Consider the character and design of the surrounding streetscape sites (see streetscape checklist, Section 3.3. of the RS-3, RS-3A, and RS-5 Design Workbook). Make notes for the completion of the streetscape analysis.

(ii) Site survey:

- (1) Commission a B.C.L.S. to carry out a site survey (see Department of Permits and Licenses "Residential Checklist" brochure) which should also include the maximum roof heights of streetscape residences.

(iii) Streetscape analysis:

- (1) Streetscape photo assembly: have the streetscape photos printed at an appropriate size (minimum 3" X 5") and assemble these separate photos (including the subject site) to portray a continuous streetscape view or elevation of the surrounding sites. A minimum approximate scale of 1:100 or 1/8" = 1'-0" is recommended. (See Appendix "A".)
- (2) Streetscape analysis - Elevation: using a copy of the streetscape photo assembly, (or an accurate drawing based upon this photo-streetscape or other reasonable facsimile), study the existing landscape and building design character of surrounding sites and identify common patterns and key elements from the surrounding sites (see RS-3, RS-3A and RS-5 Design Guidelines Section 2). Make written and/or graphic notes on the streetscape to illustrate your analysis and understanding of the subject site's surrounding design characteristics. (See Section 3.3 of ~~the this~~ Workbook giving additional information and examples of streetscape analysis.)
- (3) Streetscape Analysis - **Plan**: prepare a streetscape plan showing the portions of the subject site and neighbouring sites visible from the street including the approximate exterior walls of existing surrounding houses. Based upon the site visit, photos, and survey information, show the general existing landscape development of these sites, including existing landscape features on the development site. (See RS-3, RS-3A and RS-5 Design Guidelines section 2.6, section 3.3 of this Workbook ~~3.3~~ and Appendix "A".)

Also on this plan, include the following general information: approximate street-facing dimension of neighbouring lots, street name(s), North arrow and scale. Show the approximate camera viewpoints for the streetscape photos.

(iv) Preliminary design studies:

- (1) General: The work of this section includes all the typical concerns of the building designer such as functional programming, general site analysis, budget goals, etc., plus the concerns specific to the RS-3, RS-3A and RS-5, RS-3 and RS-3A Districts Schedules and Design Guidelines.
- (2) Design Studies: based upon the applicant's understanding of the development site's context and the surrounding streetscape character, preliminary sketch design

studies (street-facing elevations, rough floor plans, landscape concept plan, etc.) should be prepared indicating the designer's understanding of the site's unique

setting and the intent and specific requirements of the District Schedule and Design Guidelines (see further discussing of context-based design in Section 3.4 of this Workbook).

- (3) Pre-Application Meeting (P.A.M.): as is normal City policy in all ~~zoned districts~~ using design guidelines, applicants are strongly encouraged to schedule a P.A.M.-pre-application meeting with Planning staff, at which time, preliminary input and guidance can be offered regarding the initial design concept related to the District Schedule, Design Guidelines and the development site's streetscape. To this P.A.M.-pre-application meeting, the applicant should bring the assembled preliminary design sketches (street facing elevations, rough plans and landscape concept plan) so that the City staff can make preliminary comments on the sketch design prior to the designer developing and refining a concept and preparing the complete documents for the Development Permit Application.
- (v) Preparation of Development Application (D.A.)
Following the P.A.M.-pre-application meeting, the applicant should revise (as may be warranted), and refine the proposed design for the subject site (new house or renovation) and produce the documents and supporting materials required. For general reference, Sample Submission Documents are schematically illustrated in Appendix "A", an example "Design Rationale" is given in Appendix "B", and Streetscape Analysis Elevation Examples in Appendix "C" of this Workbook.
- (vi) Post ~~Development Application-A~~ Submission:
Following the normal review and checking of the Development Application (including documents specifically required for conditional approval applications), the City Planning staff will forward a written response to the applicant in ~~one~~ of the following general formats:
 - (1) Development permit-P: issued: proceed to submission of documents to Permits and Licenses for a Building Permit as required.
 - (2) Development application-A: approved with "prior to" conditions: this means that certain minor aspects of the proposed design need revision or clarification under the RS-3, RS-3A and RS-5, RS-3 or RS-3A Districts Schedule and Design Guidelines and, following the designated revisions to the specified items by the applicant and re-submission of relevant documents to City staff's satisfaction, the D-P-development permit will be issued.
 - (3) Development application-A: refused: this City Planning staff response is given where the design proposal clearly does not meet the intent and/or specific requirements of the RS-3, RS-3A or RS-5, RS-3 or RS-3A Districts Schedule and/or the Design Guidelines to such a degree that approval with "prior to" conditions is not appropriate. Where the decision to refuse a Development Application is made, references to relevant sections of the District Schedule and Design Guidelines will be cited. Following a refusal, the applicant may request a meeting with staff for further clarification.

Note: For the RS-3, RS-3A and RS-5 districts, RS-3 and RS-3A zones, applicants seeking discretionary or conditional approvals should make a separate initial Development Application and, upon development permit-D-P approval, a subsequent Building Permit Application.

3.3 Checklist for Streetscape Analysis:

- (a) General:
This checklist is offered to applicant-designers to assist in identifying typical streetscape patterns and elements that should be noted (in a written and/or graphic manner) on the required streetscape analysis (elevation and/or plan) discussed in the Design Guidelines (Section 2) and this Workbook. Though this list includes most items of interest on typical streetscapes, it is the responsibility of each designer to include additional information on streetscape patterns and/or elements unique to their individual site's surroundings (see Design Guidelines for Designation of Streetscape Extent, Section 2.1 and RS-3, RS-3A and RS-5 Design Workbook Appendices "A" and "C").
- (b) Checklist organization:
 - (i) basic information regarding the overall streetscape;
 - (ii) site-specific items for each streetscape property.
 - (iii) patterns common to two or more properties or key individual elements.

Note: * indicates information not required for development site where the existing building is to be fully demolished.

- (c) Checklist:
 - (i) Basic information/streetscape:

- street name(s)
 - North arrow
 - approximate lot widths at street fronting property lines
 - typical lot shapes (rectangular, curved, irregular, etc.)
 - general topography (level, sloped across or down street; lots level with, above or below City sidewalks, etc.)
 - boulevard character (curbs, paved sidewalks, boulevard lawn, street tree character, etc.).
- (ii) Site-specific items: (note for each separate streetscape property individually including the subject property).
- (1) Building form (for each streetscape property)*
 - primary building form (simple, complex, symmetrical, asymmetrical, proportions, etc.)
 - secondary building forms (entrances, porches, verandahs, chimneys, balconies, decks, bay windows, conservatories, music rooms, porte-cocheres, attached garages, any other secondary form elements or similar items)
 - primary roof form (type, ridge orientation, approximate maximum height, eave line(s), etc.)
 - secondary roofs forms (dormers, cupola, etc.)
 - (2) Composition of street-facing façade(s)*
 - types of primary elements present: (doors, windows, shutters, flower boxes)
 - shape proportions and approximate sizes of primary elements: (square, rectangular, etc., proportions; horizontal, vertical, etc., shape orientation, etc.)
 - approximate proportion of solid wall to window and door openings.
 - placement of elements on façade (symmetrical, asymmetrical, balanced, irregular, aligned, random, coordinated with forms, etc.)
 - (3) Doors and windows (for each streetscape property)*
 - doors: (single - or double-leaf, side lights, transom light, surrounding detailing)
 - windows: (types, consistency of size, regularity of proportions - pane size - shape - orientation, single unit or groupings of two or more similar units, muntins present; surrounding detailing).
 - (4) Landscape design (required information for each streetscape site including the development site):
 - property edge conditions: (open, hedged, fenced, planting types, etc.)
 - front yard: (lawn, trees, plantings, special features, etc.)
 - foundation planting: (extent, size, type, etc.)
 - general topography: (level, sloped, berms, retaining walls, etc.)
 - special features: (driveway, walkways, stairs, patios, courtyards, etc.)
 - soft landscaping present: (note species or types of trees and major areas of plant materials)
 - hard landscape elements present: (fences, walks, driveways, walls, piers, etc.)
 - (5) Other features:
 - describe any other significant unique elements that may exist on any of the streetscape's individual properties.
- (iii) Patterns and key elements:
 Significant patterns and key elements occurring on the subject site's streetscape should be noted and used as the general basis from which the design of a new house is derived. Where a streetscape presents clear design patterns, these patterns should be used and respected by the designer. Where a streetscape is quite inconsistent in house design (form, composition, etc.), the designer should use selected elements from individual streetscape houses to serve as a basis from which to derive a new design. The following outline is provided to assist designers when identifying and giving consideration to the streetscape's significant patterns and elements.
- (1) In looking at the overall streetscape and the sites and houses there, what patterns, common characteristics or general similarities occur on two or more properties?
 - primary building form
 - secondary building form
 - primary roof forms
 - secondary roof forms
 - general façade composition
 - primary façade elements
 - wall-to-openings proportions
 - types of doors

- types of windows
 - landscaping: edge conditions
 - landscaping: front yard
 - landscaping: foundation planting
 - landscaping: plant materials
 - landscaping: hard landscaping
 - patterns of other features (if any).
- (2) Where few patterns occur on a streetscape, designers are encouraged to identify individual elements that establish a streetscape's character in a manner that contributes to general compatibility and comfortable site-to-site transitions along the street. The following questions are offered to assist designers in selecting elements to serve as the basis for the derivation of a new house design.
- What existing streetscape house form or forms offer design images from which the proposed house's form can be derived while also respecting the guidelines' form prohibitions (double height entries, double height bay windows, etc.)?
 - What existing streetscape roof form or forms offer design images from which the proposed house's roof can be derived while respecting the guideline's roof (minimum roof pitch, etc.)?
 - Looking at the entire streetscape in a single view (along the street toward the development site for example) what existing building or landscape element (or elements) are visually most evident? Does this element(s) detract from the compatibility and continuity of the streetscape? If so, using this element(s) as part of the proposed property's design or design derivation is discouraged.
 - Looking at the entire streetscape in a single view, what elements (of the different sites when seen in one view) contribute most to the collective image, character and visual continuity of this streetscape? Use of these elements (or design elements derived therefrom) will further strengthen streetscape continuity and compatibility and is encouraged.

Note: Where streetscapes offer few identifiable patterns, it is suggested that designers seek the derivation of their proposed house form, composition, window/door, materials/detail design and landscape design from the elements selected from one or two existing streetscape houses to avoid the potential design chaos that can result from using elements from all the (dissimilar) streetscape houses as the basis for the proposed property's design derivation.

3.4 Contextual Design Approach:

- (a) General:
Every design professional has her/his own working process for creating designs of houses and residential landscapes. It is not the intent of this Workbook to be a comprehensive design education nor to dictate a designer's process. However, the Workbook attempts to offer suggestions and examples for consideration by project designers wishing assistance with the contextual design approach required in the conditional approval stream of the RS-3, RS-3A and RS-5, RS-3 and RS-3A zoning. For the purposes of this Design Workbook and the RS-3, RS-3A, and RS-5 Design Guidelines, a development site's context shall mean the collective visual character of its surroundings with particular emphasis on those properties described as the "streetscape" in the RS-3, RS-3A and RS-5 Guidelines, Section 2.1.
- (b) Contextual Design:
When discussing the design of a property (which includes both the site landscaping and a new house or renovation) a contextual design approach implies that the designer's creative process includes careful consideration of the site's context and that the proposed house and landscape design is derived from the patterns and elements existing in that context. A contextual design approach requires that the designer understands and responds to the existing contextual character while pursuing the site owner's specific requirements (program, style, etc.) for their property's development. When this contextual design approach is successfully used, new houses will visually fit into existing neighbourhoods.
- (c) Sample Approaches:
Following are four different streetscapes which illustrate a variety of typical situations existing in Vancouver's residential areas. Each streetscape shows four schematic façades for the centre development site to illustrate some of the various possible approaches to a

contextual and compatible design proposal.

1920 - 1925 Streetscape (Figure 18)

When the streetscape provides distinct and consistent patterns of site and house design, the derivation of the new development's design should be relatively straightforward. Figure 18 shows a relatively consistent streetscape of older houses which display clear patterns of form, façade composition, windows and doors and other elements. The four example development designs are all derived from their surrounding streetscape patterns, but are each quite different. Of course, there are many other possible contextual design solutions for this streetscape of various styles.

Mixed Streetscape (Figure 19)

Illustrated here is a streetscape of mixed building types from various periods and of distinctly different styles. For this proposed development site, the designer's challenge is to pick up on individual building forms, compositional organizations and other elements to create the new design by assembling and refining these derivative pieces into an appropriate architectural expression. Though this mixed building type streetscape presents a special challenge to the designer, the four illustrated design solutions offer examples of successful responses to this streetscape.

Post-War Streetscape (Figure 20)

This figure shows a streetscape of post World War II houses. The special concern here is how the design of a new (probably larger) house can relate to adjacent one-storey structures. Though this is a difficult challenge, the designer can consider using secondary forms of one storey on the new building's front and/or side toward the existing single storey house as a way of easing the transition to a new two or two-and-one-half storey residence. Other approaches to this form transition problem are also possible. The four sample design solutions to this streetscape illustrate some of the many possible ways this situation can be approached.

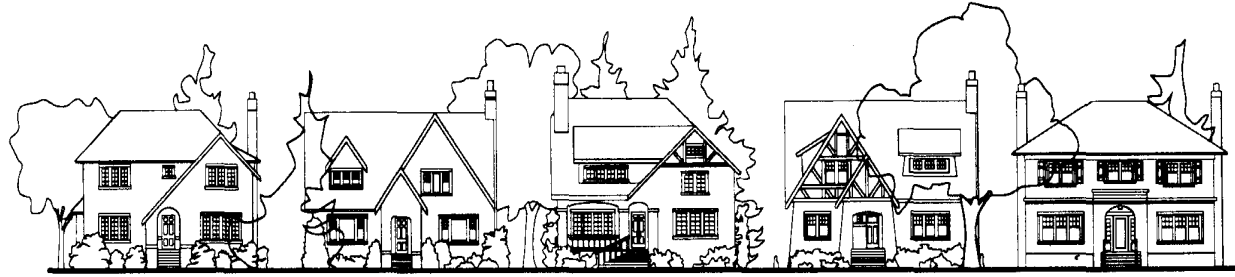
Post-1980 Streetscape (Figure 21)

This streetscape is comprised of houses all designed and built after approximately 1980. This streetscape's intent is to illustrate the various recent development styles occurring in Vancouver and the not infrequent situation of these very different styles being on adjacent sites. Similar to the mixed streetscape (Figure 19) and the post-World War II streetscape (Figure 20), this post-1980 streetscape's very extreme variety of existing individual design elements and almost total lack of consistent patterns gives the development site's designer both a broader base from which to derive a new design (relatively greater freedom) and a greater challenge to make visual links to the surrounding houses. The four sample designs illustrate a relatively wide range of appropriate, contextual design responses possible within this extremely varied streetscape.

1920-1925 Streetscape



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House

These four schematic elevations of proposed houses illustrate a range of acceptable design concepts for their streetscape.

*Many other design concepts are also possible within the parameters of the **RS-3, RS-3A and RS-5, RS-3 and RS-3A** Districts Schedules and Design Guideline for the streetscape.*

The streetscape shown is not taken from a specific, existing street but illustrates one type of streetscape found in Vancouver.

Figure 18

Mixed Streetscape



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House

These four schematic elevations of proposed houses illustrate a range of acceptable design concepts for their streetscape.

Many other design concepts are also possible within the parameters of the RS-3, RS-3A and RS-5, RS-3 and RS-3A Districts Schedules and Design Guideline for this streetscape.

The streetscape shown is not taken from a specific, existing street but illustrates one type of streetscape found in Vancouver.

Figure 19

Post - War Streetscape



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House

These four schematic elevations of proposed houses illustrate a range of acceptable design concepts for their streetscape.

Many other design concepts are also possible within the parameters of the RS-3, RS-3A and RS-5, RS-3 and RS-3A Districts Schedules and Design Guideline for this streetscape.

The streetscape shown is not taken from a specific, existing street but illustrates one type of streetscape found in Vancouver.

Figure 20

Post - 1980 Streetscape



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House

These four schematic elevations of proposed houses illustrate a range of acceptable design concepts for their streetscape.

*Many other design concepts are also possible within the parameters of the **RS-3, RS-3A and RS-5, RS-3 and RS-3A** Districts Schedules and Design Guideline for this streetscape.*

The streetscape shown is not taken from a specific, existing street but illustrates one type of streetscape found in Vancouver.

Figure 21

(c) Style Preferences:

The Design Guidelines' basic goals are for new development to be derived from the context's character and to be compatible additions to their streetscapes. The guidelines specifically address building form, façade composition, doors and windows, materials and details and landscape design as key issues to the central concerns of context and compatibility. Though these key issues cannot be totally separated from matters related to a designer's or property owner's preference for a specific architectural style, it is not the intent of these Design Guidelines to prescribe or exclude any particular stylistic images as long as they are used in a manner appropriate to the overall [RS-3, RS-3A and RS-5](#), ~~RS-3 and RS-3A~~ goals of contextual design and streetscape compatibility.

When handled sensitively, many different stylistic approaches may be possible within the parameters of the [RS-3, RS-3A and RS-5](#) Design Guidelines and streetscapes. To illustrate a range of possible residential design styles, the following three buildings are shown: traditional, interpretive and contemporary. Though these specific house examples will not satisfactorily fit all streetscape situations, their design inadequacies would be related to form, façade composition, windows and doors, materials and detailing, and landscape design and not specifically to their expression of style. Further examples of stylistic flexibility within varying streetscapes are shown in Figures 18, 19, 20 and 21.

Traditional

Newly-constructed "traditional" houses are designed using forms, materials and detailing in a traditional way:

- prominent front gable and dormer with half timbering;
- asymmetrical massing of the building with shingle roof;
- well-articulated windows in groupings of casements with small panes;
- projecting entry porch with exposed timber detailing;
- well-developed landscaping.



Figure 22. Post-1990 house with reference to English Tudor style

Interpretive

- deep overhangs;
- traditional building form with contemporary articulation and detailing;
- robust window detailing;
- simple but strong front entry.



Figure 23. Post-1980 house with reference to Prairie style houses

Contemporary

- well-articulated façade relates to surrounding buildings;
- flat roof element stepped down to reduce bulk;
- interesting distribution of windows;
- strong symmetrical front façade;
- stucco walls enriched with recessed bands and details.



Figure 24. Contemporary post-1980 residence

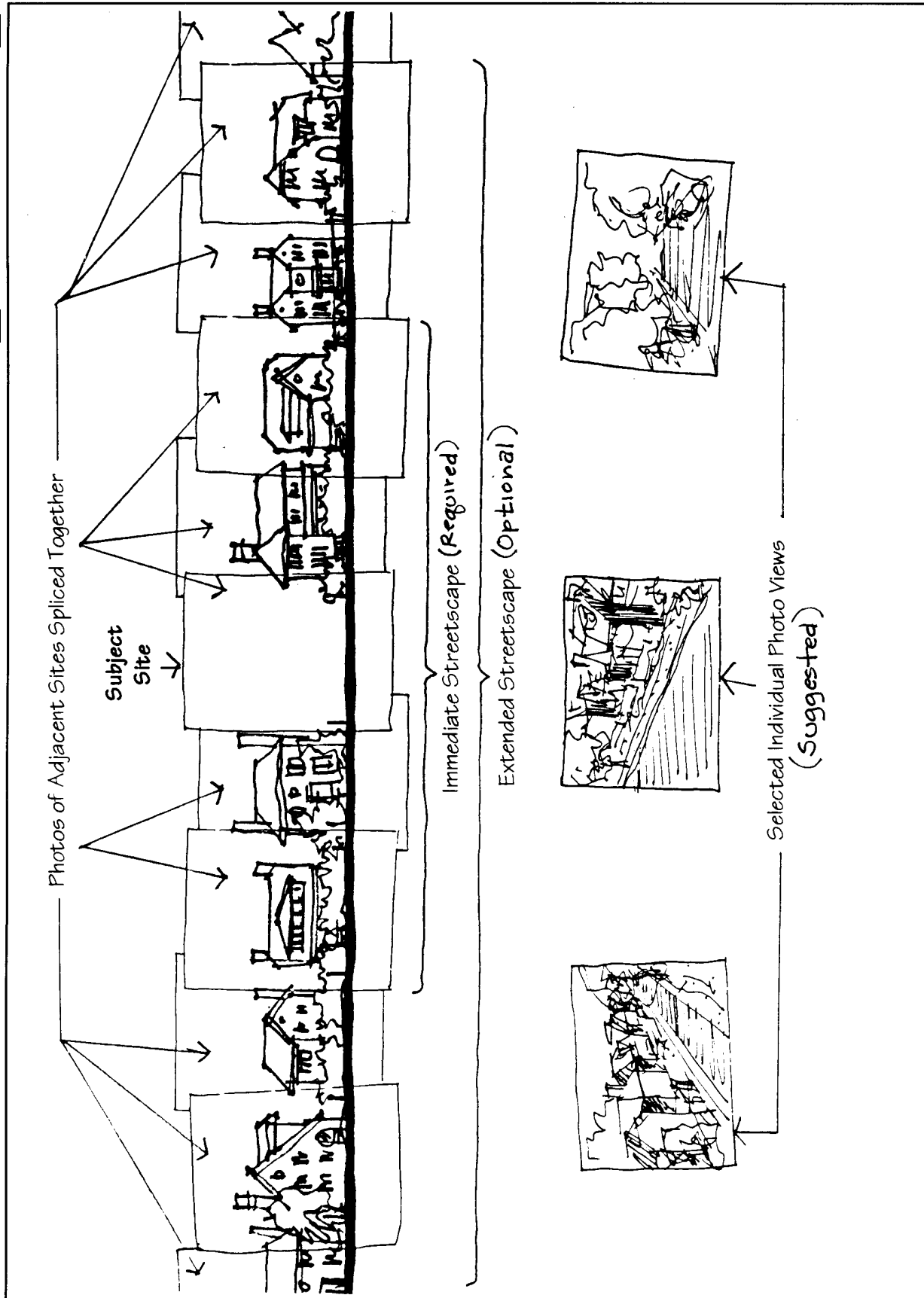
Appendix “A”

Schematic Sample Submission Documents

Attached are schematic samples of the documents required (see Design Guidelines Appendix A) for conditional approval (or discretionary) Development Permit Applications in addition to those normally required under RS-1 zoning. Included are:

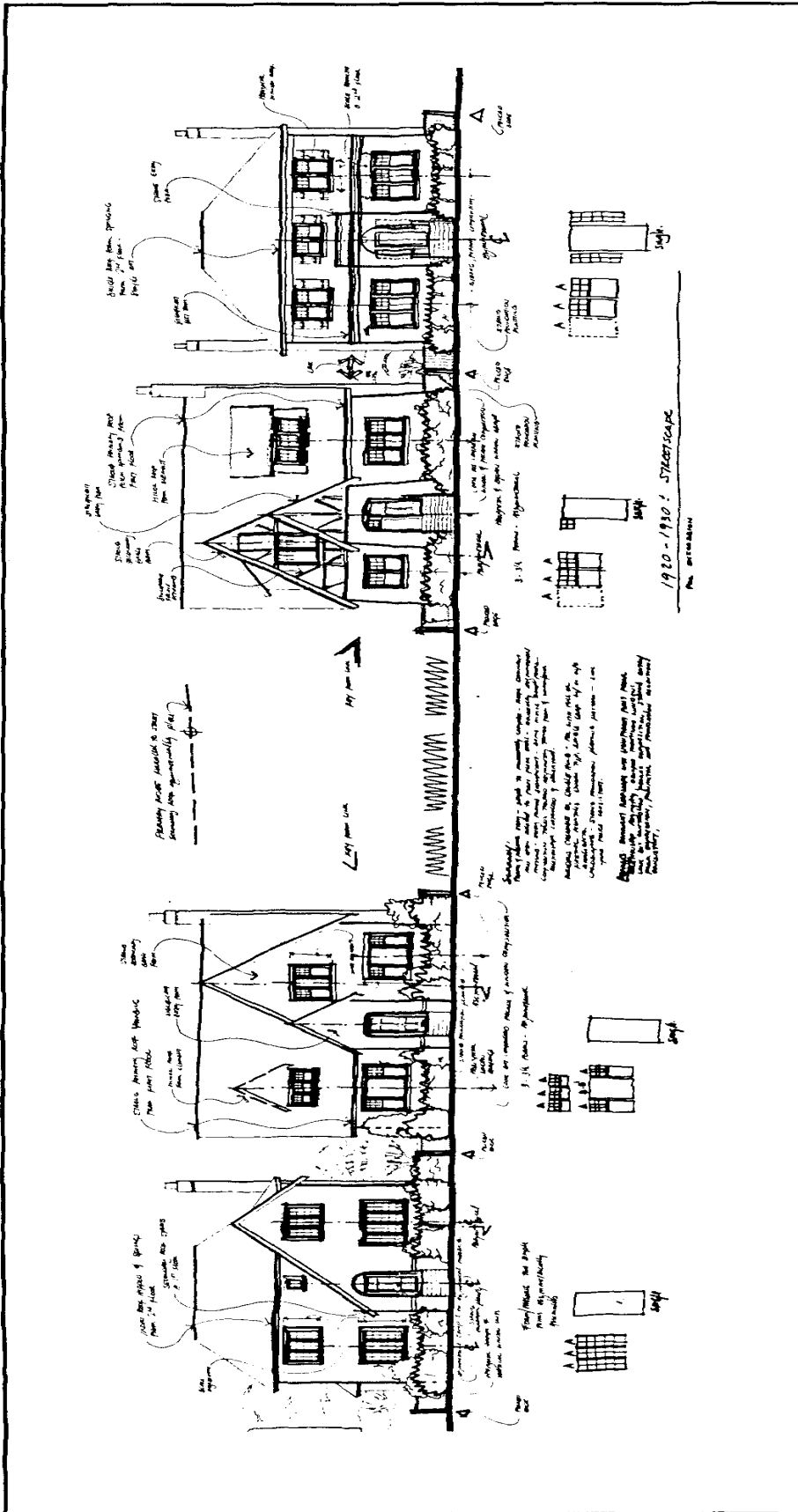
- Streetscape photos;
- Streetscape analysis - Elevation and Plan (see also Appendix “C”);
- Design Rationale (see also Appendix “B”);
- Sample Board;
- Details;
- Landscape Plan.

Note: For the Conditional approval RS-3, RS-3A and RS-5, ~~RS-3 and RS-3A~~ Development Permit Application, a building section or the Engineer’s letter of assurance are not required. These items should be included with the separate Building Permit Application materials submitted following approval of the RS-3, RS-3A and RS-5, ~~RS-3 and RS-3A~~ Development Permit Application.



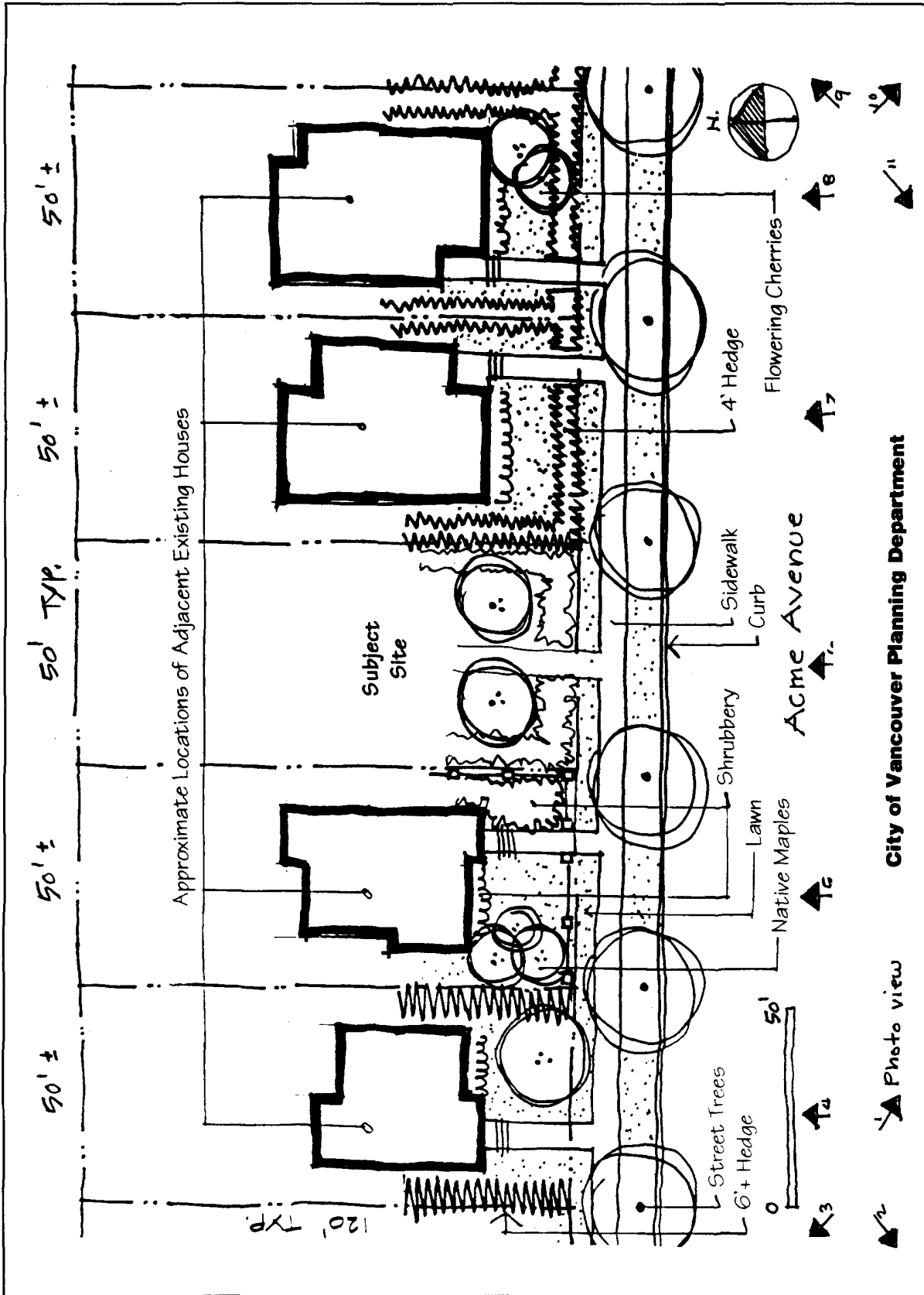
RS-3, RS-3A and RS-5, RS-3 and RS-3A Submission Requirement Samples - Site and Area Photos

City of Vancouver Planning Department



Note: Analysis elevation may be done over photographic enlargements, an accurate continuous elevation, or other reasonable facsimile done to a consistent scale (minimum 1:100 or 1/8" = 1' - 0")

RS-3, RS-3A and RS-5, RS-3, RS-3A Submission Requirement Samples - Streetscape Analysis - Elevation

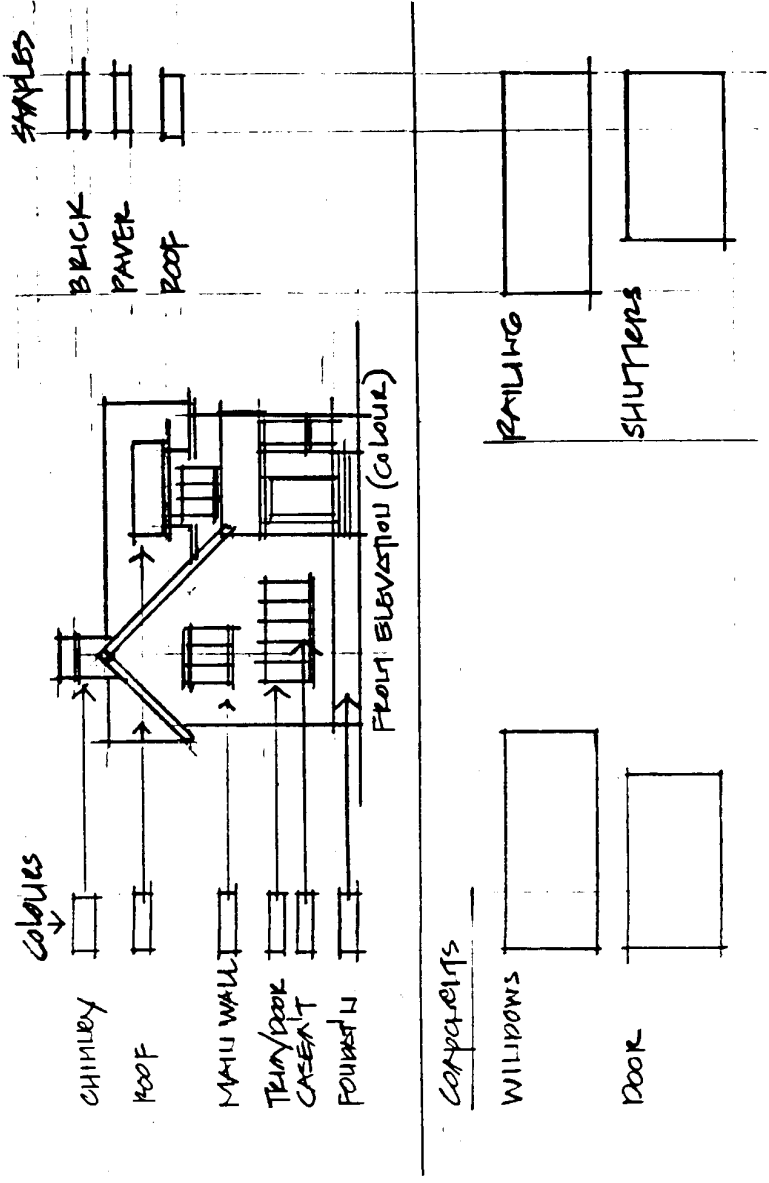


RS-3, RS-3A and RS-5, RS-3 and RS-3A Submission Requirement Samples - Streetscape Analysis

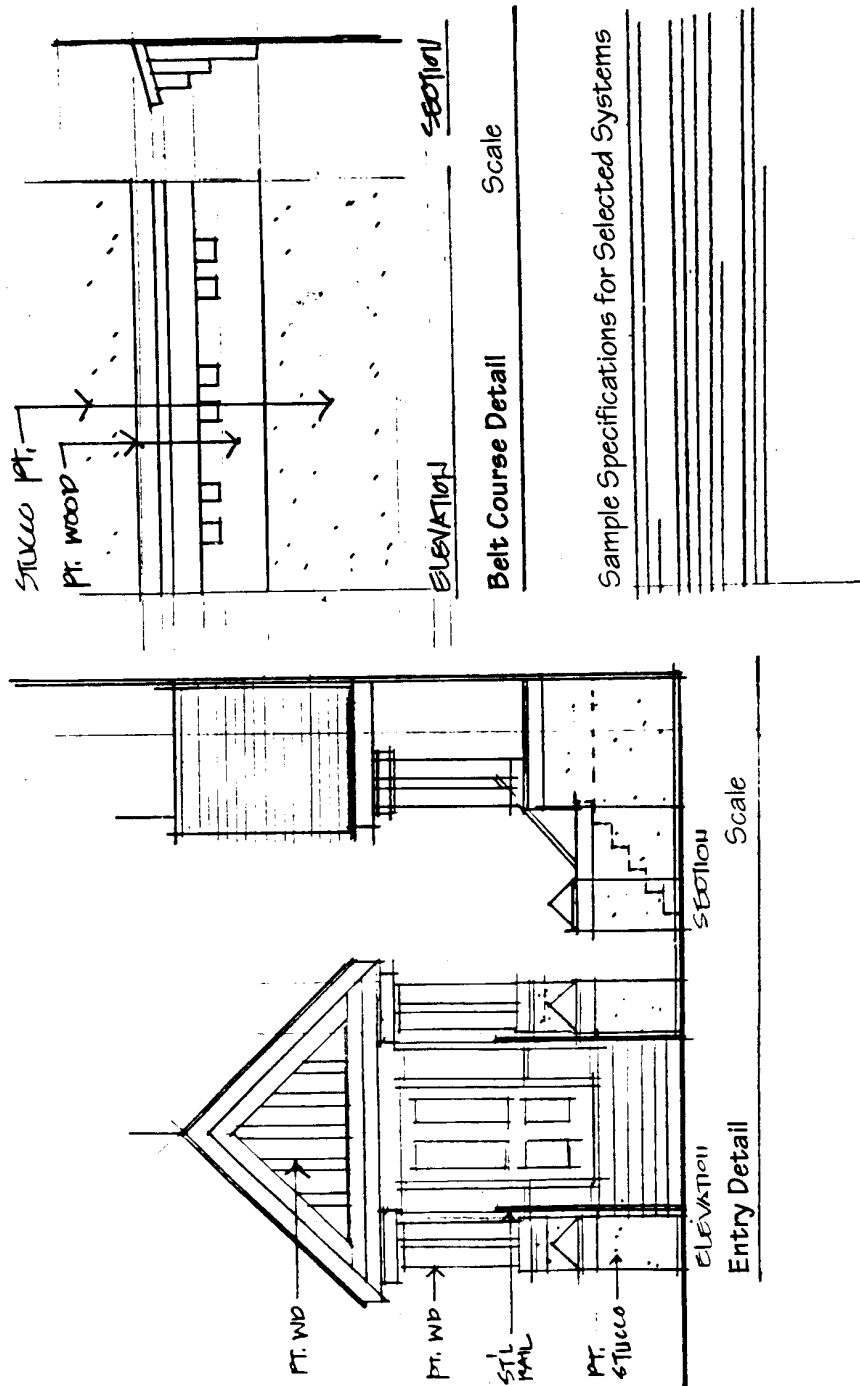
<p>2 1/2" x 11" ①</p> <p>Design Rationale Statement</p> <p>Program</p> <p>Streetscape Summary</p> <p>Response</p>	<p>②</p> <p>Design Sources</p> <p>Proposal Description</p>	<p>Element</p> <p>Pattern</p>	<p>Form Friendly</p> <p>Chimney Forms</p>
<p>Required Statement (See Appendix B)</p> <p>Optional Explanatory Diagrams or Sketches</p>			

RS-3, RS-3A and RS-5, RS-3 and RS-3A Submission Requirement Samples - Design Rationale

City of Vancouver Planning Department

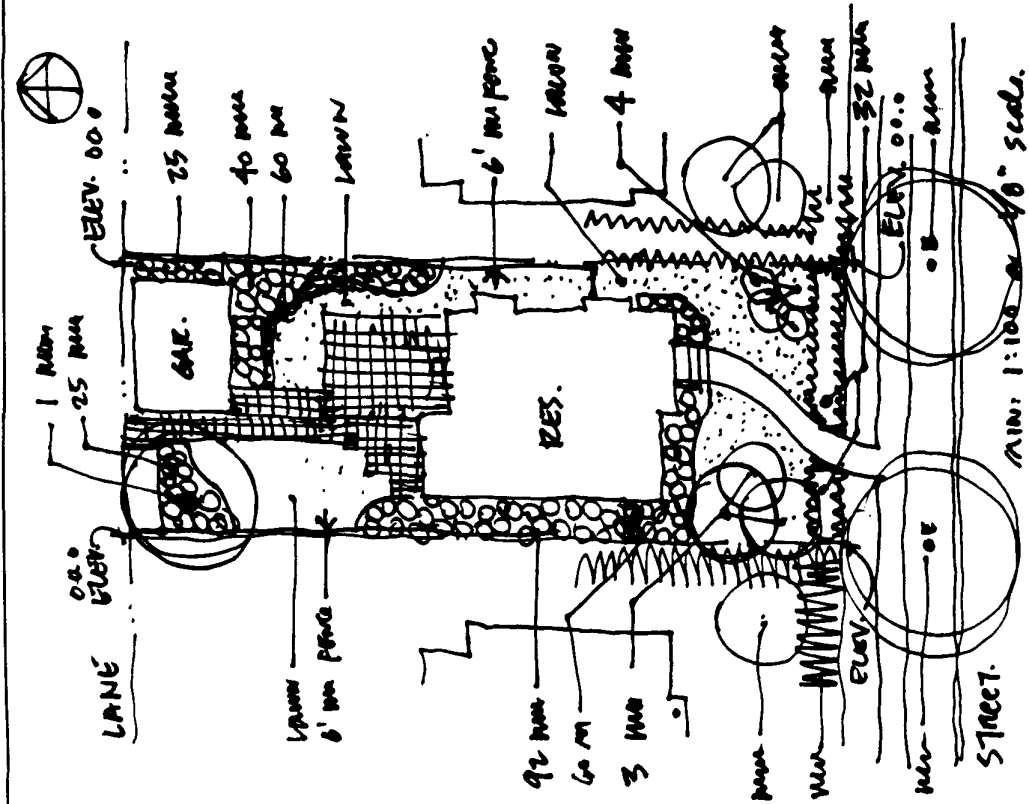


Colour and Samples with Photos Regarding Main Components



RS-3, RS-3A and RS-5, RS-3 and RS-3A Submission Requirement Samples - Details

City of Vancouver Planning Department

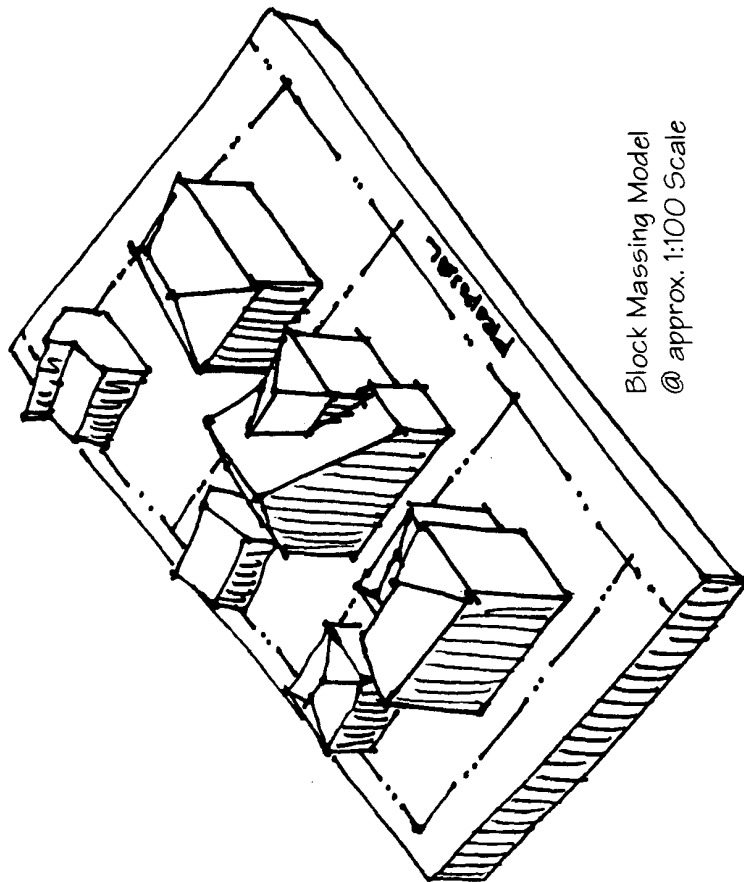


Landscape Plan

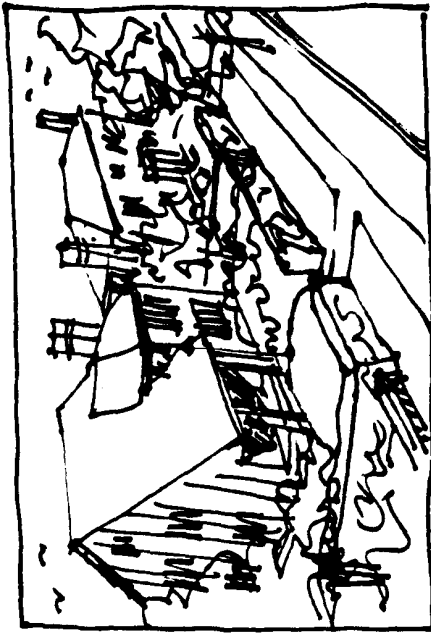
Proposed Site/Plant List

No	Size	Bot. Name	Common Name	Notes
1	---	---	---	---
5	---	---	---	---
4	---	---	---	---
25	---	---	---	---
40	---	---	---	---
32	---	---	---	---
60	---	---	---	---
60	---	---	---	---

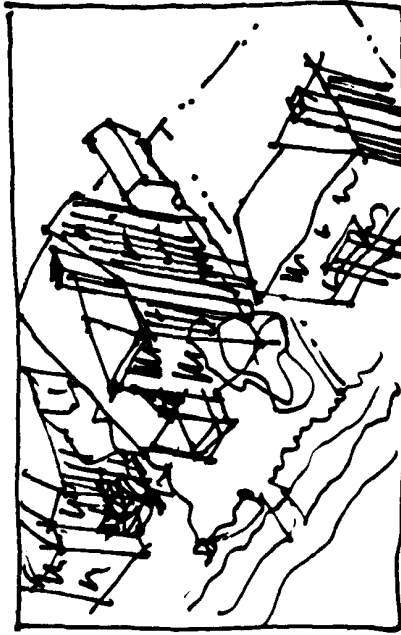
- Note Size and Type of Existing Plantings on Abutting Lots
- Show Existing Boulevard Planting
- Show Existing Trees and Other Plant Materials or Site Features to be Retained on the Subject Site



Block Massing Model
@ approx. 1:100 Scale



Sketch Perspectives



Sketch Isometric

RS-3, RS-3A and RS-5, RS-3 and RS-3A Submission Requirement Samples - Optional Submission Material

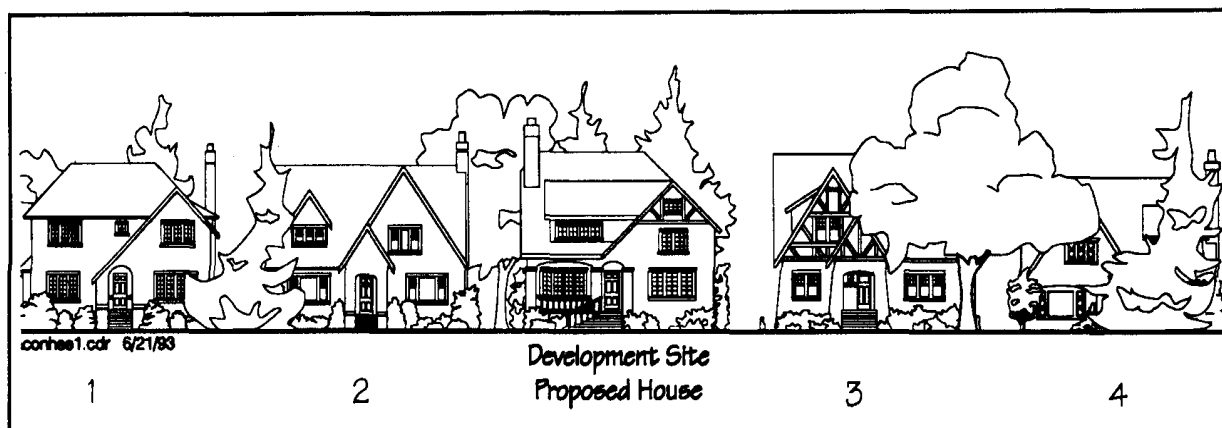
Appendix “B”

Design Rationale Statement Examples

The following two examples of design rationale statements are intended to generally illustrate the types of information that should be reviewed by applicants for their specific designs and specific streetscapes.

Example 1

Design Rationale for proposed house and streetscape below:



Design Rationale 1

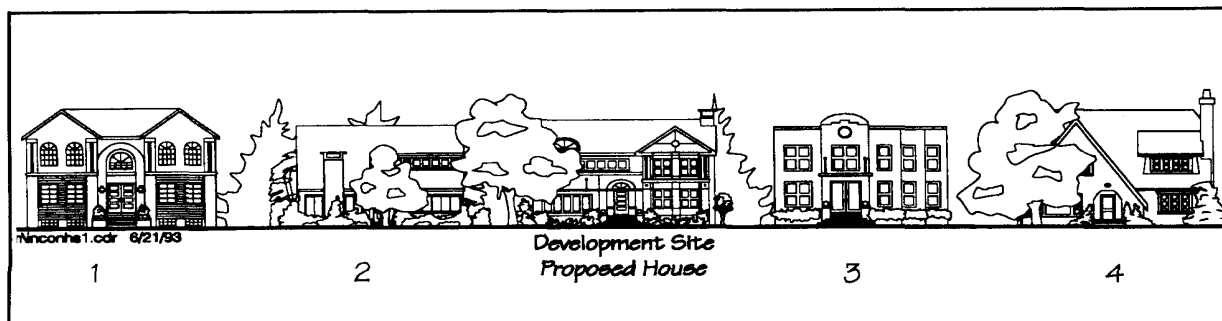
Streetscape:

Surrounding properties are well landscaped with houses built between 1920 and 1930 (approximately). Buildings are generally two or three primary forms, often with dormers and all having strong roof forms with some eave lines at the first storey ceiling level. The massing and façade composition is generally asymmetrical, with care given to window alignment. Front doors are single leaf, either recessed into primary building forms or within separate entry elements. Casements or double hung windows dominate, partially or fully sub-divided by muntins.

Proposed Design:

The landscape design continues the streetscape's patterns of strong foundation planting, front lawns, and hedged front yards (not shown in figure). The building proposes two primary forms plus a dormer, consistent with streetscape patterns. The asymmetrical form and façade composition, window groupings and sash sub-divisions are all derived from the neighbouring houses. Upper gable half-timbering and general exterior detailing are also consistent with the streetscape.

Example 2



Design Rationale 2

Streetscape:

The existing streetscape is a mixture of landscape and house styles referencing different architectural periods and built at different years of neighbourhood's development and re-development (1980's, 1960's, 1990's,

1920's). Although two properties have well-developed landscapes, few other significant patterns are present. Forms, roof types, windows, doors, etc. all vary from one house to the next.

In attempting to design a new house that is derived from the existing streetscape and to contribute to (and improve, if possible) the area's general compatibility, elements have been selected from the surrounding existing houses and assembled in the new design. Key design elements derived include:

- 1) roof ridge orientation and approximate building height from house 2;
- 2) gabled bay references house 1, including the engaged double piers on the second storey corners;
- 3) the proposed house's left side windows (first and second storey) relate in type to those on house 2. The right side windows' design is derived from house 3, though reduced in scale to respect the smaller scale of other windows present on the streetscape;
- 4) the asymmetrical form follows three of the four surrounding houses' expression;
- 5) minor elements (circle window, arched entry, curved roof dormer window, etc.) pick up on some of the secondary elements of surrounding houses;
- 6) the landscaping proposed follows that of property 2 and 4 and the general neighbourhood image.

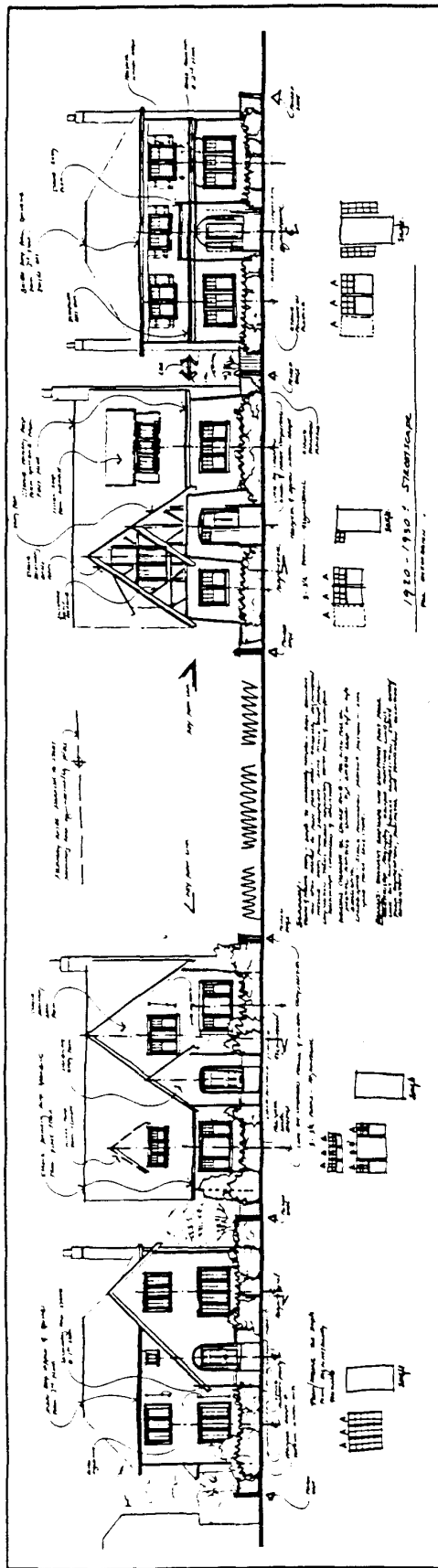
Though the proposed design is not a copy of any surrounding house, it attempts to make design linkages by using existing architectural elements and landscape approaches. The façade composition of the assembled/derived elements shows careful consideration of both placement and relative size resulting in a clearly ordered and organized design reflective of the varied surrounding houses' façades.

- Note:**
- 1) The proposed houses illustrated in the streetscapes above are only one of many possible design solutions for their specific streetscape.
 - 2) The streetscapes are not specific sections of an existing street in Vancouver, but only illustrative of the varying types of streetscapes there.

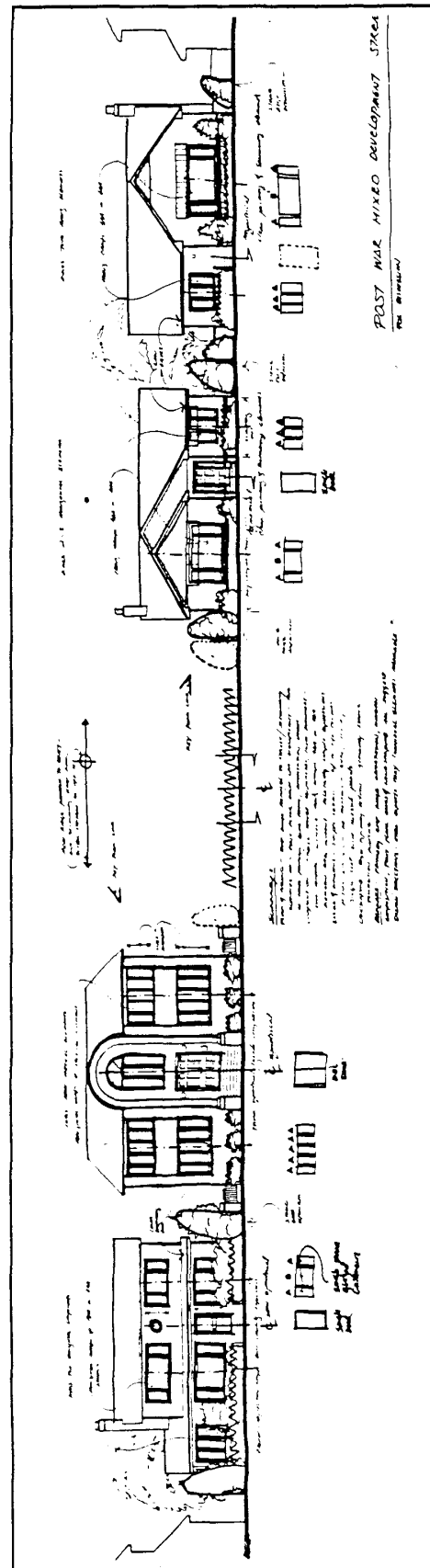
Appendix “C”

Examples of Streetscape Analysis Elevations

- 1) Streetscape analysis elevations may be done on assembled photographs, accurate street elevation drawings or other legible and consistent scale facsimiles.
- 2) Individual houses should be analysed and patterns or elements significant to the general streetscape should be discussed.
- 3) See [RS-3, RS-3A and RS-5 Design](#) Workbook Sections 3.3- and 3.4: See [RS-3, RS-3A and RS-5](#) Design Guidelines Section 2.1, Figure 2.



Streetscape example 1 - showing relative consistency in design patterns and elements



Streetscape example 2 - showing a streetscape with relatively varied design patterns and elements

Appendix “D”

Glossary of Terms

The following terms are generally explained to assist property owners and designers. They are for general reference with the **Design Workbook** and **Design Guidelines** only.

B.C.L.S.	A licensed British Columbia Land Surveyor
Belt Course	A horizontal band of architectural detailing usually located at a building wall’s approximate middle
Composition	Arrangement of the primarily 2- dimensional parts (such as windows, doors, shutters, detailing, etc.) on the walls or 3-dimensional building form.
Conditional	A proposal that is not approvable outright but necessitates a discretionary review based upon the <u>RS-3, RS-3A, and</u> RS-5 Design Guidelines and related policy documents.
Context	The surrounding circumstances. The nearby existing properties’ design character of their houses and landscaping.
Contextual	Relating to its context or surrounding circumstances. The quality of a proposed landscape and house design that shows an understanding of the site’s surrounding properties and derives the proposed design from the characteristics of the surrounding properties.
Derive	To obtain or be interpreted from [the context].
Derivative	Showing similarities or visual links to the context of a compatible manner.
Discretionary	Regarding the <u>RS-3, RS-3A and</u> RS-5, RS-3 and RS-3A Districts Schedules, a proposal that is not approvable outright, but that requires the understanding and use of the <u>RS-3, RS-3A and</u> RS-5 Design Guidelines.
Façade	Face or front of a building. The street facing wall or walls of a house or building.
Form	The 3-dimensional shape of a [house] object.
Gradation	The subtle change of similar objects or elements (e.g., size of windows or details).
Methodology	A specific sequence of tasks or process for achieving a designated goal.



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

RS-6 DESIGN GUIDELINES

*Adopted by City Council on March 26, 1996
Amended on September 15, 2020*



Contents

	Page
1	Application and Intent 1
1.1	Application 1
1.2	Intent 1
1.3	Processing 1
2	General Design Considerations 1
2.1	Neighbourhood Character 1
35	Architectural Components 2
35.1	Roofs 2
35.2	Windows 2
35.3	Entrances 3
35.45	Exterior Wall Cladding and Finishing 3
35.59	Basements 3
48	Landscaping 3
48.1	Image 3
48.2	Topography 4
48.3	Planting 4
48.4	Paved Walks, Patios, and Driveways 5
48.5	Site Lighting 5
A	Appendix A 6

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

1 Application and Intent

1.1 Application

These guidelines are to be used in conjunction with the RS-6 District Schedule of the Zoning and Development By-law. These guidelines should be consulted in the consideration of development applications requesting discretionary increases and relaxations. As well as assisting the applicant, the guidelines will also be used by City staff in the evaluation of the proposed design.

1.2 Intent

The intent of these guidelines is to encourage a high standard of building design, materials, and landscape development while allowing design diversity rather than prescribing any particular architectural style.

1.3 Processing

The processing reference chart in Appendix A describes typical application types and their processing paths. For applicants seeking increased floor area or other relaxations, the requirements will be reviewed as follows:

- District Schedule Sections ~~4.6.17~~, 4.6.2.22 and ~~4.6.2.235.4 and 5.5~~, and Design Guidelines (except for the Landscape Section) to be reviewed by Development Planner, Facilitator or Home Renovation Centre Staff;
- Landscape Section of Guidelines (and Tree By-law) to be reviewed by Planning Department Landscape Architectural Technicians;
- Remainder of District Schedule to be reviewed by Permits and Licenses Staff with Planning Department input as required.

Section ~~4.6.2.225.4~~ of the RS-6 District Schedule applies to new house applications where the proposed design meets the general intent of this schedule and the referenced sections of ~~4.6.17~~ but not the specific requirements. In this situation, the application will be processed as a Development Application, complete with neighbourhood notification.

Section ~~4.6.2.235.5~~ of the Schedule applies to renovation/addition applications where either existing conditions or proposed work may meet the intent of the Schedule but not specific requirements of the referenced sections of ~~4.6.17~~. Since the intent of this schedule is to encourage retention of existing houses, neighbourhood notification (with the related additional application processing time) will only be carried out where a requested relaxation clearly raises issues of concern to abutting property owners and/or the surrounding neighbourhood.

For the administration of Sections ~~4.6.2.22~~ and ~~4.6.2.235.4 and 5.5~~ of the RS-6 District Schedule, the intent statements of this District Schedule and these Design Guidelines apply.

2 General Design Considerations

2.1 Neighbourhood Character

The building and landscape character in RS-6 District varies widely and, therefore, these Guidelines do not reference any specific design styles or require an applicant to use immediately surrounding buildings and properties as specific design precedents for a proposed development site. However, a few general ideas relevant to all RS-6 neighbourhoods serve as the basic principles for this Schedule and Guidelines:

- (a) the form of a new building or renovation/addition should be a reasonable design compromise between a neighbourhood's often existing older, smaller houses and the form of new, often larger houses;
- (b) the design of a new building or renovation/addition should result from a high level of care and craft by the architect or building designer. The selection, use and detailing of exterior materials should respect the materials' visual and technical characteristics, avoid arbitrary discontinuities, and generally relate to the overall building form; and
- (c) adequate landscape development should be provided to establish an image of a building complemented by varied plant materials (trees, shrubs, lawn, etc.) and other site elements (walks, fences, etc.).

35.1

Roofs

- (a) A variety of roof forms are approvable in the District Schedule. Considerations for roof design should include:
 - (i) for buildings or portions of buildings not exceeding 7.3 m in building height above the horizontal datum plane, no minimum roof pitch is required; “flat roof” buildings or portions of buildings are permitted;
 - (ii) the height of the spring-point of main and any secondary pitched roof forms should attempt to mitigate size and scale differences between the proposed house and varying designs and sizes of existing neighbourhood houses. Attention should be given to overshadowing and privacy of adjacent properties;
 - (iii) for pitched roofs more than 7.3 m above the horizontal datum plane, no roof areas, except for approved decks and dormers, should have slopes less than 6:12;
 - (iv) the discretionary relaxation of roof slopes to a minimum of 4:12 for roofs exceeding 7.3 m above the horizontal datum plane should only be considered where significant roof overhangs or other compensating architectural features are provided; and
 - (v) where roof decks are provided above the second storey, they should be integral with the surrounding roof forms and set back from the building perimeter walls to minimize privacy intrusion into adjacent houses and yards.
- (b) Where gable end walls above 7.3 m are proposed to occur on more than two building elevations, or where more than one gable on a building elevation is proposed to be greater than 9.1 m above the horizontal datum plane, they should generally only be considered where the design:
 - (i) does not make the building appear excessively visually bulky above the second floor;
 - (ii) does not significantly increase the shadowing or loss of privacy to adjacent properties;
 - (iii) is on larger lots or corner lots; and
 - (iv) is architecturally coordinated with the overall building exterior design.
- (c) Dormers above the second storey should:
 - (i) not excessively increase the building bulk and make the overall form appear top heavy;
 - (ii) on lots less than 13.7 m wide, side yard facing dormers should be kept to a minimum to avoid overwhelming any lower buildings on adjacent properties or resulting in excessive building bulk above the second storey; and
 - (iii) generally, where a dormer or dormers are used on the second storey, dormers on the half storey above the second storey on the same roof face are discouraged.
- (d) Roofing materials which are not listed in the District Schedule but which may be approvable, should be:
 - (i) generally of materials which do not imitate another material's appearance;
 - (ii) other than reflective, shiny or brightly coloured; and
 - (iii) used and detailed in a manner consistent with the material's technical and visual characteristics.
- (e) Where a metal chimney flue, pipe or vent rises above a chimney form enclosure or roof, it should be visually screened so as not to present an unfinished image to the street.

35.2

Windows

- (a) Window glazing should generally be clear glass although leaded stained glass is also approvable. Reflective, mirrored or tinted glass is discouraged for windows although solar tinted glass may be considered for skylights. Frosted glass or glass block used for privacy is appropriate but window murals of coloured, frosted, or similar type glass, plastic or equivalent materials, visible from the street are discouraged. As per District Schedule section 4.6.2.164.17.33, side light and transom light glazing (to the maximum areas specified) are not subject to design control.
- (b) Windows on street facing building elevations should generally be consistent, coordinated, and related in their type. The mixing of an excessive variety of window types or sizes on a facade can result in a chaotic expression and is, therefore, strongly discouraged.
- (c) Windows above front entry doors or entries, porches or verandahs should generally be no larger than other windows on the same storey on the same building facade.
- (d) Use of curtain walls or large areas of glass block is generally discouraged.

- (e) The excessive and arbitrary use of bay windows or boxed out windows, whether projecting into required yards or not, is discouraged.

35.3 Entrances

The design of the front entrance and any associated entry, porch or verandah is significant in setting the public image of a new house or renovation. Though it is recognized that a front entrance may be the main feature of a house's street facade, the size, height, architectural scale and proportion of the entrance and related elements should not be excessive or overbearing. To achieve this, the design of the front entrance and associated elements such as entries, porches or verandahs, windows, stairs and guards should:

- (a) be of a single storey proportion (not double storey expression);
- (b) have adjacent window areas such as sidelights and transom lights of similar or smaller proportions and sizes than other windows on the same facade;
- (c) generally limit columns, posts, or similar vertical elements to the first storey;
- (d) be integral with the overall building design; and
- (e) be either a single or double door entry.

3.45.5 Exterior Wall Cladding and Finishing

- (a) Exterior wall cladding materials which are not listed in the District Schedule but which may be approvable, should be:
 - (i) generally of materials which do not imitate another material's appearance;
 - (ii) of other than reflective, shiny finish or brightly coloured;
 - (iii) used and detailed in a manner consistent with the material's technical and visual characteristics.
- (b) The number of different wall material systems used on and above the first storey should not be excessive. Generally, no more than two wall cladding materials should be used except where a wall extends to a partial third storey gable end wall or on dormers in which case a maximum of three wall cladding materials may be appropriate on one building elevation. Where a wall is generally vertically continuous for two and a half storeys, a minimum of two wall cladding materials is strongly encouraged to reduce the visual height and scale of the wall.
- (c) The use of wall cladding materials on front building elevations which are not used at all or in a lesser proportion on side elevations visible from the street produces a "false front" effect and is strongly discouraged.
- (d) The design and finishing around windows and exterior doors should visually enrich the building elevation. Significant recessing of windows and doors, wood trim boards, or equivalent treatments are strongly encouraged. Nail-on metal windows set flush with adjacent plain cladding (such as stucco) without trim or adequate equivalent detailing, for example, is strongly discouraged. Generally, treatment around all windows and doors should be of a consistent or coordinated design.

3.55.9 Basements

Areas of the basement or cellar that project horizontally beyond the first storey floor area should be designed to minimize their above ground bulk and be an integral part of the overall building design. To accomplish this:

- (a) projecting basement or cellar areas extending toward a street to which the front entry is oriented should be fully concealed under decks, patios, or planters; and
- (b) basement or cellar areas that project toward a street other than as described in 5.9 (a) should be no closer to the property line than the closest portion of the first storey.

48 Landscaping

48.1 Image

A site's landscape development is of equal importance to building design in the appearance of a new house or major renovation/addition project. The landscape design should provide adequate trees, plant materials, and other elements to enhance the building's setting and assist in providing a visual transition between adjacent properties and buildings of different styles and designs. The most

important aspect of this is the front yard which should present an image primarily defined by plant materials. No specific style of landscape design is prescribed.

48.2 Topography

Generally, the site grading should follow the area's natural topography. Abrupt, arbitrary grade changes are not encouraged although subordinate areas of raised planters are generally approvable as well as lowered lightwell surfaces permitted under the District Schedule.

Where topography necessitates retaining walls, the use of stone, brick, split face block, timber cribbing and similar materials is encouraged. Generally, retaining walls should be planted with spreading ground covers, vines or shrubbery to soften the appearance of the wall and help incorporate the wall into the surrounding landscape. In the front yard, use of ordinary concrete block for retaining walls is not encouraged.

Where basement and cellar areas project beyond the first storey, foundation planting should be designed to ease the visual transition of this semi-underground structure to the general site topography. The screening of projecting basement areas may necessitate providing plant materials in addition to those noted in section 8.3 below.

Where possible, existing significant stone or brick retaining walls should be retained, relocated or replaced with any necessary modifications and integrated into the new landscape and site development.

48.3 Planting

(a) General

Existing trees, hedges and major shrubs should be maintained or relocated wherever possible.

Lawn should be used in the City boulevard between curb and sidewalk. The “inside” boulevard (between sidewalk and property line), is also City property and should also be lawn.

If possible (depending on site size and private on-grade open space) a portion of the front yard adjacent to the property line should also be landscaped to increase visual amenity to the street. The impact of this planting, to reduce unrelieved fences and/or hedges, should be enhanced through layering of planting (e.g. vines on any fences or walls located behind it).

A significant portion of the yards should be planted to complement the lawn area and building. As a guide, a minimum of 15-~~percent~~ of the front yard should be planting beds composed of shrubbery, flowers and/or ground covers. Planting beds in the side and rear yards should comprise a minimum of 10-~~percent~~ of these combined yard areas (accessory building areas to be first deducted).

(b) Trees

Consideration should be given to preserving all healthy, mature trees in good form whenever possible.

(c) Shrubs

Every site should be planted with a minimum of 3 shrubs of a no. 5 pot size* and 4 shrubs of a no. 2 pot size per 2 m² of planting bed area. All shrubs to be to British Columbia Society of Landscape Architects/British Columbia Nursery Trades Association Landscape Standards.

***Note:** Since a no. 5 pot size is no longer available, a no. 3 pot size or equivalent size will now be accepted.

(d) Lawn and Ground Cover

Except for areas of buildings, paving, pools or planting beds, the remainder of the site should be planted in lawn, ground covers, or other similar plant materials.

Except for necessary walkways, driveways, or areas between shrubbery, the use of gravel, bark mulch, and similar materials is discouraged.

48.4 Paved Walks, Patios, and Driveways

- (a) Paving
Areas visible from the street should not present large expanses of paving materials. Where paving is used, unit pavers, brick, stone, or similar paving materials with sub-divisions are encouraged.
- (b) Fences
At front and exterior side yards, screening, fencing, or walls should generally be coordinated with the materials and colours of the building. Some types (lattice, low walls with higher planting and subtle elevation changes) allow views and light to penetrate and are more suitable to create a friendly appearance near the street, or to allow informal surveillance from the street into the property for security. In front yards, white or brightly coloured metal fencing is not encouraged. More solid walls or fences may be used at interior side yards and around rear yards where complete privacy may be desired.
- (c) Feature Elements
In the front yard, the use of feature elements such as fountains or sculpture should not be visually dominant.

48.5 Site Lighting

- (a) Site lighting, adequate to illuminate walkways and entries is appropriate, but should not be excessive.
- (b) Site lighting should not be intrusive into neighbouring yards or adjacent building's windows. Site lighting should not present an institutional appearance nor should it project unnecessary glare to the sidewalk, street, or other nearby properties.
- (c) Short term, motion-activated security lighting, oriented away from adjoining properties and buildings, may be used.

Processing Reference Chart

	Above Basement Maximum FSR	Total Maximum FSR	Relaxations Requested to District Schedule	Relevant Documents	Neighbourhood Notification	Application Type
New Houses						
1	0.16	0.60	No	District Schedule	No	JA
2	0.16	0.60	Yes	District Schedule Design Guidelines	Yes	DA/BA
3	0.24	0.64	No	District Schedule Design Guidelines	No	JA
4	0.24	0.64	Yes	District Schedule Design Guidelines	Yes	DA/BA
5	Other		Yes	District Schedule Design Guidelines	Yes	DA/BA
Renovations & Additions						
6	0.20	0.60	No	District Schedule	No	JA
7	0.20	0.60	Non-Conforming (For Existing Building Only)	District Schedule	Discretionary	JA or DA/BA
8	0.20	0.60	Yes	District Schedule Design Guidelines	Yes	DA/BA
9	0.24	0.64	No	District Schedule Design Guidelines	No	JA
10	0.24	0.64	Non-Conforming (For Existing Building Only)	District Schedule Design Guidelines	Discretionary	JA or DA/BA
11	0.24	0.64	Yes	District Schedule Design Guidelines	Yes	DA/BA
12	Other		Yes	District Schedule Design Guidelines	Yes	DA/BA

Key: JA Joint Application (Planning and Permits & Licenses)
 DA Development Application (Planning only)
 BA Building Application (Permits & Licenses only)



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RS-7 GUIDELINES

Adopted by City Council on January 9, 2001

Amended July 19, 2005, July 17, 2018, October 30, 2018 and September 15, 2020



(Page left blank for double-sided printing purposes)

Contents

	Page
1 Application and Intent	1
1.1 Application	1
1.2 Intent	1
2 General Design Considerations	1
2.1 2.2 Neighbourhood and Streetscape Character	1
2. 23 Orientation	2
2. 36 Light and Ventilation	2
2. 48 Noise	2
2. 59 Privacy	2
2. 610 Safety	2
2. 741 Access and Circulation	2
2. 812 Heritage	2
3 Uses	2
3.1 General	2
3.2 Single Detached Houses Family and Two Family Dwellings Duplexes	43
3.3 Multiple Conversion Dwellings	43
3.4 Multiple Dwellings	43
3.5 Infill	43
3.6 Other Conditional <u>Approval</u> Uses	54
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law (and the Parking By-law)	65
4.1 Site Area	65
4.2 Frontage	65
4.3 <u>Building</u> Height	65
4.4 Front Yard	65
4. 56 Rear Yard	65
4. 67 Floor Space Ratio	65
4. 78 Site Coverage	65
4. 89 Off-street Parking	76
4. 917 External Design	76
4.1 108 Dwelling Unit Density	76
4.1 19 Number of Buildings on Site	76
5 Architectural Components	76
5.1 Roofs and Chimneys	76
5.2 Windows	97
5.3 Entrances, Stairs, and Porches	97
5.4 Balconies	97
5.5 Exterior Wall Finishes	97
5.6 Lighting	108
<u>67</u> Open Space	<u>108</u>
<u>78</u> Landscaping	<u>108</u>
87.1 Image	108
87.2 Topography	108
87.3 Planting	108
87.4 Paved Walks, Patios, and Driveways	119
87.5 Site Lighting	119
Submission Requirements	<u>1240</u>

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

(Page left blank for double-sided printing purposes)

1 Application and Intent

1.1 Application

These guidelines are to be used in conjunction with the RS-7 District Schedule of the Zoning and Development By-law. These guidelines should be consulted in the consideration of development applications requesting discretionary increases and relaxations. As well as assisting the applicant, the guidelines will also be used by City staff in the evaluation of the proposed design.

These Guidelines are not mandatory for Single ~~Detached Houses~~ ~~Family Dwellings~~, ~~Duplexes~~ ~~Two Family Dwellings~~, Multiple Conversion Dwellings, and Special Needs Residential Facilities Class A, Community Care. Section 87 Landscaping of the RS-7 Guidelines is optional and, with compliance thereto, a floor area increase is available.

For residential development other than those noted above, all Sections of the Guidelines apply. For non-residential conditional approval developments including schools and community centres, the application of these Guidelines will be at the discretion of the Director of Planning.

1.2 Intent

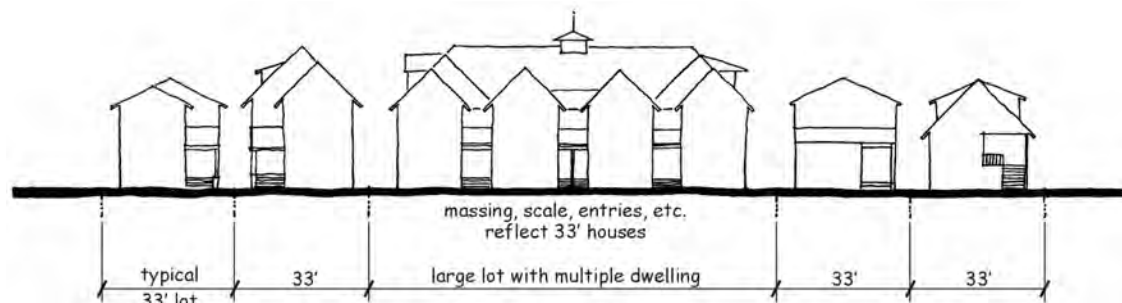
For discretionary relaxations and/or conditional approval uses, including Multiple-Dwellings and Infill, these Guidelines encourage designs that are compatible to the design of development on surrounding sites, including building scale and massing, and respect for adjacent properties' privacy and solar access. The Guidelines allow a variety of architectural styles rather than prescribing one particular style, while encouraging a good standard of design care, exterior building materials and detailing, and site landscaping.

2 General Design Considerations

2.1/2.2 Neighbourhood and Streetscape Character

The RS-7 zone applies to several neighbourhoods located in various areas of the City. The existing housing stock, streetscapes, and general neighbourhood character vary considerably from neighbourhood to neighbourhood. However, there are a few common characteristics that the design of a new development should respect:

Figure 1.



- A streetscape's lot sizes and traditional building development thereon often establish a scale or rhythm which new developments should recognize. Many areas are primarily 33 ft. wide by 122 ft. (approximate) deep sites, though some RS-7 zoned streets have smaller sites (40 ft. x 66 ft., etc.). Occasionally significantly larger sites do occur, and where they are within streetscapes of typically smaller sites, the rhythm of the smaller lots' developments should be incorporated within the design of new larger lot development (see Figure 1).
- Some RS-7 zoned areas still retain their original development, often houses pre-dating 1940. Where a streetscape includes older character houses, new development, regardless of architectural style, should be visually compatible with the context buildings.
- The landscaping of streetscapes varies both in terms of private property development and boulevard trees, lawns, and other features. New development should maintain and enhance the landscaping quality of surrounding properties.

2.23 Orientation

The orientation of entries, porches and verandahs, and other elements should generally follow the patterns of equivalent elements of existing residential buildings on surrounding residentially zoned sites.

2.36 Light and Ventilation

To facilitate reasonable access to natural light and ventilation, habitable spaces (living, dining, bedrooms, dens, eat-in kitchens) should have at least one window facing a street, lane, or rear yard.

2.48 Noise

Mechanical equipment and other noise sources should be located away from houses/buildings on adjacent sites, generally not in or oriented towards interior side yards.

2.59 Privacy

New development should be designed so that windows do not unnecessarily detract from the privacy of adjacent buildings and yard spaces. Specifically, interior side yard facing windows should not look directly into the windows of adjacent buildings; windows and balconies/decks of new development should also be designed and located in a manner to minimize over look of the windows or useable open space (patios, etc.) of adjacent properties.

2.640 Safety

The design of new development should respond to safety and security concerns and apply the principles of CPTED (Crime Prevention Through Environmental Design). Entries and site walkways should be lighted at night.

2.744 Access and Circulation

- (a) Street facing ground level residential units should have a front door visible from the street and connected by a paved pathway to the public sidewalk. Pedestrian access to other ground level units (facing a rear yard or side yard including infill units) should also be by paved pathway from a street with appropriate identification at the public sidewalk.
- (b) Vehicular access should be from the lane. Where no lane exists or lane access is impractical, paved on-site driveways and maneuvering areas should be kept to a functional minimum, treated in an unobtrusive manner, and be integral with the site landscaping design.

2.842 Heritage

- (a) Where a site includes a building on the Vancouver Heritage Inventory (VHI), the design of new development should consider retaining this building and integrating it with new development. Applicants should consult with the City's Heritage Planning Group, who can advise on relaxations and/or floor area bonuses that may be available for retaining VHI listed buildings.
- (b) Where adjacent or surrounding sites include VHI residential buildings, the design of new development should be of compatible design though historic/traditional architectural styles or replication are not mandatory.

3 Uses

3.1 General

For typical size lots (33 ft. x 122 ft. approx.), the RS-7 zone allows Single ~~Detached Houses~~ ~~Family Dwellings~~ with or without ~~secondary suites~~ ~~rental or Family Suites~~ in new or existing buildings, ~~consistent with policies in the RS-1S and RS-5S zones. This is regulated by allowing~~ Multiple Conversion Dwellings, and ~~Duplexes~~ ~~Two-Family Dwellings~~. Historically, on larger sites, the RS-2 zone (former zone in some of the RS-7 zoned areas) allows ~~Duplexes~~ ~~Two-Family Dwellings~~ on sites no less than 668 m² in area and Multiple Dwellings and Infill on sites no less than 929 m² in area. These larger site development options are also available in the RS-7 zone plus the additional option of two (new) principal residential buildings on sites no less than 929 m² in area. The following addresses the external design

controls on different development types.

3.2 Single ~~Detached Houses-Family~~ and ~~DuplexesTwo-Family Dwellings~~

For ~~Single Detached Houses-Family~~ and ~~DuplexesTwo-Family Dwellings~~:

- (a) the District Schedule Sections ~~4.475~~ External Design Regulations apply;
- (b) the District Schedule offers a floor area increase where an applicant complies with the RS-7 Guidelines Section ~~87~~ Landscaping requirements; *and*
- (c) compliance with other sections of the Guidelines is not mandatory but applicants may wish to consult the Guidelines for general design interest.

3.3 Multiple Conversion Dwellings

- (a) A Multiple Conversion Dwelling may be considered on any size lot and for existing development of any age or character. Where a unit is a Secondary Suite ~~(rental or Family)~~, the District Schedule may require internal access between the units.
- (b) District Schedule Sections ~~4.475~~ External Design Regulations apply. However, staff will use discretion in applying the external design regulations ~~as per District Schedule Section 5.4.1~~ taking into account:
 - (i) the character, architectural quality, and retention of original materials and detailing;
 - (ii) the extent of exterior construction proposed and its effect of the building character; and
 - (iii) the architectural character of residential buildings on surrounding sites.
- (c) The District Schedule offers a floor area increase where an applicant complies with the Guidelines Section ~~78~~ Landscaping requirements.
- (d) Dwelling Units may not be strata titled on sites less than 668 m² in area; and
- (e) the Multiple Conversion Dwelling Guidelines (RS-1A, RS-2, RS-4, RS-7, RT-2, and RT-3 Districts) apply.

3.4 Multiple Dwellings

- (a) A Multiple Dwelling may only be considered on sites 929 m² or larger in area;
- (b) District Schedule Sections ~~4.517~~ External Design Regulations apply but are subject to Director of Planning relaxation;
- (c) the RS-2 and RS-7 Infill and Multiple Dwelling Guidelines apply regarding site assembly and development; and
- (d) all sections of this RS-7 ~~Design~~ Guidelines apply.

3.5 Infill

(also applies to residential developments with two or more new principal buildings; see RS-7 District Schedule Section ~~2.2.14.19~~)

3.5.1 General Criteria

- (a) Infill will be considered where this development type results in a better over all design fit with the existing development patterns of adjacent properties and the surrounding neighbourhood than a Multiple Dwelling, Multiple Conversion Dwelling, or ~~Two-Family DwellingDuplex~~ (without an associated Infill building) would provide. Infill is also offered as an option towards retaining existing buildings, by allowing the construction of a second residential building on site. Issues including architectural design, privacy loss, shadowing, and useable open space, will be considered;
- (b) Infill may only be considered on sites 929 m² or larger in area;
- (c) District Schedule Sections ~~4.517~~ External Design Regulations apply but are subject to Director of Planning relaxation;
- (d) all sections of this RS-7 ~~Design~~ Guidelines apply;
- (e) the RS-2 and RS-7 Infill and Multiple Dwelling Guidelines apply regarding site assembly and development;
- (f) Development Permits for Infill will be subject to the condition that the existing house cannot be demolished without the approval of the Director of Planning;

- (g) relocation of the original house may be considered, with due regard to the zoning and guidelines requirements regarding yards, provided significant architectural features such as stone foundations and pillars will not be jeopardized; and
- (h) where Infill is proposed, it is expected that the external design of the retained principal building will either be approvable or renovated to be approvable under the Guidelines.

3.5.2 Sites For Infill

The following guidelines will be used to consider whether the site of an existing building qualifies for infill.

- (a) Rear yard Infill:
 - (i) on mid-block sites where rear yard infill is proposed, the minimum existing side yard adjacent to the existing principal building should be approximately 4.9 m for pedestrian access only, 5.5 m for pedestrian and vehicular access (where no lane access exists); and
 - (ii) the side yard requirement of 3.5.2 (a)(i) should not be required on corner sites, or for sites with buildings on the Vancouver Heritage Inventory or for buildings which the Heritage Planner deems to be of heritage merit. It may be reduced to 3.7m in these cases.
- (b) Front yard Infill:
 - (i) infill within the principal building envelope may be considered where the siting of the existing building meets guidelines for rear yard infill site area and site coverage.
- (c) Side yard Infill:
 - (i) for an infill in a side yard, the minimum existing side yard area should be 306 m² (3,000 sq. ft.).

3.5.3. Building Height and Yards

- (a) Infill buildings (or one of the two principal buildings, typically located in the rear yard or accessory building area) should be clearly secondary in mass and building height to the principal building (or primary principal building typically located between the front and rear yards). The Infill should be no more than 7.3 m in building 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 8.5 m in building height. The height of front yard and side yard Infill should respond to the streetscape.
- (b) Yards, Building Widths, and Separations
 - (i) The minimum side yard should be 1.2 m, except front yard infill which should have one side yard of 4.9 to 5.5 m for access to an existing building in the rear (see 3.5.2 a) above);
 - (ii) The minimum separation between an existing building and a front or rear yard infill, including any accessory building, should be 4.9 m. This separation space should be clear across the site, not significantly jogged; and
 - (iii) The maximum width of rear yard infill and accessory building should be 80% ~~percent~~ of site width (including building projections such as bay windows, turrets, etc.).
- (c) Site Coverage
 - (i) Rear yard Infill, including accessory buildings, should have maximum site coverage of 35% ~~percent~~ of existing rear yard area; and
 - (ii) Side yard Infill, including accessory building, should have maximum site coverage of 45% ~~percent~~ of existing side yard area.

3.6 Other Conditional Approval Uses

Non-residential conditional approval uses such as schools, community centres, etc. will be reviewed on a case-by-case basis. Early consultation with City staff is strongly recommended.

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

4.1 Site Area

- (a) Site area minimums related to unit strata titling is discussed in the ~~RS-1S, RS-5S, RS-7 and RT Zones~~ Strata Title Policies for RS, RT and RM Zones and should be consulted when an applicant is considering strata titling units within a new or existing residential development.
- (b) The RS-2 ~~and~~ RS-7 Infill and Multiple Dwelling Guidelines should be consulted regarding lot assemblies and related Infill, Multiple Dwelling, or development with two principal buildings.

4.2 Frontage

The District Schedule has no minimum frontage requirements. However, for new development on wider lots, the massing rhythm of the existing surrounding residential buildings related to streetscape repetitive lot frontage widths (often 33 ft.) should be compatibly reflected in new development.

4.3 Building Height

The building height and massing of Multiple Dwellings should step down towards existing residential buildings of lower height on side yard adjacent sites to make a compatible form transition between new and old developments and reduce the overlook and solar impacts of new buildings on adjacent buildings and usable yard spaces.

4.4 Front Yard

- (a) The minimum front yard setback of new residential buildings is intended to be the average of the front yards of buildings on the adjacent sites. However, the front yard setback of a Multiple Dwelling or for the front most dwelling of a development with two or more principal buildings may be varied where the design is more compatible with the varying front set backs of each of the existing buildings on both the side adjacent lots rather than a design specifically complying with a single averaged front yard setback would be.
- (b) Where the front yard setback of a non-residential building is not typical of other adjacent residential buildings, the front yard setback of a proposed residential development may be relaxed in order to be similar to the setbacks of other residential buildings on adjacent sites and the streetscape.

4.56 Rear Yard

- (a) For Multiple Dwellings, where the rear of the building extends further back than the rear of existing residential buildings on adjacent sites, the massing should be stepped back from the rear yard as it approaches the side yards, to reduce the impact on the rear yards and buildings on adjacent sites.
- (b) For Infill and the secondary dwelling on a site with two principal buildings, the building placement should respond to the principal buildings and any accessory buildings on adjacent sites, and through careful design, minimize over look and shadowing impacts as much as possible.

4.67 Floor Space Ratio

The .04 floor space ratio increase is available to a single ~~detached house-family~~ and ~~duplex-two-family dwelling~~, special needs residential facility (community care, class A), and Multiple Conversion Dwelling where the site landscaping plan complies with the Section ~~87~~ Landscaping Guidelines.

4.78 Site Coverage

- (a) Under RS-7 District Schedule Section ~~5-63.1.2.16~~, building site coverage may be relaxed for Multiple Dwellings and Infill where the increased coverage supports a design that better responds to the nearby building massing and open space.

- (b) Building site coverage area calculations do not include parking structures below ground and covered with landscaping.
- (c) Section ~~3.1.2.7 of the district schedule~~~~4.8.4~~ limits the site area covered by buildings and all impermeable materials (paving, decks, swimming pools, etc.) to 60 ~~%percent~~ of the site area. This regulation addresses both the concerns of excessive storm water run off and the need to enhance the urban landscape through site planting related to Section ~~7.8~~ Landscaping. These requirements do not apply to Multiple Dwelling developments. Under District Schedule Section ~~5.7 and 5.8~~, the Director of Planning may consider relaxation of these regulations in some situations (see RS Zones Impermeable Materials Suite Coverage Guidelines).

4.89 Off-street Parking

- (a) Where a site abuts a developed lane, parking access should be from the lane.
- (b) Where parking access is from a front or side street, the driveway should be as narrow as possible (see Parking By-law and the Planning-By-law ~~a~~Administrative Bulletin on Parking and Loading Design ~~Supplement~~Guidelines) and paved. See RS-7 Guidelines Section ~~8.7.4~~ Landscaping for paving materials.
- (c) Parking is not permitted in any required yard area.
- (d) Where development includes a new garage as an accessory building, the design should be of a design character similar to that of the principal building.

4.917 External Design

Section 4.~~517~~ External Design of the RS-7 District Schedule applies to all development. However, District Schedule Section 5 provides for Director of Planning relaxations of Section 4.~~517~~ in whole or in part for developments other than a ~~Single Detached House~~~~One-Family Dwelling~~, ~~Duplex~~~~Two-Family Dwelling~~, and Special Needs Residential Facility - Community Care - Class A.

4.1048 Dwelling Unit Density

~~This section~~~~The district schedule~~ regulates the maximum number of units per site for a Multiple Conversion Dwelling, Multiple Dwelling, Infill, and sites with two principal buildings. Where calculations result in a fractional number, the number ~~shall be~~~~is~~ rounded down to the next whole unit.

4.1149 Number of Buildings on Site

The RS-7 District Schedule permits two or more principal buildings on a site on sites 929 m² or larger. This provision has been introduced to allow applicants to propose a development where the size and massing of a single new principal building would overwhelm buildings on adjacent sites and the streetscape. In designing projects involving total redevelopment of a site and proposing two or more principal buildings on a site, applicants should consult sections of these guidelines related to Infill; the same criteria applies to development where two or more new buildings are proposed. The Infill guidelines provide direction with respect to the relationship which must be established between principal buildings, dependent on their location on the site.

5 Architectural Components

These Guidelines apply to a Multiple Dwelling, Infill, and other conditional approval use developments. The objective of the following guidelines is to establish minimum standards of building design, exterior materials, detailing, and site landscaping. However, it is not the intent of these guidelines to prescribe a specific architectural style for new development.

5.1 Roofs and Chimneys

- (a) Roof forms, roofing materials, and roof colours should be generally compatible with those of nearby residences.
- (b) Where a metal chimney flue is used for fireplaces (gas or wood fuel), a non-combustible vented enclosure ~~shall~~~~should~~ be provided to visually screen the flue. Visual screen enclosures need not be provided for through-wall gas fireplace vents.

5.2 Windows

- (a) Building windows should demonstrate a generally consistent design. Special feature windows, balcony glazing, or similar windows may be different from the design of the typical windows used for the majority of the building.
- (b) Trimless “nail-on” type windows are discouraged. Window units should generally have trim, be recessed behind the wall face, or employ other enriching perimeter details to enhance the windows and building design.

5.3 Entrances, Stairs, and Porches

- (a) Street facing residential units at or near ground level should have their own private entry door with an entry, porch or verandah (see figure 2).

Figure 2.



- (b) On streetscapes where larger covered front entry porches (adequate for deck chairs etc.) occur, new development should respond to this pattern. However, entries, porches or verandahs on multiple dwellings should be discontinuous emphasizing individual dwelling units and reflecting the single detached house-family dwelling porch scale.

5.4 Balconies

- (a) Where balconies are provided, guards should be designed to visually screen deck furniture, bicycles, barbeques, and other items often used or stored on balconies as seen from ground level.

5.5 Exterior Wall Finishes

- (a) Primary exterior wall finishing systems may include stucco, wood siding, and other materials typical of older homes on the surrounding streetscape.
- (b) Vinyl or aluminum siding may also be used where wood corner boards and trims, minimum 89 mm (3.5 in.) width, around doors and windows are provided.
- (c) Other exterior cladding materials such as brick, stone, or concrete are suitable as secondary cladding materials.
- (d) Exterior materials and finishes should be used in approximately equal proportions on all building facades. “False front” use of higher quality materials is not encouraged.

5.6 Lighting

Exterior lighting on buildings should provide adequate illumination for entries, porches and verandahs, doors, balconies and similar areas without excessive light levels that effect the windows of dwellings on adjacent or nearby sites. (See also Section [87.5](#) regarding landscape/site lighting).

[67](#) Open Space

- (a) Every dwelling unit should have an outdoor private open space such as a patio or balcony with a minimum 4.5 m² area and minimum 2.0 m width dimension.
- (b) Patios should be visually private, using landscape screening (hedges) or fencing.
- (c) Balconies should be located and designed to maximize privacy of use and, as much as possible, designed so that occupants do not overlook other private open spaces including private open spaces on adjacent sites.
- (d) As site conditions and opportunities allow, orient private open spaces to the sun and any longer views available.

[78](#) Landscaping

[78.1](#) Image

Site landscaping is of equal importance to building design in the appearance of a new development or major exterior renovations/additions. The landscape design should provide adequate trees, plant materials, and other elements to enhance the building's setting and assist in providing a visual transition between adjacent properties and buildings of different styles and designs. Most importantly, the front yard should present an image primarily defined by plant materials. No specific style of landscape design is prescribed.

[78.2](#) Topography

Generally, the site grading should follow the area's natural topography. Abrupt, arbitrary grade changes are not encouraged although subordinate areas of raised planters are generally approvable.

Where topography necessitates retaining walls, the use of stone, brick, split face block, timber cribbing and similar materials is encouraged. Generally, retaining walls should be planted with spreading ground covers, vines or shrubbery to soften the appearance of the wall and help incorporate the wall into the surrounding landscape. In the front yard, use of ordinary concrete block for retaining walls is not encouraged.

Where basement and cellar areas project beyond the first storey, foundation planting should be designed to ease the visual transition of this semi-underground structure to the general site topography. The screening of projecting basement areas may necessitate providing plant materials in addition to those noted in section [87.3](#) below.

Where possible, existing significant stone or brick retaining walls should be retained, relocated or replaced with any necessary modifications and integrated into the new landscape and site development.

[78.3](#) Planting

- (a) General
Existing trees, hedges and major shrubs should be maintained or relocated on site wherever possible. Lawn should be used in the City boulevard between curb and sidewalk. The "inside" boulevard (between sidewalk and property line), is also City property and should also be lawn.

A portion of the front yard adjacent to the property line should be landscaped to increase visual amenity to the street. The impact of this planting, to reduce unrelieved fences and /or hedges, should be enhanced through layering of planting (e.g., vines on any fences or walls located behind it).

A significant portion of the yards should be planted to complement the lawn area and building. A minimum of 15-~~%percent~~ of the front yard area should be planting beds composed of a layering of shrubbery, flowers and/or ground covers. Planting beds in the side and rear yards (accessory building or second principal building areas to be first deducted) should comprise a minimum of 10-~~%percent~~ of these combined net yard areas.

- (b) Trees
All mature trees in good health and form should be retained whenever possible. (See also the separate Private Property Tree By-law and Guidelines).
- (c) Shrubs
Every site should be planted with a minimum of 3 shrubs of a no. 3 pot size (or equivalent) and 4 shrubs of a no. 2 pot size per 2 m² of planting bed area. All shrubs to be to British Columbia Society of Landscape Architects/British Columbia Nursery Trades Association Landscape Standards.
- (d) Lawn and Ground Cover
Except for areas of buildings, paving, pools or planting beds, the remainder of the site should be planted in lawn, ground covers, or other similar plant materials. Except for necessary walkways, driveways, or areas between shrubbery, the use of gravel, bark mulch, and similar materials is discouraged.

78.4 Paved Walks, Patios, and Driveways

- (a) Paving
Minimize large expanses of paving materials. Where paving is used, unit pavers, brick, stone/gravel, exposed aggregate concrete, coloured concrete, or similar paving materials with visual texture and/or sub-divisions at maximum 1.2 m spacing are encouraged.
- (b) Fences
At front and exterior side yards, screening, fencing, or walls should generally be coordinated with the materials and colours of the building or be natural wood. Some types (lattice, low walls with higher planting and subtle elevation changes) allow views and light to penetrate and are more suitable, creating a friendly appearance near the street, and allowing informal surveillance from the street into the property and vice versa for security. In front yards, white or brightly coloured metal fencing is not encouraged. More solid walls or fences may be used at interior side yards and around rear yards where complete privacy may be desired.
- (c) Feature Elements
In the front yard, the use of feature elements such as fountains or sculpture should not be visually dominant.

78.5 Site Lighting

- (a) Site lighting, adequate to illuminate walkways and entries is appropriate, but should not be excessive.
- (b) Site lighting should not be intrusive into neighbouring yards or adjacent building's windows. Site lighting should not present an institutional appearance nor should it project unnecessary glare to the sidewalk, street, or other nearby properties.
- (c) Short term, motion-activated security lighting, oriented away from adjoining properties and buildings, may be used.
- (d) Flood lighting of yards or building facades is discouraged.

Submission Requirements

In accordance with Section 4.1.2.1.3 of the Zoning and Development By-law, applicants ~~shall~~must provide plans and drawings describing the proposed development including but not limited to a site plan, floor plans, roof plan, building elevations, building section, and related written information including a zoning analysis showing the allowed and proposed statistics. If the application involves additions or exterior alterations, the plans and drawings should clearly distinguish those parts of the building being retained from those being added, altered, or removed.

In addition to the above, the Director of Planning may require the submission of other documents or items related to the application. Specifically, the following additional materials ~~shall~~should be submitted:

1. For all applications except a Single ~~Detached House-Family~~, ~~DuplexTwo-Family~~, Multiple Conversion Dwelling or a Special Needs Residential Care Facility - Community Care - Class A not seeking the floor area increase, a landscape plan which indicates major trees to be retained, relocated on site, or removed, the botanical and common names, number and sizes of new plant materials, paving materials, walls, fences, arbors, trellises, and other significant site items retained or proposed as part of the development.
2. For a Multiple Dwelling, Infill, developments proposing two or more principal buildings, and all non-residential conditional approval use developments, the following ~~shall~~should be submitted:
 - (a) a site plan which locates buildings and outdoor living spaces on abutting sites and reflected elevation drawings of adjacent buildings on abutting sites showing the location of their windows and doors on the elevations of the proposed development;
 - (b) a drawing showing the view of the proposed development and the developments on the two abutting parcels as seen from the street on which the proposal fronts;
 - (c) a brief written statement, with or without supporting graphics, describing:
 - (i) the site's context in terms of area development patterns and landscaping; and
 - (ii) how the proposed development warrants approval with regard to the RS-7 Guidelines and District Schedule, all other applicable requirements of the Zoning and Development By-law, Policies and Guidelines, and the general neighbourhood context;
 - (d) colour photographs (5 in. x 7 in. minimum size) of:
 - (i) all sides of any existing buildings to be retained; and
 - (ii) street views of the development on the two sites on both sides of the development site and approximately three sites across the street (or the equivalent depending on the site location and street configuration.)

The Director of Planning may also require other submissions including:

1. a plan and/or section showing the impact of the proposed building on sun access to adjacent yards and buildings. For the purposes of this drawing, shadows should be drawn as they would occur at 10:00 a.m. and 2:00 p.m. on March 21st and September 21st;
2. a perspective rendering of the proposed development including landscaping and also showing the development on the adjacent sites; and
3. a model of the proposed development and portions of developments on adjacent sites adequate to assess issues of massing, solar impact, privacy, and general design.

Note: The Administrative Bulletin RS-7 Explanatory Notes ~~are available from Planning. These Notes~~ provide illustrative material which addresses selected sections of the RS-7 District Schedule and Guidelines. The RS-7 Explanatory Notes bulletin are a helper document and are not Council-adopted policy.



RT-2 MULTIPLE DWELLING GUIDELINES

Adopted by City Council on April 10, 1984

Amended September 11, 1984, February 4, 1992 and September 15, 2020

~~**Note:** These guidelines are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.~~

1 Application and Intent

These guidelines are to be used in conjunction with the RT-2 District Schedule of the Zoning and Development By-law for development permit applications involving multiple dwellings (i.e. apartments or townhouses). As well as assisting applicants, the guidelines will also be used by City staff in the evaluation of projects.

Maintaining and enhancing the physical and social character of these older residential areas is considered an important goal. Development of multiple dwellings will therefore be generally restricted to the following:

- (a) Sites under-utilized prior to March 20, 1979. This includes vacant sites and sites with buildings having a floor space ratio much less than that of surrounding development and that permitted in the RT-2 District Schedule (less than 0.3) where applicants can satisfactorily demonstrate that making additions is not practicable.
- (b) Sites with structurally unsound development. In assessing structural unsoundness, the Director of Planning will consider the building in comparison to nearby buildings constructed at about the same time, but will not consider buildings which have become structurally unsound through neglect. The Director of Planning may require evidence from a registered structural engineer.
- (c) Sites with non-conforming uses.

The age of original construction, particularly in the inner-city RT-2 areas, means that some buildings either singly or in combination may have heritage merit. Proposals for redevelopment to multiple dwellings should not necessitate the destruction of unique or landmark buildings having some historic or architectural merit, but rather an attempt should be made to renovate or convert these buildings, as permitted in the RT-2 District Schedule.

2 General Design Considerations

The project design should reflect the character of the streetscape, including for example, roof shapes, exterior materials, textures, and design details of nearby housing. The design should also be neighbourly and compatible with the character of adjacent uses with respect to noise, privacy, neighbours' windows, and sunlight penetration. The design should also complement existing topography, landscape, and elements such as walls and railings.

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

3.14.2 Frontage

The maximum allowable redevelopment frontage should not exceed twice the average lot frontage in the block face and the opposite block face in which the site is located.

3.24.9 Off-Street Parking and Loading

Parking spaces should be provided and maintained with a hard, durable, dust-free surface. All parking spaces should be landscaped and screened so as to maximize the usefulness of adjacent open space.

3.34.16 Residential Unit Density, Size and Type

Density should not exceed 62 units per hectare. The following table gives examples of how this unit density guideline will be applied assuming the floor space ratio is close to the maximum permitted.

Site Frontage Assuming 36.5 m							
Site Depth	32.0 m	30.5 m	24.4 m	22.9 m	20.1 m	18.3 m	Less than 18.3 m
Maximum Number of Units Which May Be Permitted							
	7	7	5	5	4	4	Insufficient site area

4.7 Open Space

Public and private open space should be designed to provide for the wide variety of outdoor activities that households pursue. Some privacy of outdoor spaces is important, as is the opportunity for the expression of individuality and self-expression by the new residents. Open space should contain some useful space which could be considered an extension of the indoor living areas (such as decks, porches, and roof decks). Movement to and from the units should be facilitated by the sensitive siting of the development, and landscape design. When surface parking is provided, the location and arrangement of parking spaces should not unduly compromise the open space objectives.

APPENDIX

Submission Requirements

Development permit applications should include, in addition to the items in Section 4 of the Zoning and Development By-law:

- A site plan which locates buildings on abutting parcels including their windows, doors, and outdoor living spaces;
- A landscape plan which indicates major trees to be retained or removed, the species, number and sizes of new plant materials, paving materials, walls, fences, arbors, and trellises; and
- A drawing showing the view of the proposed development and the developments on the two abutting parcels as seen from the street on which the proposal fronts.



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

STRATHCONA/KIWASSA RT-3 GUIDELINES

*Adopted by City Council on November 3, 1992
Amended April 23, 1996*

Contents

	Page
1 Application and Intent	1
2 General Design Considerations	2
2.1 Neighbourhood Character.....	2
2.2 Street Character	2
2.35 Topography	3
2.412 Heritage	3
3 Uses	5
3.1 Artist Studio.....	5
3.2 Infill	5
3.3 Multiple Conversion Dwellings With More Than Two Units.....	8
3.4 Multiple Dwellings	9
3.5 Corner Lot Development	11
3.6 One- and Two-Family Dwellings	12
3.78 Relaxation of Regulations: Existing One- and Two-Family Dwellings	12
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law	13
4.14 Front Yard.....	13
4.26 Rear Yard.....	14
4.39 Off-Street Parking and Loading.....	15
4.419 More than One New Principal Building in RT-3	15
5 Architectural Components.....	16
5.1 Roofs and Chimneys.....	20
5.2 Windows and Skylights	20
5.3 Entrances, Stairs, and Porches	21
5.45 Exterior Walls and Finishing	23
6 Internal Design and Facilities	25
7 Open Space	26
7.13 Private Open Space.....	26
8 Landscaping	26
Appendix A Submission Requirements.....	29
Appendix B Streetscape Inventory	31

~~Note: The guidelines in this report are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.~~

1 Application and Intent

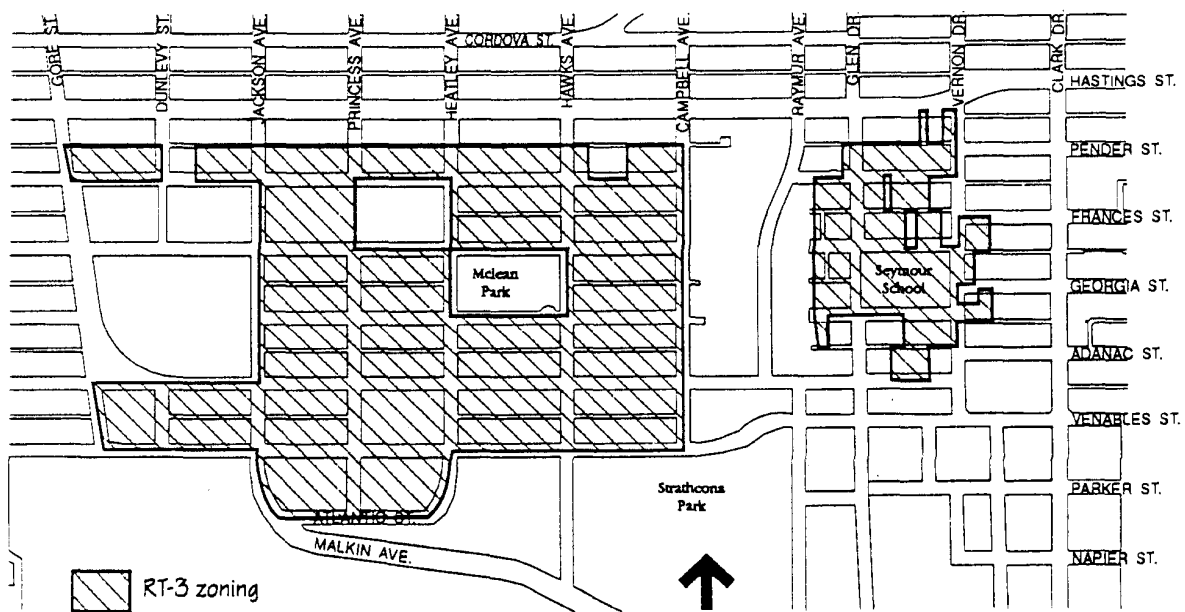
These guidelines are to be used in conjunction with the RT-3 District Schedule of the Zoning and Development By-law for development in the Strathcona and Kiwassa RT-3 areas of the city (see Figure 1). These guidelines should be consulted in the consideration of development applications for conditional approval uses. As well as assisting the applicant, the guidelines will also be used by City staff in the evaluation of projects.

The intent of these guidelines is to:

- 1) ensure that the physical character of buildings with "character merit" is retained;
- 2) improve the character of less distinguished historic buildings; and
- 3) ensure that all development is compatible with surrounding buildings and the neighbourhood as a whole.

Character may vary from one area to another or even within a block. For this reason, these guidelines are intended to be flexible.

Figure 1. Strathcona and Kiwassa RT-3 Boundaries



2 General Design Considerations

2.1 Neighbourhood Character

The Strathcona/Kiwassa RT-3 area is one of the oldest residential districts in the city. The neighbourhood was generally developed during the period 1880 through to 1900. About 60% ~~percent~~ of the existing building stock is original, although additions and other changes have occurred over the neighbourhood's first century.

Figure 2. Typical Streetscape



The character element which separates the RT-3 areas of Strathcona and Kiwassa from most other RT districts of the city is the standard lot width of 7.6 m. This narrow lot width has translated into a narrow building width, narrow side yards and a high building height-to-width ratio. Within this pattern exists a variety of roof and building styles which work together to create one of the most distinctive and unique neighbourhood characters in the city.

2.2 Street Character

The integrity of the buildings on a specific street will be an important consideration in the design review of conditional approval developments in RT-3. Streetscapes have been identified in Old Strathcona and Kiwassa and classified under two broad categories:

"A" Streetscapes include:

- (a) buildings of historic and architectural value listed on the City of Vancouver Heritage Register as of (date of adoption of these guidelines) as Class A and Class B buildings;
- (b) buildings which were constructed during the primary construction era up to 1920, which maintain their original building form, architectural elements and detail, and which are a part of an integral streetscape (Streetscape "A" in Appendix B); and

"B" Streetscapes include:

- (a) buildings which were constructed during the primary construction era up to 1920, of lesser architectural quality but representative of the cultural, economic and social fabric of the community and which are an integral part of the neighbourhood (Streetscape "B" in Appendix B).

The intent of the RT-3 District Schedule and these design guidelines is to promote retention of as many of these buildings and streetscapes as is possible.

Several blocks still contain a high concentration of buildings from the prime building period of 1880-1920. In these areas, a higher level of design attention will be necessary. In areas where newer development or changes to existing buildings has been less sensitive, overall massing, form and inclusion of elements such as window openings and verandahs will be the focus of attention. Figure 3 demonstrates the level of design attention.

The level of design attention to be devoted to individual buildings is determined by locating the property as indicated in Appendix B to these guidelines. Where a property is situated within an integral streetscape, an increased level of detail will be required, as indicated in Figure 3.

Generally in the RT-3 areas it is difficult to dictate a single building style, because of the existing variety. Where no consistent silhouette exists on the block or on neighbouring structures, new development should either relate most closely to the silhouette of immediately adjacent pre-1920 buildings, or choose from other pre-1920 examples in the neighbourhood.

2.35 Topography

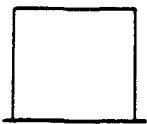
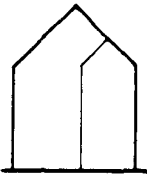
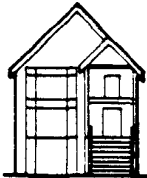
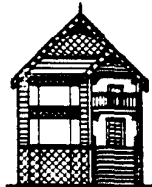
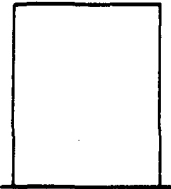
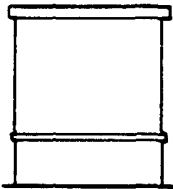
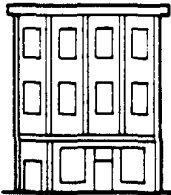
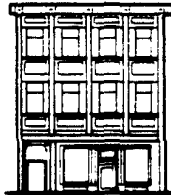
The natural, sometimes dramatic, topography of Strathcona hills and valleys can be seen in the back lanes. The natural topography should be preserved. ~~Building H~~height relaxations are provided in the RT-3 District Schedule to overcome difficulties which might be experienced in standard ~~building~~ height envelope calculations.

2.412 Heritage

Strathcona is one of several neighbourhoods which is identified as a heritage character area. Significant relaxations are provided under RT-3 in recognition that many buildings are non-conforming with respect to regulation. Further relaxations are available under sections ~~5.1.23-2.5~~ and ~~5.2.73-2.6~~ of the Zoning and Development By-law to provide flexibility beyond the RT-3 District Schedule.

Appendix B also indicates properties which have been listed on the City's heritage register. Staff are available to provide assistance in working through the opportunities represented by these buildings.

Figure 3. Design Considerations

	Scale	Form	Elements	Detail
Nature of Development				
				
Renovation/ Addition	■	■	■	■
Multiple Conversion Dwelling	■	■	■	■
Reconstruction	■	■	■	■
New Development (within "A" streetscape)	■	■	■	■
New Development (within "B" streetscape)	■	■	■	
New Development (in non- streetscape area)	■	■	■	
Infill	■	■	**	**

*** Infill to be designed in manner
compatible with principle building*

3 Uses

3.1 Artist Studio

3.1.1 Objectives

Artist studios are permitted in a number of areas of the city as an opportunity to provide low-cost housing combined with work space for creative individuals who may be struggling to make ends meet. The relatively inexpensive housing in Strathcona presents yet another opportunity for such space, particularly in many of the older apartments, rooming houses, and existing non-residential buildings throughout the community. Allowing artist studios in existing buildings is also seen as a moderately inexpensive means of supporting retention of many heritage and character buildings in the neighbourhood.

3.1.2 Outdoor Areas

Semi-private or shared outdoor areas should be provided adjacent to a dwelling unit or in a common area such as a roof deck. Reasonable compromise of normal standards can be expected in dealing with existing buildings in the Strathcona and Kiwassa areas.

3.2 Infill

3.2.1 Objectives

Infill is permitted as an incentive to retain existing buildings by allowing the construction of secondary residential buildings on a site. Infill is an important development option but it may not be feasible or practical in all cases. The standard approach towards infill, used in other areas, is further complicated in Strathcona by the 7.6 m wide lot pattern which makes infill on a single lot difficult, although historic examples exist throughout the community.

The design of the infill building should be in character with existing buildings and the neighbourhood context, with special attention to privacy and shadows on immediately neighbouring properties.

3.2.2 Identification of Potential Infill Sites

All sites identified within a streetscape in Appendix B provide potential for infill development.

In addition, consideration may be given to the inclusion of a single adjoining, non-streetscape lot into an infill proposal. Consideration under this clause must be in conjunction with the retention of an identified streetscape building.

3.2.3 Massing and Siting Controls

Site Requirement

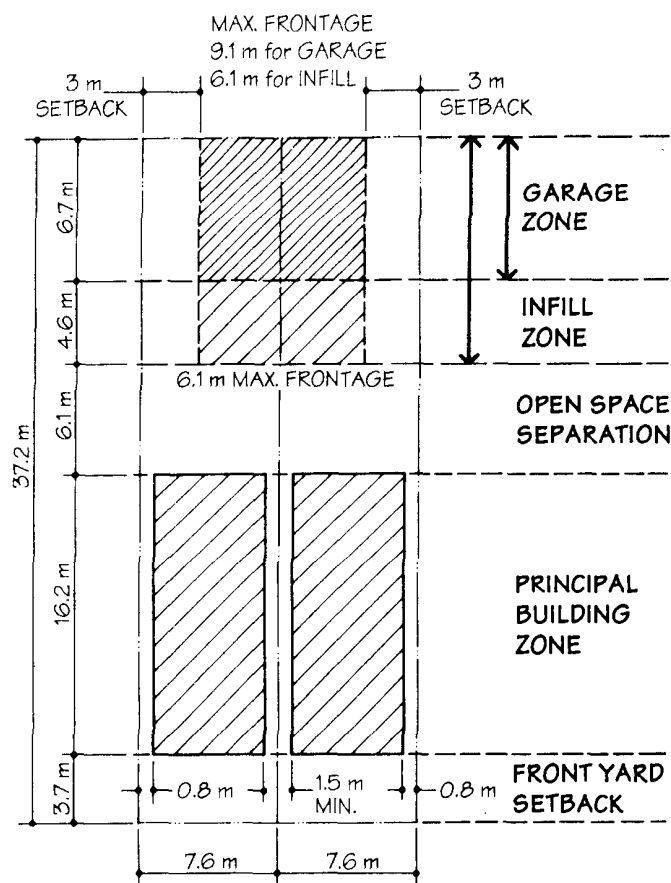
The standard site area for infill development is expected to be two lots or 565 m². The RT-3 District Schedule provides for infill on one and a half lots or 418 m².

Infill Building Frontage and Width

The width of any rear yard infill structure, including parking structures, should not exceed 9.2 m. In addition, the following provisions shall apply:

- (a) the maximum width of the principal facade of an infill building should be 6.1 m. All other facades should be set back at least 3.0 m; and
- (b) the maximum width of an infill building at the rear property line not including parking structures, should be 6.1 m. All other building elements, except parking structures, ~~shall~~ should be set back at least 1.5 m from the rear property line.

Figure 4. Infill Frontage and Depth



Separation

There should be a minimum separation of 6.1 m between any buildings at the front and any building in the rear yard of a proposed infill development (and any accessory buildings). No protrusions, such as stairs, decks, balconies, etc., should extend into this space.

The separation for side yard infill should respect the existing pattern of development on the street.

Side Yard Setback

Side yard setbacks of a minimum of 3.0 m from the site boundaries ~~shall~~should be provided for infill buildings situated in a rear yard.

Fire Separation (Side Yards Between Principal Buildings Located at Front of Site)

For rear yard infill, a minimum 1.5 m clear separation ~~must~~should exist between existing buildings situated at the front of the site. Building code requirements must be met, including the provision of sprinklers in all buildings.

This separation may be relaxed to 1.2 m clear separation, but subject to further conditions to be set by the Director of Permits and Licenses and Fire Department.

In the case of side yard infill, where a new building is to be placed beside an existing building at the front of a site, a minimum of 2 m clear separation ~~must~~should be provided between the existing building and the proposed new building.

Building Form and **Building** Height

Infill roof form should be consistent with the character of buildings which are being retained as part of the proposal. Flat roofs are not appropriate.

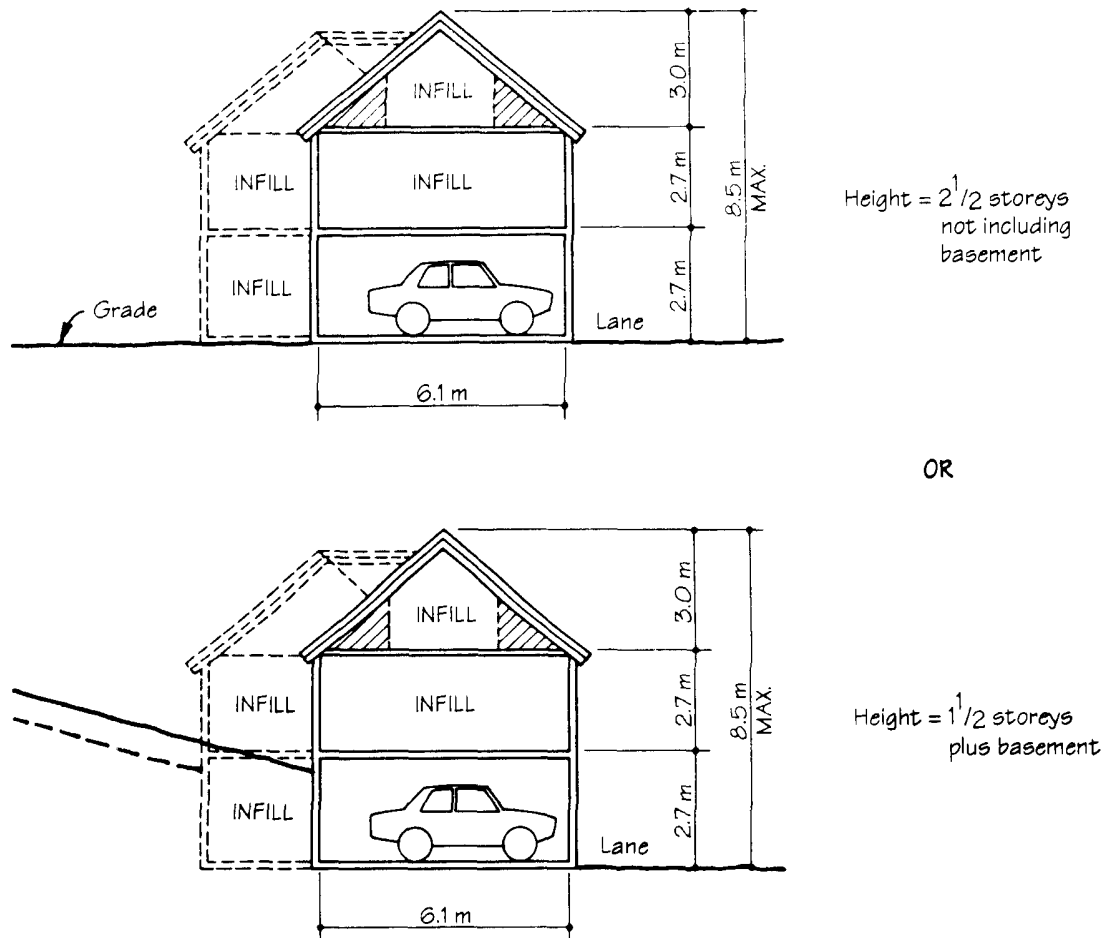
Where side yard or front yard infill are possible, building height should respond to the adjoining buildings in accordance with the RT-3 building height provisions.

Infill should comply with the form and building height envelope shown in Figure 5 and 6, and described as follows:

- (a) Infill development in a rear yard ~~shall~~should occur within a distance of 11.3 m of the rear property line, as shown in Figure 4; and
- (b) Maximum building height should be the lesser of 8.5 m, 2½ storeys (not including a basement) or 1½ storeys plus a basement.

Semi-private or shared outdoor areas should be provided at grade, adjacent to and convenient for each unit in the infill building and in the existing building. The amount of open space provided should be useable and relate to the size of each dwelling unit.

Figure 5. Infill Definition of Building Height



3.2.45 Residential Unit Density for Infill Development

Density for the site should not exceed 108 units per hectare except that the calculation may be rounded to the nearest whole number.

3.3 Multiple Conversion Dwellings With More Than Two Units

Conversions are permitted in order to retain an existing building. Appendix B should be consulted in respect to buildings which are considered suitable for such conversion.

The overall architectural character and important exterior features of an existing building must be maintained and/or enhanced. This will generally include the roof line, exterior finishing materials, windows, doors, brackets, columns, balustrades and any other feature that the Director of Planning considers to be a special feature contributing to a building's character. Because of the narrow side yards prevalent in the Strathcona and Kiwassa areas, retention of existing wooden cladding may require that a building be sprinklered or provide other equivalency to meet the requirements of the Building By-law.

Exterior finishing materials that are deteriorated, attached to structural components that are deteriorated or need to be replaced because of Building By-law requirements, need to be replaced with the same material and finish. Exterior cladding may be totally replaced with new material that replicates original cladding if the original material has been lost in a previous renovation.

3.3.1 Residential Unit Density for Multiple Conversion Dwellings

Density should not exceed 108 units per hectare, except that the calculation may be rounded to the nearest whole number, and except as follows:

An increase in unit density may be permitted for a proposed multiple conversion dwelling, where:

- (a) the existing number of units approved under a previous development permit is greater than 108 units per hectare; and
- (b) the proposed conversion will decrease the number of units; and
- (c) larger and more livable units will be created.

3.4 Multiple Dwellings

3.4.1 Objectives

Redevelopment for multiple dwellings is encouraged in a limited number of circumstances, where existing buildings are considered to be out of character with the neighbourhood.

Multiple dwelling projects are limited to two lots, and the design must give the appearance of two separate buildings to resemble the standard 7.6 m lot width.

3.4.2 Identification of Potential Multiple Dwelling Sites

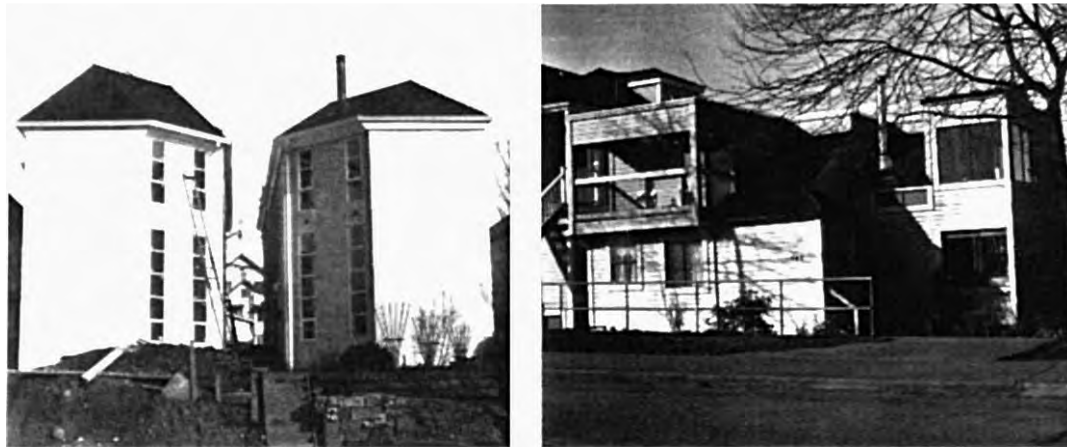
Multiple dwelling proposals will only be considered on sites:

- (a) vacant prior to November 3, 1992 as determined by the City of Vancouver Assessment Roll; or

3.4.4 Residential Unit Density for Multiple Dwellings

Density should not exceed 108 units per hectare, except that the calculation may be rounded to the nearest whole number.

Figure 7. Out-of-Character Buildings



Flat or shallow roofs; flat, windowless building faces; and square building masses are uncharacteristic of the Strathcona and Kiwassa neighbourhoods.

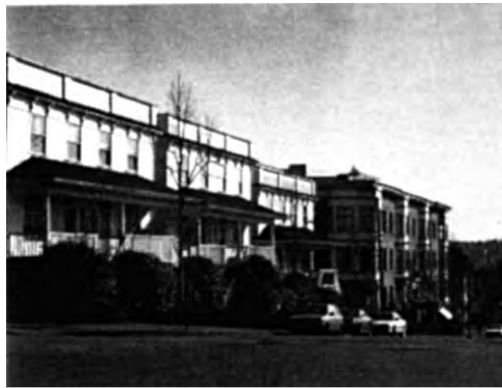
3.5 Corner Lot Development (involving multiple conversion dwellings, infill and multiple dwellings)

A pattern established throughout "Old Strathcona" is a higher intensity of use on corner sites, as exhibited in Figure 8. ~~Row houses~~ Townhouses, duplexes, single detached houses ~~family dwellings~~ and apartments are some of the examples, usually located cross-width on two lots. Narrow but functional "rear" yards separate these developments from development on the flanking street.

Applicants may propose comparable forms of development on corner sites not already developed in such a manner. Such proposals may require the retention of existing buildings on the site if identified in an existing streetscape. New development may be expected to not only meet high standards of design, but parking may also be a stipulation.

Potential applicants under this section are urged to meet with City staff in advance of proceeding.

Figure 8. Corner Lot Development



*Three duplexes and apartment building
Hawks Avenue.
on Jackson Avenue.*



Single ~~detached houses~~family dwellings on

3.6 ~~One and Two Family Dwellings~~Single Detached Houses and Duplexes

The design of all ~~one and two family dwellings~~single detached houses and duplexes will be required to meet both the external design regulations of the RT-3 District Schedule (Section 4.417) and the general standards set throughout these guidelines, and in accordance with Figure 3 (Design Considerations).

~~One and two family dwelling~~Single detached house and duplex proposals at floor space ratio of greater than 0.60 will only be considered on sites:

- (a) vacant prior to November 3, 1992 as determined by the City of Vancouver Assessment Roll; or
- (b) under-utilized prior to November 3, 1992, where existing buildings have a floor space ratio less than 0.30 and where applicants can satisfactorily demonstrate that making additions or building infill is not practical; or
- (c) where existing buildings have been constructed after January 1, 1930 (as determined by building permit or water connection records); or
- (d) which maintain buildings of a style and form which is inconsistent with those residential buildings in the RT-3 listed in the Vancouver Heritage Register, and it can be demonstrated that the building is so lacking in character as to warrant demolition, in keeping with the intent of these guidelines (Appendix B to these guidelines may be consulted as a general guide in this regard).

3.78 ~~Relaxation of Regulations: Existing One and Two Family Dwellings~~Single Detached Houses and Duplexes

This relaxation is intended to provide the opportunity for long-term resident property owners to reconstruct in total, through replication, an existing ~~one family or two family dwellings~~single detached house or duplex.

Applicants under this section will be required to verify the building's original form, features, materials and decorations through documentation such as photos, archival building plans, or references to buildings in the area of the same style and date of construction or other related documentary evidence.

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

4.14 Front Yard

Where consistent front yards exist in Strathcona and Kiwassa, the average depth is only 3.7 m. The distinct feature of front yards in the two neighbourhoods is variation that occurs in any typical block. In some areas, one or two developments may provide no front yard at all. An example is shown in Figure 9.

The RT-3 District Schedule recognizes the need for flexibility through a clause which provides for the calculation of front yards to be based on the average of the two adjoining sites.

Figure 9. Limited Front Yards



Front yards vary throughout the neighbourhood. These houses on East Pender Street are right up to sidewalk. Building placement should take into account the varied nature of both yards and building height.

Where a consistent front yard building setback exists on the block or in the sequence of buildings on either side of the subject site, that setback should be respected. New development should neither protrude in front of nor create a gap in an established building line. Where no consistent building line can be identified, new development should relate to immediately adjacent buildings.

4.26 Rear Yard

When additions to existing buildings extend beyond the line of existing buildings on adjoining sites, problems may occur in respect to overview, privacy and shadowing. Design should reduce or eliminate these problems as much as possible. Designs which impose severe impacts on adjoining sites may not be approved.

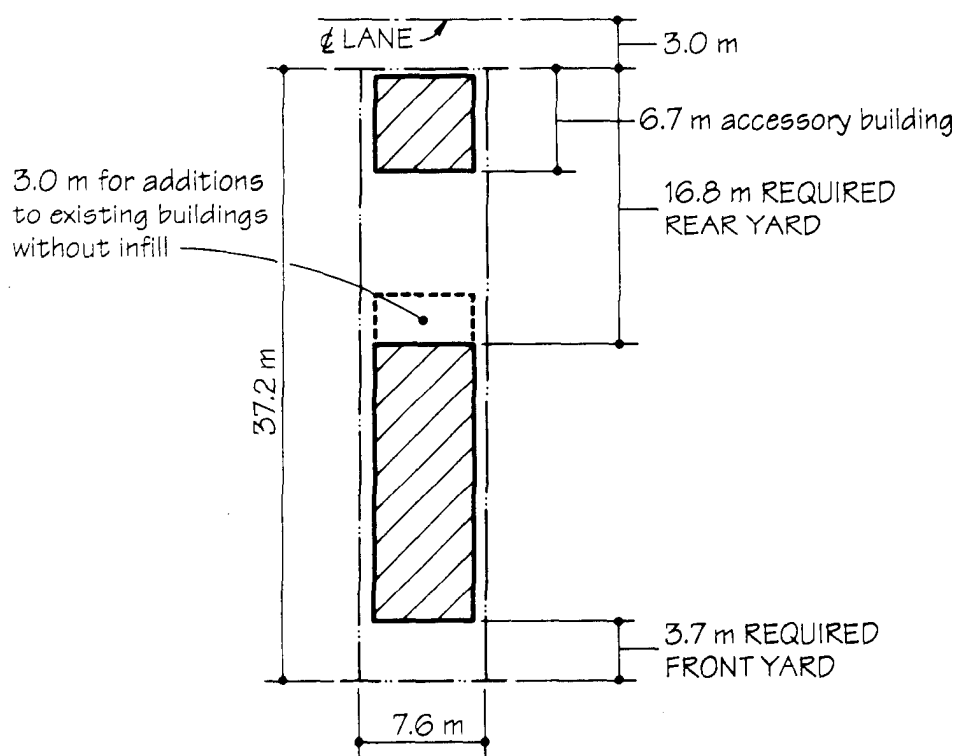
Development should respect existing rear yard setbacks, particularly where a uniform rear yard exists in a number of adjoining sites.

Additions to existing buildings should not extend more than 3 m beyond the required rear yard, as shown in Figure 11. Additions which extend beyond neighbouring buildings should step down in building height to reduce shadowing and massing impacts. Stairs, fire escapes, decks, balconies or similar structures should not protrude beyond the 3 m limit. In all other cases, protrusions into the rear yard shall are not be permitted.

Where a neighbouring building is unusually shallow, sufficient to unreasonably restrict the subject development site, the standard rear yard building line should apply.

Building height and profile should be carefully manipulated close to the side property line to reduce potential shadowing problems. Windows should be carefully oriented and positioned to face away from neighbouring yards or be screened to ensure privacy. Particular care should be taken so that such projections do not block views from neighbouring properties.

Figure 10. Required Rear Yard



4.39 Off-Street Parking and Loading

For developments involving existing buildings, relaxations will be favourably considered for existing dwelling units. Additional units in existing buildings or new development will be expected to comply with Parking ~~b~~By-law requirements.

Where garages are provided, the design should be compatible with the main building. Carports should have attractive screen walls. Screening of surface parking should be included in an overall landscape plan.

Accessory buildings should be located within 6.7 m of the rear property line as shown in Figure 4.

4.39.1 Sites Without Lanes

Lane access is available to most properties in Strathcona and Kiwassa. In the case where lane dedication is not completed, the policy is to require construction and/or surfacing of the parking area in anticipation of lane access. In the meantime, parking is effectively relaxed until such time as laneways are developed. Dedication of lane right-of-ways is to be a condition of all conditional approval applications.

In the rare situation where lane access is impossible, parking access may have to be taken from the front of the site. Narrow lot widths in the area mean that parking areas will have a considerable visual impact on the street and sidewalk. Parking areas should be hidden from street view as much as possible, by being enclosed or placed below grade under the building. Specific attention is needed to reduce the impact of driveways on pedestrian walkways and adjoining lots and their respective yards. Use of "grass crete" concrete blocks and other soft approaches should be explored. Large concrete or asphalt surfaces are not acceptable.

4.39.2 Sites With Lanes

Where lanes do exist, surface parking and parking structures should be located within 6.7 m of the rear property line. Other open space should not be taken up with driveways or carports.

4.419 More than One New Principal Building in RT-3

The RT-3 District Schedule permits in certain situations the new development of more than one principal building on a site. This provision has been introduced to allow applicants to propose a development involving two or more new buildings, particularly where a single new principal building would overwhelm an existing streetscape. Proposals under category must meet the same existing site criteria as multiple dwellings:

Development of more than one principal building on a site proposal will only be considered on sites:

- (a) vacant prior to November 3, 1992 as determined by the City of Vancouver Assessment Roll; or
- (b) under-utilized prior to November 3, 1992, where existing buildings have a floor space ratio less than 0.30 and where applicants can satisfactorily demonstrate that making additions or building infill is not practical; or
- (c) where existing buildings have been constructed after January 1, 1930 (as determined by building permit or water connection records); or
- (d) which maintain buildings of a style and form which is inconsistent with those residential buildings in the RT-3 listed in the Vancouver Heritage Register, and it can be demonstrated that the building is so lacking in character as to warrant demolition, in keeping with the intent of these guidelines (Appendix B to these guidelines may be consulted as a general guide in this regard).

The guidelines for infill development should be consulted in respect to the proper relationship to be established between buildings.

5 Architectural Components

The descriptions of architectural forms, styles and details contained in this section are intended to provide the design context for all development in Old Strathcona and Kiwassa. For development involving existing buildings, features described herein should be retained and, where possible, rehabilitated to "original" condition. For new development, the objective is not to create "false" heritage, but to ensure that new buildings augment and strengthen the distinctive architecture character of important streetscapes. In areas where the historic streetscape is no longer intact, emphasis should be placed on design which fits the scale and form of the neighbourhood.

The general architectural components of the neighbourhoods of Old Strathcona and Kiwassa are best described visually. Figure 11 describes the distinctive forms, styles and details that make up the architecture of the area.

Figure 11. Architectural Components



Figure 11. Architectural Components (cont'd.)



Single Gable

Decorative Fretwork

Prominent Bay Window

Decorative Shingles

Turned Posts



Multiple Gables

Fish Scale Shingles

Full Height Bay Window

Plain Posts

Upper Porch

It is important to maintain as much of the original integrity of existing buildings as possible. The appearance of the building as seen from the street is particularly important. Window locations and sizes, verandahs and recessed balconies should be retained. Verandahs and inset balconies are specifically excluded from floor space ratio calculations so no penalties apply for their retention. For developments involving buildings on the Heritage Register or on a noted streetscape, the retention of all architectural features will be required.

Filling in of porches and balconies is inappropriate. Similarly pulling forward a recessed portion of a facade to align with a projecting portion is also inappropriate. Adding volume which is not compatible with the facade or an exterior staircase to the second floor on the street facade should also be avoided.

Figure 12. Inappropriate Enclosure



Verandahs and porches are an important feature of the buildings in this area. Enclosure as shown here is inappropriate. Floor space ratio exclusions exist in RT-3 to ensure retention of such important elements.

Sometimes an existing building has questionable character merit or has been compromised by insensitive modifications. In these cases, an attempt should be made to improve the character of the building. This may be achieved by incorporating character elements (described above) or restoring aspects which have been compromised by previous alterations.

On corner sites, both street facades should have a frontage character. Turrets, wrap-around verandahs or other architectural features which "turn the corner" may be appropriate in adding visual interest. The Principal's House on the corner of Princess and Keefer is a successful response.

5.1 Roofs and Chimneys

5.1.1 Roofs

Numerous roof forms exist in Strathcona and Kiwassa: single gabled roof, gable facing the street; multiple gables; Queen Anne style; and the "classic box" low-pitched hipped roof.

Development should incorporate characteristic roof forms. Large unbroken sloped roof areas should not face the street. A specific and characteristic roof style should be chosen to cover the main body of the building and this roof should be a dominant or principal component as seen from the street. On corner sites, roofs should be designed to acknowledge both streets. Additions and renovations to character buildings should retain the shape of the principal roof. Added volumes (such as dormers) should be compatible in shape with main roof.

Figure 13. Roof Treatments



Example of multiple gable roof.



Example of Classic box Roof with Dormers.

5.1.2 Chimneys

Chimneys are generally located in the centre of the building, and exterior chimneys are uncommon. Therefore care should be taken to design chimneys so that their visual impact is minimized.

5.2 Windows and Skylights

5.2.1 Windows

Window sizes, placement and treatment will need special design consideration, particularly with renovations and additions. The typical character window has a double-hung operation, rectangular shape of single or double width and wood construction. The sill is typically placed close to waist level and the top just above head height.

Window openings tend to be small in area relative to each face of the building. Typical windows are not decorated but are simply trimmed with 25 mm x 150 mm wood trim boards. Aluminum replacement windows, if used, should have a thicker section sashes, typical mullion patterns and be wood trimmed.

Patio sliding doors and floor to ceiling windows, especially facing the street, are not typical character elements. Similarly greenhouses, solariums and sun deck enclosures, if used, should not be placed on principal building faces.

Figure 14. Window Treatments



As shown in this example, retention of the original window pattern and trim is encouraged.



Introduction of a sliding glass patio door to front of this building is not in keeping with the character of the neighbourhood and should be avoided.

5.2.2 Skylights

Effort should be made to place skylights on roof surfaces which do not face the street, in order to preserve the overall general appearance of a building and its relationship to the street.

5.3 Entrances, Stairs, and Porches

The narrow lot configuration of Strathcona and Kiwassa has emphasized entry elements such as stairs, porches, verandahs and doorways. Typical staircases run perpendicular to the street and lead to a small porch landing or wide verandah and a single panelled entry door. To assist work involving renovations, additions and new development, these elements are further described below:

5.3.1 Entrances

Development should have a minimum of one principal entry clearly visible from the street. No more than two entry doors should be placed side-by-side. This is to avoid a barracks or motel-like appearance. When more than two suite entries are located in close proximity, it is best to share a single, well-defined entry to a common vestibule. Secondary entrances to units may also be located in a side yard or at the rear, if a sense of unit identity and address can be maintained. Aluminum glass storefronts are not character elements and should not be used for residential entrances.

Figure 15. Entrance Treatments



Entryways to both these developments are readily identified from the street. Detailing of doorway and verandah in left example typical throughout area.

5.3.2 Stairs

Stairs should be designed in a manner sympathetic to the particular building and its streetscape. Most typical front stairs are constructed of wood. Handrails are constructed in a free-standing, "ranch-style" (see Figure 16), without fancy balusters or enclosure.

Unusually long staircases disrupt the intricate scale that exists between the verandah and the street.

Building By-law requirements often require second exits from the upper floors of multiple conversion dwellings. These should be located at the rear of buildings wherever possible and incorporated as an integral part of the total design.

Figure 16. Stair Treatment



Short staircase leading at right angles from sidewalk to verandah; both elements in close proximity to street.



Raising of the house has led to extended staircase which is out of proportion to the street and the building itself.

5.3.3 Porches

Porches are semi-public in their nature because of the shallow front yards throughout the area. They serve as a socializing place for residents and passersby. In the "Classic"-style box buildings, the verandah is large and usable. In the "Queen Anne"-style houses verandahs provide little more than a temporary waiting area out of the rain. Balconies at the second level provide little more than room to stand outside.

Porches are usually waist height, with solid plain board balusters.

Existing porches should be restored. Porches are encouraged in new construction through exclusion from floor space ratio calculations.

Figure 17. Porch Treatments



Porch sizes and treatment differ depending on architectural building style. Queen Anne style on right features small, "standing only" porch and deck; Classic Box style features building wide verandah with building mass set behind.

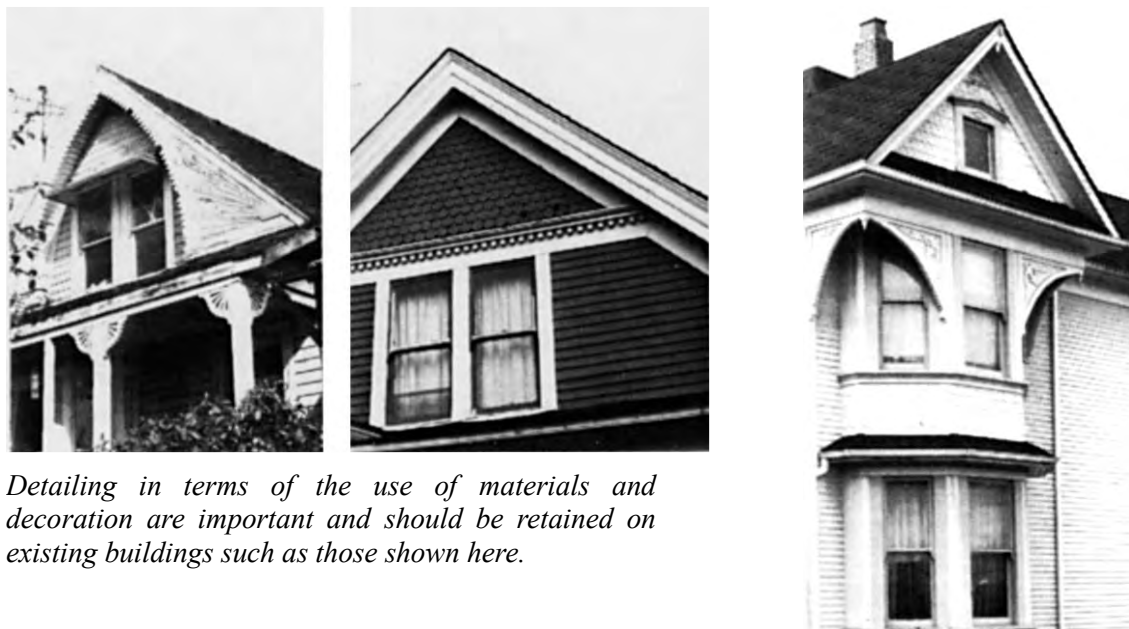
5.45 Exterior Walls and Finishing

5.45.1 Detailing

Original development in Strathcona and Kiwassa contained numerous examples of rich detailing, such as fancy, jig-sawn gable screens, roof/porch brackets, "twisted-rope" and lath-turned columns, etc.

Detailing/ornamentation should be retained, restored or enhanced in character buildings. New construction should be detailed in a manner consistent with surrounding buildings (see Figure 3), except where replication of an existing ~~one or two family dwellings~~ single detached house or duplex is involved, where details must be re-created.

Figure 18. Detailing



Detailing in terms of the use of materials and decoration are important and should be retained on existing buildings such as those shown here.

5.45.2 Materials

Wood is the predominate exterior finishing material in the area, occurring in (1) a "bevel" style, more frequently called "shiplap" or "clapboard" siding; (2) tongue and groove; and (3) drop siding styles. Typical width is 75 mm or 100 mm (3 or 4 inches). Rare examples of shingle siding exist, most notably at 814-822 Jackson Street, which employs a fish scale pattern.

The quality, detailing and arrangement of characteristic materials is such that they have an intrinsic structural property - a thickness and authenticity which does not look "pasted on".

Development should employ traditional materials. Arbitrary mixing of materials is to be avoided. Horizontal siding (75 or 100 mm wide with a reveal or lap rather than flush joint) or shingle siding are the preferred materials. Aluminum or vinyl siding is not encouraged, even though some brands can approximate the same effect as wood.

While stucco is a common response to building code requirements, applicants will be urged to pursue alternative means of meeting such requirements. Measures required may include use of 16 mm gypsum board type 'X' under wood siding, intumescent paint, or other "equivalent" approaches aimed at preserving the overall integrity of the building and the neighbourhood. Naturally finished cedar siding is not a characteristic material since wood has traditionally been painted. Solid stains are available in appropriate colours for cedar.

Figure 19. Materials



Often a variety of wood treatments occur on the same building. Existing materials in their original patterns should be retained or replicated where necessary.

6 Internal Design and Facilities

The following items should be considered in the design of dwelling units:

- (a) Room sizes appropriate for their uses and furnishings;
- (b) Internal circulation pattern adequate for access and furniture moving;
- (c) Adequate storage, including long term bulk storage adequate for each unit (e.g. 3.6 m³ for a 3-BR unit);
- (d) Acoustic separation between units and separation of quiet and noisy spaces within each unit;
- (e) Access to outdoor open space; and
- (f) Privacy - overlooking of neighbouring private open space and windows should be avoided.

7 Open Space

7.13 Private Open Space

The narrow width of lots in Strathcona and Kiwassa, combined with the variety of building forms, means that most open spaces are semi-public. Back yards, porches, landings and other small, defined spaces invariably have direct public visibility or neighbours in close proximity. In older rooming houses and apartments, there may be no existing opportunity for communal open space.

All these factors mean that special attention need be given to the layout and design of open spaces, recognizing that total privacy is unlikely. Rear yards, for example, should be designed to include a number of small areas with pathways through for sitting, for gardening, for composting, and for childrens' play areas. Seldom are rear yards in Strathcona or Kiwassa simply grassed.

Open space needs will largely be met through specially designed, smaller spaces. In some cases, public park space will be the only opportunity for recreational or passive uses.

Roof decks have traditionally been a means of providing open space. In the case of numerous rooming houses and apartments in the area which utilize almost all of their sites, this may be the only opportunity to provide open space. Other means could include inseting residential dwellings back from the original building face and developing inset balconies.

For many dwellings, roof decks should be considered only to the rear of the building. Decks which cut into sloped roofs are likely to destroy the geometry and shape of a roof, and should not be considered.

8 Landscaping

Front yards in Strathcona expand the visual space of the street for pedestrians. These areas also serve a wide variety resident-defined uses such as extensions of verandahs, space for small vegetable or flower gardens, childrens' play areas, etc. The landscape treatment is usually informal and lacks the grassed lawns traditionally found in other neighbourhoods. Stone walls, tall hedges and other forms of privacy screening are unwelcome additions. Simpler approaches such as wire screen or low picket fences are more appropriate.

When using a portion of the front yard for private open space is unavoidable, a public transition zone should be created. A portion of the front yard should be simply treated and visually retained to expand the street edge. Screening for patios should be provided by low-level landscaping and short fences that allow some visual penetration. Solid walls of greater than 1.0 m are not considered appropriate.

Figure 20. Characteristic Landscaping



Landscaping through the use of traditional lawns is unusual, rather informal gardens, vegetable garden plots, terraces and shrubbery are the norm. Fences tend to be low and transparent. Privacy is not the priority, but rather the separation of street from private property in a clear and precise manner.

Appendix A

Submission Requirements

In accordance with Section 4.1.23 of the Zoning and Development By-law, development permit applications should include, in addition to regular submission standards of floor plans, elevations and sections as set out in the City of Vancouver brochure "Zoning and Development Permits in Vancouver":

- (a) A site plan which locates buildings on abutting parcels including their windows, doors, and outdoor living spaces, and accessory buildings;
- (b) A landscape plan which indicates major trees to be retained or removed, the species, number and sizes of new plant materials, paving materials, walls, fences, arbors, and trellises;
- (c) A drawing showing the view of the proposed development and the developments on the two abutting parcels as seen from the street on which the proposal fronts.

Applicants are required to provide both a written and pictorial rationale clearly indicating how their proposed development warrants approval in the context of the Strathcona and Kiwassa areas and should address all of the guidelines.

Applicants must generally demonstrate how their proposal fits into the existing streetscape. Where variations are proposed or the character of a particular block is unclear, the applicant needs to show, by way of example, reference to the residential buildings in this area which are listed in the **Vancouver Heritage Register** and the specific source of any architectural design feature.

If the application involves additions or exterior alterations, the plans and drawings should clearly distinguish those parts of the building being retained from those being added or altered.

Additional Submission Requirements for Infill

In addition to those items required above, applicants will also be requested to provide a written rationale clearly indicating how the applicant believes their proposed development warrants approval with regard to the RT-3 guidelines and zoning regulations.

A plan and/or section showing the impact of the proposed building on sun access to adjacent yards and buildings may also be requested. For the purposes of this drawing, shadows should be drawn as they would occur at 10:00 a.m. and 2:00 p.m. on March 21st and September 21st.

Additional Submission Requirements for Conversions

Development permit applications for conversions should additionally include colour photographs of all elevations of the building as it exists at the time of application.

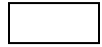
Appendix B

Streetscape Inventory

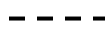
The following Appendix accompanies the RT-3 Zoning District Schedule. It is intended to assist in the determination of where particularly conditional approval uses may or may not be permitted.

The Strathcona-Kiwassa RT-3 Guidelines should be consulted.

Legend



Buildings on Heritage Register

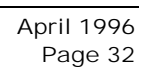


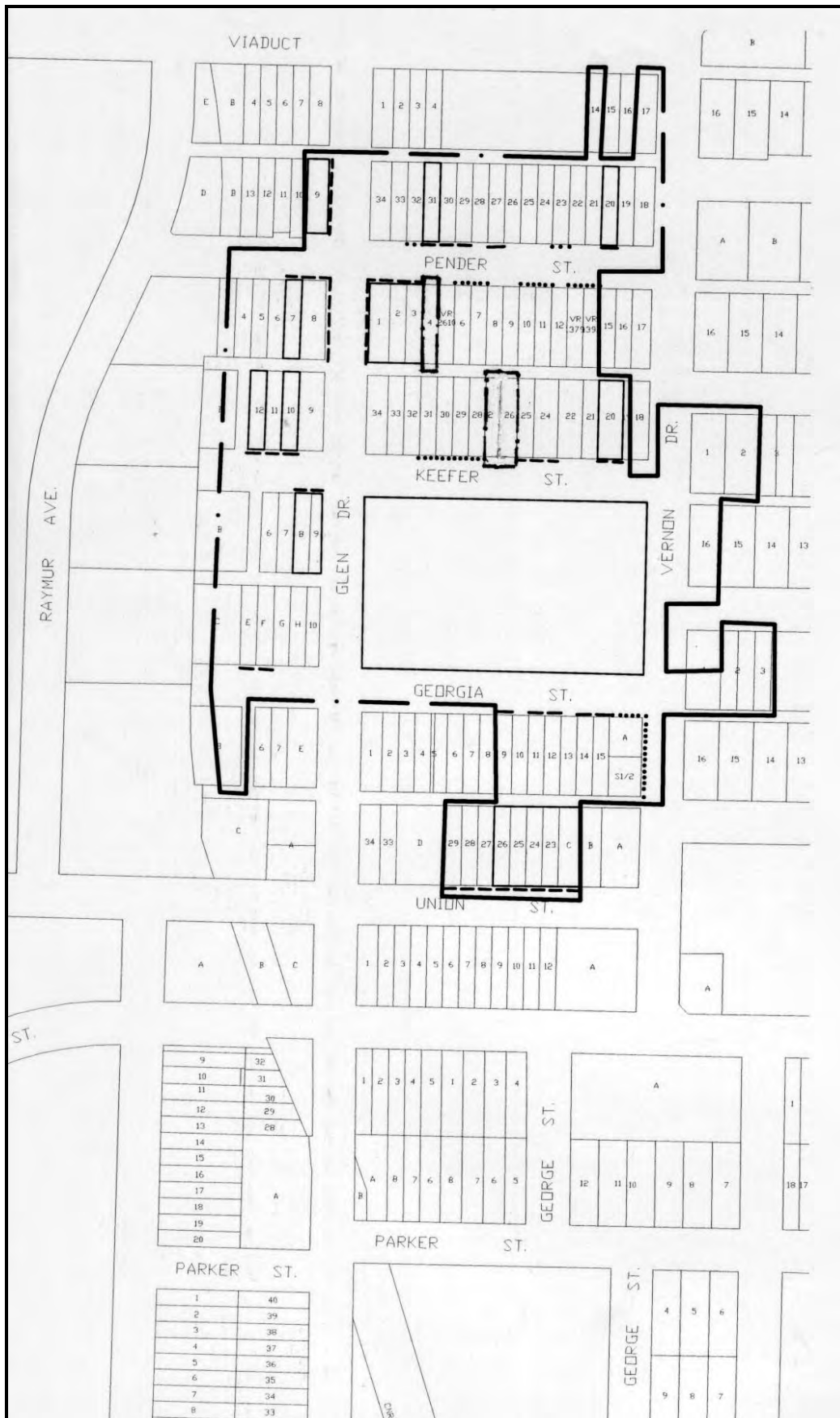
Streetscape A: Important streetscapes (buildings intact; should be retained)



Streetscape B: Buildings weak in character but still original; provide good context









City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 GUIDELINES

Adopted by City Council on April 10, 1984

Amended June 21 and November 27, 1984, October 20 and December 15, 1987, April 12 and October 25, 1988, July 25, 1989, July 24, 1990, February 4, 1992, May 17, 1994, May 6, 1997, January 20, 1998, April 11, 2017, January 16 and July 17, 2018, and September 15, 2020



(Page left blank for double-sided printing purposes)

Contents

	Page
1 Application and Intent	1
2 General.....	1
2.1 Character House Criteria	1
2.2 Level of Character House Retention Required	2
2.3 Additions	2
3 Site Design and Tree Retention.....	3
4 Uses	3
4.1 Multiple Conversion Dwelling	3
4.2 Infill	3
4.3 Infill Location.....	3
4.3.1 Floor Space Ratio (FSR).....	4
4.3.2 Yards, Separation and Building Width.....	4
4.3.3 <u>Building</u> Height	4
4.4 Multiple Dwellings	<u>65</u>
4.4.1 Roof Form.....	6
4.4.2 Unit Identity.....	6
4.4.3 Massing.....	<u>76</u>
4.4.4 Streetscape and Scale.....	7
4.4.5 Materials	7
4.4.6 Outdoor Spaces.....	7
4.5 More than One New Principal Building in RT-5, RT-5N and RT-6.....	<u>87</u>
5 RT-6 (West Mount Pleasant)	9
5.1 Neighbourhood Character.....	9
5.2 Street Character	9
5.3 Architectural Components.....	10
5.3.1 Roofs.....	10
5.3.2 Windows.....	10
5.3.3 Entrances, Stairs, and Porches	11
5.3.4 Exterior Walls and Finishing	11
6 Guidelines Pertaining to Relaxations of Regulations of the Zoning and Development By-law.....	11
6.1 Site Area	11
6.2 <u>Building</u> Height	<u>1244</u>
6.3 Yards	12
6.4 Site Coverage.....	12
6.5 Building Depth	12
6.6 External Design	12
7 Basements.....	12
8 Quality, Durability and Expression	13

9	Entrances and Access to Dwelling Units	13
9.1	Multiple Conversion Dwelling	13
9.2	Infill	13
10	Dwelling Unit Density in RT-4, RT-4A, RT-4N and RT-4AN.....	13
11	Parking.....	13
12	Landscape	14
12.1	Street Frontage.....	14
12.2	Tree Protection, Retention and Replacement.....	14
12.3	Useable Open Space and Circulation	14
12.4	Lane Frontage	14
12.5	Garbage and Recycling.....	14
Appendix A		15
Appendix B		17

(Page left blank for double-sided printing purposes)

1 Application and Intent

These guidelines are to be used in conjunction with the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, or RT-6 Districts Schedules of the Zoning and Development By-law and pertain to the approval of conditional floor area for additions to a character house, the approval of the conditional approval uses of Infill and Multiple Conversion Dwelling, and the approval of certain development relaxations, when associated with the retention of a qualifying character house. These guidelines also pertain to the approval of the conditional approval uses of Multiple Dwelling and Single Detached House~~One Family Dwelling~~ or Single Detached House~~One Family Dwelling~~ with Secondary Suite on a site with more than one principal building in RT-5, RT-5N and RT-6.

The intent of the guidelines is to ensure that:

- (a) renovations, alterations and additions to existing character houses maintain a form and character sensitive to the design of the original house;
- (b) infill and conversion developments are respectful of the design of adjacent properties and provide a good fit with the overall neighbourhood;
- (c) new development is sympathetic to the scale and form of character homes and provides a good fit within the overall neighbourhood; and
- (d) site design considers and respects existing amenities, including trees and mature landscape.

The guidelines will be used to:

- (a) assist owners and applicants in designing developments; and
- (b) provide a basis on which City staff evaluate projects for approval of conditional floor area, conditional approval uses, and discretionary variations in regulations. They may also be helpful in designing developments involving outright approval.

Application of these guidelines in RT-4 and RT-4N districts in the Vanness Avenue and Boundary road area will be applied with respect to additions to multiple conversion dwellings and infill. The RT-6 zoning encourages the retention of larger character buildings and the redevelopment of other sites which contain non-character buildings. Consequently, more emphasis is placed on architectural design through regulations contained in the zoning district schedule.

Although the general policy direction in these areas is to emphasize retention by providing incentives for developments which keep existing buildings, the RT-5, RT-5N, and RT-6 Schedules permit multiple dwellings subject to certain conditions.

2 General

2.1 Character House Criteria

A Character House is a building, typically a ~~one or two family dwellings~~ single detached house or duplex constructed prior to January 1, 1940, that meets the following character merit criteria as established by the Director of Planning. An assessment is required to determine if a house is considered to have character merit and a candidate for discretionary incentives in zoning, including Infill or Multiple Conversion Dwelling, and development relaxations.

The following are the minimum requirements for character merit of pre-1940 houses:

A. Must have:

- (i) Original massing and primary roof form - Alterations/additions that are subsidiary to the original massing and primary roof form, such as dormers, are not considered to have altered the character of the house.

B. Plus any four of the following:

- (i) Entry - Original open front porch or verandah, or only partially filled in, or other original entry feature.
- (ii) Cladding - Original cladding or replacement cladding consistent with pre-1940.
- (iii) Window Openings - Original location, size and shape (50% or more). The windows themselves may not be original.

- (iv) Period Details - Two or more period details such as fascia, window casing or trim, eave brackets, soffits, exposed beam or joist ends, half-timbering, decorative shingling, porch columns, original wood doors, entry transom/sidelights, decorative or feature windows (special shapes, bay windows, crafted/leaded glass), brick or stone chimneys, piers or foundations, secondary porch, turrets, etc.
- (v) Streetscape Context - The house is part of a context of 2 or more character houses (including the subject house). In assessing the streetscape, at least 2 houses on either side of the subject house should be included.

Pre-1940s buildings which have been too altered to qualify as character houses may be considered for infill and/or conversion if character elements are restored as part of a development proposal.

In special cases, a house built in or after 1940 that has particular architectural merit and retains original and distinctive character features may be considered a character house. In these cases, retention incentives in zoning, including infill and/or conversion, may be supported on a case by case basis at the discretion of the Director of Planning.

2.2 Level of Character House Retention Required

To be considered for incentives, including conditional floor area, infill or conversion, the existing character house must be retained and restored in-keeping with its original character as viewed from the street. At the pre-application stage, an assessment of the existing condition of the house will be undertaken by Planning staff to inform the amount of restoration required. This may include restoration of character elements such as traditional window styles or opening up of entry porches that have been enclosed. Minimum expectations regarding the level of structural retention required in a character house undergoing major renovations and seeking conditional benefits in zoning are outlined in the ~~Zoning By-Law~~ Administrative Bulletin: Retention and Renovation of Character Merit Buildings – Scope and Documentation (<http://bylaws.vancouver.ca/bulletin/R021.pdf>).

2.3 Additions

Additions should appear secondary in visual prominence to the retained character house, as seen from the street. In general, additions should be located at the rear. Additions may occur at the side, noting that side additions should be set back from the line of the front façade in order to create a clear distinction between old and new. Additions to the existing front façade are not desirable.

Figure 1: Addition set back from front façade



Additions are not required to replicate the period or style of the original building. However, a high degree of design sensitivity should be brought to additions seeking an architectural expression distinct from the original building.

Additions should be subordinate to the original house form and massing. Very large additions may be seen to ‘overwhelm’ the original house and compromise its character value. Therefore,

the maximum floor space ratio may not be fully achievable through addition when the existing character house is quite small. In those cases, infill may be a more suitable approach.

Flexibility is provided with regards to the building depth for additions (Section 6.5) noting that additions should be responsive to the configuration of neighbouring buildings and open space. The best massing solution may vary, depending on the particulars of the existing character house and adjacent buildings.

3 Site Design and Tree Retention

Existing trees and mature landscape are an important aspect of many character house sites, contributing to the character and amenity of the site and neighbourhood. Tree retention strategies should be explored at an early stage in the site design. Character house projects and associated infill, laneway houses or garages should be located and designed to preserve existing trees, where possible. Existing landscape features (such as stone walls) should also be retained, where possible. To retain significant trees, the Director of Planning may relax the regulations regarding the siting of buildings, and the required number of parking stalls. Alternately, some sites may not be considered suitable for infill if significant tree removal is required. Utility connections and new landscape work such as driveways, walkways, patios, privacy fences and intensive plantings should be located to avoid disturbance of tree protection zones. Generally, site grading should respect the existing topography and provide compatibility with adjacent sites.

4 Uses

(**Note:** The additional guidelines in Section 4 apply only to infill, multiple conversion dwellings, multiple dwellings, and more than one principal building in RT 5, RT-5N and RT-6).

4.1 Multiple Conversion Dwelling

Multiple Conversion Dwelling is the conversion of an existing character house to contain more than one dwelling unit.

In considering development permit applications for multiple conversion dwellings, the following factors will be taken into account:

- (a) quality and liveability of the resulting units;
- (b) suitability of the building for conversion in terms of age and size;
- (c) effect of the conversion on adjacent properties; and
- (d) effect of the conversion on the form and character of the existing house.

Additions may be permitted in accordance with these guidelines.

4.2 Infill

Infill may be permitted as an incentive to retain an existing character house by allowing the construction of a second residential building, typically in the rear yard on sites with a developed lane.

In general, infill buildings should be subordinate to the existing character house, and respectful of adjacent properties. The following guidelines are intended to ensure a modest, neighbourly scale for infill buildings. Numerical values are not intended to be prescriptive, but to provide appropriate benchmarks to assist with the evaluation of proposed designs.

4.3 Infill Location

Infill will typically be located in the rear yard of sites with a developed lane.

On large sites where there is no lane access, a rear yard infill may be considered, provided there is a consistent pattern on the block of vehicular access from the street and new driveways can be located to avoid existing trees.

Front or side yard infill buildings may be considered on large sites where doing so would not unduly detract from the character and pattern of development of the neighbourhood.

Relocation of a character house may be considered to provide an access path to the infill building, or required separation between the buildings, with due regard to the zoning regulations for yards, and provided significant features such as stone foundations and pillars can be retained and existing trees preserved, where possible.

4.3.1 Floor Space Ratio (FSR)

The infill should not exceed 0.25 FSR.

4.3.2 Yards, Separation and Building Width

The minimum side yard should be 1.0 m (3.3 feet).

The minimum rear yard setback should be 0.9 m (3 feet).

The minimum separation between the existing character house and the infill building should be 4.9 metres (16 feet) to provide sufficient open space on site and in relation to neighbouring sites.

The maximum width of rear yard infill and accessory buildings should not exceed 80% ~~percent~~ of site width.

4.3.3 Building Height

Infill building height is limited to one and a partial upper storey. Designs that approach the appearance or impact of a full two-storey expression should be avoided.

The permitted building height will be related to the proposed roof form as follows:

(a) Pitched roofs

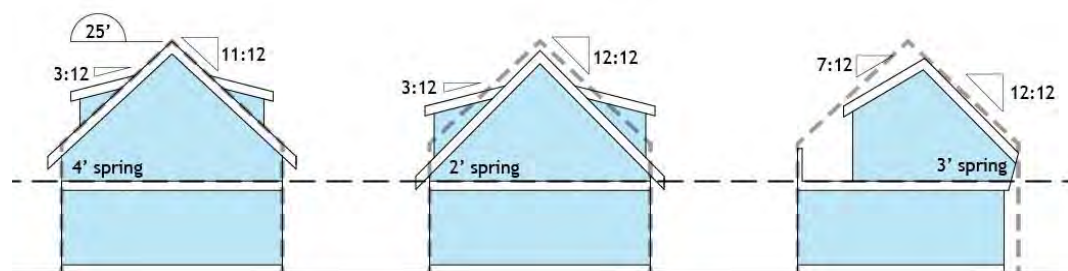
The partial upper storey should be contained within a simple, steeply pitched primary roof form of a minimum pitch of 7:12, although secondary roof forms may be provided as outlined below (Dormers).

The building height is limited to 7.7 m (25 feet) to the ridge of a roof with a minimum pitch of 7:12.

The spring height for the primary roof should be no more than 1.2 m (4 feet) above the 2nd floor level.

A lower spring height may be suitable for some roof designs to facilitate the provision of windows at a standard sill height.

Figure 2: Building Hheight and partial second storey for pitched roofs 7:12 or greater



(b) Dormers

Dormer roof slopes should generally not be less than 3:12.

Dormer walls should be set in a minimum of two feet from the wall below and from adjacent walls (end gables) where possible.

The eave height of dormer roofs should be as low as practical to reduce the perceived scale of the partial upper storey.

On a roof where the ridge runs across the property:

- The largest dormer(s) should face the lane, and should not exceed 75% of the width of the partial upper storey.
- Dormers facing the character house should not exceed 50% of the width of the partial upper storey.

On a roof with gable ends facing the lane:

- Dormers facing a required side-yard should not exceed 60% of the building length.

(c) Flat roofs, shed roofs and roof pitches less than 7:12

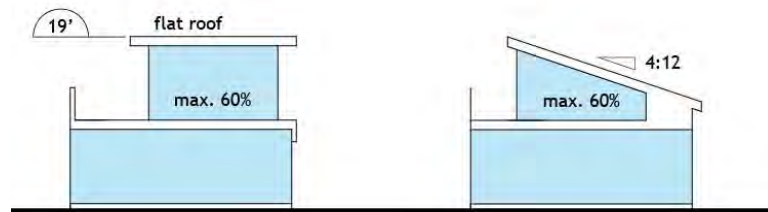
For flat, shed, or shallow pitched roofs, more design care is necessary to minimize the appearance of a two-storey building.

The floor area of the partial second storey should be approximately 60% ~~percent~~ of the floor area of the first storey, with setbacks to reduce its prominence.

The maximum overall building height should not exceed 5.8 metres (19 feet).

Increases in building height may be considered due to topography, or to assist in the provision of required assemblies for a green roof. Increases in building height may also be considered to accommodate discrete clerestory elements above the primary roof line, noting such elements improve livability, daylighting and ventilation, and add architectural interest through variation in the roof profile.

Figure 3: Building Height and partial second storey for roofs less than 7:12



(d) Solar Panels

Solar Panels are excluded from building height in accordance with the Planning Administration Bulletin: Solar Hot Water and Photovoltaic Panels – Installation Guidelines for Residential Zones.

(e) Green Roofs

Green roofs on infill buildings are encouraged to improve environmental performance and to provide an amenable outlook from upper levels of neighbouring houses.

(f) Balconies and Decks

Balconies and decks should be in-keeping with the roof design. Balconies may be located at the partial second storey of the infill building and should face the lane, or a flanking street at corner sites. Balconies or decks facing the interior of the site, or roof decks above the partial second storey, are not permitted for infill buildings

4.4 Multiple Dwellings

Multiple dwelling proposals which comply with the RT-5, RT-5N and RT-6 Districts Schedules and having a minimum lot size of 511m² may be considered. Corner lots present a unique design opportunity and sites which are less than 511 m² but have adequate lot size to yield 3 units on a 74 units per hectare basis (minimum of 405 m²) can be considered for a triplex.

In considering development permit applications for multiple dwellings, the following factors will be taken into account:

4.4.1 Roof Form

Most of the original housing forms in Vancouver have pitched roofs with eaves that descend far enough to fully or partially envelop the top floor. Bringing the eaves closer to grade reduces the apparent mass of a building as viewed from the street and can assist with a compatible transition to smaller existing homes on the street. Further, a substantial pitch is excellent for shedding rainwater and decreases shadowing onto neighbouring properties.

- (a) The use of a pitched roof form is encouraged for both traditional and contemporary style buildings. If a flat roof design is chosen it should perform as well as a pitched roof form with regard to shadowing by setting back the top storey, preferably from the front and rear of the building. Overlook to neighbouring yards from roof decks must be minimized.
- (b) The maximum allowable roof height as defined in the regulations may only be attained as a local point within the development rather than as a continuous height around the perimeter of the building.
- (c) In buildings where additional floor area is located in a partial third storey the floor area will be substantially contained within a steeply pitched roof. The main roof should spring from the upper floor level.
- (d) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. If a secondary roof or gable interrupts the eave line of the main roof, it should do so to mark or cover a significant element such as an entry, a porch, or a substantial projection. Smaller secondary roof elements and dormers may vary from the pitch of the main roof and may include flat roofs and shallow pitches.

4.4.2 Unit Identity

Doors and Entrances should be designed with the following considerations:

- (a) Whenever possible each principal dwelling unit should have one clearly expressed entrance facing the street. Other doors may be located on the front façade as long as clarity is maintained with respect to which is the main entrance. These secondary doors may include french doors and sliding glass doors.
- (b) The number of unit entries located side by side should be limited to two.
- (c) Where entries to units are not clearly visible from a street (e.g. units at the rear of the site, secondary suites or lock-off units), the presence and location should be announced through architectural or landscape gateway elements.
- (e) When a main entrance to a dwelling unit is from a side yard, a larger side yard setback should be considered for the portion of travel between the front property line and the front entrance. This would enable space for a sense of arrival as well as the opportunity for some landscape edge planting.
- (e) Most developments will include entries for more than two dwelling units. Care must be taken to create clear paths and identities for each unit, including secondary suites and lock-off units to assist with wayfinding.
- (f) The lane will become a focus of development, and in effect, an exposure that is as important as the streetscape. The lanescape should be visually interesting, while at the same time accommodating parking, garbage and recycling areas.

4.4.3 Massing

Building forms should begin as a simple mass, with a clear, simple roof. The integrity and simplicity of the main building forms should be legible from the street and from the lane. The scale and form of new buildings is an important part of compatibility with an existing streetscape. In addition to roof design, discussed above, other massing and design aspects including floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings, should seek to modulate the scale of new development, to assist with a compatible fit in the streetscape.

4.4.4 Streetscape and Scale

The design of multiple dwellings must respect the streetscape, height of adjoining buildings and the rhythm of buildings along the street.

4.4.5 Materials

The finish materials of new development should be durable. High-quality materials that last longer are more sustainable and create less waste. Materials that perform well over a long period of time also increase the overall affordability of a dwelling. In addition to durability, the following should be considered when choosing exterior materials:

- (a) Use materials in a way that is true to their nature. For example, stone facing has traditionally been used as a foundation element, and as the base of columns, as its size and weight indicate a means of support.
- (b) Changes in cladding should relate to the building design, such as to express the base or foundation of the building. Transitions between materials require careful detailing to ensure durability.
- (c) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or 'false front'.
- (d) All sides of a building that extend forward of an adjacent building warrant detailed treatment appropriate to a visible location.
- (e) Large blank walls, including interior sidewalls, should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.
- (f) Materials and detailing adjacent to areas accessible to cars should be designed with resilience and durability to stand up well over time.

4.4.6 Outdoor Spaces

Ground-orientation is an important aspect of the housing types contemplated under this zoning.

- (a) A private outdoor space should be provided immediately adjacent to and accessible from each unit;
- (b) Balconies, decks and porches with a minimum depth of 1.8 m (6 ft.) may augment, or substitute where semi-private open space is provided on site;
- (c) Small units need not be provided with private open space if access is available to a shared open space; and
- (d) Units that could accommodate families (2-bedroom and larger) should provide open space suitable for children.
- (e) Semi-private open space should be designed:
 - (i) as a focus of development and an organizing element, not as 'leftover' space;
 - (ii) as a primary outlook and entrance for units in the middle and rear sections of a site
 - (iii) to provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.

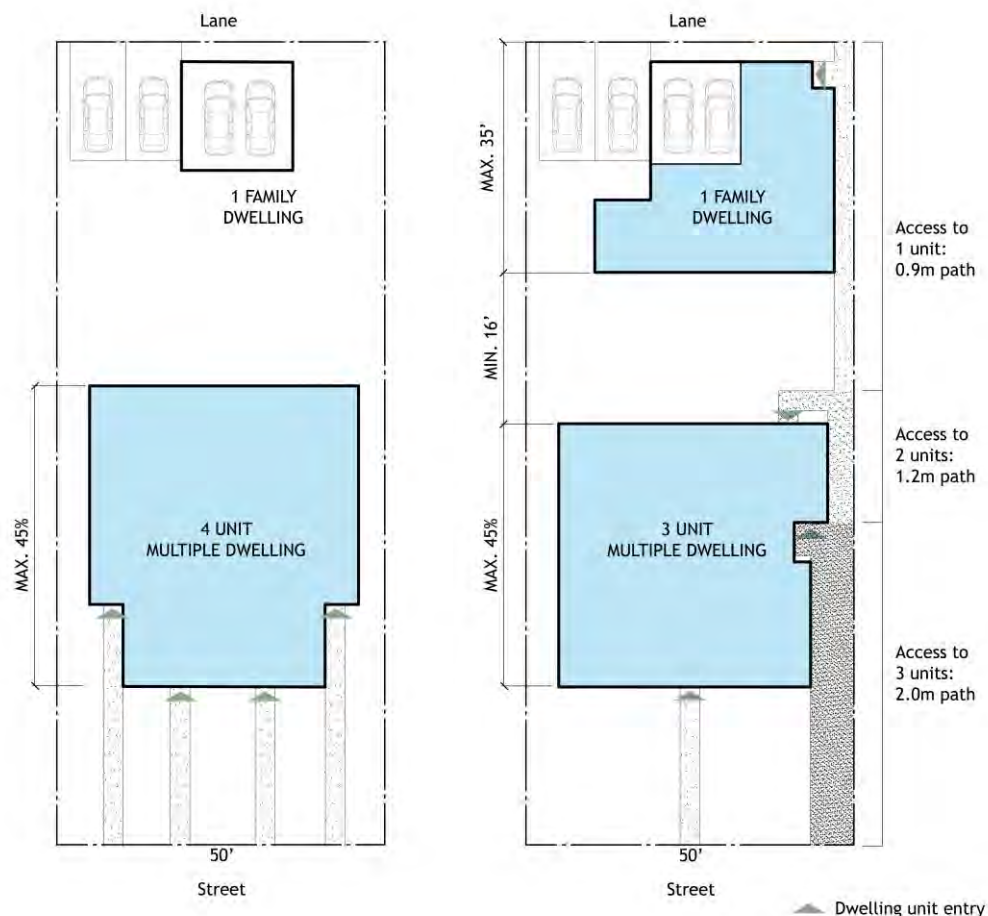
4.5 More than One New Principal Building in RT-5, RT-5N and RT-6

The RT-5, RT-5N and RT-6 Districts Schedules permit more than one principal building on a site. This provision will allow for the consideration of a number of housing combinations and will allow the design of multiple dwellings to be designed to respect the streetscape scale, building height of adjoining buildings and rhythm of buildings along the street.

In designing projects involving total redevelopment of a site and proposing more than one principal building on a site, applicants should consult sections of these guidelines relating to multiple dwellings and infill. The same criteria with respect to sites where more than one new building may be created will apply. The infill guidelines provide direction with respect to the relationship which must be established between principal buildings, dependent on their location on the site.

On smaller lots, this provision allows applicants to propose development involving two new buildings: a single detached house~~one-family dwelling~~ or single detached house~~one-family dwelling~~ with secondary suite at the front of the site, and a single detached house~~one-family dwelling~~ at the rear of the site. The new houses are intended to be compatible in building scale and placement with existing historic buildings and infill patterns of development, particularly where a single new principal building would overwhelm an existing streetscape.

Figure 4: Example of 4-unit multiple dwelling vs. the ~~3-unit multiple dwelling~~triplex with single detached house~~1-family dwelling~~



On larger lots in the RT-5 and RT-5N Districts, this provision allows applicants to propose development involving two or more new buildings, particularly where a single new building would overwhelm an existing streetscape, where the lots is an irregular shape (i.e.. narrow and deep) or where the smaller scale of multiple buildings is preferred to a single multiple dwelling building. In the

RT-6 District, multiple dwelling proposals on larger sites must be broken into individual buildings, rather than one single building.

5 RT-6 (West Mount Pleasant)

5.1 Neighbourhood Character

One area has particular character merit in that its original development is of especially high quality with minimal intrusion by unsympathetic new development. Some development in this area, notably renovations and restorations, has been outstanding in quality. This area is referred to as West Mount Pleasant.

The most important principle in this area is to have development blend in with (but not necessarily mimic) the existing context. The designer should work with what is, in the majority of cases, a fairly disciplined street rhythm using primarily traditional architectural forms. The use of these traditional forms does not preclude innovation and original design solutions. A more subtle approach to individual expression is called for in order to minimize the introduction of conflicting elements into the neighbourhood.

This area contains a majority of fine old homes many predating World War I. These structures are located on large well-maintained lots framed by mature street trees. Infill is the preferred development option.

The RT-6 zoning was introduced to reinforce the building pattern of West Mount Pleasant, which has retained much of the integrity and consistency of the character of the city's first suburb. The area includes a number of clusters and consistent streetscapes containing fine Queen Anne homes of the 1890s as well as Edwardian Builder, Craftsman and Colonial Revival houses from the development boom of 1910-1913 (see Appendix A for a description of architectural styles existing in the area). In addition are a number of large and elaborate houses built on corner lots which are reminders of the area's earlier prestige as a residential locality. The heritage character is enhanced by streets lined with mature trees. Among many renovations and conversions are a number of outstanding restorations.

Within the general area of West Mount Pleasant, 12th Avenue provides a dividing line between the area to the north where considerable renovation and rehabilitation has been undertaken and the area to the south where more new development has taken place. The integrity of architecture and streetscapes has been weakened over several decades. These guidelines place emphasis, for the West Mount Pleasant RT-6 area, on both existing buildings and new development, with a clear intent to allow redevelopment of sites with existing buildings which do not have character merit.

Several architectural styles exist in the RT-6 West Mount Pleasant area. The descriptions, contained in Appendix A, are intended to provide applicants with a general idea of the principal elements which make up each style - basic building form, roof design, entrance-way emphasis, windows and materials and details. Applicants are advised to examine buildings in the area. It is not the intent to require new construction to copy these styles exactly, but more to follow the general components.

5.2 Street Character

The basic premise of this component of physical character is that an individual building is seen first as part of a streetscape. Certain patterns comprising the streetscape generally exist which should be respected by new development.

Massing as it relates to the streetscape of the areas in question is primarily a function of building proportions and spacing between buildings. A variety of building proportions exist in these areas.

On most individual blocks where the subdivision pattern is uniform, a consistent building massing can be found, interrupted usually where post World War II development has taken place. The most dominant element from the streetscape point of view, no matter what the massing, is the expression of the single house on its own separate lot.

Where a pattern of massing and spacing has been established on a block or in the sequence of buildings on either side of the subject site, the proportions and spacing of development should maintain that pattern. Development should reinforce the rhythm created by the individual house standing on its own lot.

5.3 Architectural Components

(**Note:** The additional guidelines in Section 5.3 apply only to multiple conversion dwellings in RT-6).

The incorporation of projections and recesses (in the form of bays, dormers, turrets, room projections, porches, entry porticos and recessed balconies) to the basic geometric envelope of buildings creates visual interest and a strong play of light and shadow on their facades. This variety of projections and recesses, solid and void is what gives these facades their three-dimensionality and their depth, and it is this element which, to a great extent, makes the subject areas architecturally distinctive. The apparent complexity of these character houses is a result of the ordered and logical placement of these elements. The positions and alignments of these projections and recesses have an inescapable balance to them, if not always a symmetry.

In the conversion of a character house, it is important to maintain the same balance of solid to void as on the existing facade. For example, “flattening” the facade by filling in porches and recessed balconies should be avoided. Similarly, pulling forward a set back portion of a facade to align it with a projecting portion is also inappropriate. Adding a volume which is not compatible with the facade or an exterior staircase to the second floor on the street facade is also to be avoided.

If the existing building has questionable character merit or if it has been insensitively modified so that its character has been compromised, an attempt should be made to improve the character aspects of the building by incorporating the elements described above or restoring the elements that have been compromised through previous alterations.

The opportunity should be taken on corner sites to introduce projections and recesses on both street facades. Turrets, wrap-around verandahs or other architectural features that “turn the corner” add visual interest to these prominent sites.

5.3.1 Roofs

The steeply sloped roof is used exclusively on character buildings in the subject areas. The most common roof style is the gable, typically incorporating dormers. Hipped roofs are the next most common roof shape. Frequently a hipped dormer will spring from the ridge of such a roof. Typically, the roof “cap” of the building is the most dominant single architectural component apparent from the street.

Secondary roof elements over porches and verandahs, projecting rooms and wings, bay windows, entries, etc. are a characteristic phenomenon and contribute to the general complexity which is added on to initially simple straightforward volumes that constitute the typical house found in these areas.

Development should incorporate characteristic roof forms. All roofs should be sloped with a minimum pitch of 9 on 12. Large unbroken sloped roof areas should not face the street. A gable roof theme with gable facing the street has been noted to be the most successful solution in new construction. A specific and characteristic roof style should be chosen to cover the main body of the building and this roof should be a dominant or principal component as seen from the street. On corner sites, roofs should be designed to acknowledge both streets. Secondary roof elements are encouraged and should be compatible with the principal roof. Additions and renovations to character buildings should retain the shape of the principal roof. Added volumes (such as dormers) should be compatible in shape with main roof.

5.3.2 Windows

Characteristic houses have a solid, substantial appearance partly as a result of the limited amount of window area. Even in wrap-around bay windows, the heavy window frame and casing details give the impression of solidness. Window arrangement in original development is quite

straight-forward with a simple rectangular opening usually centred on the wall area in which it is situated. The geometric pattern achieves a balance if not a symmetry.

Multiple Conversion Dwellings should respect existing solid wall-to-window area ratios and orderly window geometry. It is important to maintain the feeling of solidness that exists in characteristic houses. Views should be maximized through strategic window placement rather than wholesale use of glass. Careful window detailing and arrangement can increase the feeling of facade solidness. This issue is less critical for facades that do not face the street.

5.3.3 Entrances, Stairs, and Porches

(a) Entrances

No more than two entry doors should be placed side-by-side to avoid a barracks-like appearance. When more than two suite entries are located in close proximity, it may be preferable to have a single highly-articulated principal entry into a common lobby.

(b) Porches

Entry porches and verandahs are characteristic of houses in the subject areas. Physically, they form a void or negative space at the lower portion of the building which gives a comfortable balance to the individual facade as well as a distinctive repetitive form to the street.

The filling in of porches is strongly discouraged. Porches are encouraged in new construction.

5.3.4 Exterior Walls and Finishing

(a) Detailing

Original development is characterized by robust detailing and ornamentation. This includes large roof overhangs accentuated by wide barge boards often supported on heavy wood brackets, wide wood window frames and casings, oversize square or round columns supporting porch or portico roofs, expressed main beams (supporting projections or porch roofs, or over recessed balconies), and decorative balustrades.

In modifying character buildings, no loss of detailing should occur. This particularly applies in a Special Character Merit Area.

(b) Materials

The predominant exterior material in these areas is horizontal wood siding in 70 or 100 mm (3 or 4 inch) width in shiplap or clapboard. Wood shingle siding is also typical. Trowelled stucco with a uniform texture is a more recent material and in character buildings has been employed as a background field for the robust detailing described in Section 5.3.1. Roofs are wood shingles or shakes or asphalt shingles. The horizontal layering of houses into basement, main body or “piano nobile” and attic is sometimes emphasized by the juxtaposition of materials. Typically a heavily rusticated granite stone base supports a clapboard main body topped by a decorative shingled or Tudor half-timbered attic. Stone also appears at entry stairs and in retaining walls.

A fundamental aspect of the quality, detailing and arrangement of characteristic materials is that they have an intrinsic structural property and do not look “pasted on”. The materials have a thickness and authenticity to them and are never imitations or substitutes.

Multiple Conversion Dwellings should generally employ traditional materials. The use of the authentic materials listed above is encouraged.

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

The Director of Planning may relax the regulations of the Zoning and Development By-Law when a character house is retained as per Section 5 of the applicable RT District Schedule. In cases where relaxation of a regulation is proposed to facilitate retention of a character house, the Director of Planning will also consider impact on adjacent properties. Further direction is given below.

6.1 Site Area

Some RS zones limit infill development to large lots and/or in association with a caretaker unit. Those limitations are not applicable to infill in ~~conjunction-combination~~ with retention of a character house.

6.2 Building Height

Additions may be permitted to match the existing building height of a character house in order to better relate to the existing massing and roof form.

6.3 Yards

Additions may be permitted to match the existing yard setbacks of a character house in order to better relate to the existing massing, or floor plans, with due regard to the requirements of the Vancouver Building By-law.

6.4 Site Coverage

Site coverage should be responsive to the nearby building massing and open space.

The site coverage should not exceed 45% of the site area.

The area of impermeable materials, including building coverage, should not exceed 70% of the total site area.

In certain cases, impermeable coverage may be increased a modest amount due to site constraints and provided rainwater management best practices are demonstrated. Refer to the City of Vancouver Integrated Rainwater Management Plan, Best Management Practice Toolkit, Volume 2.

6.5 Building Depth

Increases in the maximum building depth may be considered with percentage limits relative to the lot depth recommended, as follows:

- (a) For the cellar or basement, and first storey, a maximum building depth of 45% may be allowed;
- (b) For the second floor and above, a maximum building depth of 40% may be allowed;
- (c) In general, the building depth should not exceed ~~50%-percent~~.
- (d) Greater percentage building depth than described in (a) to (c) above may be considered in cases of: retention of existing trees or mature landscape, buildings on sites with depth less than 30.5 m, or to allow additions to better relate to the existing house massing, or that of neighbouring houses.

Additions that project into rear yards beyond neighbouring houses should be designed to minimize massing and overlook impacts on adjacent properties. New windows and balconies or decks should be carefully positioned to ensure privacy, and portions of the addition that project beyond the permitted building depth may step down in height.

6.6 External Design

Renovation, addition and conversion of existing character houses are exempt from the external design regulations, noting such regulations may not be applicable to the variety of original character house designs.

7 Basements

It is encouraged to utilize existing basement space in order to manage above grade building massing and maintain an appropriate visual scale for additions. The conversion of existing basement floor space to crawl space or parking is strongly discouraged.

Some existing houses have basements with low headroom. To improve headroom, the existing basement slab may be lowered, or the house may be raised a modest amount, or a combination of both. Raising the house should not be considered where it will compromise existing character features, such as stone or brick foundations or pillars.

When raising the house, the main floor should not be located disproportionately high above grade, the original entry porch or entry feature should be kept at the main level and the lowest

level should continue to read as a 'base'. To that end, the main floor should not be raised more than 0.45 m (18 inches), and should not be located more than 2 m (6.56 feet) above grade so that the basement will continue to conform to the requirements of the basement definition in the Zoning and Development By-law. When the renovation project includes a new basement and foundations, digging deeper to obtain the needed headroom is preferred.

8 Quality, Durability and Expression

Additions, conversion and infill projects should be designed to be lasting, quality additions to neighbourhoods. Material selection and detailing should ensure performance over time.

Infill should be designed to enhance the lane. In effect, the lane becomes the public space or 'street' on which infill, and laneway houses, may be located. The lane frontage should provide a residential character with a pleasant outlook for nearby residents and a visually interesting experience for passersby. Dwelling units should have an outlook to the lane on the lower level, where possible, and primary windows and decks facing the lane on upper levels.

A variety of architectural styles may be considered for infill development, so that neighbourhoods may continue to evolve in a way that respects the character of existing streetscapes.

9 Entrances and Access to Dwelling Units

9.1 Multiple Conversion Dwelling

The original front entrance to a character house should be maintained. Entries will be provided for each additional dwelling unit, and should be clearly identifiable and expressed as such, while maintaining the visual prominence of the original entry.

9.2 Infill

Pedestrian access to the infill building will be from the street and along a path at the side of the existing character house. The path may also provide access to dwelling units located within the existing house. The width of the path is related to the number of units served by the path and must meet Vancouver Building By-law fire fighter access requirements, with current requirements noted as follows:

Access to one dwelling unit:	0.90 m (3 feet)
Access to two dwelling units:	1.2 m (4 feet)
Access to more than two dwelling units:	2 m (6.56 feet)

For the infill building, consideration should be given to locating an entry facing the lane to enhance the residential character of the lane and create a pedestrian-friendly environment, where feasible. Where an entry door is proposed on the lane, an inset entry porch area that provides a safe and welcoming place for people to stand should be provided.

For both conversion and infill, where entries to units are not clearly visible from a street (e.g. units at the rear of the site), their presence and location may be announced through architectural and landscape features.

10 Dwelling Unit Density in RT-4, RT-4A, RT-4N and RT-4AN

The dwelling unit density in RT-4, RT-4A, RT-4N and RT-4AN should not exceed 62 units per hectare.

11 Parking

For multiple conversion dwelling, no more than two parking spaces ~~shall~~ should be enclosed. The number of garage doors directly facing the lane should be minimized.

For infill, the following is applicable:

On 33 foot wide lots, a maximum of two spaces may be provided: one internal and one external space, to facilitate infill designs with living space at the ground floor oriented to the lane.

On wider lots, a maximum of two parking spaces may be contained within an infill building and excluded from floor area.

Surface parking should have permeable paving. Surface parking should be screened where possible, and buffered by a landscape planting bed where adjacent to a property line. Parking space materials should be gravel, permeable pavers or wheel strips. Standard unit pavers are not considered as permeable.

12 Landscape

The landscape design should enhance presentation to the street and the experience of the lane, improve the environmental performance of the property, provide sufficient outdoor amenity space for dwelling units on the site, and assist with the creation of privacy for the dwelling units on site and for neighbours.

12.1 Street Frontage

Front yards should create friendly and visually open semi-public spaces.

12.2 Tree Protection, Retention and Replacement

The Protection of Trees By-law applies to all trees on private property, and includes requirements for the retention and replacement of trees on the development site, protection of trees nearby on neighbouring sites and on City property. In accordance with the provisions of this by-law, applicants will be required to submit an arborist's report.

For sites which could accommodate additional trees, the Director of Planning may require trees to be planted on the development site in coordination with a Landscape Plan/Tree Plan.

12.3 Useable Open Space and Circulation

Private, semi-private or shared outdoor areas should be provided at grade, adjacent to and convenient for each dwelling unit. Walkways should be sensitive to overlook onto private patios. Planting beds should screen common walkways using planting, rather than fencing, where possible. The amount of open space provided should be functional and should relate to the size of the dwelling unit. Where the rear yard is limited in size, a usable upper level deck with a minimum clear depth of 1.5 m (5.0 ft.) may meet the intent of the guidelines for private outdoor space.

12.4 Lane Frontage

The 0.9 m (3.0 ft.) minimum setback between an infill building and the lane should be permeable and landscaped where not required for vehicle or pedestrian access. Planted areas that face the lane are intended to expand the public realm and should not be blocked from view by private fencing. Fencing, where desired, should be set back from the property line to enhance the prominence of the planting. Where possible, plants should be located at grade in contiguous soil, i.e. avoiding planter boxes. Planting should consist of woody, evergreen and hardy plant material for year-round presence and structure. Hose bibs should be located near lane edge planting. A 6" curb should be provided to protect planting beds at lane edge. Vehicular gates, including sliding types, are discouraged.

12.5 Garbage and Recycling

Garbage and recycling should be provided onsite in a designated storage area that is accessible to all units on the lot and screened from outdoor amenity space and the lane frontage.

Architectural Styles: West Mount Pleasant

The following architectural styles are prevalent in the West Mount Pleasant area.

Pioneer

These are unassuming houses usually 1½ (but sometimes 2 or 2½) storeys high with a front gabled roof facing the street and containing the entrance door and perhaps a simple porch or verandah. A bay window may be situated beside the door or on the second floor, but the windows are usually plain. Proportions are tall and narrow. The houses are faced with shiplap or narrow clapboard siding, the latter becoming prevalent around 1900. Corner boards and window trim are usually plain 25 mm x 150 mm (1 x 6 inch) boards, and windows are double-hung with two or four panes in each sash. A shed-roofed kitchen is common at the rear. Basements are rare.

Decorated Pioneer

Houses of this kind are very similar to Pioneer houses, but are more ostentatious because of the addition of wood ornamentation at the gable ends, on porches, and for door and window detail. The fretwork - often called “gingerbread” — was created with the fret saw or the jig saw (also called a scroll saw). It was the development of carpentry and sawing techniques during the later years of the nineteenth century that made wooden decoration popular and affordable. Porch posts were turned with the lathe and chamfered Decorated Pioneer buildings often use contrasting patterns of wood siding and shingles, and scalloped and lozenge-shaped shingles appear frequently.

Pioneer Cottage

The Pioneer Cottage is a small dwelling, usually one storey high on a raised roof, and sometimes having a dormer window illuminating a bedroom in the attic space. The cottages provided inexpensive, standardized housing for people of the working class. They were frequently built in groups, and intact clusters have a row of them closely sited along the street. More elaborate versions may have a porch with classical columns and eaves brackets, but simpler ones have little ornament. Some were marketed as prefabricated “ready-made” dwellings.

Classic Box

The Classic Box is a foursquare 2 or 2½ storey house covered by a hipped roof, often one of low pitch. The second storey is a full floor high, and if there is an attic floor, the roof is pierced by a dormer. Earlier versions are undecorated, like the Pioneer house. Later examples (after 1900) may have the ornamentation associated with the Decorated Pioneer, including bay windows and decorative window openings. Classical detail may also be found. Porches are common, and the bay windows may interrupt the simple lines of the hipped roof. The front door is usually located on one side of the facade.

Classic Frame

This is the most common Vancouver dwelling house for the middle class in the early years of the present century. It is a timber-frame building between 1½ and 2½ storeys high, with the gable end of the roof presented to the street. Facade features usually include a porch and one or more bay windows. The door is located to one side. Ornamental variety in the wood and shingle siding is common. The house is similar to the Pioneer and Decorated Pioneer, but it has broader proportions and more interior space. A number of Classic Frames often appear side by side along the street, usually with minor variants in window shape, porches and decorative detailing.

Queen Anne

Queen Anne buildings (most of them houses) are varied and decorative, with asymmetrical compositions, steeply pitched roofs, a dominant front-facing gable (often with central hipped roof), and numerous projecting features such as bay windows, turrets and verandahs. Textures and colours often run rampant: shingles, siding, fretwork, gingerbread, stained glass and other features, to produce a lively design.

Eastern Shingle

The predominance of wood shingles as an exterior cladding characterizes this style — shingles always appear on the second storey, and often on the ground floor as well. The composition is likely more horizontal than vertical, with some restraint shown in decorative effects. In its eastern American prototypes, the style usually had complex massing, cross-gables or other complex roof forms, small windows often grouped in pairs, continuous shingles without corner boards, and broad verandahs. Vancouver versions may deviate less from the Classic Box or the Classic Frame, and some have a relatively simple front-facing gabled roof, but they nevertheless retain their distinctiveness because of their shingle finish.

Stick

The stick style is a variant of previously described house forms - the simpler ones such as the Classic Frame and Classic Box and also the more complex Queen Anne - and is characterized by decorative “stick work” of 25 mm x 50 mm (1 x 2 inch) boards which are applied over the wood siding and shingles. Diagonal or curved eaves brackets and braces may also be present. Stick Style houses are vertical in their proportions, usually with a front-facing gable which may contain fretwork or decorative trusses, and which may project from a hipped or complex roof.

Bungalow or Craftsman

The Bungalow and its variants dominated Vancouver domestic building in the years after 1910, supplanting the Classic Frame as the most popular house type. The features common to the many variants of Bungalows are low-pitched gabled roofs with broad overhangs, and the profuse use of wood detail: exposed rafters and beams, eaves brackets and braces, and textured wood clapboard or shingles. The most prevalent Bungalow type in Vancouver is an expansive house 1 or 1½ storeys high, with the gable facing the street and often having a smaller, secondary gable over the projecting entrance porch. The porch supports are usually short with sloping sides and their bases may be made of rough “clinker” bricks. The principal window beneath the main gable is often composed of three sashes.

Bungaloid

The term Bungaloid describes buildings in which features characteristic of Bungalows are seen in houses too large or different in form from that style. The most common Bungaloid type in Vancouver is a 2½ storey house with a front-facing gable, too tall to be a Bungalow but sharing its profuse use of brackets, beam ends, stubby porch supports and other decorative wood features. Another version has side-facing gables, with dormers or other vertical features piercing the eaves.

Colonial Revival Style

The Colonial Revival style housing involves the consistent use of decorative elements of classical origin. The typical example has a bell-cast or low-pitched hipped roof over 2 storeys on a symmetrical plan, with a full-width front porch. A central attic dormer and bay windows are further embellishments. Typical cladding is of a narrow, bevelled siding similar to American Colonial clapboard. Wood shingles are also common and are usually present on only one floor or in the gable end. The use of decorative shingles in fishscale, staggered or diagonal pattern is a holdover from the Queen Anne style. Decorative elements include eaves brackets, classical inspired mouldings and porch columns, multi-paned windows, and a round window or Palladian window.





City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

KITSILANO RT-7 AND RT-8 GUIDELINES

Adopted by City Council on May 17, 1994

Amended January 20, 1998, June 25, 2002, and June 20, 2018



Contents

	Page
1 Application and Intent	1
1.1 Minor Applications	1
1.2 Traditional Design Principles	2
2 General Design Considerations	7
2.1 2.2 Neighbourhood/Streetscape Character	7
2. 23 Orientation	9
2. 34 Views	9
2. 49 Privacy	10
2. 510 Safety	10
2. 611 Access and Circulation	10
3 Uses	10
3.1 Infill	10
3.2 Multiple Conversion Dwellings (with More than Two Units or with Additions)	13
4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	13
4. 13 <u>Building</u> Height	13
4. 24 Front Yard	14
4. 37 Floor Space Ratio	15
4. 49 Off-Street Parking and Loading	18
4. 516 Building Depth	18
5 Architectural Components	20
5.1 Renovation/Addition/Infill In Character with Original Building	20
5.2 New Development to “Compatible Appearance”	27
5.3 Renovation/Addition/Infill to Altered Pre-date Buildings	33
67 Open Space	35
6.17.3 Private Open Space	35
78 Landscaping	35

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

1 Application and Intent

These guidelines are to be used in conjunction with the RT-7 and RT-8 District Schedules of the Zoning and Development By-law within the portions of Kitsilano shown in Figure 1.

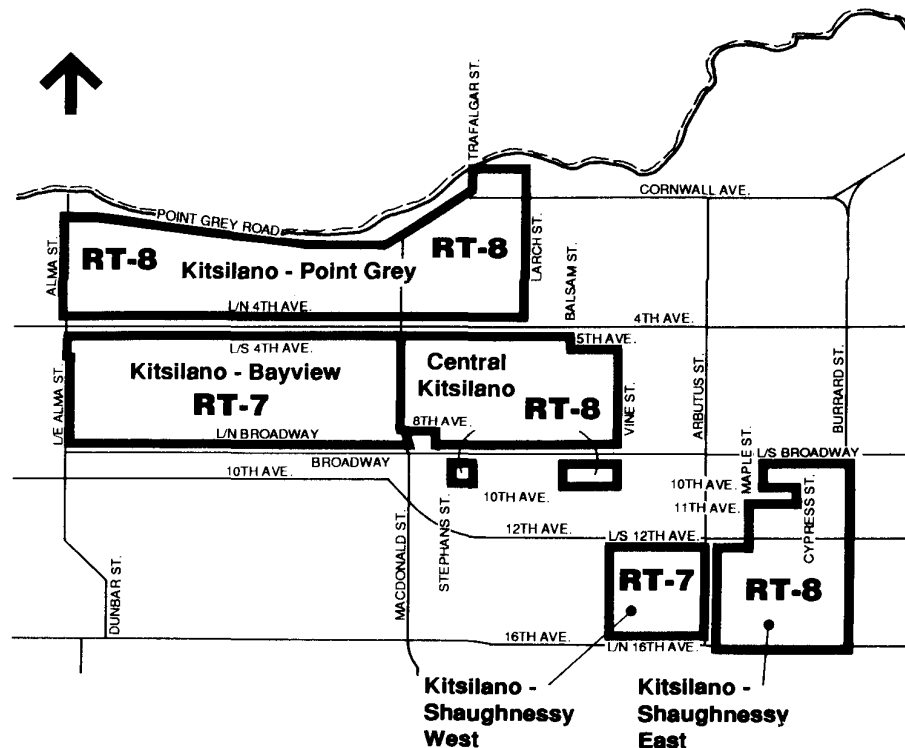
The intent of these guidelines is to:

- (a) encourage retention and renovation of existing buildings, ensuring they maintain an architectural style and form consistent with their original character;
- (b) ensure that new development is compatible with the traditional character of surrounding street and area;
- (c) ensure neighbourliness;
- (d) maintain high quality design; and
- (e) maintain a range of choice of housing.

The guidelines will be used to:

- (a) assist owners and applicants in designing developments; and
- (b) provide a basis on which City staff evaluate projects for approval of conditional [approval](#) uses and discretionary variations in regulations.

Figure 1. Kitsilano RT-7 and RT-8 Districts



1.1 Minor Applications

Under RT-7 and RT-8, almost all development permit applications will involve a conditional [approval](#) use, or a discretionary variation in the regulations. This means a discretionary review process, which can be quite time-consuming.

There will be situations where an applicant wishes to make only a minor change, and the application of the full set of guidelines would be onerous.

- (a) Where guidelines in section 5 do not suggest any exterior upgrading of the building, and where:
 - (i) exterior alterations are not proposed by the applicant, or if proposed are not visible to the street(s); and/or
 - (ii) additions are not proposed; or if proposed are less than 9.3 m² and not visible from the street(s);the application will be evaluated against the guidelines in Sections 3 and 4, but not against those in Sections 5, ~~67~~, and ~~78~~.

1.2 Traditional Design Principles

Despite variations in form and style, the traditional Kitsilano houses built between 1910 and about 1930 followed certain basic principles of siting and design. These underlie the design guidelines in this document. They are described here as background to the guidelines, in order to avoid repetition later in the separate sections.

1.2.1 Siting

While lot sizes differ between sub-areas of RT-7 and RT-8, within the sub-areas lot patterns tend to be orderly and consistent.

Traditional houses were always sited with open front and rear yards, although the depth of these varied. Narrow side yards separated buildings.

Most sub-areas have lanes, with garages and parking areas accessed from them. In areas without lanes, the older houses often had narrow single driveways at the side from the front street to rear parking.

Figure 2. Traditional Siting

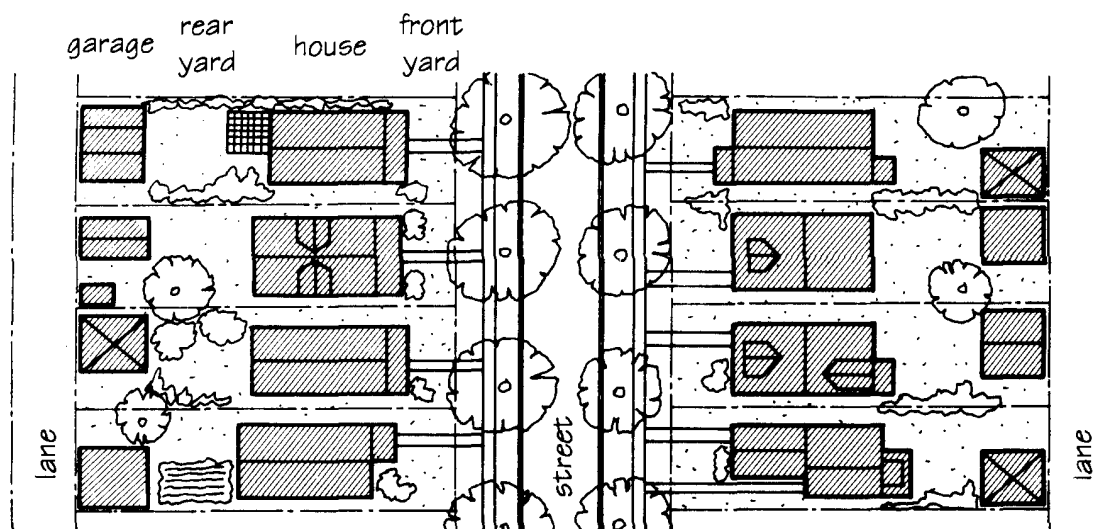
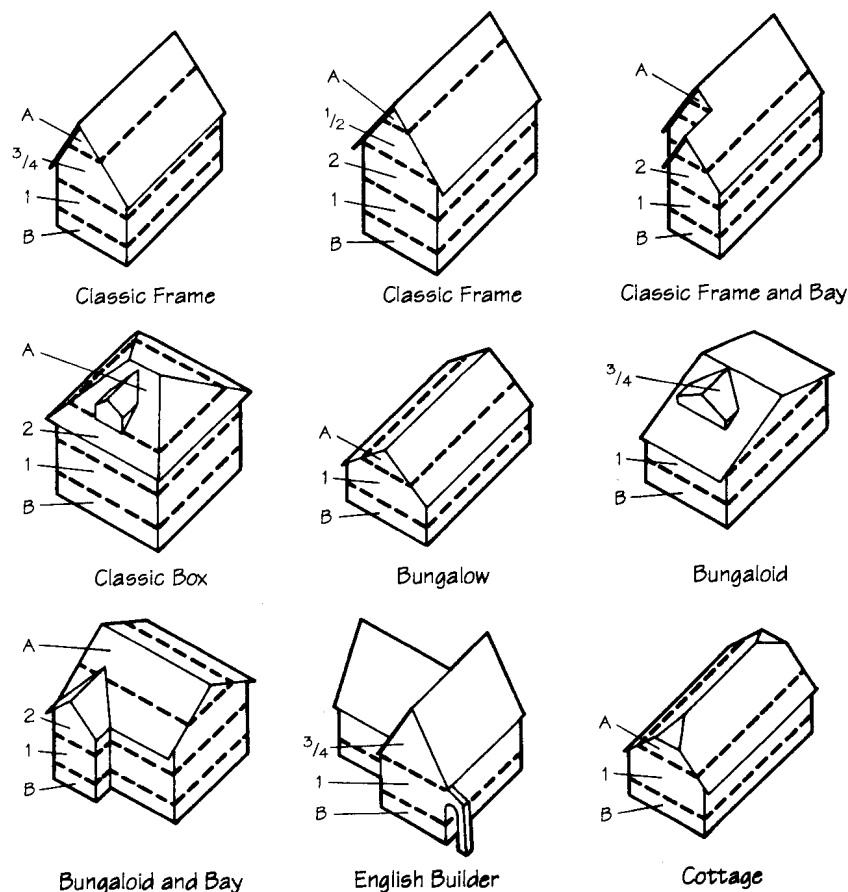


Figure 3. Traditional House Forms Showing Simple Masses and Roofs



1.2.2 Simple Mass with a Simple Roof

The traditional house began with a simple box, with basement projecting 1.2 to 1.8 m above ground, a main floor, and optional full or partial second floor. In some cases, a projecting major bay occurred on one side. (See Figure 2.)

On the basic box was a simple roof form, either end-gable (gable facing the street, ridge running lengthwise on the lot) or cross-gable (slope facing the street, ridge running across the lot). Where a major bay occurred, it had a gable roof form. Roof pitch was usually substantial. Cross-gable roofs were sometimes more shallowly pitched on the rear to allow a higher second level. Hip roofs and composite roof forms were infrequent.

Some end-gable roofs had “saddle bag” dormers. Cross-gable roofs almost always had large central dormers of varying design, to allow for more headroom on the second floor. While these dormers, which were sometimes double, were often quite wide, the main roof shape was always strongly expressed.

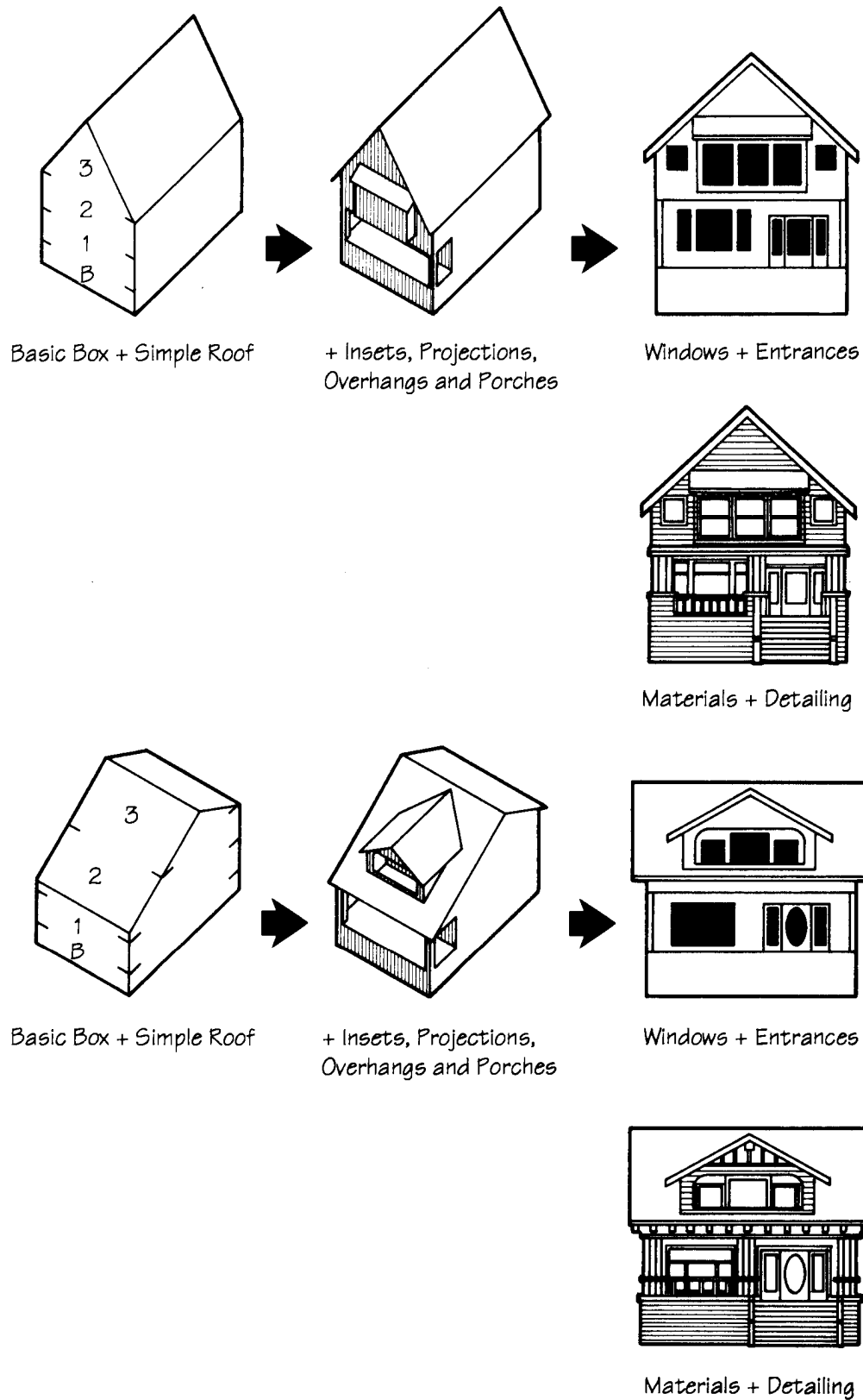
Projecting porches had a simple shed roof, or less frequently a hip or end-gable roof. Window bays had small, shallowly-pitched shed roofs that appeared more as horizontal elements than roofs.

1.2.3 Insets, Projections, and Overhangs

The basic box was enriched through a limited number of simple voids and projections: inset porches on main and upper floors; projecting porches with solid bases; and simple box window bays. (Hexagonal window bays were much less common.) These features enlivened the basic box, but never subordinated it. In all cases a large portion of the original wall plane remained to ensure the visual strength and unity of the whole.

The roof was emphasized through the use of large overhangs. In some cases the roof ends of a gable roof returned to form a pediment expression.

Figure 4. Traditional House Design Principles



1.2.4 Porches

Covered porches on the main (entry) level were a universal feature, and were of several types:

- projecting from the facade under a separate roof structure, but with a solid base;
- projecting, but under an extension of the main roof; and
- inset from the facade (Inset porches also occur in projecting major bays).

Upper level porches were also common. They were inset into the second storey wall, or partially inset into the wall and the porch roof below.

Porches had in common:

- substantial depth;
- single storey height;
- robust wood supporting beams and columns; and
- robust picket type wood railings, or solid balustrade formed by an extension of the wall below.

1.2.5 Windows and Entrances

Older buildings were characterized by limited amounts of window area (relative to wall) and simple rectangular shapes. Window placement on the front facade was geometrically ordered. Decorative window shapes were comparatively rare.

Front entrances to the older buildings were customarily located on the main level, about 1.2 to 1.8 above grade, and accessed by a wide, substantial stair. Doors were generally single, not double, but were usually panelled, with windows. Entry sidelights were common. Usually there were no stair railings, although over the years these have been added, often in an incompatible manner.

Figure 5. A Portfolio of Traditional Houses

a



b



a, b, c, d

Craftsman style used on four different building forms. This was the most popular style during the 1910 to 1930 period of development in the Kitsilano RT districts.

Characteristics:

- sweeping low-pitched roof with large overhangs and large porch;
- narrow bevelled wood siding or cedar shingle cladding;
- robust wood detailing: decorative brackets, exposed rafter ends, porch beams and pillars, balustrades, window mullions and frames; and
- rough granite or clinker brick porch supports and foundations often used.

Figure 5. (Continued)

c



d



e



f



e, f

Edwardian Builder style popular between 1900-1910, used on various building forms.

Characteristics:

- steep roof and large porch;
- narrow bevelled wood siding or cedar shingle cladding;
- plain classical-inspired details such as small eaves brackets or dentils mouldings, porch column capitals, pediment roof forms;
- multi-paned or diamond- patterned windows; and
- stone/brick or porch supports or foundations not commonly used.

g



g

English Builder style began to be built in the late 20's. It was an economical version of the more elaborate English Arts and Crafts or Tudor revival styles popular for estates. Characteristics:

- steep cross-gable main roof, with one or more large, steep, front-facing gables, usually asymmetrical placed;
- very small front porch;
- stucco cladding; and
- detailing limited; plain facias and window frames; leaded windows; sometimes small pointed arches above windows, doors, etc.

Figure 5. (Continued)



h

Germanic Cottage style (also called Eastern Cottage) began to be used in the late 20's.

Characteristics:

- always small, 1½ storey form, with shallow-pitched end-gable roof, usually chamfered;
- stucco cladding;
- very small front porch; and
- detailing limited: plain facias and window frames; small window panes.

1.2.6 Materials and Detailing

The popular architectural styles were expressed most clearly in the materials and detailing used. “Craftsman” was the predominant style in the pre-1930 period. There are some “Edwardian Builder” style houses dating from earlier in the period of development. In the late 1920s and early 1930s, some “English Builder” or “Germanic Cottage” houses were built, particularly in Bayview.

Wood predominated as the wall material, in the form of shingles or horizontal 3 to 4 inch clapboard. Stucco was used in some later “English Builder” and “Germanic Cottage” style houses.

Generally only one material was used on walls of the main levels of the house. Foundations, basements and porch column bases were most often of the same material, although sometimes a different type of wood siding was used to express a plinth—e.g., a wood shiplap base for a shingle house. On some houses, rough granite was used for foundations or porch columns. Brick was used much more rarely, in rough “clinker” form.

For “Craftsman” houses, the prevalent type, decorative detailing took the form of robust expression of the wood trim and structural elements. Emphasis was given through exposing the elements, contrasting their colour, or exaggerating their scale. These elements include:

- bargeboards and brackets, or exposed ends of “roof joists” under the roof overhangs;
- heavy beam and columns in porch structures;
- heavy balustrades and balustrade caps; and
- window casings, frames and mullions.

While a string course was sometimes used between basement and main floor, (or between other floors), contrasting trim boards on the corners of houses were not very common. On some houses, small amounts of decorative shingling or imitation plaster and beam work were used, particularly in the upper parts of gables.

While decorative elements were often fewer on the sides and rear of the house, basic materials were used consistently on all facades.

2 General Design Considerations

2.1/2.2 Neighbourhood/Streetscape Character

2.1.1/ 2.2.1 Massing

- (a) Additions to existing buildings should always appear secondary in visual prominence to the main house, as seen from the street. Additions on the existing front facade are not desirable. Additions may occur at the side, or at the rear. In order to create a clear break line between old and new, side additions should be set back from the line of the front facade. For the same reason, it may sometimes be helpful to set rear additions in or out from the existing side wall. However, this is usually less critical since the junction between old and new is not normally

visible from the street. Existing buildings may be raised to achieve adequate headroom for basement renovations, provided the increase in main floor elevation is not more than .45 m.

- (b) Some existing houses have basement headroom too low to allow the floor space to be fully usable. Often the renovation project will involve extensive reconstruction of the foundations. In these cases, digging deeper is preferred to raising the building to obtain the needed headroom. However, in some cases, significant foundation work may not be being undertaken. In these cases, raising the house may be considered provided it meets the following conditions.

The main floor should be raised by no more than .45 m; the main floor level should end up not more than 2 m above grade at the front; and the basement level should continue to conform to the requirements of the basement definition in the Zoning and Development By-law.

Raising should not be considered where it will significantly alter old stone or brick foundation walls or pillars unless these can be added to with the same material, and maintaining their overall design and appearance.

- (c) New buildings, as seen from the street, should follow the traditional pattern—a simple mass with a simple roof, with perhaps a single major projecting bay. More complex massing and roofs may be used at the rear. Insets and projections should be used to add interest, but should always allow the main wall plane to dominate. If there is a consistent massing and silhouette on the block, the new building should adapt this form. Where there is a variety in the block, there is more flexibility to choose among the traditional massing patterns.

Figure 6. Massing



- a**
The addition on front of house compromises its traditional massing.



- b**
The addition to the side is set back from front facade line, allowing the original house to dominate.



- c**
The addition of a partial second floor is set well back from front allowing the original bungalow form to remain.

Figure 6. (Continued)

d



e



d, e

New development which is not compatible with traditional Kitsilano forms due to over-complicated massing, open frames instead of roofs, skirt roofs at multiple levels on facades.

f



g



f, g

New development which is compatible with traditional Kitsilano forms due to strong, simple massing and pitched roofs.

2.23 Orientation

The subdivision pattern includes lots that orient to side streets as well as to east-west avenues.

- (a) Buildings should continue the existing orientation pattern in locating entrances and main facades; and
- (b) On a corner lot, all elevations which face a street should be fully designed and detailed.

2.34 Views

Some parts of the area have partial views to mountains, by virtue of being on a slope, or because glimpses are available through the “valleys” between end-gable roofs of the houses to the north.

Buildings (whether existing or new ones) will generally be two storeys, with a partial third level located under a pitched roof. This results from the overall floor space and the need to keep the building depth within reasonable limits. While the views available to neighbours will often be affected, sometimes the choice of a roof shape can protect some view potential.

- (a) Choice of roof forms (cross gable vs. end gable), and shape and size of dormers, should balance the desired provision of views for the applicant with the need to preserve the views of neighbours.

2.49 Privacy

Some overlook of yards and decks between buildings on lots of this size is unavoidable. Direct lines of sight into side windows can also be a problem. However, detailed design consideration of specific problem areas can be beneficial.

- (a) The location and orientation of windows should be considered carefully to reduce overlooks where possible. Window openings on the side wall should be planned so that they do not directly align with those of adjacent buildings. Privacy should be considered when locating dormers and skylights; and
- (b) At the option of the applicant, or where requested by neighbours during the development application review process, privacy for patios, porches, balconies or decks (including refuge decks) may be provided by inseting or screening with light lattice work or landscaping. This is a more important consideration for porches, balconies and decks located above grade. If screening is used, it should be designed in character with the building.

2.540 Safety

Security is improved in areas where casual surveillance by neighbours and passersby is possible.

- (a) Visibility of entrances should be ensured from the sidewalk; and
- (b) Discrete lighting should be provided at entries and along paths at the side of the building.

2.644 Access and Circulation

- (a) Pedestrian access to front doors of units should be from the street. Pedestrian access to infill should be separate from the main house and clearly identifiable from the street. Most of the area has lanes, but some blocks do not. In these cases, where access must be from the street, the result in the past has frequently been large curb cuts across sidewalks, major areas of paving, bulkier houses, inadequate unit entrance design, and little landscaping;
- (b) Vehicular access should be only from the lane, where one exists;
- (c) Where, at the option of the applicant, adjacent owners wish to share driveway access, this should be allowed, provided that the respective owners are responsible for all legal agreements needed;
- (d) Where the street is the only access available, a side driveway into parking located either under the house or in a rear garage is desirable, where the lot width permits; and
- (e) Where a garage must be accessed from the street:
 - (i) Minimum width curb cut should be used. The manoeuvring area in front of the garage door should be limited to what is necessary to get the vehicles into the garage. An offset, rather than centred, curb cut should be considered in order to consolidate space left for landscape and entries;
 - (ii) A sloped drive and manoeuvring area should be used and the garage floor placed below grade. (The depth should be maximized depending on Engineering ramp slope standards and the front yard size.); and
 - (iii) However, flexibility in any or all of these guidelines should be allowed, whenever the retention of a street tree or significant on-site tree will be achieved.

3 Uses

3.1 Infill

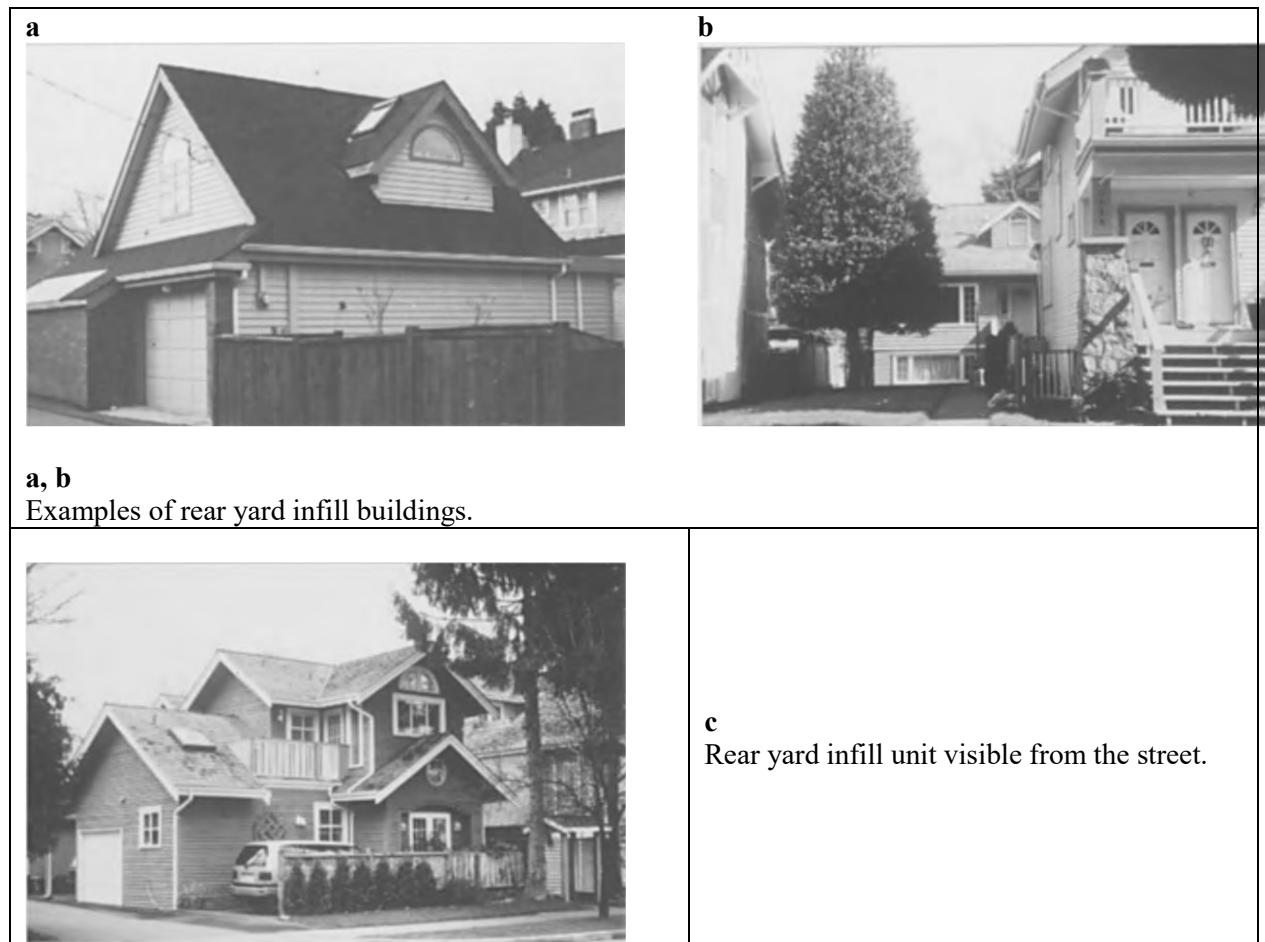
3.1.1 General Conditions

Infill is permitted, on appropriate sites, as an incentive to retain existing buildings, by allowing the construction of a second residential building. All development permits for infill will be subject to the condition that the existing house cannot be demolished without the approval of the Director of Planning.

The existing house should be retained and restored in accordance with the guidelines in section 5.1. (If it has been significantly altered in the past, the guidelines in section 5.3 may be used.)

Relocation of the original house may be considered, with due regard to the zoning and guidelines regarding front and rear yards, provided significant features such as stone foundations and pillars will not be jeopardized.

Figure 7. Infill Examples

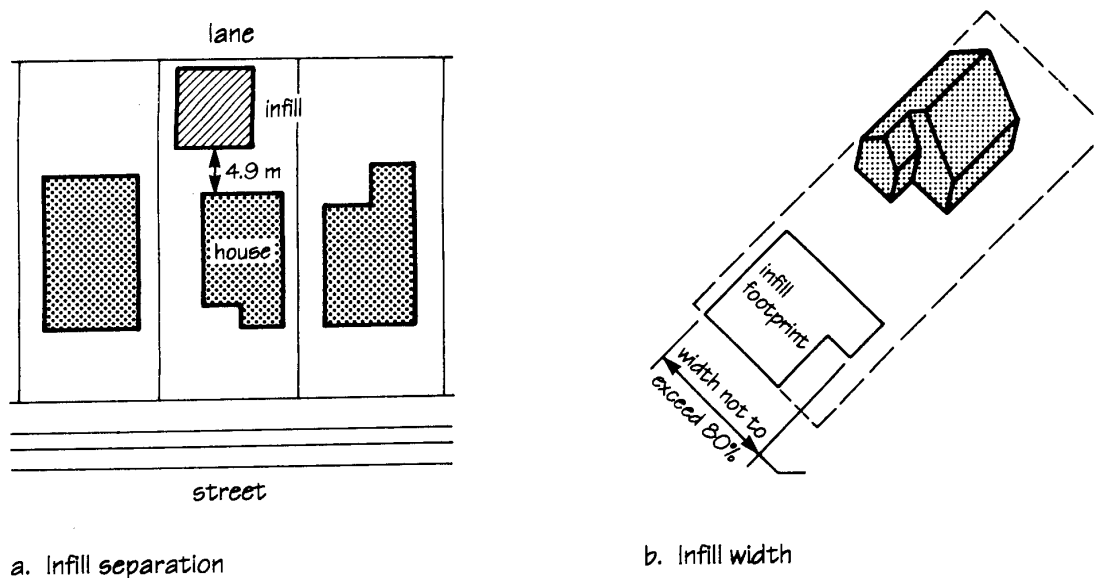


3.1.2 Sites For Infill

The following guidelines will be used to consider whether the site of an existing building qualifies for infill.

- (a) Rear yard infill:
 - (i) minimum existing rear yard area should be 195 m²;
 - (ii) on mid-block sites, minimum existing side yard adjacent to existing building should be equal to the minimum side yard acceptable for pedestrian access under the Vancouver Building By-law (VBBL).
- (b) Front yard infill:
 - (i) where siting of the existing building meets guidelines for rear yard infill site area and site coverage.
- (c) Side yard infill:
 - (i) minimum existing side yard area should be 306 m² (3,000 sq. ft).

Figure 8. Infill Sites



3.1.3 Building Height

- (a) The maximum building height of rear yard infill (including garage or accessory building that may be attached or under) should be the lesser of 7.7 m or one storey plus partial second storey. In considering the partial second storey the guidelines in Section 4.13 should be followed.

The building height of front yard and side yard infill should respond to the streetscape.

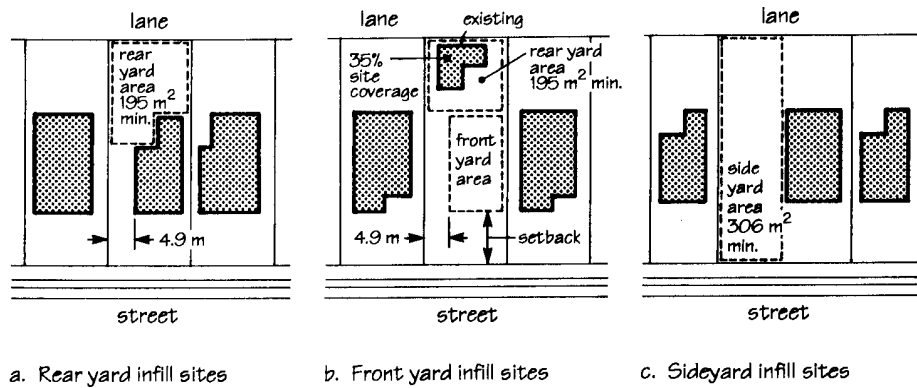
3.1.4 Yards, Building Widths, and Separations

- (a) The minimum side yard should be 1.2 m, except front yard infill which should have one side yard of 4.9 to 5.5 m for access to an existing building in the rear;
- (b) The minimum separation between an existing building and a front or rear yard infill, including accessory building should be 4.9 m. This separation space should be clear across the site, not significantly jogged; and
- (c) The maximum width of rear yard infill and accessory building should be 80%~~percent~~ of site width (including building projections such as bay windows, turrets, etc.).

3.1.5 Site Coverage

- (a) Rear yard infill, including accessory building, should have maximum site coverage of 35%~~percent~~ of existing rear yard area; and
- (b) Side yard infill, including accessory building, should have maximum site coverage of 45%~~percent~~ of existing side yard area.

Figure 9. Infill Yards, Widths, Separation and Site Coverage



3.2 Multiple Conversion Dwellings (with More than Two Units or with Additions)

Conversions are permitted in order to provide incentives to retain existing buildings and to provide additional housing choice.

- In considering development permit applications for multiple conversion dwellings, the following factors will be taken into account:
 - quality and livability of the resulting units;
 - suitability of the building for conversion in terms of age and size; and
 - effect of conversion on adjacent properties and on the character of the area.
- Additions may be permitted to facilitate meeting these criteria, and to accommodate requirements of the Building By-law. While there is no set limit to the size of additions, it is noted that a .75 maximum floor space ratio may not be fully achievable within these guidelines; and
- Any building may qualify for conversion, within the limits set out in the zoning schedule, regardless of its existing architectural character. However, expectations for architectural design and exterior finishing are set out in Section 5 of these guidelines.

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

Where infill is being proposed, the following guidelines for the main building may be subject to modification to maintain livability and neighbourliness of the overall site development.

4.13 Building Height

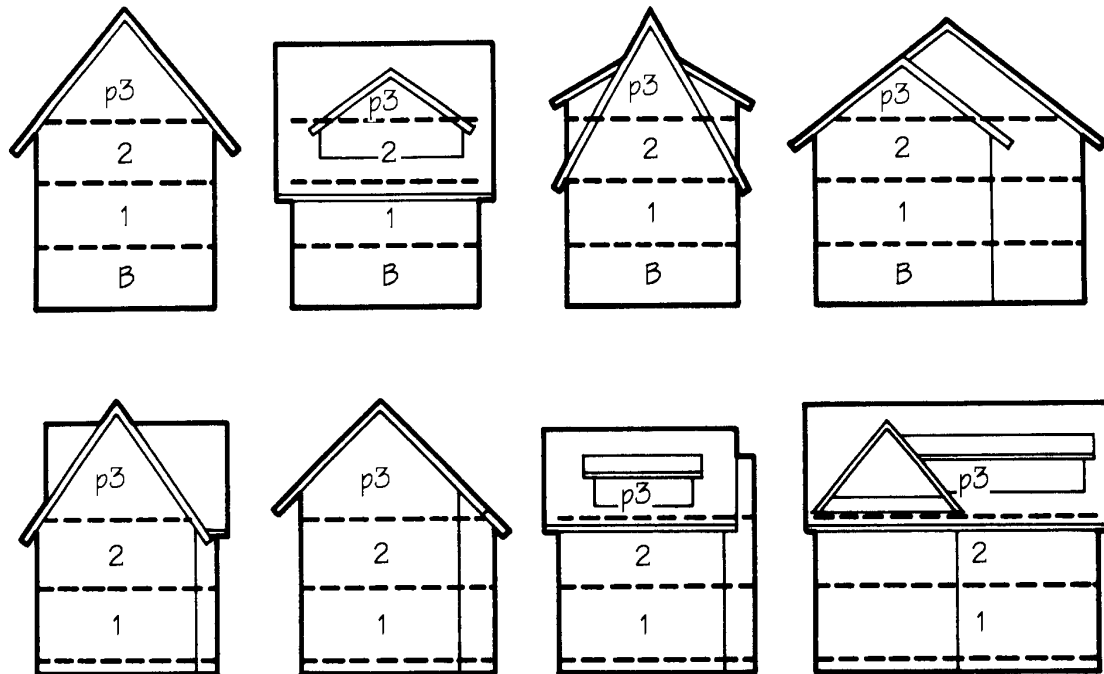
The **building** height limit allows for a partial third story, by discretion. The intent of this is to allow more area under the roof than is allowed by the “**halfpartial** -storey” definition in the Zoning and Development By-law. This will allow buildings to have less building depth, and to conform better to traditional house forms.

- While various roof forms may be used—end-gable, cross-gable, or hip, for example—the partial third storey should be within the pitched roof. The eaves level should come down to approximately the level of the second floor ceiling, or lower. Variations, e.g where the roof is higher on one side and lower on the other, may be considered; and
- On an infill building whose first floor is at or near grade (no basement), the general practice should be that the eaves come down to a level approximately 1.2 m above the normal level of the first floor ceiling. On any infill building with a basement, the eaves line should be lower.

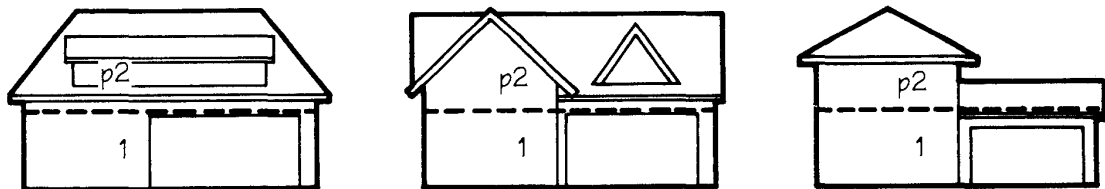
However, there will be flexibility in these guidelines for infill **building** heights. In some cases, to be compatible with the form of the original house, it may be preferable to have the roof form and eave line higher or lower.

Figure 10. Building Heights

a Partial third storey within pitched roofs



b Partial Second storey within pitched roofs of infill



4.24 Front Yard

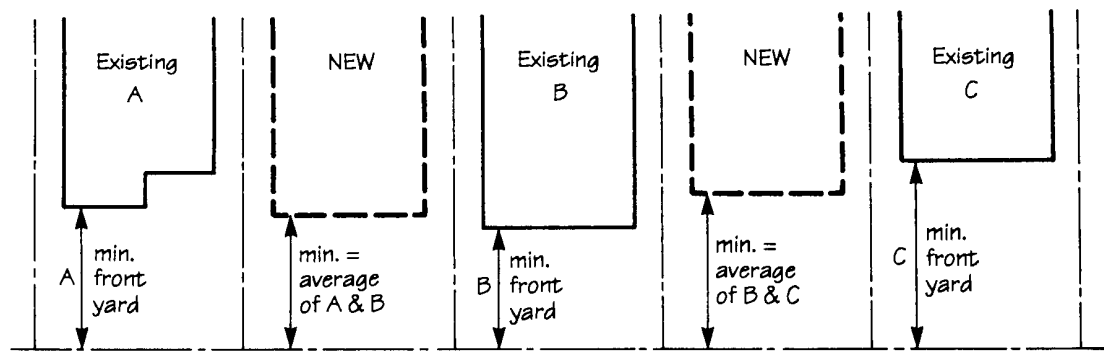
As provided for in the district schedule, variations in the front yard requirement may be considered as follows.

- (a) In cases where:
- (i) a site is less than 36.5 m in depth; or
 - (ii) where the front yard of one of the houses immediately adjacent to the site is significantly forward or back from the average of other front yards on that block face, i.e., approximately 3.0 m or more.

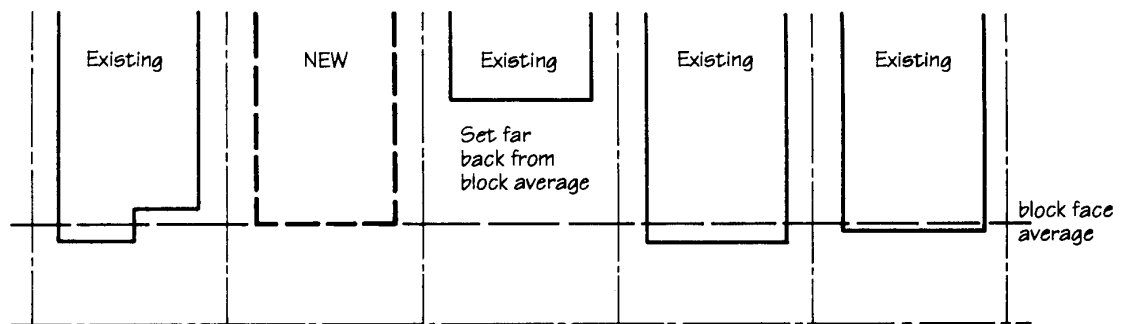
the front yard may be adjusted to maintain the appearance of the block.

Figure 11. Front Yards

a *Normal minimum front yard averaging*



b *Anomalous existing buildings*



4.37

Floor Space Ratio

- (a) The discretionary increases in floor space ratio, provided for in the district schedule, may be considered as described in the following chart and notes:

Circumstances for FSR Increases for Various Uses

USE	TYPE OF SITE*			
	Pre-date	Post-date	Under-utilized	Severely Altered
Additions to any of the uses listed below existing legally as of May 17, 1994	✓	✓	✓	✓
MCD	✓	✓	✓	✓
Infill	✓	✓	✓	✓
One-Family Dwelling Single Detached House (new)		✓	✓	✓
Duplex Two-Family Dwelling (new)		✓	✓	✓
Multiple Dwelling (new)		✓	✓	✓

*** Notes:**

✓ : discretionary increase will be considered

- Pre-date: sites where existing buildings contribute to historical character of the area, having been constructed before January 1, 1930 in RT-8, and January 1, 1932 in RT-7 (as determined by building permit or water connection records).
- Post-date: sites where existing buildings do not contribute to the historical character of the area, having been constructed on or after January 1, 1930 in RT-8, and January 1, 1932 in RT-7 (as determined by building permit or water connection records).
- Under-utilized: sites under-utilized as of May 17, 1994, with under-utilization considered to be as follows:
- | | |
|-------------------------------|-------------------------|
| Frontages up to 14.0 m | Frontages 14.0 m |
| RT-7 less than .35 FSR | less than .30 FSR |
| RT-8 less than .45 FSR | less than .40 FSR |

Severely Altered: sites where the building existing as of May 17, 1994 fulfils four or more of the following six criteria, in the opinion of the Director of Planning:

Altered Character Criteria

The street-facing facade(s):

- (i) does not maintain its original massing and roof form—significant additions have been made;
- (ii) has had an original full front porch fully or partially filled in;
- (iii) does not have at least 50%—percent of the walls in typical period cladding, i.e., the cladding is original, or if replaced, has not been replaced with cladding typical of the building's period;
- (iv) has 50%—percent or more of typical period window openings altered and/or casings and trim removed. Whether the windows themselves have been replaced is not counted. If the porch has been filled in, resulting in window alteration, then only the remaining windows should be assessed, in order that the porch infill not count double;
- (v) has no other intact period detailing beyond simple facias, e.g., brackets, exposed beam or joist ends, feature windows (special shapes, bay windows), half-timbering, decorative shingling, porch columns; and
- (vi) has none of the following period features:
 - secondary porch intact;
 - brick or stone piers or foundations;
 - entry door, frame, and sidelight complex; and
 - turrets.

- (b) In considering discretionary increases in FSR outlined in (a) above for additions to uses existing legally as of May 17, 1994 the Director of Planning may take into consideration whether the building substantially conforms to the building depth guidelines in section 4.546.

Figure 12. Altered Character Houses Rated on Criteria

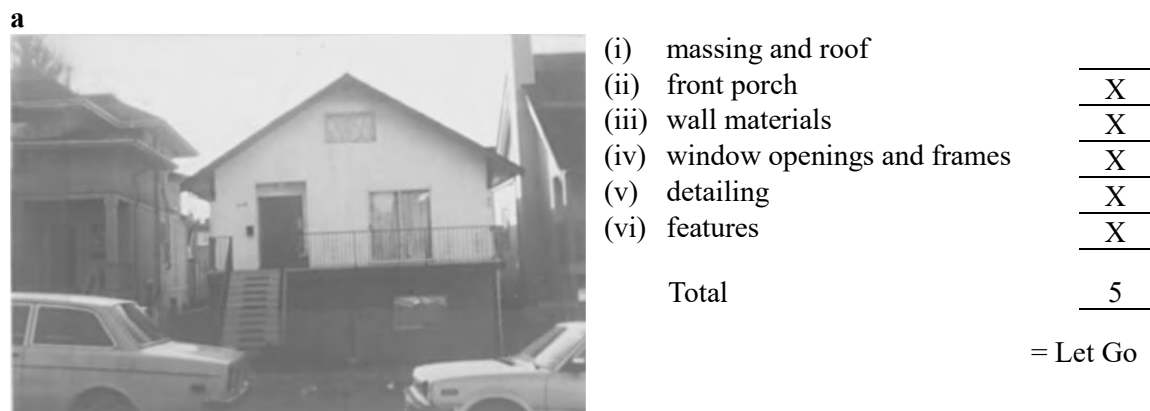


Figure 12. (Continued)

b



(i) massing and roof	<u>X</u>
(ii) front porch	<u>X</u>
(iii) wall materials	<u>X</u>
(iv) window openings and frames	<u>X</u>
(v) detailing	<u>X</u>
(vi) features	<u>X</u>
Total	<u>6</u>

= Let Go

c



(i) massing and roof	<u> </u>
(ii) front porch	<u>X</u>
(iii) wall materials	<u> </u>
(iv) window openings and frames	<u>X</u>
(v) detailing	<u> </u>
(vi) features	<u> </u>
Total	<u>2</u>

= Retain

d



(i) massing and roof	<u> </u>
(ii) front porch	<u>X</u>
(iii) wall materials	<u> </u>
(iv) window openings and frames	<u>X</u>
(v) detailing	<u> </u>
(vi) features	<u> </u>
Total	<u>2</u>

= Retain

- (c) When additional floor space on small lots is being requested under section [3.1.14.7.1\(d\)](#) of the District Schedule, consideration should be given to locating the additional space or new massing where it will have least impact on neighbours' yards, as well as on existing building character;
- (d) The amount of floor space exclusion for garages incorporated in the main building should be limited to about 42 m². However, on wider sites, this may be increased to allow for additional internal manoeuvring space, where the proposed garage arrangement will allow for less obtrusive driveways, and garage entries. The garage floor should be located as far below grade as practical, given ramp slope limits; and
- (e) The district schedule provides for a discretionary increase in floor space ratio to a total of 0.60 for developments other than those in (a) above. This is the same density potential these mainly conditional [approval](#) uses (e.g., schools, community centres, library) have historically been able to achieve in these and similar zones. While there are no further guidelines in this document for these uses because of their diversity in size, scale, age and style, their design should strive for neighbourliness and compatibility with their immediate surroundings.

4.49 Off-Street Parking and Loading

4.49.1 Garages

- (a) Where front accessed garages are permitted, ensure that they appear to be set into the building massing, rather than as a base alien to the house on top. A number of design directions can assist in this:
 - (i) the garage door area should be as small as possible, so that the wall reads strongly as a base for the whole building;
 - (ii) the garage doors should tone in to the wall through avoiding high contrast in colour or tone (e.g., between light and dark);
 - (iii) generally the garage face should be kept in the same plane as upper building massing (i.e., with the same walls carrying down to grade); and
 - (iv) use of contrasting horizontal trim, skirt roofs, decks, etc., at the top of the garage, which act to emphasize it as separate from the building, should be avoided.
- (b) Some older houses have existing front garages, usually quite unobtrusive in appearance. They may be kept. New front garages in old houses should be avoided wherever possible.

4.49.2 Multiple Conversion Dwellings/Infill Dwellings

The intent of the floor space relaxations provided for in Section 5.4.3 is to allow bicycle parking to be located in the garage for a multiple conversion dwelling containing three or more units, or in the garage under an infill building. The increase is not intended to accommodate more than two vehicles.

- (a) Two single entrance garage doors or one double garage door are acceptable, but the maximum number of garage doors shall be two;
- (b) Each single entrance garage door shall be large enough to accommodate one vehicle, but no bigger; and
- (c) Double garage doors shall be large enough to accommodate two vehicles but no bigger.

4.16 Building Depth

Increases in the ~~35% percent~~ maximum building depth may be considered for both existing and new buildings provided they meet both percentage limits and placement limits, as follows.

- (a) Percentage Limits
 - (i) For the cellar or basement, and first storey, a maximum average building depth of ~~45% percent~~ may be allowed. A low roof, low parapet, or open or transparent guardrail for deck or balcony may be allowed on top of the extension without counting towards the building depth of the floor above.

Figure 13. Front Garage Treatment



a

Wide doors, contrasting tone and horizontal overhang make front garages appear more dominant.



b

Smaller doors, greater area of surrounding wall and similar tone, make garages less dominant. Less paving, more landscaping and sloped drive would help further reduce impact.

Figure 13. (Continued)



c

On wider lots, a single garage entry is sometimes feasible.

- (ii) For the second floor and above, a maximum average building depth of ~~40% percent~~ may be allowed;
- (iii) An increase in the ~~40% percent~~ average limit on the upper floors may be considered when the adjacent building(s) upper floors project beyond;
- (iv) At no point should the building depth be greater than ~~50% percent~~; and
- (v) Greater percentage building depth than described in (i) to (iv) above may be considered on any floor in cases of:
 - additions to a pre-date building in order to better relate to its own massing or floor plans, or its neighbours;
 - retention of existing trees or other significant landscape material; and
 - buildings on sites with depths less than 30.5 m.
- (b) Placement
 - (i) The flexibility provided by the averaging of building depth percentages should be used to respond to the configuration of neighbouring buildings. Considerations include privacy, shadowing, and visual impact of the addition or new building. The best massing solution may vary, depending on the particulars of the neighbouring buildings; and
 - (ii) Portions of the building may project up to 0.6 m into the front yard in order to allow flexibility in placement to further benefit neighbours' rear yards. However, this should not increase overall average percentage depth as outlined in (a). In providing this projection allowance, it is not intended that the whole building will be moved forward. For example, buildings may put the first floor forward over the whole width of the building, or the full height forward over part of the width. In designing the projection, attention should be given to creating transitions to the adjacent front yard lines through small insets, location of porches, and so forth.

Figure 14. Building Depth

a Percentage Limits

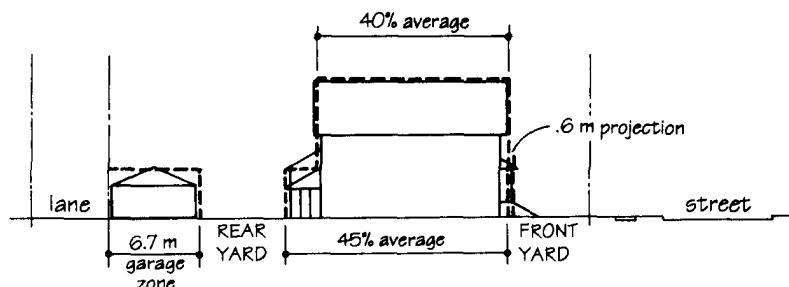
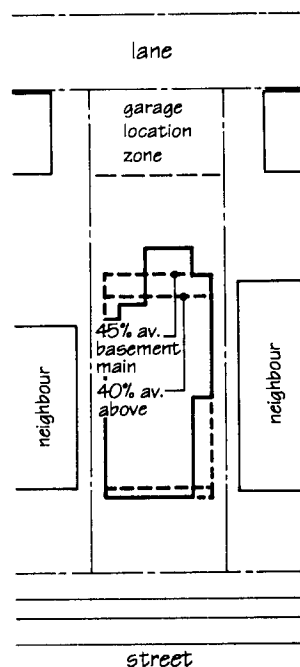


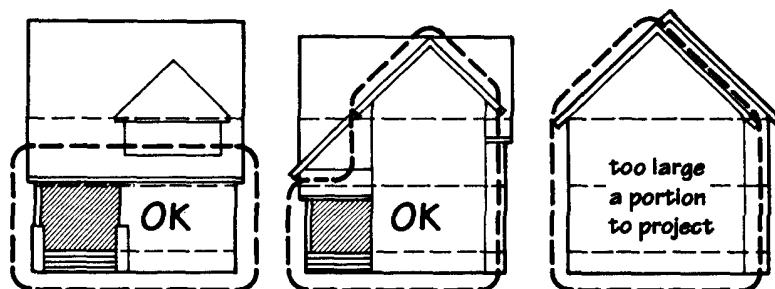
Figure 14. (Continued)

b Placement

- (i) Use flexibility to benefit neighbours



- (ii) .6 m projections for part of building front



5 Architectural Components

For the convenience of applicants, these architectural guidelines have been divided into separate Sections 5.1, 5.2 and 5.3, corresponding to various types of applications:

- (a) Renovation/Addition/Infill In Character with the Original Building;
- (b) New Development of Compatible Appearance; and
- (c) Renovation/Addition/Infill of Altered Pre-Date Buildings.

5.1 Renovation/Addition/Infill In Character with Original Building

Objective:

To ensure that changes to an existing building maintain its original form and character, and that additions and infill are compatible in character.

(Heritage restoration or rehabilitation to more stringent standards is a voluntary option for any older building, but is not required under these guidelines.)

General Principles:

- (a) Where a renovation is occurring to a pre-date building, the new architectural components should maintain the original character of the building. The original building fabric should be retained where feasible. However, it is recognized that replacement of a good deal of material may be necessary in some cases, particularly with smaller houses. The amount of original exterior building fabric that is to be replaced is not limited, as long as it is replaced in a manner closely similar to the original, as set out in the following guidelines. Where extensive replacement is to occur, the City may require as a condition prior to issuance of a development permit, an assurance letter and retention drawings.
- (b) Where a renovation is occurring to a post-date building, it is generally desirable for the design to be of the same period style as the building, and the guidelines below reflect this. However, the applicant may wish to introduce some traditional Kitsilano character, and this may be supported if the basic massing and roof form of the building can be made similar to traditional houses. The guidelines in section 5.2 for New Development to Compatible Appearance should be used for guidance.

5.1.1 Roof and Chimneys

- (a) The original roof forms should be maintained;
- (b) Where dormers are being added to an end-gable house, on a portion of the roof visible from the street, they should be placed back from the edge of the roof, and their size should be limited to ensure the original roof line remains visually predominant. For cross-gable houses, dormers added on the street side should be in character with the typical forms of the original period;
- (c) Roofs on additions (other than flat roofs) should be compatible with the existing building's roof forms, or similar ones of the period. Flat roofs may be acceptable on small additions at the rear, or on a side if not readily visible from the street;
- (d) If roofing material is to be replaced, either wood shingle or asphalt shingle should be used. Other materials may be considered where it can be shown they were characteristic of the original house style. If roofing is to be repaired, material should match existing. Roofing material of additions should match that of the main building; and
- (e) Original chimneys should be retained and repaired wherever possible. While matching new chimneys to existing ones is desirable, boxed-in chimneys clad with a material that matches the building wall is also acceptable. Metal chimneys, while not desirable, may be considered in locations not visible from the street.

5.1.2 Windows and Skylights

- (a) Original window openings on the front facade of existing buildings should be maintained, as should original frames and exterior window trim where these exist. If replacement is necessary, it should match the original design and material as closely as possible. It is desirable to maintain existing window pane shapes and mullions as well, where they are salvageable. However, in some cases reproduction of these may be too costly and plain glass can be used. Use of false ("stick-on") mullions or leading is not acceptable;
- (b) On facades not visible from the street, more substantial alterations to existing window shape and size may be considered. Materials and detailing of frames should be compatible with existing style;
- (c) In the case of some newer buildings, it may be possible to improve the building's appearance by altering windows on the front facade. If the applicant wishes, this may be considered, taking into account the overall facade proportions and the need to maintain overall architectural consistency in the building;
- (d) When additions or infill will be seen together with the existing building from the street, the addition's windows should follow the same general practices as in the original building regarding shape, placement, materials and trim. When they will not be visible from the street, variations may be considered; and
- (e) Skylights should be modest in size, and should be set flat into the roof, rather than projecting.

Figure 15. A Portfolio of Renovations and Additions



a

The house on the left has been sensitively renovated, with a new window into the attic level as the only major facade change.

The originally similar house on the right illustrates the effects of removing detailing, stuccoing and infilling porches.



b

A well-handled porch infill: a large portion of the porch remains open, and the design and detailing of the infill window and wall match the existing house.

Figure 15. (Continued)



c

The dormers at the right and at the top are both new. However, they still allow the main roof to dominate, are similar in form to the original left dormer, and are similarly detailed.



d

This renovation includes four units while keeping character. Additional space is located at the rear. Infill of upper sleeping porch keeps balustrade, beam and brackets. The entry stair for one upper unit is tucked at side. another upper unit entry stair is hidden within the building rather than exposed. Integrity of massing and detailing is maintained. (Fake window mullions do not conform to guidelines, however.)



e

This renovation has lost much of the original character by removing porch, relocating and replacing front door, altering window shapes.

Figure 15. (Continued)



f

This renovation maintains existing character, adding sympathetic french doors to give light to basement space.

5.1.3 Entrances, Stairs, and Porches

(a) Entrances and Stairs

- (i) Original front entrance frames, trim, and stairs should be maintained where these exist. If replacement is necessary, the design should match the original design and material as closely as possible;
- (ii) Maintaining the original front door and any sidelights is desirable. Where doors must be replaced, similar quality doors should be used;
- (iii) When an original door and sidelights have been compromised, and an additional entrance is needed to a unit on the same level as the main entrance, a number of solutions are acceptable:
 - placing the door inside the original entry in a lobby arrangement;
 - placing two doors side-by-side; or
 - placing one entry at the side of the building.
- (iv) When an additional entrance is desired to a basement unit, it may be located on the front facade, but it should not detract from the visual dominance of the original entry;
- (v) Entrances located above the main floor should not be located on the front facade;
- (vi) Entrances to utility rooms should be located at the side of the building. If unavoidably located on the front of the building, they should be located and detailed to be as inconspicuous as possible;
- (vii) In the case of newer post-date buildings, it may be possible to improve the building's appearance by altering doors, sidelights, and stairs. If the applicant wishes, this may be considered, taking into account the overall facade proportions and the need to maintain overall architectural consistency in the building;
- (viii) Separate units in additions and infill should have the location of the principle entry evident from the street.

Alternative ways of doing this include:

 - a visible entry door
 - a visible entry canopy or porch
 - a trellis and/or other modestly-scaled gate

- (ix) Interior fire stairs are preferred. However, where exterior fire stairs from upper level units are necessary, they should be located at the side or rear, and incorporated as an integral part of the building design.
- (b) Porches

The RT-7 and RT-8 District Schedules provide a floor space exclusion for porches, in order to both encourage new porches, and facilitate the opening up of some old ones which have been filled in for extra living space.

 - (i) Original porches on existing buildings should be kept and restored;
 - (ii) If possible within the scope of a renovation/addition proposed by the applicant, porch infill should be removed. If maintaining the enclosed space is required for liveability of units, the detailing of the enclosure, particularly of any windows within it, should be made consistent with the original style of the building;
 - (iii) If porches are to be included on the front of new additions, they should be compatible in style with those on the existing building; and
 - (iv) In the case of some newer buildings, it may be possible to improve the building's appearance by altering or adding porches. This should be considered, taking into account the overall facade proportions and the need to maintain architectural consistency in the building, overall.

5.1.4 Balconies and Decks

- (a) Projecting balconies and decks should not be located on the front facade of older houses, or on the front of additions to them. Decks located on, or partially within a roof (i.e., semi-porch) may be acceptable on the front of the building, provided they appear integrated and are modelled on traditional examples;
- (b) Where balconies or decks exist on the front of newer houses, they may be maintained. They may be included in additions if architecturally compatible with the existing building, subject to guidelines regarding privacy and building depth; and
- (c) Projecting balconies and decks may be located at the rear, subject to guidelines regarding privacy and building depth.

Figure 15. (Continued)



g
The modern window shape and details, as well as the vertical siding used to infill the porch, detract from the character of this house.

Figure 15. (Continued)



h

Stuccoing old buildings and adding new windows (even with trim around them) removes the visual interest and depth provided by siding or shingles and window frames.



i

The character which this renovation could have had is undermined by large areas of blank wall, new windows with thin trim, porch infill and oddly placed additions to the building mass.

5.1.5 Exterior Walls and Finishing

(a) Materials

- (i) Original materials should be retained and repaired where practical. If replacement is necessary, the same material should be used, although it may be manufactured in a different way. (For example, narrow wood clapboard is available in sheets.) With appropriate detailing and application, this type of replacement is acceptable for an original material. However, completely imitative materials, such as aluminum or vinyl siding configured to imitate wood siding, asbestos or asphalt shingle to imitate wood shingle, should not be used (unless already in place on a newer building);
- (ii) Materials on additions should match those of the existing building;
- (iii) Materials on newer buildings may be replaced with different materials if it is judged that this will improve the overall architectural quality of the building; and
- (iv) The same materials should be used consistently on all facades, including the interior of inset porches. The use of a material only as a “paste-on” on one or two facades is not acceptable.

(b) Detailing

- (i) Existing detailing on buildings should be kept and restored. If it has been removed, it should be replaced in the original style and material;
- (ii) Uncharacteristic detailing (e.g., gingerbread to “Victorianize” buildings) should not be added; and

- (iii) Detailing on additions should be compatible with that on the original building, but the degree of detailing may vary considerably, depending on the overall design intent of the addition and its visibility from the streets.

5.2 New Development to “Compatible Appearance”

Objective:

To ensure that new buildings (single detached house-family, ~~two-family~~duplex or multiple dwellings) are compatible with the traditional character of the surrounding street and area. While key aspects of the historical Kitsilano building character should be reflected, historical reproduction is not the objective.

General Principles:

- (a) New development should adapt certain key aspects of the traditional development forms in Kitsilano, as outlined in the guidelines below; and
- (b) New development should be designed to appear as a single house on a single lot. While the same interior plans may be used, identical (or “flipped” identical) exterior designs are not desirable on adjacent lots. On wider lots, side by side duplexes benefit from asymmetrical treatment, or from having the two units clearly subordinate in an overall whole.

5.2.1 Roof and Chimneys

- (a) Main roofs should be simple in shape, with substantial pitch (at least 9 in 12) and significant overhangs. The roof form may change or become more complex at the rear. Various roof forms—end-gable, hipped, cross-gable and combinations are acceptable. However, mansard roofs or pitched roofs with a flat top are not desirable. Where there is a roof form typical of the block, an adaption of this form is desirable. Flat roofs are generally discouraged, other than for minor portions of the building at the rear or on a side not visible from the street;
- (b) The apparent height and proportion of the facade should be considered in locating the main eave line of the roof. Where a new development has a partial third storey, the eave line should be located low enough so that this storey is clearly seen from the street as being contained within the roof;
- (c) Cross-gable roofs may incorporate dormers of various forms. If the building is low (i.e., the roof is over the first storey, or encloses the second), the dormers can be quite large. If, however, the roof encloses the third or partial third storey, the scale of the dormers should be smaller to maintain the appearance referred to in (c);
- (d) Dormers on end-gable roofs over the third level should generally be limited in size, allowing head room and light for stairs, baths, etc., that occur in the centre of the building;

Figure 16. A Portfolio of New Development

a



b



c



a, b, c

These examples show successful adaptations of the classic frame, classic frame plus bay, and bungalow building forms (see figure 3). They use simple massing, projections, and voids. Window placement is orderly and allows the solid wall to dominate. Robust trim adds interest to wall.

Figure 16. (Continued)

d



The overly complex massing and excessive use of glass of this development is not compatible with traditional Kitsilano character.

e



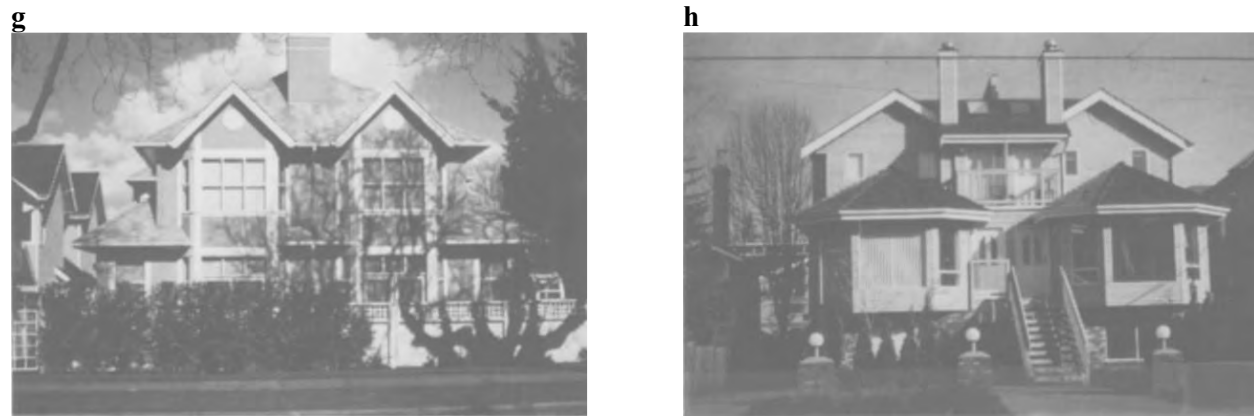
f



e, f

Two examples showing how side-by-side units can successfully appear as a single house. Example uses asymmetrical, linked gables. Example uses a strong continuous porch and single entry stair. The cross gable roof is continuous, with the twin gables kept small and subordinate to it.

Figure 16. (Continued)



g, h

The “mirror image” approach is unsuccessful in making the two side-by-side units appear to be a single traditional style house.

- (f) Porch roofs should follow tradition with substantial shed or gable forms. Minor roof elements should be associated with architectural forms such as bays. Superfluous “skirt roofs”, e.g., girdling the building at first floor level, should be avoided.
- (g) Roofs should be of wood shingle or asphalt shingle; and
- (h) Chimneys should be of brick, stone, or boxed in and clad with material to match the building. Metal chimneys, while not desirable, may be considered in locations not visible from the street.

5.2.2 Windows and Skylights

- (a) Portions of new buildings visible from the street, while they may use larger openings than traditional houses, should maintain a feeling of solidness and geometric order, avoiding overly extensive areas of glass;
- (b) Window openings should have depth, with substantial frames and mullions, and should be installed with surrounding trim to emphasize their presence; and
- (c) On the front plane of buildings, skylights and greenhouse elements should be used in moderation. They may be used more liberally when well set back or at the rear.

5.2.3 Entrances, Stairs, and Porches

- (a) Entrances and Stairs
 - (i) At least one main entry should be placed on the front facade at the main floor level located at or above grade. This should be treated to give it visual prominence, as was the case with the older houses. The basement projecting 1.2 to 1.8 m above ground with raised main entry, is traditional, but is often not desired in new development. When the main entry is placed at or slightly above grade, it is desirable to express the first floor through architectural means, such as the use of a string course, or change in wall material or colour;
 - (ii) Placing two unit entrances on the front facade at the main level is acceptable. Where providing an entry visible from the street is not practical, its location should be clearly indicated, for example with a walkway, trellis, or modest gate;
 - (iii) When an additional entrance is desired to a basement unit, it may be located on the front facade, provided careful attention to design of doorway, windows, and steps down to the entry ensures it does not detract from the dominance of the main entry;
 - (iv) Entrances located above the main floor should not be located on the front facade; and
 - (v) Entrances to utility rooms should be located at the side of the building. If unavoidably located on the front of the building, they should be located and detailed to be as inconspicuous as possible.

- (b) Porches
A floor space exclusion is provided for covered porches in order to encourage new development to incorporate them.
- (i) New development should include covered entry porches;
 - (ii) Porches may be inset, or may project, as did those of the older buildings. If projecting, their roof forms should conform to 5.2.1 above. Upper level porches should be fully or partially inset, as traditional ones were;
 - (iii) Porches should be only one floor in height. Two-storey porches or porticoes are not part of the traditional character;
 - (iv) The beams and columns forming the porch structure should appear substantial, taking their cue from the older houses;
 - (v) Balustrades should be formed either from substantial wood or metal members, or by extending the lower wall (with a contrasting wood cap). Main floor porches should be open above the balustrade level, although some trellis type screening may be added at the sides if privacy to neighbours is a consideration; and
 - (vi) Porches may be located at the rear of the building.

5.2.4 Balconies and Decks

- (a) Projecting balconies and decks located on the front facade are not part of the traditional character. Decks located on, or partially within a roof (i.e., semi-porch) facing the front may be acceptable, provided they appear integrated into the massing of the building, and are not visually prominent. Small balconies projecting up to 0.6 m may also be acceptable, provided they are unobtrusive; and
- (b) Projecting balconies and decks may be located at the rear, subject to guidelines regarding privacy and building depth.

Figure 16. (Continued)

i



Stucco wall finish should be enlivened by detailing, as in this example.

j



Minimalist detailing creates an overly flat appearance even though the siding is similar to traditional.

Figure 16. (Continued)

k



Traditional siding, strong facias, and window trim provide detailing that is compatible with traditional houses, yet contemporary in feeling.

l



Victorian “applique” derives from the earlier Queen Anne style. It is not characteristic of traditional Kitsilano houses.

5.2.5 Exterior Walls and Finishing

(a) Materials

- (i) A single wall material should be used. Wood should be narrow horizontal wood clapboard or wood shingle. Stucco is also acceptable if pebble-dashed or untrowelled cement dashed, and if detailing as described below is employed. (Neither smooth-finished nor heavily-textured trowelled are acceptable.) “Imitative” materials such as vinyl and aluminum siding configured to imitate wood siding, asbestos or asphalt shingle to imitate wood shingle, are not acceptable;
- (ii) The material finish or colour may be varied on the basement level, or first floor level if there is no basement, following the traditional pattern;
- (iii) Foundations, basement walls, and/or porch column bases may be of (or faced in) brick, or stone provided the material is selected and detailed so that it looks like it has structural strength; and
- (iv) The same materials should be used on all facades, including the interior of inset porches. The use of a material that appears as a “paste-on” is not desirable.

(b) Detailing

- (i) New development should incorporate contrasting details of a substantial scale and depth, to enliven the facades.

Minimum detailing:

- bargeboards and facias;
- window frames and trim;
- porch beams, columns, and balustrades; and
- sloped soffits under overhangs (rather than flat soffits).

Optional detailing:

- window mullions (real);
- roof brackets or extended joist ends;
- string courses at top of basement, as an extension of porch beam line, and (more rarely) at second floor and attic floor levels;
- contrasting corner trim on wood clad buildings;
- decorative patterned shingling in limited amounts, if the main material is shingle or narrow wood siding; and
- small areas of “plaster and beam” (or just the wood beam arrangement, as a free standing decorative element) provided the scale and proportions of the members are similar to the traditional usage.

Undesirable detailing (examples):

- fretwork “gingerbread”; and
- applied fancy “Victorian” wall panels and mouldings.

5.3 Renovation/Addition/Infill to Altered Pre-date Buildings

Objective:

To ensure that pre-date buildings whose traditional exterior character has been altered and which are applying for significant change, also include improvements to elevations visible from the streets in order to become more compatible in appearance with the traditional character of the area.

General Principles:

- (a) In all cases, original architectural elements which remain should be kept, repaired, or replaced in a similar manner. Relevant parts of section 5.1 should be consulted for guidance;
- (b) Applications involving one or more of the following will be considered as significant change, and should follow the guidelines in this section:
 - (i) multiple conversion dwellings which are increasing or decreasing by 2 or more units;
 - (ii) sites proposing infill; and
 - (iii) additions to floor space of more than 93 m².
- (c) Where an applicant voluntarily wishes to go further than these guidelines in facade improvements, it is generally desirable for the changes to be in the direction of the original house design. Relevant parts of section 5.1 should be consulted for guidance.

In cases where applicants have later buildings and wish to introduce traditional Kitsilano character, this may be supported if the basic massing and roof form of the building can be made similar to traditional houses.

5.3.1 Roofs and Chimneys

In most cases, buildings have not altered their roofs and chimney to a great degree.

- (a) Where roofs and chimneys have been altered, it is not expected that applicant will return roofs and chimneys to their original state.

5.3.2 Windows and Skylights

One alteration frequently made to older houses is to replace the windows.

- (a) The replacement of modern windows with ones more compatible with traditional styles, while desirable, is voluntary.

Figure 17. Improvement to Altered Pre-Date Buildings

a



b



a, b

Changes to windows, porches, colour and trim can improve the compatibility of altered character buildings.

5.3.3 Entrances, Stairs and Porches

- (a) Entrances and Stairs
 - (i) The guidelines in section 5.2.3 for new development should be followed; and
 - (ii) Fire stairs currently located on the street elevations should be removed or relocated to the side or rear, even if this involves a new exit pattern for the units.
- (b) Porches
 - (i) Many porches have been partially filled in, but have left some porch where the entry is located. The removal of porch infill is optional, as noted in section 5.1.4. However, in some cases the porch has been completely filled in, and/or replaced with a projecting balcony or deck. In these cases the building should be altered to include a covered entry porch, with appearance and detailing compatible with the traditional types.

5.3.4 Balconies and Decks

- (a) In terms of adding balconies and decks, the guidelines in section 5.2.4 for new development should be followed; and
- (b) Other than as noted in section 5.3.3 above, the removal of existing balconies or decks from visible elevations will not be expected. An exception would be those which contravene other provisions of the by-law or guidelines regarding building depth or privacy.

5.3.5 Exterior Walls and Finishing

(a) Materials

One of the most frequent alterations has been the replacement of original wall material—most frequently with stucco, but sometimes with asphalt or asbestos shingle, wood siding of a type uncharacteristic of the period, aluminum or vinyl siding.

- (i) A single wall material should be used, except for the basement level which may be different. If the altered building has a number of wall materials, this should be rectified, bearing in mind the guidelines below;
- (ii) Removal of stucco is not expected. However, plain concrete stucco or “bottle” stucco should be painted a solid colour, to provide a background for trim in a contrasting colour;
- (iii) Removal of wood, vinyl or aluminum siding is not expected;
- (iv) Asphalt or asbestos shingle should be removed from walls and replaced with materials as noted in section 5.2.5 (a) (i); and
- (v) The same materials should be used on all facades including the interior of porches. The use of a material only on the front facade as a “paste-on” is not acceptable, and should be corrected.

(b) Detailing

Detailing has frequently been removed from houses when the siding was removed, and/or windows replaced.

- (i) Facade improvements should include the following contrasting details, executed to a substantial scale, to enliven the facades:
 - bargeboards and fascias
 - window frames and trim
 - door frames and trim
 - porch columns and balustrades

Other detailing is optional. Sections 5.2.5 (b) provides some suggestions.

67

Open Space

Open space on private sites in Kitsilano has traditionally been of two kinds. The semi-private space of the front yard provided a green streetscape—a public face for the visual enjoyment of both the residents and neighbours. The backyard was normally private open space for active use, while also mainly “green” in appearance.

These two types of space are still critical to the liveability of both the units and the neighbourhood as a whole. However, variations are occurring to accommodate changed lifestyles. The front yard must often accommodate the useable patio of a unit, as well as be the public face on the streetscape. The rear yard is often smaller than in the past. Above-grade open spaces such as balconies and decks are often used to increase the amount of open space available to units.

6.17.3

Private Open Space

- (a) A minimum of 4.5 m² of private open space should be provided for each unit, with a minimum single dimension of 2.0 m. Wherever possible, this should be at grade. Above-grade balconies and decks may augment, or substitute, where on-grade space is limited; and
- (b) Private open space should be oriented to take advantage of sun and views wherever possible. It should be designed to ensure adequate visual privacy from the street.

78

Landscaping

While there is a variety of architectural styles in Kitsilano, the green landscape sets a cohesive framework, improving the chances of a compatible fit between buildings. The most important aspect in this is the front yard which, while having various landscape treatments, is primarily green with a combination of lawn and informal plantings. Some old stone retaining walls exist, but solid walls and solid fences at the property line are not traditional.

- (a) Existing trees and landscape features (such as stone walls) should be kept, wherever possible;
- (b) Where a boulevard exists between curb and sidewalk it should be grassed. The “inside” City boulevard (between sidewalk and property line) should also be landscaped;
- (c) At least part of the front yard should be grassed and/or planted as a visual amenity for the street. The impact of this area can be enhanced through layering of planting (including vines on any fences or walls located behind it);

- (d) A significant portion of both front and rear yards should be planted rather than paved. Soft landscape materials should be considered near garages to enhance the appearance from the lane. Some unpaved area in private patio areas should be considered;
- (e) Landscape treatment of front driveways is critical. As much soft landscaping as possible should be provided to soften the appearance of the paved area. Special decorative paving (interlocking pavers, brick, exposed aggregate etc.) should be used in driveway and manoeuvring areas. Where the drive is simply an access to a side or rear garage (no manoeuvring in the front), consideration should be given to using only two paved wheel strips;
- (f) The normal front yard fence height limit of 1.2 m in front yards should not be increased. Higher screening for patios may be provided by hedges and planting set back from the front property line; and
- (g) Screening, fencing, or walls should be coordinated with the building. Some types (lattice, low walls with higher planting) allow views and light to penetrate, and may be more suitable to create a friendly appearance near the street, or to allow informal surveillance from the street into the property for security.

Figure 18. Landscape



a
Keeping existing trees is especially important on streets which lack curbside boulevards and street trees.



b
Green front yards and gardens that are visible to passersby are a traditional feature of Kitsilano.



c
Low fences in front yards allow gardens to be visible.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

KITSILANO POINT RT-9 GUIDELINES

Adopted by City Council on November 2, 1993

Amended January 20, 1998



Contents

		Page
1	Application and Intent	1
1.1	Minor Applications	1
2	General Design Considerations	2
2.1/2.2	Neighbourhood and Streetscape Character	2
2.23	Orientation	2
2.34	Views	2
2.49	Privacy	3
2.510	Safety	3
2.611	Access and Circulation	3
3	Uses	3
3.1	Multiple Conversion Dwellings with More than Two Units and/or Additions	3
4	Guidelines Pertaining to Regulations of the Zoning and Development By-law	3
4.14	Front Yard	3
4.216	Building Depth	4
5	Architectural Components	6
5.1	Roofs and Chimneys	6
5.2	Windows and Skylights	6
5.3	Entrances, Stairs, and Porches	8
5.4	Balconies	8
5.5	Exterior Walls and Finishing	8
67	Open Space	9
76.13	Private Open Space	9
78	Landscaping	9

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

1 Application and Intent

These guidelines are to be used in conjunction with the RT-9 District Schedules of the Zoning and Development By-law in Kitsilano Point, shown in Figure 1.

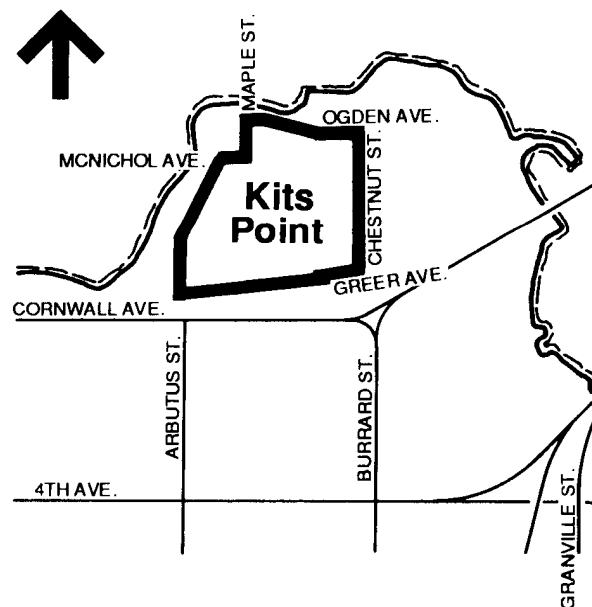
The intent of these guidelines is to:

- (a) encourage development to respect two key aspects of Kitsilano Point character—the small scale of buildings and the green streets;
- (b) allow architectural diversity in new development, rather than prescribe any particular architectural character;
- (c) ensure neighbourliness; and
- (d) maintain a good standard of design and materials.

These guidelines will be used to:

- (a) assist owners and applicants in designing developments; and
- (b) provide a basis on which City staff evaluate projects for approval of conditional approval uses and discretionary variations in regulations.

Figure 1. Kitsilano Point RT-9 Zoning District



1.1 Minor Applications

Under RT-9, many development permit applications will involve a conditional approval use, or a discretionary variation in the regulations. This means a discretionary review process, which can be quite time-consuming.

There will be situations where an applicant wishes to make only a minor change, and the application of the full set of guidelines would be onerous.

- (a) Where guidelines in section 5 do not suggest any exterior upgrading of the building, and where:
 - (i) exterior alterations are not proposed by the applicant, or if proposed are not visible to the street(s); and/or
 - (ii) additions are not proposed; or if proposed are less than 9.3 m² and not visible from the street(s);the application will be evaluated against the guidelines in sections 3 and 4, but not against those in sections 5, 76, and 78.

2.1/2.2 Neighbourhood and Streetscape Character

The character of the Kitsilano Point area is mainly a result of the consistency of lot size, building scale, and siting. The newer development has maintained the form of the independent “house”, with front and side yards, and two to three storey scale. Front yard landscaping—often maintaining elements from the previous house—is an important element in the streetscape, and helps tie the area together visually. Some of the development has followed the historical woodframe architectural style of the original 1900 to 1920 houses closely. In many other cases, the styles have varied—international modernist, mediterranean, post-modern, and 70's west coast regionalism are all found on the Point.

These guidelines continue to ensure consistent and neighbourly siting and massing of the buildings, while allowing freedom of choice in architectural expression, subject to basic limits on materials and the way in which they are used.

Massing

- (a) The overall massing of the building, as seen from the street, should maintain the impression of a single, house-scaled building on a single lot.

Figure 2. Massing



a. New duplex development with single house massing maintains typical streetscape.



b. Longer apartment-type massing not typical of Kitsilano Point.

2.23 Orientation

- (a) On a corner or double-fronting site, all elevations which face a street should be fully designed and detailed.

2.34 Views

Some parts of the area have views to water and/or mountains, by virtue of being on the edge of the area, on a slight slope, or because glimpses are available through the “valleys” between end-gable roofs of the houses to the north.

Buildings (whether existing or new ones) will generally be two storeys, with a partial third level located under a roof. This results from the overall floor space and the need to keep the building depth within reasonable limits. While the views available to neighbours will often be affected, sometimes the choice of a roof shape can protect some view potential.

- (a) Choice of roof forms (cross-gable vs. end-gable), and shape of added dormers, should balance the desired provision of views for the applicant with the need to preserve the views of neighbours.

2.49 Privacy

Some overlook of yards and decks between houses on lots of this size is unavoidable. Direct lines of sight into side windows can also be a problem. However, detailed design consideration of specific problem areas can be beneficial.

- (a) The location and orientation of windows should be considered carefully to avoid overlooks. Window openings on the side wall should be planned so that they do not directly align with those of adjacent buildings. Privacy should be considered when locating dormers and skylights; and
- (b) Privacy for patios, porches, balconies or decks (including refuge decks) should be provided by inseting or screening with light lattice work or landscaping. This is a particularly important consideration for porches, balconies and decks located above grade.

2.510 Safety

Security is improved in areas where casual surveillance by neighbours and passersby is possible.

- (a) Visibility of entrances should be ensured from the sidewalk; and
- (b) Discrete entry and pathway lighting should be provided.

2.611 Access and Circulation

- (a) Pedestrian access to the front door of units should be from the street;

Most of the area has lanes, but some blocks do not. In these cases, where access must be from the street, the result in the past has frequently been large curb cuts across sidewalks, major areas of paving, bulkier houses, inadequate unit entrance design, and little landscaping.

- (b) Vehicular access should be from the lane, where one exists; and
- (c) On those few sites in the area with no lane, where access must be taken from a street, driveways, manoeuvring areas, and garages should be designed and landscaped to be as attractive as possible.

3 Uses

3.1 Multiple Conversion Dwellings with More than Two Units and/or Additions

- (a) In considering development permit applications for conditional approval of multiple conversion dwellings, the following factors will be taken into account:
 - (i) quality and liveability of the resulting units;
 - (ii) suitability of the building for conversion in terms of age and size; and
 - (iii) effect of conversion on adjacent properties and on the character of the area.
- (b) Additions may be permitted to facilitate meeting these criteria, and to accommodate requirements of the Building By-law. While there is no set limit to the size of additions, it is noted that a .75 maximum floor space ratio may not be fully achievable within these guidelines; and
- (c) Buildings suitable for conversion should also be either on the Vancouver Heritage Register, or deemed by the heritage planner to have heritage merit, or have been built before January 1, 1930 and have original character substantially intact. Renovations and additions for conversions should be compatible with the original character of the building.

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

4.14 Front Yard

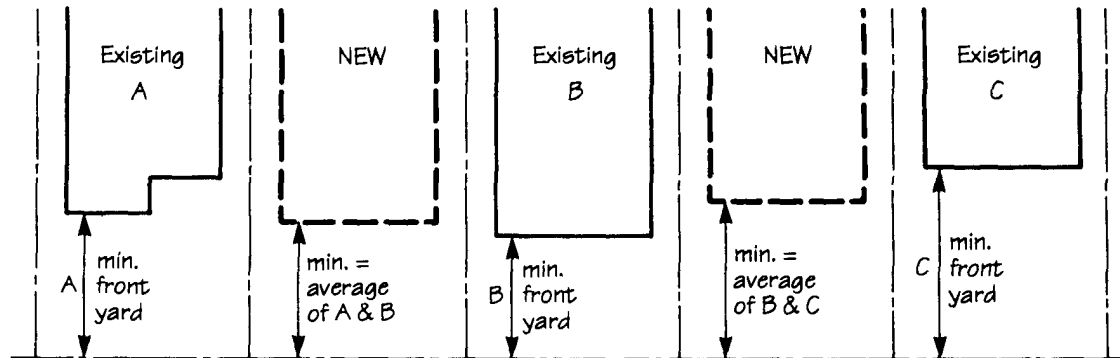
As provided for in the district schedule, variations in the front yard may be permitted.

- (a) In cases where:
 - (i) a site is less than 36.5 m in depth; or

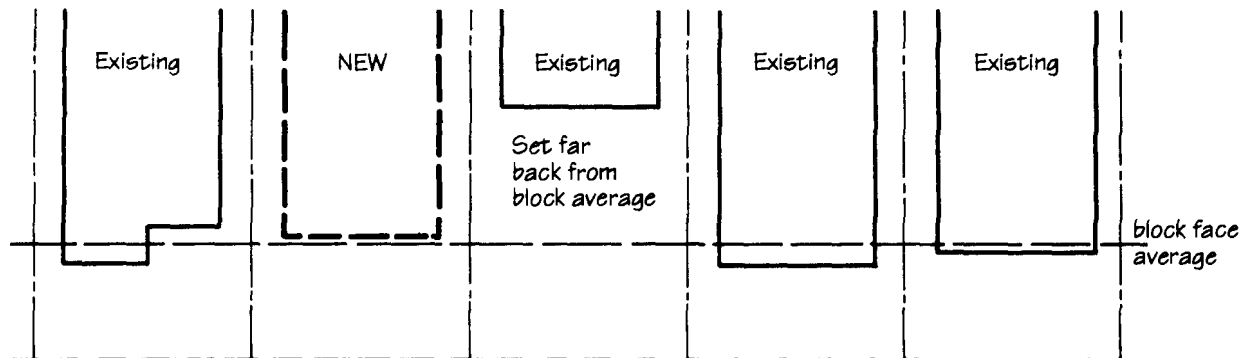
- (ii) the front yard of one of the houses immediately adjacent to the site is significantly forward or back from the average of front yards on that block face, (i.e., approximately 3.0 m or more), the front yard may be adjusted to maintain the appearance of the block.

Figure 3. Front Yard

a. Normal minimum front yard averaging



b. Anomalous existing buildings



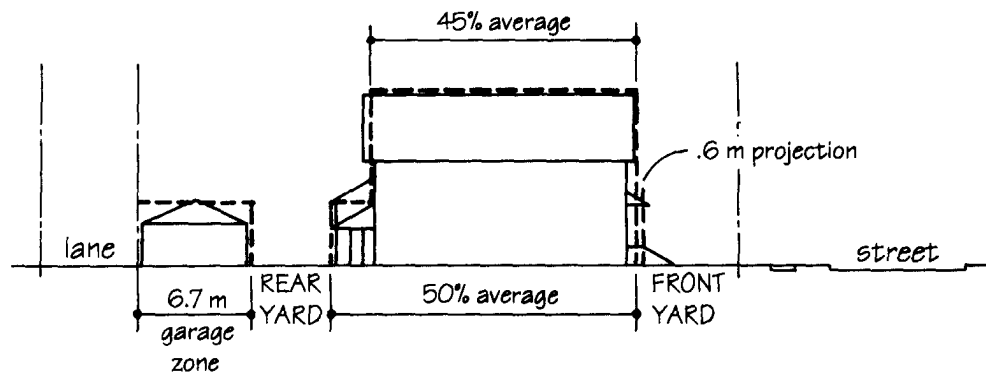
4.216 Building Depth

Increases in the ~~40%-percent~~ maximum building depth may be considered for both existing and new buildings provided they meet the following guidelines. The percentages are to be measured prior to any required lane dedication.

(a) Percentage Limits

- (i) For the cellar or basement, and first storey, a maximum average of ~~50%-percent~~ building depth may be allowed. A low roof, low parapet, or open guardrail for deck or balcony may be permitted on top of the extension;
- (ii) For the second floor and above, a maximum average building depth of ~~45%-percent~~ may be allowed;
- (iii) An increase in the ~~45%-percent~~ limit on the upper floors may be considered when the adjacent building(s) upper floors project beyond;
- (iv) At no point should the building depth be greater than ~~55%-percent~~; and
- (v) Greater percentage building depths may be considered for:
 - retention of existing trees or other significant landscape material; and
 - buildings on sites less than 30.5 m.

Figure 4a: Building Depth: Percentage

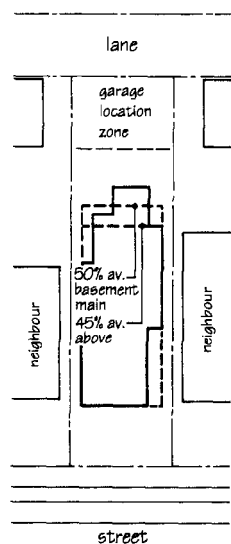


(b) Placement

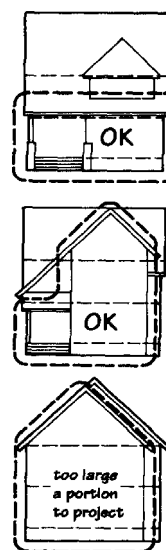
- (i) The flexibility in the building depth percentages should be used to the benefit of the neighbouring buildings. Considerations include privacy, shadowing and visual impact of the addition or new building. The best massing solution may vary depending on the particulars of the neighbouring buildings; and
- (ii) Portions of the building may project up to 0.6 m into the front yard in order to allow flexibility in placement. However, this should not increase overall average percentage depth. In providing this projection allowance, it is not intended that the whole building will be moved forward. For example, the first floor may be forward over the whole width of the building, or the full height may be forward over part of the width. In designing the projection, attention should be given to creating transitions to the adjacent front yard lines through small insets, location of porches, and so forth.

Figure 4b. Building Depth: Placement

i) Use flexibility to benefit neighbours



ii) .6 m projections for part of building front



5 Architectural Components

Objective:

To continue to allow newer development in the Kitsilano Point area to reflect a variety of architectural styles. This may include a wide range, e.g. buildings closely reflecting the traditional houses of the early 1900s, post-modern styles, international modernist style, and so forth.

5.1 Roofs and Chimneys

There is a variety of roof shapes in the Kitsilano Point Area, ranging from steeply pitched to flat. Materials also vary, with wood and asbestos shingles, tile, and metal roofs represented.

- (a) A building should have a clear main roof form. Subsidiary roof forms and dormers should be clearly subordinate to the main form, in size and number. If the building style is intended to make reference to a historical style, the roof should be consistent with this;
- (b) Flat roofs are permissible, noting that they necessitate more attention to the proportions of the building massing. Where a flat-roofed third level is proposed, it should be compared against other possible forms with regard to impact on sun access to, and views from, neighbouring properties;
- (c) A variety of roof materials are acceptable. Generally, one roof material should predominate in a building, but combinations of roof materials are possible; and
- (d) Chimneys should be of brick, stone, finished metal, or boxed-in and clad with material to be compatible with the building.

5.2 Windows and Skylights

A variety of window styles and treatments are found in Kitsilano Point.

- (a) A variety of window treatments and skylights are acceptable. However within a single building the type of windows constructions and detailing should be consistent. “Nail-on” windows are not acceptable.

Figure 5. A Portfolio of New Development

These examples show how quality design is achieved in the diverse styles of architecture encouraged in Kitsilano Point.



a.



b.

Adaptations of traditional woodframe house style:

- simple massing, steep roof pitch, ordered window placement;
- uniform narrow clapboard/wood shingle walls provide texture; and
- simple but substantial wood trim provides interest.

Figure 5. (Continued)



- c. **Adaptation of Italian villa style:**
- deeply inset, well-proportioned series of arches creates “loggia”;
 - strong roof form and chimneys visually balance the base; and
 - single wall material (stucco), with interest from 2 colours, simple raised banding.



- d. **Early 70's west coast regionalism:**
- basic geometric forms with simple shed roofs; and
 - wood shingle (or wood siding) and glass used in stripped, spare manner on all surfaces.



- e. (left) **Adaptation of International Style:**
- basic flat-roofed box;
 - wood siding detailed as smooth, seamless skin; and
 - large windows, balconies, doors in careful composition.

(right) **Adaptation of California Spanish or Mission style:**

- basic flat-roofed box (note similarity to example at left);
- single wall material (stucco);
- “Spanish” elements used to add interest (tile roof, round “beam ends”, metal balcony, etc.); and
- design escapes busyness by limiting number and size of features so mail wall is still dominant as a plane.

Figure 5: (Continued)



f. Adaptation of traditional woodframe expression, weakened by:

- roof forms too complicated; and
- use of two main wall materials, as well as two colours of trim on the many features accentuates an overly “busy” appearance.

5.3 Entrances, Stairs, and Porches

Entrances animate the street, and create a sense of identity and address for units and buildings. The location of individual front doors on the street is one of the patterns that gives Kitsilano Point its friendly neighbourhood character.

- (a) Unit entries should be expressed on the building through the treatment of stair and door details, provisions of an overhang or porch, etc.;
- (b) Unit entries should be clearly visible from the street wherever possible. Where an entry to a unit cannot be located on the front of the building, its location should be made evident through the use of a clear pathway, building setback, and/or architectural or landscape gateway elements; and
- (c) More than two entry doors may be located on a facade. However, special attention should be given to the design quality to avoid a “motel” appearance. Grouping of access paths and stairs may be necessary to maintain a landscaped yard.

5.4 Balconies

- (a) Balconies and decks should be designed as integral parts of the building, complementing its massing, materials, and detailing.

5.5 Exterior Walls and Finishing

A variety of finishing materials occurs in Kitsilano Point, ranging from the wood shingle and narrow siding of the historical houses, through stucco, brick, vinyl and aluminum siding. High quality design is an important objective of the guidelines. Given the diversity of architectural style which the guidelines envisage, the quality of materials and the way they are used will be critical to achieving design quality.

- (a) A variety of exterior wall materials may be used, including:
 - wood siding of various types;
 - wood shingle;
 - logs;
 - brick;
 - stucco;
 - ceramic or clay tile;
 - stone (or stone tile);
 - concrete and concrete block.Glass or glass block may also be present in windows, skylights etc.
- (b) Some exterior wall materials may not be used, including:
 - vinyl siding;
 - aluminum siding;
 - other metal siding;
 - asbestos or asphalt shingle.
- (c) Where a material is proposed that is not covered by (a) or (b), its acceptability will be evaluated on a case by case basis;

- (d) Generally, a single main material should be used on the walls. (The roof will usually be another major material.) Foundations (including porch column bases and basement walls), trim, and accents can be of additional materials, but should be subordinate visual elements;
- (e) Trim and details as appropriate to the style of the building should be used. They should be designed and detailed consistently throughout the building;
- (f) Materials should be handled in a manner appropriate to their nature. In particular, brick and stone facing should not appear to be thin layer on the facade. The facing should be taken around the side of the building (or portion), and terminated at a logical point. It should be detailed so as to have apparent depth and weight; and
- (g) Large blank walls, including interior sidewalls, should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.

6.7 Open Space

Open space on private sites in Kitsilano Point has historically been of two kinds. The semi-private space of the front yard provided a green streetscape — a public face for the visual enjoyment of both the residents and neighbours. Private open space for active use was normally in the back yard. While normally also “green” in nature, it was not primarily a visual amenity.

These two types of space are still critical to the liveability of both the units and the neighbourhood as a whole. However, variations are necessary to accommodate the new patterns of development. In particular, the front yard must often accommodate the useable patio of a unit, as well as be the public face on the streetscape. The rear yard of new development is smaller than in the past, and active use there tends to limit the amount of green area. Above grade open spaces such as balconies and decks are often used to increase the amount of open space available to units.

6.17.3 Private Open Space

- (a) A minimum of 4.5 m² of private open space should be provided for each unit, with a minimum single dimension of 2.0 m. Wherever possible, this should be at grade. Above grade balconies and decks may augment this, or may substitute, where on-grade space is not feasible; and
- (b) Private open space should be oriented to take advantage of sun and views wherever possible. It should be designed to ensure adequate visual privacy from the street.

7.8 Landscaping

While there is a variety of architectural styles in Kitsilano Point, the landscape sets a cohesive framework, improving the chances of a compatible fit between buildings. The most important aspect in this is the front yard which, while having various landscaping treatments, is primarily green, with a combination of lawn and informal plantings. Some old stone retaining walls exist, but solid walls and fences at the property line are rare.

- (a) Existing trees and landscape features (such as stone walls) should be maintained in new development, wherever possible;
- (b) Grass should be used in the City boulevard between curb and sidewalk. The “inside” boulevard (between sidewalk and property line), is also City property. It should also be landscaped;
- (c) If possible (depending on site size and private on-grade open space) a portion of the front yard adjacent to the property line should also be landscaped as a visual amenity for the street. The impact of this small area should be enhanced through layering of planting (e.g. vines on any fences or walls located behind it);
- (d) A significant portion of the front and rear open areas should be planted rather than paved. Consider allowing some unpaved area in private patio areas;
- (e) The normal front yard fence height limits in the Zoning and Development By-law (1.2 m in front yards) may be increased to 1.9 m to allow higher screening around private patio areas. However, maintaining the green amenity of the street must also be considered. Therefore, unless the front yard is unusually small, a fence higher than 1.2 m will not be considered within 2.0 m of the front property line; and

Along a side yard, a 1.8 m fence is permitted. Where the side yard flanks a street, care should be taken to soften the fence with landscaping.

- (f) Screening, fencing, or walls should be coordinated with the materials and colours of the building, and with the specific location. Some types (lattice, low walls with higher planting) allow views and light to penetrate, and are more suitable to create a friendly appearance near the street, or to allow informal surveillance from the street into the property for security. More solid walls or fences may be used where complete privacy is appropriate.

Figure 6: Landscaping



- a. Old granite walls and established landscaping are features to be retained.



- b. Grass boulevard, street trees, varied landscaping between walk and wall, and vines on the wall enhance the sidewalk experience.



- c. Height, design and landscaping of fences should be more carefully considered for visual impact.



- d. Tall privacy screening provided by green hedge, with small scale gateway to indicate entry to units.



RT-10 AND RT-10N SMALL HOUSE/DUPLEX GUIDELINES

*Adopted by City Council on November 29, 2005
Amended on September 15, 2020*



Contents

		Page
1	Application and Intent.....	1
1.1	Minor Applications	1
2	General Design Considerations.....	1
2.1 2-2	Neighbourhood/Streetscape Character.....	1
2.1.1 2-2.1	Development Scenarios.....	1
2.1.2 2-2.2	Character Building Retention.....	7
2. 23	Orientation	11
2. 39	Privacy	11
2. 410	Security	11
2. 544	Access and Circulation.....	11
3	Uses	13
4.0	Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	14
4. 12	Frontage	14
4. 12.1	Determination of Frontage	14
4. 12.2	Frontage Size.....	14
4. 23	<u>Building</u> Height.....	14
4. 34	Front Yard	16
4. 45	Side Yards	17
4. 56	Rear Yard.....	19
4. 67	Floor Space Ratio.....	19
4. 79	Off-Street Parking and Loading	19
4. 79.1	Parking Internal to Site.....	19
4. 79.2	Front Garages	20
5	Architectural Components	21
5.1	New Development, Infill, and Addition to ‘Non-Character’ Buildings	24
5.1.1	General Design Considerations.....	24
5.1.2	Roof and Chimneys.....	28
5.1.3	Entrances, Stairs and Porches.....	28
5.1.4	Windows and Skylights.....	29
5.1.5	Balconies and Decks	30
5.1.6	Exterior Walls and Finishing.....	31
5.1.7	Additional Guidelines for Traditional Style Buildings.....	31
5.1.8	Additional Guidelines for Contemporary Style Buildings	32
5.2	Renovation and Addition to retained ‘Character’ Building.....	33
5.2.1	Principles.....	33
5.2.2	Roofs and Chimneys	33
5.2.3	Windows and Skylights.....	34
5.2.4	Entrances Stairs and Porches.....	34
5.2.5	Balconies and Decks	35
5.2.6	Exterior Walls and Finishing.....	35
67	Open Space.....	35
78	Landscaping	36
89	Additional Guidelines for Arterial Locations (RT-10N).....	37
89.1	Noise	37
Appendix A	38

~~Note: The 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 RT-10 ~~and RT-10N~~ Districts Schedule of the Zoning and Development By-law throughout the City.

The intent of these guidelines is to:

- (a) Encourage the development, on sites of sufficient size, of multiple small houses and duplexes in order to introduce a wider variety of housing choice into previously single ~~detached house~~ ~~family-zoned~~ areas;
- (b) Ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as earlier development under RS zoning;
- (c) Ensure high quality design, but allowing architectural diversity rather than prescribing any particular architectural character; and
- (d) Require or encourage the retention and renovation of character buildings (refer to Section 2.1.2 for definition of character buildings) (Heritage restoration or rehabilitation to more stringent standards is a voluntary option for any older building, but is not required under these guidelines.)

1.1 Minor Applications

Under RT-10 ~~and RT-10N~~, almost all development permit applications will involve a conditional approval use, or a discretionary variation in the regulations. This means a discretionary review process, which can be quite time-consuming.

There will be situations where an applicant wishes to make only a minor change to an existing development, and the application of a full set of guidelines would be onerous. Where an application fulfills one or more of the following criteria, the application will be evaluated against the guidelines in Sections 2, 3 and 4 but not against those in 5, ~~6~~7, and ~~7~~8:

- (a) the number of units is not increasing (other than for the provision of a secondary suite);
- (b) additions are not proposed, or if proposed are less than 9.3 m² (100 sq. ft.) and are not visible from the street(s); and
- (c) an application to strata-title the development is not being made.

2 General Design Considerations

~~2.1~~

~~2.2~~ Neighbourhood/Streetscape Character

~~2.1.1~~

~~2.2.1~~

Development Scenarios

- (a) Sites with a minimum area of 511 m² (5500 sq. ft.) and minimum frontage of 15.0 m (49.2 ft.) qualify for more than one principal building with a combination of dwelling uses. This type of development will be referred to as Small House/Duplex (SH/D) development. Figures 1 to 5 illustrate a variety of development scenarios on larger sites and assemblies: others may be possible.
- (b) SH/D developments on sites less than 604 m² and 18.3 m (60 ft) will generally be limited to two principal buildings, one at the street, the other at the lane. On corner lots, or where it may assist in the retention of an existing character house, 3 principal buildings may be considered.
- (c) SH/D developments on sites more than 604 m² and 18.3 m (60 ft) are eligible for multiple principal buildings corresponding to site size and allowable unit density.

- (d) On sites that do not qualify for SH/D development or that choose not to do SH/D development, the intent is to continue to allow approximately the same development potential that existed under RS zoning. These sites will be limited to one principal building, except that developments that choose to retain a character building may have an infill ~~single detached house~~^{one} or ~~duplex~~^{two} ~~family dwelling~~, as well as the principal building (subject to being able to meet fire access requirements).
- (e) No building should contain more than 2 dwelling units, unless it is a character building being retained as a multiple conversion dwelling with 3 or more units. (See S. 3).
- (f) Separations between buildings on the same site should be at least 2.4 m (8 ft.).
- (g) Provided Building By-law equivalencies can be achieved, lesser building separations may be considered:
- (i) to assist the retention of character buildings; and
 - (ii) for other buildings, provided that the appearance of them as separate smaller buildings is maintained.
- (h) Existing buildings, including character buildings, may be moved to achieve better siting and conform better to the regulations and guidelines.
- (i) Existing buildings may be raised to achieve adequate headroom for basement useability. In the case of character buildings the resulting main floor elevation should not be more than 2.0 m (6.5 ft) above the grade at the front of the building.

Illustrative Examples of Small House / Duplex Development
[Sites over 604 m² (6,500 sq. ft.) and 18.3 m (60 ft.) frontage]

Figure 1: Duplex Court Development on Two 10 m (33 ft.) Lots



Figure 2: Four Small Houses on Two 10 m (33 ft.) Lots



Figure 3: Four Small Houses on Two 10 m (33 ft.) Lots at a Corner

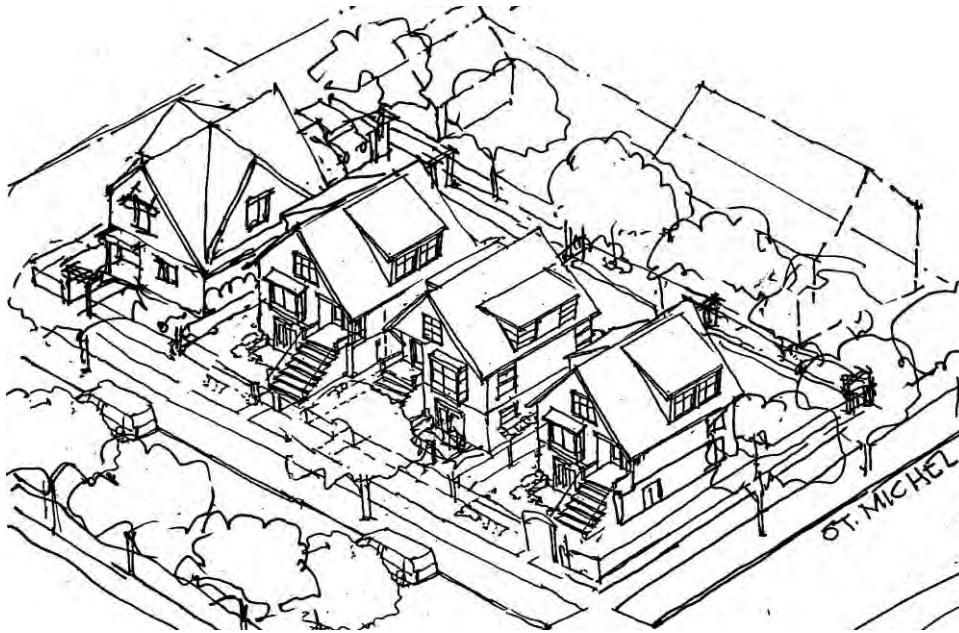
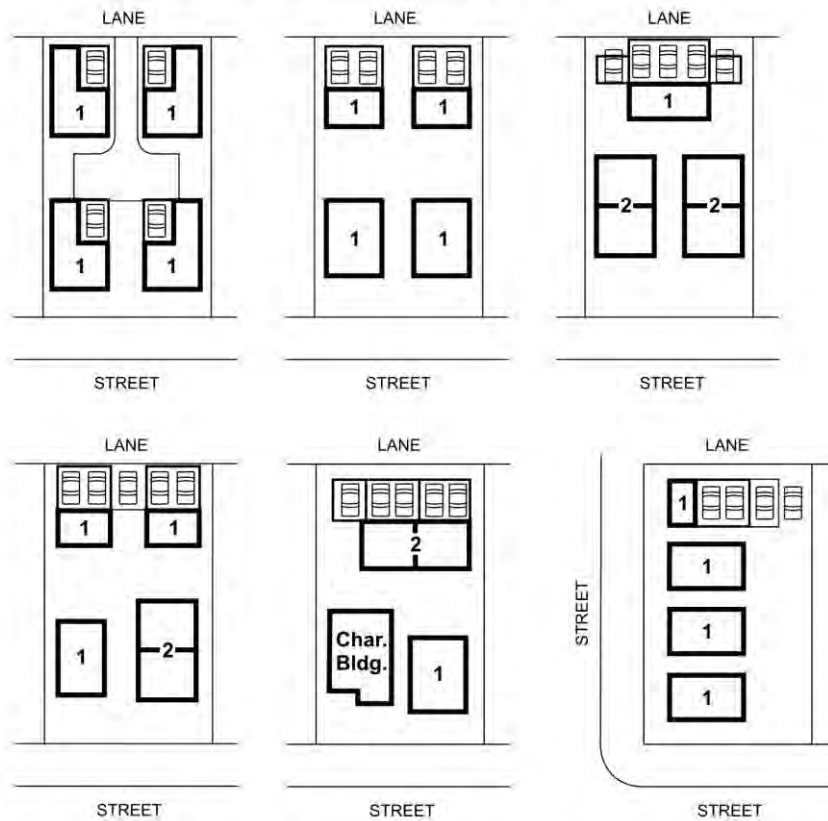


Figure 4: Cottage Development on Three 10 m (33 ft.) Lots or Two 15.24 m (50 ft.) Lots

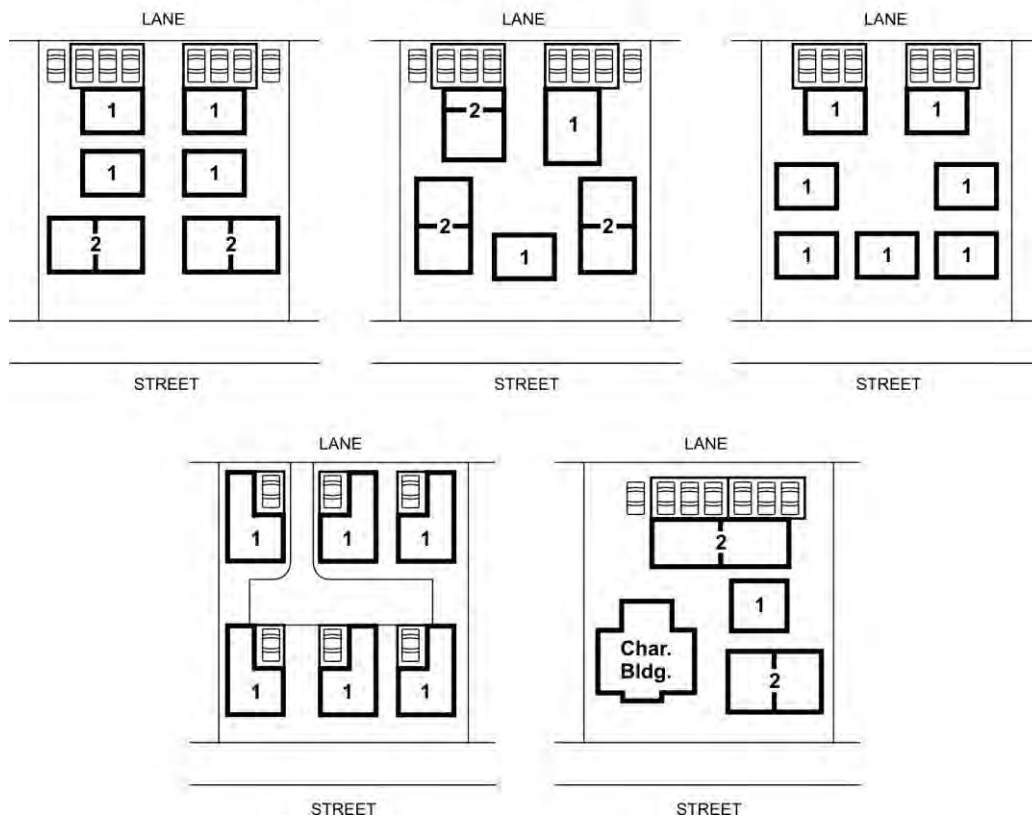


Figure 5: Small House / Duplex Development Scenario Examples :Sites over 604 m² (6,500 sq. ft.) and 18.3 m (60 ft.) frontage

Assembly of Two 10 m (33 foot) Lots



Assembly of Three 10 m (33 foot) Lots



**Illustrative Examples of Non-Small House / Duplex Development
[Sites less than 511 m² (5,500 sq. ft.) and 15.2 m (50 ft.) frontage]**

Figure 6: Duplex Option

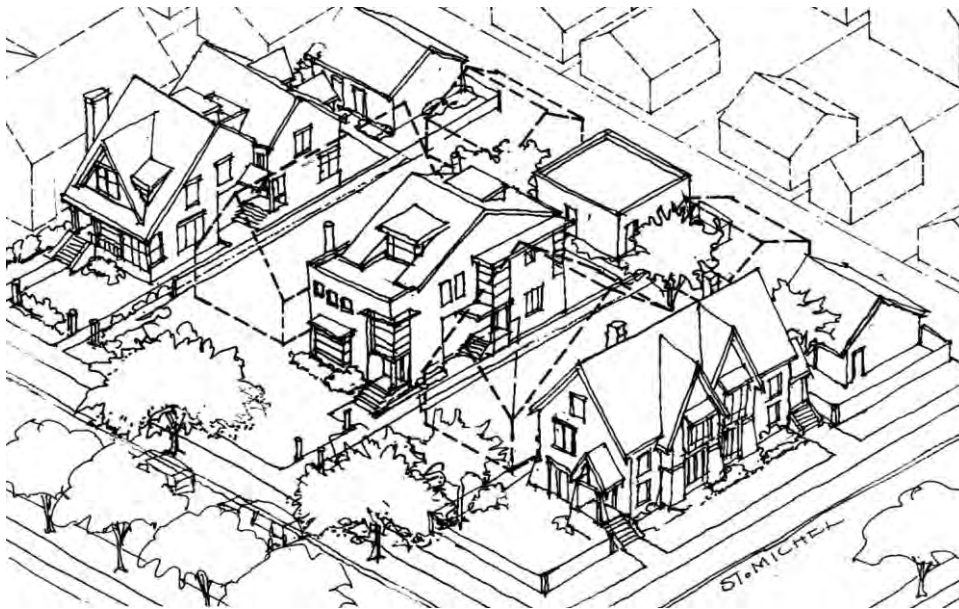


Figure 7: Single-Lot Character House with Infill (Mid-block Location)

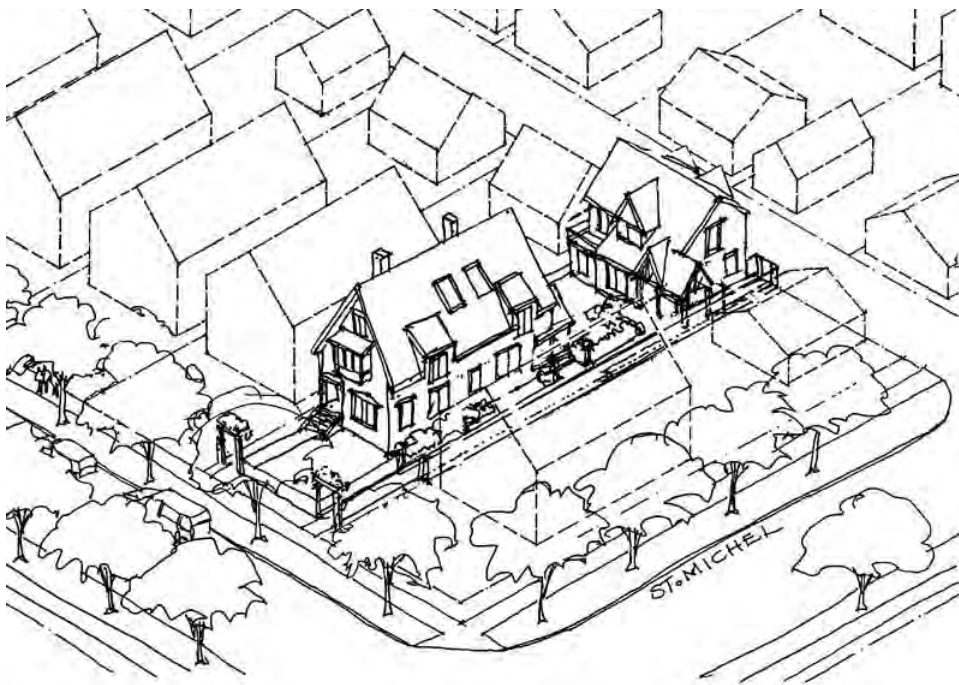
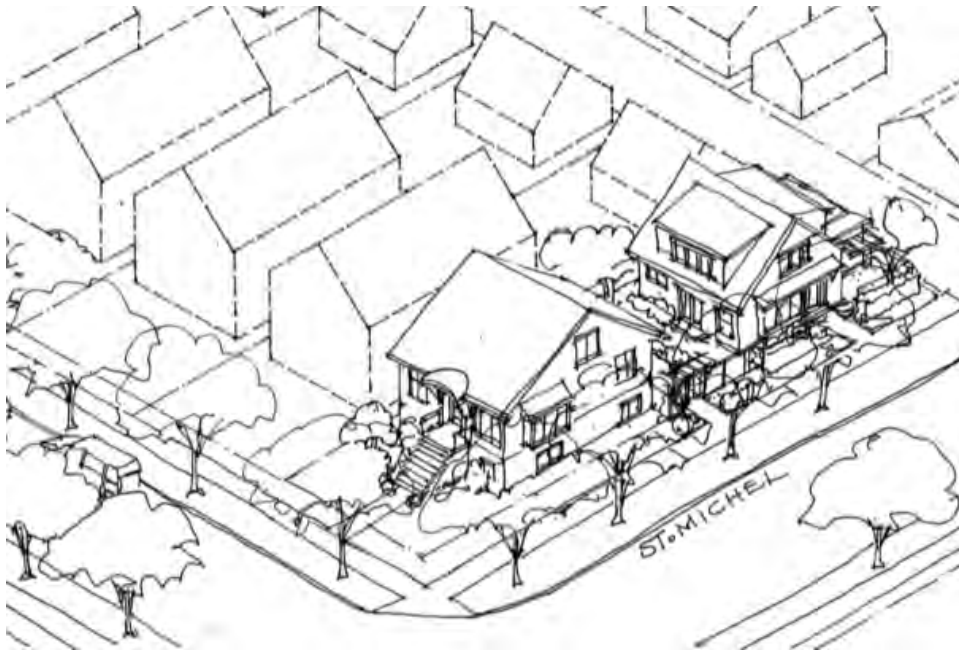


Figure 8: Single-Lot Character House with Infill (Corner Lot Location)



2.1.2/
2.2.2

Character Building Retention

Character buildings are those built before 1940 and maintaining significant elements of their original character. (See below for details on the determination of whether a building qualifies as a character building.) Various incentives and relaxations for retaining character buildings are outlined in later sections of these Guidelines.

- (a) If a site for SH/D development contains a character building, it must be retained and renovated;
- (b) If more than one character building exists on an SH/D development site, only one need be retained, with the choice of which building at the discretion of the Director of Planning. On assemblies with frontages larger than 30.4 m (100 ft.), the Director of Planning may require more than one character building to be retained, taking into consideration the architectural quality of the character buildings;
- (c) In non-SH/D developments, retention of a character building is at the applicant's discretion;
- (d) Pre-1940 buildings which have been too altered to qualify as character buildings may, if character elements are fully restored as part of the development proposal, allow the development to be considered for the incentives and relaxations available to developments with character buildings; and

Definition of a Character Building

For the purposes of these guidelines, a character building is defined as a building built before January 1, 1940* which in the opinion of staff meets at least four of the following seven criteria with respect to the street facing facades (See Appendix A for more detailed information about character buildings in Vancouver).

A character house has retained at least 4 of the following features on the street-facing façade(s):

1. Retains original massing and roof form

2. Has original front porch or veranda or only partially filled in
3. Has original cladding or replaced with materials typical of the pre-1940's
4. Has 50% or more of typical period window openings (original location, size and shape)
5. Has 50% or more original casings or trim such as wood treatment around windows and doors
6. Retains a minimum of 2 period detailing or decorative elements (fascias, eave brackets, soffits, exposed beam or joist ends, half timbering, decorative shingling, porch columns, original wood doors, entry transom/sidelights, decorative or feature windows of round, diamond, octagonal or palladian shapes or crafted glass)
7. Exhibits other period features (secondary porch, secondary roof with gable ends and dormers, brick or stone foundations etc.)

*as determined by building permit or water connection records.

EXAMPLES OF CHARACTER BUILDING ASSESSMENT OF PRE-1940'S HOUSES



- ☒ original massing and roof form
- ☒ original front porch (or only partially filled in)
- ☒ cladding is original
- ☐ contains 50% or more typical period window openings
- ☒ retained 50% or more original casings or trims
- ☒ retained pre-1940's detailing (eave fascias, brackets, etc)
- ☐ other features (intact secondary porch, turrets, etc.)

5 TOTAL (character elements)



- ☒ original massing and roof form
- ☒ original front porch (or only partially filled in)
- ☐ cladding is original
- ☐ contains 50% or more typical period window openings
- ☐ retained 50% or more original casings or trim
- ☐ retained pre-1940's detailing (eave fascias, brackets, etc.)
- ☐ other features such as intact secondary porch, etc.

2 TOTAL (character elements)



- ☒ original massing and roof form
- ☒ original front porch (or only partially filled in)
- ☐ cladding is original
- ☒ contains 50% or more typical period period window openings
- ☐ retained 50% or more original casings or trim
- ☒ retained pre-1940's detailing (eave fascias, brackets, etc.)
- ☐ other features such as intact secondary porch, etc.

4 TOTAL (character elements)



- ☒ original massing and roof form
- ☒ original front porch (or only partially filled in)
- ☐ cladding is original
- ☒ contains 50% or more typical period period window coverings
- ☒ retained 50% or more original casings or trim
- ☒ retained pre-1940's detailing (eave fascias, brackets, etc.)
- ☐ other features such as intact secondary porch, etc.

5 TOTAL (character elements)

2.23 Orientation

- (a) Developments should orient main entrances of buildings to the street, following the existing pattern. On corner sites, entries may be located facing both streets.
- (b) On a corner or double-fronting site, all elevations which face a street should be fully designed and detailed.

2.39 Privacy

Given the intent of having multiple buildings on one site, some overlook of private open space and direct lines of sight into windows is to be expected within a development. However, effort should be made to minimize these impacts on existing adjacent development.

- (a) The location and orientation of windows, decks and balconies in new development should be considered carefully to reduce looking into close-by windows of existing adjacent development;
- (b) Within the development, efforts should be made to orient major rooms and patios of the units in such a way that they are offset, separated by a significant distance, and/or screened by landscape elements; and
- (c) Privacy for patios, balconies, porches and decks should be provided by careful location, inseting, or screening with lattice or landscaping. This is a particularly important consideration when they are located above grade.

2.410 Security

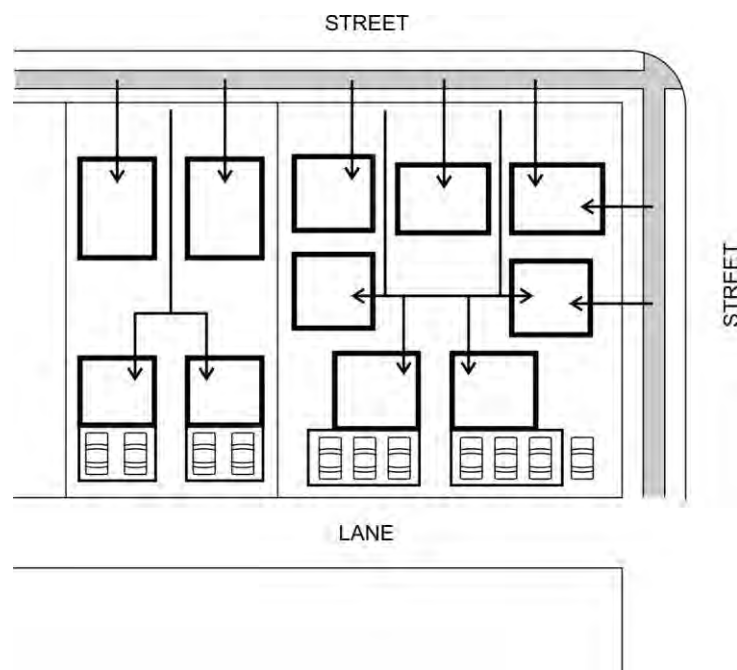
Security is improved when casual surveillance by neighbours and passersby is possible.

- (a) Visibility of unit entrances from the sidewalk is desirable, noting that given development siting intended in this District, it is not expected that the entries to all rear units will be visible; and
- (b) Discreet lighting of paths and entries should be provided.

2.514 Access and Circulation

- (a) Pedestrian access to the front doors of units should be from the street where the units abut a street.

Figure 9: Pedestrian Access



- (b) In order to provide fire access to buildings at the rear of sites:
 - (i) Pedestrian access routes to buildings at the rear should maintain a minimum building separation of 2.4 m (8 ft.) and clear path of 2.0 m (6.5 ft).
 - (ii) In cases where a character building is being retained, and there is only one unit infill building at the rear of the site:
 - the separation between the building and the property line, and the clear path width may be 1.2 m (4 ft.); or
 - on a corner site, access may be provided to the rear unit directly from the flanking street; or
 - on a site with a flanking lane, access may be provided directly from the lane. Where access to an infill unit is proposed from a flanking lane, approval and posting of a restricted area of no parking along the flanking lane must be sought from the Director of Engineering Services. Marking of the presence of the infill unit at the street, including addressing and signage is to be to the satisfaction of the City's Fire Prevention Services.
 - Where a clear 1.2 m path from the street to the rear infill unit cannot be provided on site, it may be possible to covenant with an adjacent neighbour to provide access to the rear of the site from the street. A combined and covenanted access should provide a minimum clear building separation of 1.6 m (5.5 ft), with a clear unobstructed path of 1.2m. The path may serve no more than a total of two units, one per site. A covenant must provide access in perpetuity, and cannot be terminated without the explicit approval of the City's fire prevention services.
 - (iii) Pedestrian access should be provided between the lane and outdoor space between principal buildings, or between principal buildings and infill.
 - (iv) On lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings. Applicants should review the specific siting conditions of lots without lanes with City fire prevention staff at the outset of a proposed project involving infill or small houses at the rear of a laneless site.
- (c) Vehicular access should be from the lane, where one exists. Where a site is wide enough to allow the driveway to be internal to the site (i.e., well separated from the neighbouring site), parking may be provided internally to the site, subject to the related guidelines.

Where there is no developed lane:

- (d) On sites with SH/D development:
 - (i) Access to corner sites should be along the alignment of the future lane or from the flanking street.
 - (ii) Access to mid-block sites may be from the street, provided that there is only one driveway access per site. The driveway should be located internally to the site when the frontage size makes this possible. When there is no choice but to run a drive along the side of neighbouring properties, it should be separated from the adjacent property line by a 1 m (3 ft) landscaped setback.
 - (iii) The width of the curb cut and drive should be minimized.
 - (iv) Garages should generally not face the street.
- (e) On sites with non-SHD development, access may be from the street to a garage that faces the street:
 - (i) Curb cut width should be minimized. The manoeuvring area in front of the garage door should be limited to what is necessary to get the vehicles into the garage. An offset, rather than centred, curb cut should be considered in order to consolidate space left for landscape and entries;

- (f) Flexibility in guidelines (c),(d) and (e) should be allowed:
- (i) for a character building being retained
 - (ii) whenever the retention of a street tree or significant on-site tree will be achieved.
 - (iii) where hydro pole locations limit driveway placement.
 - (iv) where site topography better suits alternate parking access location.

3 Uses

- (a) Uses may be considered as per the following table and subsequent guidelines.

Uses	Small House/Duplex Development (all new buildings)	Small House/duplex Development retaining a Character Building	Non-SH/D Development (all new buildings) *	Non-SH/D Development retaining a character building**
1 Family Dwelling <u>Single Detached House</u>	✓	✓ (existing building)	✓	✓
House 1 Family Dwelling with Secondary Suite	✓	✓ (existing building)	✓	✓
Duplex 2 Family Dwelling	✓	n/a	✓	✓
MCD 2 units, no additions	n/a	✓ (existing building)	n/a	✓
MCD 2 units, with additions	n/a	✓ (existing building)	n/a	✓ (existing building)
MCD 3 units or more, with or without additions	n/a	✓ (existing building)	n/a	✓ (existing building)
Infill Single Detached House <u>One Family</u>	n/a	✓ (new building)	n/a	✓
Infill Two Family Duplex	n/a	✓ (new building)	n/a	✓

* one building with a maximum of two units (~~2 family dwelling duplex~~ or a single detached house ~~one family dwelling~~ with a suite)

** maximum of 3 units

- (b) In considering MCDs, quality and liveability of the resulting units will be taken into consideration.
- (c) In SH/D development, the intent is to achieve housing variety in multiple small buildings. Developments which provide only ~~two family dwellings duplexes~~ are discouraged. Placing an inordinate amount of the floor space in one building, creating an overly large house or duplex, should also be discouraged.

- (d) While Infill may be considered for non-SH/D developments that are retaining a character building, achieving adequate fire access may preclude this option on some mid block sites (see Section 2.5 (b)).
- (e) Seniors Supportive or Assisted Housing may be considered on any site, subject to all the regulations and guidelines that would apply to other dwelling uses on the site.

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

4.12 Frontage

4.12.1 Determination of Frontage

For sites with boundaries on more than one street, Section 10.265 of the Zoning and Development By-law allows the Director of Planning to determine which side of the site will be deemed the front.

- (a) Generally, in deeming frontage, the established pattern in the immediate vicinity of the site should be followed, noting however that because SH/D development allows multiple buildings on a site, building fronts and entries may be located facing both streets (see Section 2.32).

4.12.2 Frontage Size

There is no maximum frontage size. However:

- (a) For developments with frontages of 32 m (105 ft) or more, particular care should be taken to avoid monotony in building massing and design so that the development fits with the variety inherent in an existing streetscape.

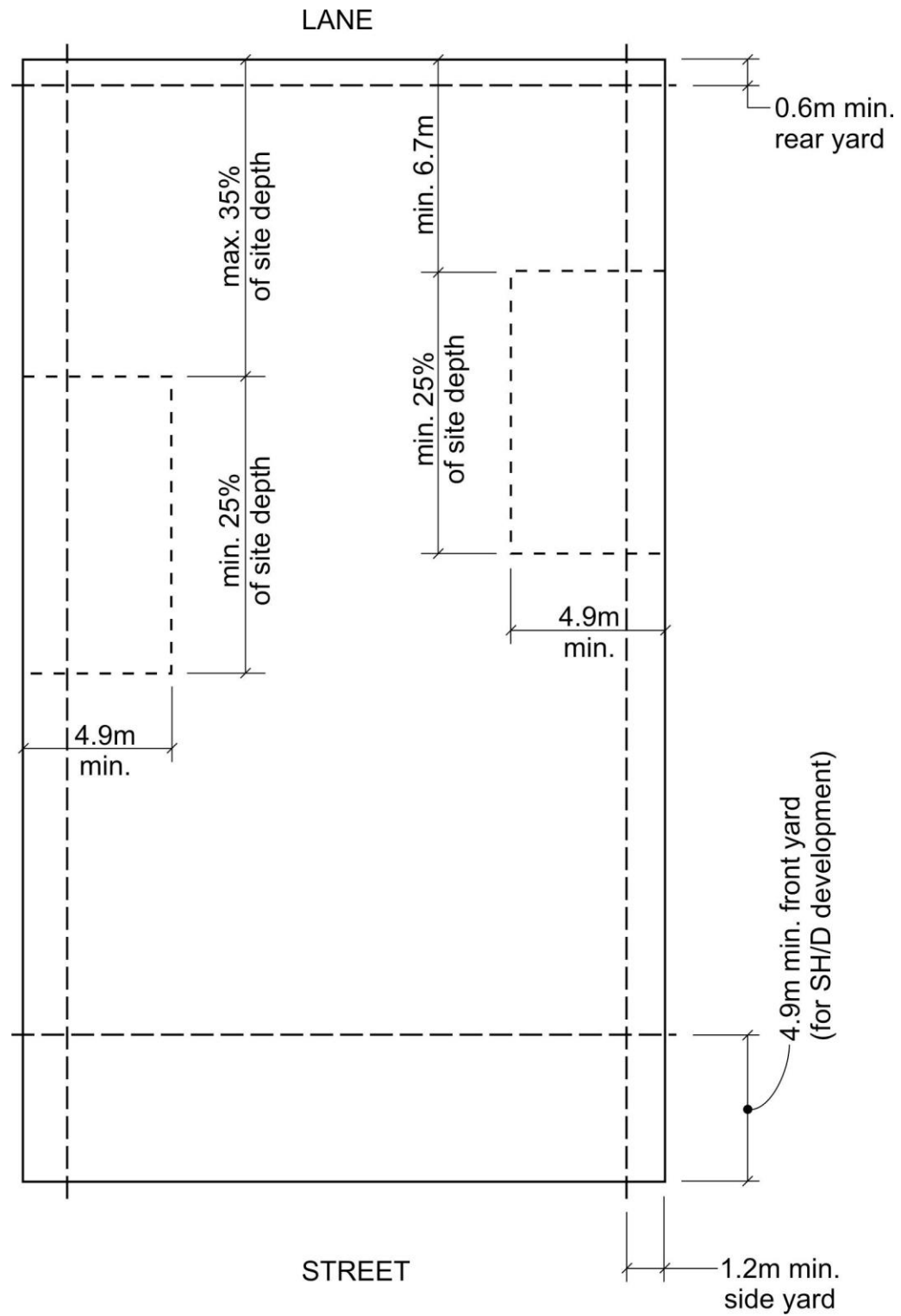
4.23 Building Height

The District Schedule sets out a two part **building** height envelope. The intent of the lower 7.7 m (25 ft) rear **building** height is to ensure that buildings that will abut the rear yards and garages of neighbouring single **detached houses** family will be lower.

The maximum permitted **building** height on the front 60% of the site depth is 10.7 m (35 ft.). However, because the minimum 4.9 m (16 ft.) front yard for some developments is less than many existing neighbouring houses (usually about 7.3 m (24 ft.)), the front portion of new buildings should be lower than 10.7 m (35 ft.). Buildings in this area should be one and a partial 2nd storey with or without a basement.

- (a) In the portion of the site between 4.9 m (16 ft.) and 7.3 m (24 ft) from the front property line, the height of new buildings should not exceed 9.2 m (30 ft.) in height. The 9.2 m (30 ft.) can be measured from the front property line, horizontally, rather than having to conform to the normal measurement from “base surface”. (See Section 5.0 for related guidelines about roof forms.)
- (b) Rear yard infill or principal buildings located in the rear should be one-storey plus partial second storey, or one storey plus partial second storey with basement. In considering the partial second storey, the guidelines in Section 5.1 should be followed.
- (c) The Director of Planning may relax the 7.7 m (25 ft) **building** height limit on corner sites and on sloping sites to 9.1 m (30 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum **building** height of 7.7 m (25 ft.) shall be maintained within 4.9 m (16 ft.) of adjacent properties.
- (d) The Director of Planning may vary the **building** height in the rear 40% of the site to allow projecting eaves and secondary roof forms on buildings in the front 60% of the site.

Figure 10: Yards Illustration



4.34 Front Yard

- (a) As provided for in the District Schedule, variations in the front yard requirement may occur as follows:
 - (i) Where the site is less than 36.5 m. (119.7 ft.) in depth, the front yard may be reduced.
 - (ii) Where the site is more than 41 m (135 ft.) deep, the front yard may need to be increased, to be more compatible with adjacent development.
 - (iii) On corner sites with SH/D development, the front yard of the new building adjacent to a neighbouring house should maintain the required 4.9 m (16 ft.) front yard. However, the front yard of new buildings closer to the corner may be reduced to 2.4 m.(8 ft.)
 - (iv) To assist the retention of character buildings.
- (b) The District Schedule permits entries, porches and verandahs to project up to 1.8 m (6 ft) into the required front yard. In SH/D developments, the location of projecting entries, porches and verandahs should consider the impact on neighbouring sites. A full 1.8 m (6 ft) projection should be a minimum of 4.9 m (16 ft) from the adjacent property line, while smaller projections may be closer.

Figure 11: Front Yard on SH/D development with over 18.3 m (60 ft.) frontage

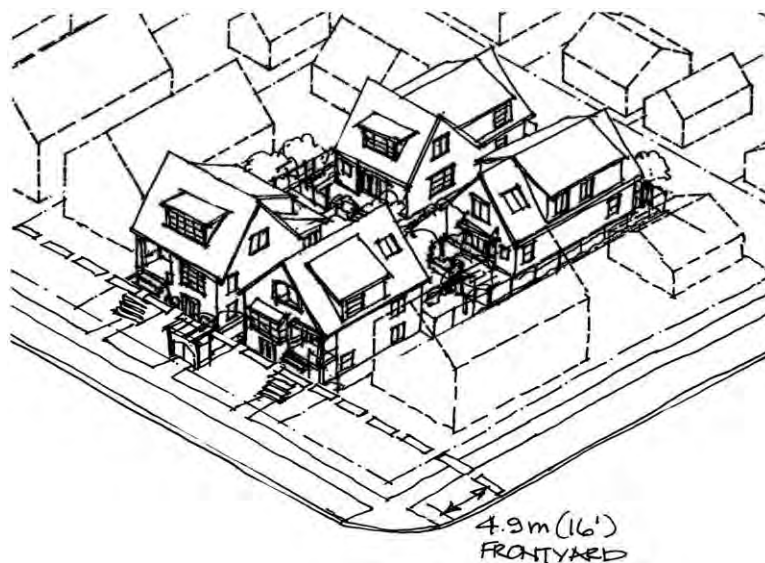
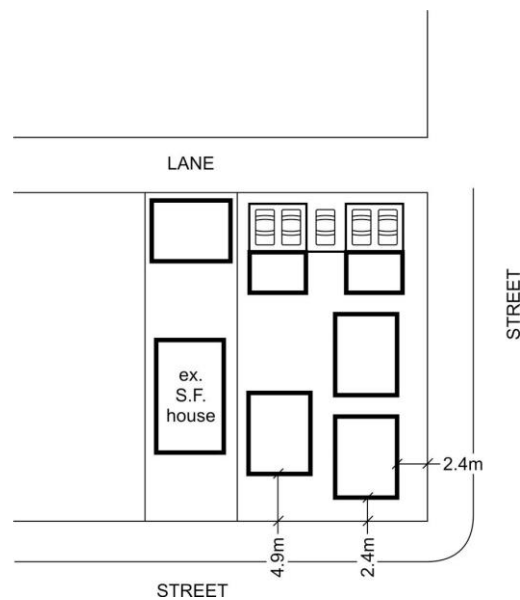


Figure 12: Front Yard Variation on Corner Site



4.45 Side Yards

On all sites a basic sideyard is required along the full depth. However, a wider enhanced side yard is also required. This is in order to allow a neighbourly relationship to the rear yards of adjacent development. The location of the enhanced side yard is flexible, within certain limits, in order to allow a variety of development scenarios. As illustrated in Figure 10, the enhanced sideyard need not be located in the same position on both sides.

As provided for in the District Schedule, the required sideyards may be varied as follows:

- (a) On the flanking side of corner sites, the enhanced side yard need not be provided. However, on a corner site, if the development proposes reducing the front yard at the corner to less than 4.8 m (16 ft.) for the buildings at the corner, then the flanking side of a corner site must be increased from 1.2 m (4 ft.) to 2.4 m (8 ft.).
- (b) The size of the enhanced sideyard may be reduced to assist in the retention of character houses, and for infill on a smaller site that is retaining a character house. The reduction of the enhanced sideyard should retain a minimum separation between the infill building and the character house of 4.9 m (16 ft.).
- (c) Where a site is more than 41 m (135 ft.) deep, the enhanced sideyard location may need to be varied (pulled forward) in order to be more compatible with the siting of adjacent development.
- (d) Section [4.5.64.4](#) of the District Schedule allows consideration of unspecified projections into the sideyards. This is intended to allow only:

Steps accessing main levels or basements to be located in the larger, enhanced side yard provided they are not closer than 2.4 m (8 ft.) to the side property line;

Steps to accommodate grade changes in pathways to be located in any side yard, provided they stay more or less even with grade.

Figure 13: Side Yard Variations

Enhanced Sideyard placement closer to lane



Forward Placement of Enhanced Sideyard



4.56 Rear Yard

The minimum rear yard of 0.6 m (2 ft.) is intended to provide space for vehicle access as well as space for planting at the lane. (Note that the enhanced sideyard effectively replaces the normal rear yard requirement.)

4.67 Floor Space Ratio

- (a) The discretionary increases in floor space ratio, provided for in the District Schedule, may be considered up to the maximums listed below.
 - (i) Small House/Duplex Developments
 - Without character building(s) retention 0.75 FSR
 - With the required character building (s) retention 0.80 FSR
 - (ii) Non-SH/D Developments
 - Without character building retention 0.60 FSR
 - With the optional character building retention 0.65 FSR

The additional floor space for development retaining character buildings is intended to provide an incentive, and to accommodate the existing basement space most of these buildings will have. (Refer to Section 2.1.1/2.2.1(g) regarding raising character houses.)

To achieve the maximums with an acceptable form and siting, it is likely that some floor space will need to be on a third level: either in the basement or the level under the roof. In most cases, some floor space will be under a sloping roof and will not be full height space.

- (b) A floor space exclusion for unconditioned space under entries, porches or verandahs has been included in the District Schedule in order to make providing entries, porches and verandahs easier.
- (c) For Seniors Supportive or Assisted Housing, on sites that would qualify in size and frontage for SH/D development, the maximum FSR to be considered should be as in (a)(i) above, and for other sites, as in (a)(ii) above.
- (d) The District Schedule limits the discretionary increase in floor space ratio for non-dwelling uses to a maximum of 0.60. This is the same density potential these mainly conditional approval uses (e.g. schools, community centres, libraries) have historically been able to achieve in RS zones. While there are no further guidelines in this document for these uses because of their diversity in size, scale, age and style, their design should strive for neighbourliness and compatibility with their immediate surroundings.

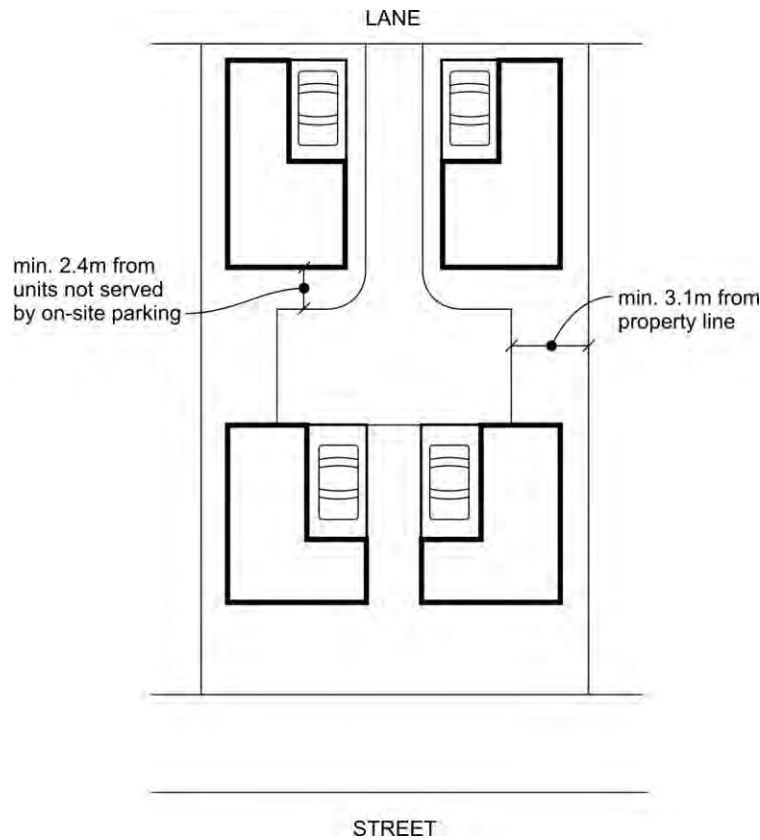
4.79 Off-Street Parking and Loading

It is intended that parking be provided at grade in order to assist with affordability. Parking spaces will normally be located in garages accessed directly off the lane. See 5.1.1(f) Scale and Form for guidelines related to rear yards and the lane.

4.79.1 Parking Internal to Site

- (a) Parking may be considered on the interior of an SH/D development to enable single detached houses~~one family dwellings~~ to have internal parking. The following conditions should be met:
 - (i) Parking spaces should be enclosed within the unit, and there should only be one enclosed parking space per unit.
 - (ii) Parking spaces accessed from the interior of the site should generally be located a couple of feet below grade in a 'basement', with the main floor of the unit located above.
 - (iii) Maneuvring areas for more than one car should be at least 3.1 m (10 ft.) from neighbouring properties; and should be at least 2.4 m (8 ft.) from units not served by the parking
 - (iv) Access drives and maneuvring areas should be permeable, and conform to guidelines regarding treatment and landscaping (see Section. 78)

Figure 14: Parking Internal to the Site



4.79.2 Front Garages

- (a) As outlined in 2.544 (f), in general, only non-SH/D developments without developed lane access may have garages facing the street. Such garages should be well-designed, appearing to be set into the building massing, rather than being expressed as a base with the house sitting on top:
 - (i) the garage door area should be as small as possible, so that the wall reads strongly as a base for the whole building;
 - (ii) the garage doors should tone in to the wall through avoiding high contrast in colour or tone (i.e. between light and dark);
 - (iii) generally the garage face should be kept in the same plane as the upper building massing (i.e. with the same walls carrying down to grade); and
 - (iv) use of contrasting horizontal trim, skirt roofs, decks etc. at the top of the garage, which act to emphasize it as separate from the building, should be avoided.
- (b) Some older houses have existing front garages which may be kept. Inserting new front garages in older houses should be avoided whenever possible.

Unit Density

Sites where Small House/Duplex development is not occurring are generally limited to 2 units. However, the District Schedule allows the Director of Planning to increase this to 3 units.

- (a) An increase to 3 units may be considered when a character building is being retained and renovated. This may be a Single Detached House ~~plus Infill Duplex~~ ~~Two-family Dwelling~~, a 2 unit MCD plus Infill Single Detached House ~~One Family~~ or a 3 unit MCD.
- (b) Requirements for firefighting access may limit the number of units that can be achieved on certain sites.
- (c) Sites with unusual depths may not be able to achieve the maximum number of units.

5 Architectural Components

The following guidelines are organized into two broad categories:

Section 5.1 applies to all new buildings whether a single ~~detached~~family house, a duplex, an infill building, or a small house/duplex development on a larger lot or lot assembly. It also applies to renovations and additions to existing ‘non-character’ buildings. The guidelines allow for a choice of traditional and contemporary architectural styles in new and non-character buildings.

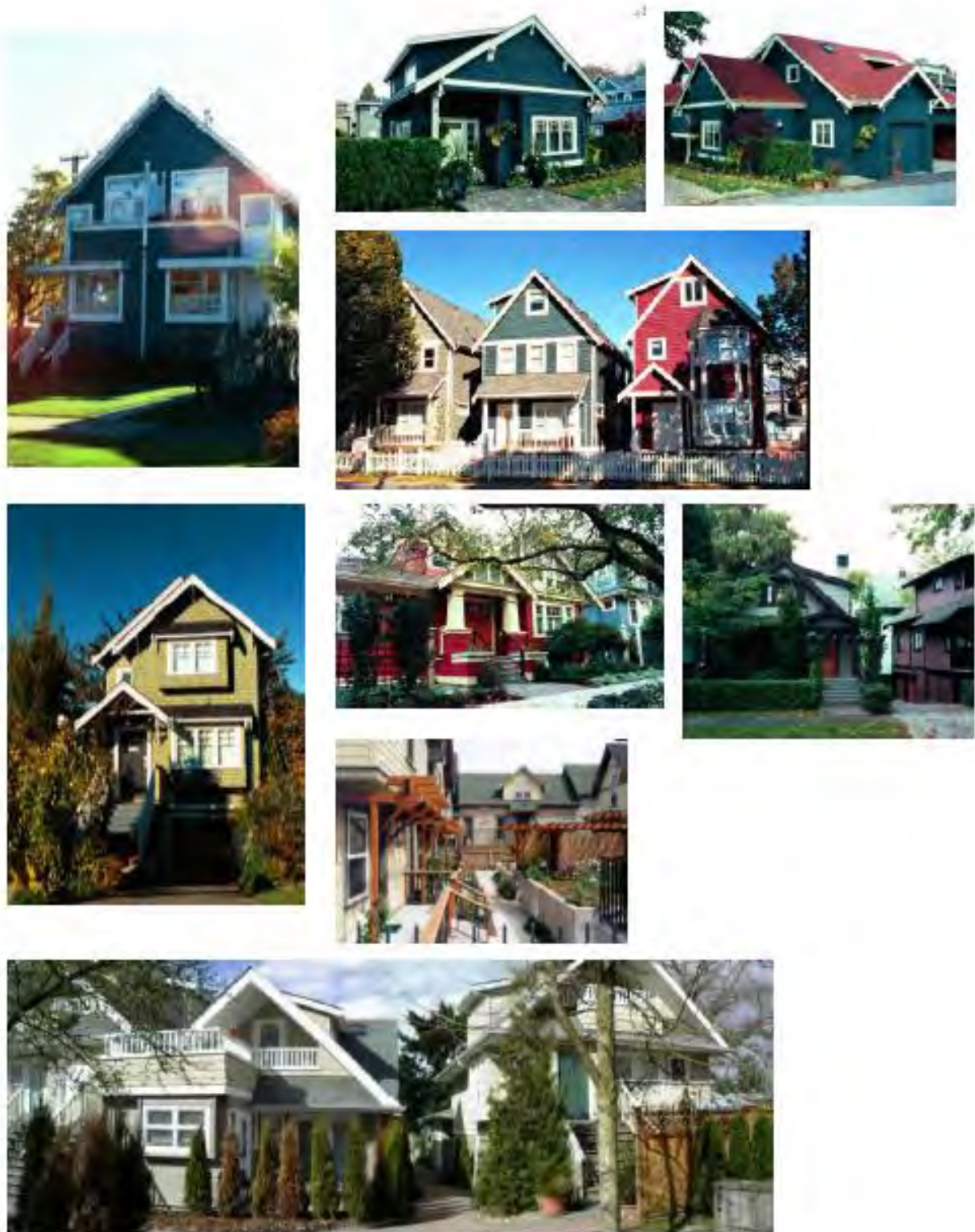
Section 5.2 applies to renovations and additions to existing pre-1940’s character buildings as defined in Sections ~~2.1.2~~ ~~and 2.2.2~~. These guidelines are aimed at ensuring that changes to ‘character’ buildings are done in a manner consistent with the original character.

(To determine whether an existing building is considered a ‘character’ building refer to Sections ~~2.1.2~~ ~~and 2.2.2~~.)

Figure 15: Traditional Style and Contemporary Style Examples



Figure 16: Duplex, Infill and Small House Examples



5.1 New Development, Infill, and Addition to 'Non-Character' Buildings

The intent of these guidelines is to allow a variety of architectural styles, so that neighbourhoods may continue to evolve, but in a way that respects the character of existing buildings and streetscapes. The guidelines are intended to ensure that all new development, of any architectural style, demonstrates high quality design and neighbourhood fit.

The guidelines can be interpreted in a contemporary style, or in a traditional style, with the choice of direction being the proponent's.

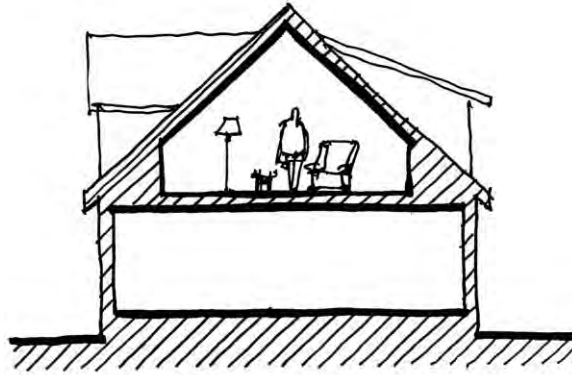
While choice of style is up to the proponent, it should be noted that a successful contemporary style building is both more difficult to design, and harder to judge because precedents are not as clear as with traditional designs. Staff will need to bring more judgement to the assessment of contemporary designs.

Section 5.1.1 outlines General Design Considerations that address fundamental aspects of building form, massing and design. Sections 5.1.2 through 5.1.6 address more detailed aspects of the design of building elements. Finally depending on the style chosen, Section 5.1.7, Additional Guidelines for Traditional Style Buildings, or Section 5.1.8, Additional Guidelines for Contemporary Style Buildings will apply.

5.1.1 General Design Considerations

- (a) A simple mass with a simple sheltering roof.
Most of the original housing forms in Vancouver had substantially pitched roofs with eave lines that descended far enough to fully or partially envelop the top floor. Bringing the eaves closer to grade and expressing the form of the roof within the upper level inhabited space emphasizes the main level of the house and reduces the apparent mass of the building as viewed from the street.
 - (i) The main roof should be pitched.
 - (ii) Building forms should begin as a simple mass, with a clear, simple, visible and dominant roof. The integrity and simplicity of the main building forms should be readable from the street and from the lane. Roof forms should generally not be 'busy' composite roof forms.
 - (iii) Main roof forms can be, but are not limited to, the following:
 - end-gable (gable facing the street, ridge running lengthwise on the lot) or
 - cross-gable (slope facing the street, ridge running across the lot), hipped, or
 - double or transverse-gable
 - (iv) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. Dormers should generally be setback from the buildings edge to assist in maintaining the integrity and dominance of the main roof.
 - (v) When older 'non-character' buildings are being renovated, changes to the main roof line or to the basic building form will not be expected.

- (vi) The upper floor of new development should be substantially contained within a steeply pitched roof. For further information and exceptions, see Section 5.1.2.



(b) Scale and form in relation to the streetscape

The scale and form of new buildings is an important part of compatibility with an existing streetscape. For some forms of development the guidelines allow a smaller front yard than typically required in single ~~detached house districts~~family zones. This will result in some new buildings being located closer to the street than existing adjacent buildings. It is particularly important in these circumstances that the buildings be designed to reduce apparent massing as they approach the street and adjacent properties.

- (i) In addition to roof design, other massing and design aspects including floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings, should seek to reduce the apparent scale of new development, and ensure that upper floor massing does not visually overwhelm the scale of lower floors.
- (ii) Any portion of building that is located forward of its neighbours should suggest the massing of a one and a 'half' storey structure, with or without a 'basement', and the ridgelines of roofs in this area should not exceed 30'. (Upper storey massing is not limited to a literal 'half storey' as defined in the Zoning and Development By-Law, but will be a reduced 'partial' storey as necessary to achieve the desired massing).

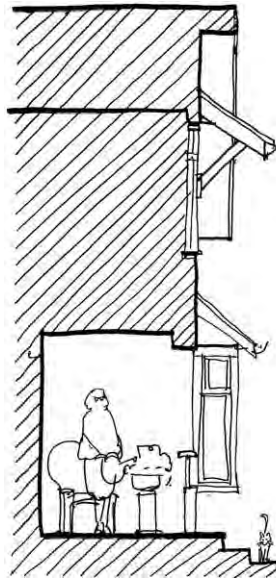
(c) Entry transition

Site and building design should work together to create a transition from the public space of the street to the private space of the home. New street-fronting buildings should be designed with a progression of elements that emphasize the principal entrance.



- (i) An entry transition should be made through elements such as:
 - a defined garden edge with landscaping and/or fencing
 - an entry gate or other entry marker such as an arbor or feature landscape marking the transition from the street to the semi-private space of the front garden
 - steps or a change in level
 - a well defined porch
- (d) Building Façade Depth
 - (i) Street-facing and lane-facing building facades should be enriched through a limited number of simple voids and projections that create visual interest and a strong play of light and shadow on the façade. These may include inset porches on main and upper floors, projecting or recessed entry porches, bay windows and box window bays, overhangs, brackets, canopies, etc.

These features should enliven the basic form, but should not overwhelm it, and in all cases a large portion of the main wall plane should be present to ensure the visual strength and unity of the whole.

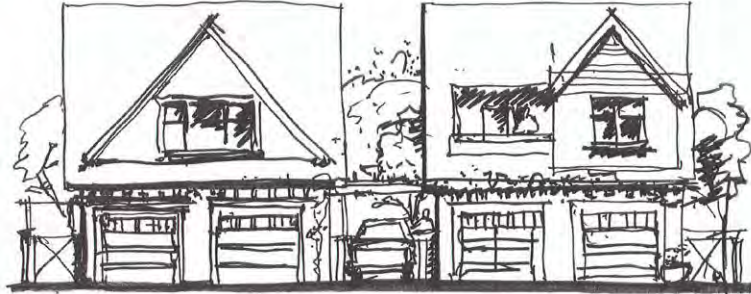


- (e) Scale and form in relation to rear yards and the lane.

The zoning allows for several different options for small house, duplex, and infill forms at the rear of the site, next to neighbouring yards and to the lane. The enhanced sideyard requirement that applies to the middle of the site is intended to assist in accomplishing good relationships to neighbouring rear yards. In addition:

 - (i) Buildings in the rear section of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties by adopting massing of a one and a 'half' storey structure, with or without a basement.
 - (ii) Principal buildings along the lane that are over approximately 12 m (40') in width should be designed with a massing that suggests two buildings as viewed from the lane. This may be accomplished through setback portions of building at grade and distinct main roof lines.
 - (iii) The lane will become a focus of development, and in effect, an exposure that is as important as the streetscape. The lanescape should be a visually interesting experience for passersby and a pleasant outlook for residences near the lane, while at the same time accommodating garage doors, parking spaces, and garbage and recycling areas.

- (v) Insets, projections and overhangs should be used to lend interest to the lane fronting façade, and to give greater emphasis to the presence of living space over car places.
- (vi) Garage doors should be high quality, preferably single width. Projections and overhangs such as arbours over the garage would add depth to the façade, create a shadow line, and potentially create places for planting to enrich the lanescape.
- (vii) Garbage areas should be purpose-designed as integral part of the development either in the building or the lanescape.



(f) Consistency and Variety

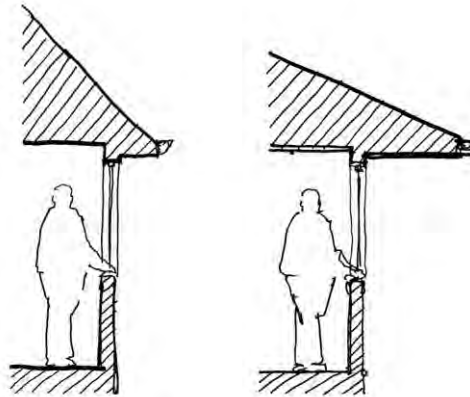
- (i) A variety of architectural styles is acceptable in different buildings. However, within a single building, materials and elements such as windows, doors, architectural detailing and trim should be consistent with the style chosen for a new building, or with the style of an existing building being renovated. While consistency is sought within the chosen style, a greater variety of expression may be considered on less visible facades.
- (ii) On sites where there is more than one building, the buildings may express different architectural styles, including in the case of infill behind an existing character building. On larger sites, it may be desirable to express a variety of architectural styles to avoid a monotonous or 'project-like' appearance.
- (iii) In the case of an older house with little remaining 'character' as defined in Section 2.1.2/2.2.2, it may be possible to restore more traditional elements, or to redirect the architectural expression to a contemporary style. However, the architectural style chosen should be compatible with the basic massing and roof form of the existing building, unless the renovation is extensive enough that even these elements may change.

(g) Composition

- (i) Regardless of the architectural style of the building, a clear sense of order should be apparent in the alignment, proportion and placement of building elements and features.
- (ii) The incorporation of projections and recesses, the play of solid and void, and the proportion, design, and placement of windows should contribute to a balanced, not necessarily symmetrical, visual expression. It should be recognized that buildings of contemporary expression may have a sense of order and composition that relies more on asymmetry and a dynamic relationship and juxtaposition of building elements.
- (iii) Building elements should be designed and placed in a way that considers the building as a whole, and how it is viewed from the street or lane, not simply as an outwards expression of interior program.
- (iv) A sense of hierarchy should be brought to bear upon architectural elements to avoid competing focal points and rampant 'featurism' (e.g. repetitive arched window forms, bay windows for every room of the house, or multiple purposeless roof forms).

5.1.2 Roof and Chimneys

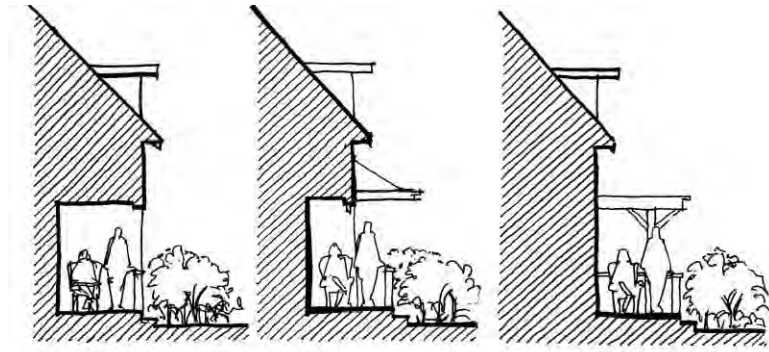
- (a) The main roof should spring from somewhere between the upper floor level and approximately 4' above it (Note: it is anticipated that some of the allowable floor space will be between 4' and 8' in height in most developments). Buildings with three storeys above grade, or with two storeys above a basement should have the main roof spring from the top floor level or lower.
- (b) Exceptions may be made to (a) above for two storey buildings which do not project beyond the front yard of existing adjacent houses, provided that the eaveline is not more than about 6m above grade as viewed from the street.
- (c) The main roof pitch may be steep or shallow. Shallow pitched roofs should have strong and visible horizontal eavelines, and large overhangs. In general, the shallower the roof pitch, the broader the overhang should be. Roof pitches of less than 7:12 should have overhangs of 0.6m or more.



- (d) Smaller secondary roof elements and dormers may vary from the pitch of the main roof and may include flat roofs and shallow pitches. A larger area of flat roof may be considered provided it is a green roof and contributes to the sustainability of the project.
- (e) If a secondary roof or gable interrupts the eave line of the main roof, it should mark or cover a significant element such as an entry, a porch, a recessed area, or a substantial projection.
- (f) Secondary roofs that project from the building façade should also clearly relate to an architectural element such as a box bay or porch. Roof 'skirting' on the building facade is discouraged.

5.1.3 Entrances, Stairs and Porches

- (a) Entries, Porches and Verandahs
 - (i) Street fronting units should generally have entries, porches or verandahs that are big enough to allow access to the front door and to provide a place for seating:
 - generally a minimum of 3.75 m² (40 sq ft.). However, flexibility will be applied in considering the design and size of entries, porches and verandahs. Units in buildings with access from within the site should also be designed with entries, porches or verandahs but the size is less important.
 - (ii) Front entries, porches and verandahs should be one-storey, have sufficient cover and be integrated into the overall building design. The entrance cover may be provided by recessing the entry, porch or verandah area and front door, by adding to the main façade of the building, or a combination of both. Entry, porch or verandah roofs on traditional designs should have a clear means of support – columns, brackets, ties, etc. Entrances expressed with double height columns and elements such as second storey arches and large fan lights are discouraged.



- (iii) The zoning allows for a raised main level of up to 2.0 m (6.5 ft.) to enable houses to reflect the entry step and porch sequence seen in Vancouver's older neighbourhoods, and allow liveable basements with good access to light and outdoor space. Alternatively, the main floor may be close to grade, but in these cases the main floor should still be raised one or two feet to provide a comfortable relationship between the inside space of the dwelling and the public space of the street.
- (b) Stairs
 - (i) Exterior entry stairs should be generous in width and substantial in design.
 - (ii) Stairs to levels above the main or ground floor must be accommodated within the internal space of the house or unit. Exterior stairs and landings that directly access levels above the main or ground floor are not supportable.
- (c) Doors and Entrances
 - (i) Except as described below, each building should have one clearly expressed main entrance facing the street. Other doors may be located on the front façade as long as clarity is maintained with respect to which is the main entrance. These secondary doors may include french doors and sliding glass doors.
 - (ii) When doors to side by side units are located together, the entry area should be developed and expressed as a single porch which may have both doors visible. Side by side units may have separately expressed entries and porches when they are located at the outside edge of the building form, or where the unit width separates the entries.
 - (iii) Where entries to units are not clearly visible from a street (e.g. rear units), the presence and location should be announced through architectural or landscape gateway elements.

5.1.4 Windows and Skylights

- (a) Projecting bay windows should be limited in number – generally only one per façade, or per unit. They should be treated as a focal element on the building facade, not a means to excessively expand indoor space at the expense of streetscape.



- (b) Window placement and design should be well-ordered, and competing ‘feature’ windows should be avoided.
- (c) Windows on upper levels should generally tuck closely under the eaves to help emphasize the roof.
- (d) Skylights may be used to access light on upper levels as long as a strong and simple roof line is maintained.
- (e) Proportion
 - (i) Traditional style new buildings may use larger openings than existing character houses, but should maintain their feeling of solidness, proportion, and geometric order.
 - (ii) Contemporary style new buildings may use larger areas of glazing with different proportions than character houses
- (f) Articulation
 - (i) Except where brick or stone is the main surface material, windows on traditional style buildings should be installed with surrounding trim to emphasize their presence.
 - (ii) Window openings should generally have depth, with substantial frames and mullions, except that contemporary designs may consider alternative approaches such as windows that are flush with the main wall surface, and expressed as an integral part of surface articulation elements or banding.
 - (iii) Where a more contemporary window expression doesn’t utilize trim, windows, doors and other openings should be articulated and emphasized through other means: a deep reveal to the window face, a broad overhang or canopy accenting the window, or strong and repetitive horizontal articulation of window divisions.

5.1.5 Balconies and Decks

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition
- (b) Projecting balconies and decks including over projecting porches should generally not be located on the front façade. Small balconies projecting up to 0.6m may be acceptable.

5.1.6 Exterior Walls and Finishing

(a) Quality and Durability of Materials

- (i) Materials should be used in a rational and robust way. They should be designed and detailed to express quality and ensure durability. A list of materials can be found under Additional Guidelines for Traditional Style Buildings and Additional Guidelines for Contemporary Style Buildings.
- (ii) Materials used should be appropriate to the scale and design of building elements. For example, large and heavy roof tiles should not be used on a roof with angles and elements that are too complicated and small in scale for the large size of the tiles.
- (iii) Materials should be used in a way that is true to their nature. For example, stone facing should be used as a foundation element, and as the base of columns, but should not be used as a facing on upper levels with no clear means of support below.
- (iv) Exterior wall cladding materials should be limited in number. Changes in cladding should relate to the building design, such as to express the base or foundation of the building.
- (v) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or 'false front'.
- (vi) All sides of a building that extend forward of an adjacent building must be designed and detailed in a manner appropriate to a visible location.
- (vii) Large blank walls, including interior sidewalls, should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.

5.1.7 Additional Guidelines for Traditional Style Buildings

(a) Materials:

- (i) Acceptable wall materials are wood siding, wood shingles, stucco, true dimension brick (solid colour), unpolished true-cut stone. Wood should be narrow horizontal wood clapboard, wood shingle, or board and batten. Stucco should be pebble-dashed or untrowelled cement dashed.
- (ii) The material finish or colour may be varied on the basement level, or first floor level if there is no basement, following the traditional pattern;
- (iii) Foundations, basement walls, and/or porch column bases may be of (or faced in) brick, or stone. Brick and stone should be designed to turn and complete building corners.
- (iv) Roofs should be either wood shingle or asphalt shingle, slate, or low profile concrete tile
- (v) "Imitative" materials such as vinyl siding are generally not acceptable, although some materials that have advanced to a point where they convincingly replicate original materials may be acceptable and will be evaluated at time of application (e.g. some types of cementitious board, and cultured stone may be appropriate).
- (vi) High quality vinyl windows are acceptable provided they match the proportions of traditional wood frame windows. Thin-framed aluminum windows are not acceptable.

- (b) Detailing:
New traditional style development should incorporate contrasting details of a substantial scale and depth, to enliven the facades.
- Minimum detailing:
- bargeboards and fascias
 - window frames and trim
 - porch beams, columns, and balustrades; and
 - sloped soffits under overhangs (rather than flat soffits)
- Optional Detailing:
- window mullions (real) Use of ‘stick-on’ muntins, or leading is not acceptable
 - roof brackets or extended joist ends;
 - string courses at top of basement, as an extension of porch beam line, and (more rarely) at second floor and attic floor levels;
 - contrasting corner trim on wood clad buildings;
 - decorative patterned shingling in limited amounts
 - small areas of ‘plaster and beam’
- (c) Where a material or detail is proposed that is not covered by (a) or (b), its acceptability will be evaluated on a case by case basis. Consideration will be given to materials and detailing that vary from the above when it can be demonstrated that they are consistent with the traditional style of architecture chosen.

5.1.8 Additional Guidelines for Contemporary Style Buildings

- (a) Materials:
- (i) Acceptable materials are wood siding or wood shingle, stucco (except for heavily textured trowelled finishes), ceramic or metal panels and seamed siding, corrugated metal siding, architecturally finished concrete, concrete block, true dimension brick (solid colour), unpolished true-cut stone.
 - (ii) Changes in cladding should relate to the building design, such as to express the base or foundation of the building, or to emphasize the main level and minimize the scale of the upper level.
 - (iii) Roofs can be wood shingle, asphalt shingle, slate, cement tile, clay tile, or metal
 - (iv) Brick and stone should be designed to turn and complete building corners.
 - (v) Materials used in detailing may be either metal and glass, or wood.
 - (vi) High quality vinyl windows are acceptable provided they meet the guidelines regarding design and divisioning. Thin-framed aluminum windows are not acceptable.
- (b) Detailing:
New contemporary style development should incorporate contrasting details of a substantial scale and depth, to enliven the facades.
- Minimum detailing
- strong divisioning of window areas and/or deeply recessed window surfaces, and/or window frames and trim
 - strong horizontal expression of either main eave line, or other projecting element(s) on the main building façade
 - articulation of support structure and detailing around entry porch – for example, metal hangers, brackets or struts, metal and glass railings, cantilevered roofing systems
 - high quality soffit material and detailing

Optional Detailing:

- canopies, metal and glass, wood, or canvas
- window mullions (real). Use of 'stick-on' muntins, or leading is not acceptable
- roof brackets or extended joist ends;
- major chimney expressions as an anchoring element

- (c) Where a material or detail is proposed that is not covered by (a) or (b), its acceptability will be evaluated on a case by case basis.

5.2 Renovation and Addition to retained 'Character' Building

The intent of the following guidelines is to ensure that changes to an existing 'character' building maintain its original form and character, and that additions are compatible. To determine whether an existing building is considered a 'character' building refer to Sections 2.1.2 and 2.2.2.

5.2.1 Principles

- (a) Retention of Original Character

Where a renovation is occurring to a 'character' building as defined in these guidelines, the new architectural components should maintain the original character of the building. Renovation to current standards may require the replacement of a good deal of material. The amount of original exterior building fabric that is to be replaced is not limited as long as it is replaced in a manner closely similar to the original, as set out in the following guidelines. Provision of drawings documenting the extent of material to be replaced may be required at time of application.

- (b) Infill Character

Where an infill building is being added behind a retained 'character' house, it may be designed either to reflect the traditional character and style of the main house, or to express itself clearly as a later building by choosing a contemporary architectural style. Infill buildings should follow the guidelines in Section 5.1.

- (c) Additions

In general, additions will not be supported on the front of character buildings, as this would significantly alter the character of the building as viewed from the street. Additions to existing character buildings should always appear secondary in visual prominence to the main house as seen from the street.

5.2.2 Roofs and Chimneys

- (a) The original roof forms should be maintained.
- (b) Consideration will be given to changing the main roof form to reflect those of other neighbourhood 'character' buildings, in those cases where the height under the main ridge line is not sufficient to enable a reasonable configuration of inhabited space according to the City's by-laws.
- (c) Where dormers are being added or extended, they should remain subordinate to, and not detract from the integrity of the main roof.
- (d) Roofs on additions should be compatible with the existing building's roof form, or similar ones of the period.
- (e) Secondary roof elements may vary from the pitch of the main roof and may include flat roofs and shallow pitches.
- (f) If roofing material is to be replaced, either wood shingle or asphalt shingle should be used. Other materials may be considered where it can be shown they were characteristic of the original house style. If roofing is to be repaired, material should match existing.

- (g) Original chimneys should be retained and repaired where possible. While matching new chimneys to existing ones is desirable, boxed-in chimneys clad with a material that matches the building wall is also acceptable.

5.2.3 Windows and Skylights

- (a) In general, original window openings on the front façade of existing buildings should be maintained. If it is not practical to keep original frames and exterior wood trim, new windows should match the original design as closely as possible. Window replacements from previous renovations that are not in character with the original building should be returned to a design in keeping with the original building. It is desirable to maintain existing window pane shapes and mullions as well, however, if reproduction is too costly, plain glass can be used. Use of 'stick-on' mullions or leading is not acceptable.
- (b) On facades not visible from the street, more substantial alterations to existing window shape and size may be considered. Materials and detailing of frames should be compatible with the existing style.
- (c) When an addition will be seen from the street, the addition's windows should follow the same general practices as in the original building regarding shape, placement, materials and trim.
- (d) Skylights should be modest in size when visible from the street.

5.2.4 Entrances Stairs and Porches

- (a) Entrances and Stairs
 - (i) Original front entrance frames, trim, and stairs should be maintained where these exist. If replacement is necessary, the design should match the original design and material as closely as possible
 - (ii) Maintaining the original front door and any sidelights is desirable. Where doors must be replaced, or where earlier renovations resulted in inappropriate doors, doors of similar quality to the original should be used.
 - (iii) When an original door and sidelights have been compromised, and an additional entrance is needed to a unit on the same level as the main entrance, a number of solutions are acceptable:
 - Placing the door inside the original entry in a lobby arrangement;
 - Placing two doors side-by-side.
 - Placing one entry at the side of the building.
 - (iv) When an additional entrance is desired to a basement unit, or to other living space on the basement level, it may be located on the front façade, but it should not detract from the visual dominance of the original entry.
- (b) Entries, Porches and Verandahs
 - (i) The District Schedule provides a floor space exclusion for entries, porches, and verandahs to both encourage new entries, porches and verandahs, and facilitate the opening up of old ones which may have been filled in for extra living space.
Original porches on existing buildings should be kept and restored
 - (ii) If possible, porch infill should be removed. If the enclosed space must remain for livability, the detailing of the enclosure should be made consistent with the original style of the building

5.2.5 Balconies and Decks

- (a) Projecting balconies and decks should not be located on the front façade of older houses. Decks located on, or partially within a roof may be acceptable on the front of the building provided they appear integrated and are modeled on traditional examples
- (b) Projecting balconies or decks may be located at the rear, subject to guidelines regarding privacy and setbacks.

5.2.6 Exterior Walls and Finishing

- (a) Materials:

Original materials should be retained and repaired where practical. If replacement is necessary, the same material should be used, although it may be manufactured in a different way. (For example, narrow wood clapboard is available in sheets). For further direction regarding alternatives, see (iv) below.

 - (i) Materials on additions should match those of the existing building
 - (ii) The same materials should be used consistently on all facades, including the interior of inset porches. The use of a material only as a ‘paste-on’ on one or two facades is not acceptable.
 - (iii) “Imitative” materials such as vinyl siding are generally not acceptable, although some materials that have advanced to a point where they convincingly replicate original materials may be acceptable and will be evaluated at time of application (e.g. some types of cementitious board will be appropriate).
- (b) Detailing:
 - (i) Existing detailing on buildings should be kept and restored. If it has been removed, it should be replaced in the original style and material;
 - (ii) Uncharacteristic detailing (gingerbread to ‘Victorianize’ buildings) should not be added; and
 - (iii) Detailing on additions should be compatible with that on the original building, but the degree of detailing may vary considerably, depending on the overall design intent of the addition and its visibility from the streets.
- (c) Where a material is proposed that is not covered by (a) or (b), its acceptability will be evaluated on a case by case basis.

67 Open Space

Open space on private sites in single ~~detached house~~^{family} areas has traditionally been of two kinds. The semi-private space of the front yard provided a green streetscape – a public face for the visual enjoyment of both the residents and neighbours. The backyard was normally private open space for active use, while also mainly ‘green’ in appearance.

The front yard will play an expanded role as it will become the primary outdoor space of some dwellings. As such it must often accommodate the useable patio of a unit, as well as be the public face on the streetscape.

The flexible siting options for different housing types will result in a different patterning of rear yard space, with portions of the traditional rear yard being occupied by infill buildings and/or other small house forms. In some cases on larger assemblies, some open space will be brought into the centre of the space as a garden courtyard. In all cases, however, some portion of rear yard open space will be located adjacent to neighbouring rear yards.

- (a) Private open space

Ground-orientation is an important aspect of the housing types contemplated under this zoning.

- (i) A minimum area of 10m² with a minimum dimension of 2.4m of ground level (or near ground level) private outdoor space should be provided immediately adjacent to and accessible from each unit.
 - (ii) Balconies, decks and porches may augment, or substitute where semi-private open space is provided on site.
 - (iii) Small units (approx. 65m² sq.ft. or less) need not be provided with private open space if access is available to a shared open space.
- (b) Semi-private or shared open space
Some siting options will create shared semi-private space, or garden/entry courtyards in the centre of the site. A minimum size or dimension has not been set for this to enable flexibility in design and siting of buildings.
- (i) Semi-private open space should be designed:
 - as a focus of development and an organizing element, not as 'leftover' space
 - as a primary outlook and entrance for units in the middle and rear sections of a site
 - to provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.

Landscaping

The variety of housing types allowed may result in some increased coverage of the ground plane by building. It is therefore very important to ensure that outdoor space and landscaping is well designed to enhance the street and lanescape, and the enjoyment of private outdoor space. Larger scale planting with a vertical element enhances the definition and screening of private outdoor space, as well as contributing to improving the local micro-climate and reducing the rate and amount of stormwater released to the system.

- (a) Landscaping should be varied, with use of shrubs, larger perennials, and trees, not just grassed areas.
- (b) Existing trees and landscape features (such as stone walls) should be kept wherever possible
- (c) At least part of the front yard should be grassed and/or planted as a visual amenity for the street. Patio areas in the front yard should be screened with planting. The presence of units at the rear of the site should be announced with entry gates, addressing, and other entry markers such as arbors or feature landscape.
- (d) The front and back boulevard should be landscaped as a green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged on most development particularly development that has the 4.9 m (16 ft.) front yard.
- (e) In general, the By-law fence height limit of 1.2m in front yards, and 1.8m in rear and side yards should be respected. However, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Overheight 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 overheight element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided they should be combined with soft landscape to provide visual depth, screening, and layering.
- (g) Landscaping in semi-private common spaces in multi-unit developments should be designed to provide screening and filtering of views. Planting larger caliper trees is particularly necessary in this location.
- (h) Where small houses or infill are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken. This includes:
 - (i) Entry gates and arbors over pedestrian entrances
 - (ii) Arbors over driveway entrances
 - (iii) Planted areas or planter boxes between garage doors

- (iv) Trellised areas along the lane façade, between and above garage entries, to enable ‘vertical greening’ with vines.
- (v) Planters overhanging the lane on balconies and outside the windows of dwellings on upper levels.
- (vi) Planting of trees near the lane where possible
- (i) Landscape treatment of driveways, outdoor parking spaces, and maneuvering areas is critical. As much soft landscaping as possible should be provided to soften the appearance of the paved area. Special decorative paving (interlocking pavers, brick, exposed aggregate etc.) and permeable paving should be used in maneuvering areas. Driveways should be paved wheel strips with planting in the mid section. Uncovered parking spaces should be well designed spaces with landscaped edges, decorative paving, permeable paving, or gravel surfaces. Where a driveway is located adjacent to a neighbouring property there should be a well landscaped setback of about 1m. Landscaping along this edge should include fencing, hedging, and closely spaced tree planting.

Where a semi-private common space is also utilized for vehicle access and maneuvering, it should be designed to function first as a space for pedestrians, and an outlook for dwellings. It should be treated as a court that happens to allow cars, and should be primarily paved with high quality, permeable or porous paving material. It will be of particular importance to design the courtyard and access in a way maximizes opportunities to introduce soft landscaping and vertical greening elements, and that will allow larger caliper trees to be planted and to thrive in the area. Materials and detailing adjacent to areas accessible to cars should be designed with resilience and durability to stand up well over time. It should be anticipated that trees in close proximity to maneuvering areas may need tree guards, and the design of these should be an integral part of the landscape and building design.

89 Additional Guidelines for Arterial Locations (RT-10N)

89.1 Noise

The RT-10N District Schedule which applies along noisy arterials contains acoustic standards and requires an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:

- (a) Building construction (eg. masonry construction, triple glazing)
- (b) Site planning and unit design (in particular, locating living rooms and bedrooms away from the noise source where possible).

Character Buildings

Much of the early residential development in many of Vancouver's neighbourhoods took place between 1910 and 1940. Homes built in this period were of various architectural styles and have been well documented. The most popular styles are described in Appendix A and range from the bungalow, cottage, and classic frame homes built in the craftsman style to the more elaborate homes such as the Queen Anne and Tudor styles seen in the City's older neighbourhoods of Shaughnessy and Mount Pleasant. Vancouver's neighbourhoods still contain a large proportion of the "pre-1940's houses, and these are often referred to as "character houses". Many "pre-1940's houses were modest structures with little ornament, and many have been modified over the years. Vancouver's neighbourhoods still contain a large proportion of the "pre-1940's houses, and these are often referred to as "character houses".

Pre-1940's Character Buildings

The principal elements which are generally common to the traditional pre-1940's houses are the following:

- (a) Simple mass with a dominant main pitched roof
Pre-1940's houses were simple with a basement projecting 1.2 to 1.8 metres above ground, a main floor, and optional full or partial second floor. On this basic box structure was a simple pitched primary main roof over the first storey eave. Roofs were most commonly end-gable (gable facing the street, ridge running lengthwise on the lot) or cross-gable (slope facing the street, ridge running across the lot). Roof pitch was usually substantial although bungalow styles feature low pitched gables roofs with broad overhangs. Other roof forms such as hip, gambrel or mansard were less common. Some houses also featured secondary roof elements over porches and verandahs and projecting rooms.
- (b) Emphasis on front entries and porches
Covered porches on the main (entry) level were a universal feature, and were of several types.
 - (i) projecting from the facade under a separate roof structure, but with a solid base;
 - (ii) projecting, but under an extension of the main roof; and
 - (iii) inset from the façade

The front entrances were on the main level, about 1.2 metres (4 ft.) to 1.8 m (6 ft.) above grade. Upper level porches were also common on some styles. They were inset into the second storey wall, or partially inset into the wall and the porch roof below.

All porches have substantial depth, single storey height, robust wood supporting beams and columns, and robust picket type wood railing, or solid balustrade formed by an extension of the wall below. Any columns or posts were limited to the first storey. They were single storey front entry covered porches, or recessed balconies.

- (c) Windows and Doors
Pre-1940's buildings were characterized by limited amounts of window area (relative to the wall) and simple rectangular shapes. Windows tended to be symmetrical often rectangular window openings with trim. Decorative window shapes were relatively rare. Doors were generally single, not double, but were usually panelled, some with windows.

(d) **Materials and Detailing**

Wood was the most prevalent wall material. This was usually in the form of horizontal 3 to 4 inch clapboard, board and batten or shingles. Stucco was used on some “English Builder” and “Germanic cottage” style houses. Stucco was stone-dash, pebble-dash or medium textured stucco. Brick was used much more rarely.

Though not an exhaustive list, decorative detailing tended to be the expression of the wood trim such as around doors and windows, heavy beam and columns in porch structures, window casing frames and mullions, bargeboards and eaves brackets and braces, fascias, or exposed ends of “roof joists” under the roof overhangs. Detailing in wall materials included decorative shingling (fish-scale, scalloped, staggered or diamond-shaped), usually small amounts in the upper parts of gables and half timbering.

Popular “Pre-1940’s” Architectural Styles

The following architectural styles are representative of the less complex pre-1940’s buildings prevalent in many of Vancouver’s neighbourhoods.

Bungalow or Craftsman

The Bungalow and its variants dominated Vancouver domestic building in the years after 1910, supplanting the Classic Frame as the most popular house type. The features common to the many variations of Bungalows are low-pitched gabled roofs with broad eaves or overhangs, and the profuse use of wood detail (exposed rafters and beams, eaves brackets and braces, and textured wood clapboard or shingles). The most prevalent Bungalow type in Vancouver is an expansive house 1 or 1 ½ storeys high with the gable facing the street and often having a smaller, secondary gable over the projecting entrance porch. Entry stairs were solid substantial staircases, not flimsy open stairs. The porch columns/supports are usually short with sloping sides and their bases may be made of rough “clinker” bricks. The principal window beneath the main gable is often composed of three sashes.

Bungaloid

The term Bungaloid describes buildings in which features characteristic of Bungalows are seen in houses too large or different in form from that style. The most common Bungaloid type in Vancouver is a 2 ½ storey house with a front-facing gable, too tall to be a Bungalow, but sharing its profuse use of brackets, beam ends, stubby porch columns and other decorative wood features. Another version has side-facing gables, with dormers or other vertical features piercing the eaves.

Classic Box

The Classic Box is a foursquare 2 or 2 ½ storey house with a hipped roof, often one of low pitch. The second storey is a full floor high, and if there is an attic floor, the roof has a dormer. Earlier versions are undecorated, like the Pioneer house. Later examples (after 1900) may have the ornamentation associated with the Decorated Pioneer, including bay windows and decorative window openings. Classical detail may also be found. Porches are common, and the bay windows may interrupt the simple lines of the hipped roof. The front door is usually on one side of the façade.

Classic Frame

This is the most common Vancouver dwelling house for the middle class in the early 1900’s. It is a timber-frame building between 1 ½ and 2 ½ storeys high, with the gable end of the roof presented to the street. Façade features usually include a porch and one or more bay windows. The door is located to one side. Ornamental variety in the wood and shingle siding is common. The house is similar to the Pioneer and Decorated Pioneer, but it has broader proportions and more interior space. A number of Classic Frames often appear side by side along the street, usually with minor variants in window shape, porches and decorative detailing.

Edwardian Builder

This style was popular between 1900-1910, and used a variety of building forms. It's characterized by a steep roof and large porch, narrow bevelled wood siding or cedar shingle cladding, plain classical-inspired details such as small eaves brackets or dentils mouldings, porch column capitals, pediment roof forms, multi-paned or diamond-patterned windows; and stone/brick or porch supports or foundations not commonly used.

Pioneer

These are modest houses usually 1 ½ (but sometimes 2 or 2 ½) storeys high with a front gabled roof facing the street containing the entrance door and perhaps a simple porch or verandah. Windows are usually plain, but a bay window may be situated beside the door or on the second floor. Proportions are tall and narrow. The houses are shiplap or narrow clapboard siding, the latter becoming prevalent around 1900. Corner boards and window trim are usually plain 25 mm x 150 mm (1 x 6 inch) boards, and windows are double-hung with two or four panes in each sash. A shed-roof kitchen is common at the rear. Basements are rare.

Decorated Pioneer

Similar to Pioneer houses, but are more elaborate because of the addition of wood ornamentation at the gable ends, on porches, and for door and window detail. The fretwork – often called “gingerbread” – was created with the fret saw or the jig saw. Porch posts were turned with the lathe and chamfered. These dwellings often use contrasting patterns of wood siding and shingles, and scalloped and lozenge-shaped shingles appear frequently.

English Builder

The English Builder style began to be built in the late 20's. It was an economical version of the more elaborate English Arts and Crafts or Tudor revival styles popular for estates. Characteristics are steep cross-gable main roof, with one or more large, steep, front-facing gables, usually asymmetrical placed; very small front porch; stucco cladding; and limited detailing (plain fascia and window frames, leaded windows; sometimes small pointed arches above windows, doors etc.

Pioneer Cottage

The Pioneer Cottage is a small dwelling, usually one storey high on a raised roof, and sometimes having a dormer window illuminating a bedroom in the attic space. They were frequently built in groups, and intact clusters have a row of them closely sited along the street. More elaborate versions may have a porch with classical columns and eaves brackets, but simpler ones have little ornament.

Germanic Cottage (also called Eastern Cottage)

This style began to be used in the late 20's. Characteristics include small, 1 ½ storey form, with shallow-pitched end-gable roof, usually chamfered, stucco cladding, very small front porch, and detailing was limited: plain fascia and window frames, small window panes.

Figure 17: Photos of Character Buildings

Pre-1940's Character Houses: 1 to 1 ½ Storey Bungalow, Cottage and Pioneer Styles and their variants



Pre-1940's Character Houses: 1 to 2 storey Classic frame houses and variations





City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

RT-11 and RT-11N GUIDELINES

Adopted by City Council on May 15, 2013

Amended July 17, 2018, September 18, 2018 and September 15, 2020

(Page left blank for double-sided printing purposes)

Contents

Page

1	Application and Intent	1
2	General Design Considerations	1
2.1/ 2.2	Neighbourhood/Streetscape Character	1
2.23	Orientation	6
2.39	Privacy	6
2.410	Security	7
2.511	Access and Circulation	7
3	Uses	8
3.1	Infill and Second Principal Buildings	8
3.2	Secondary Suites and Lock-Off Units	8
3.3	Multiple Conversion Dwellings with More than Two Units.....	8
4	Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	9
4.12	Frontage	9
4.23	<u>Building</u> Height	9
4.34	Front Yard	9
4.45	Side Yards	10
4.56	Rear Yard	10
4.67	Floor Space Ratio	12
4.79	Off-Street Parking and Loading	13
4.816	Building Depth	14
4.918	Dwelling Unit Density	14
5	Architectural Components.....	15
5.1	Building Form.....	16
5.2	Composition.....	17
5.3	Entrances, Stairs and Porches	18
5.4	Windows and Skylights	19
5.5	Balconies and Decks.....	20
5.6	Exterior Walls and Finishing	20
67	Open Space	21
67.1	Private open space	21
67.2	Semi-private or shared open space	21
78	Landscaping.....	21
89	Additional Guidelines for Arterial Locations (RT-11N)	22
89.1	Noise.....	22
	Appendix A	23

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

(Page left blank for double-sided printing purposes)

1 Application and Intent

These guidelines are to be used in conjunction with the RT-11 and RT-11N Districts Schedules of the Zoning and Development By-law throughout the City. These guidelines should be consulted in seeking conditional approval. As well as assisting the applicant, the guidelines will also be used by City staff in the evaluation of projects.

The intent of these guidelines is to:

- (a) Encourage the development, on sites of sufficient size, of multiple small houses and duplexes in order to introduce a wider variety of housing choice into previously single ~~detached house districts-family-zoned areas~~;
- (b) Accommodate liveable secondary suites, and lock-off units, within limits, in order to provide flexible rental housing choice;
- (c) Ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as earlier development under RS zoning;
- (d) Encourage high quality design, but allowing architectural diversity rather than prescribing any particular architectural character; and
- (e) Require or encourage the retention and renovation of character buildings (refer to 2.1.3 below for a definition of character buildings).

Note: Heritage restoration or rehabilitation to more stringent standards is a voluntary option for any older building, but is not required under these guidelines.

In the RT-11 zones, these guidelines do not apply to:

- (i) a ~~single detached house~~ ~~one-family dwelling~~ or ~~a duplex~~ ~~two-family dwelling~~ as the only principal building on a site, which are outright uses with no discretionary floor space, and;
- (ii) a ~~single detached house~~ ~~one-family~~ or ~~duplex~~ ~~two-family dwelling~~ with secondary suite, which are conditional approval uses, as a covenant is required, but have no discretionary elements for which these guidelines need to be applied.

Applicants are advised to consult the Lock-off Unit Guidelines and ~~Laneway House (LWH) Guidelines~~ the Laneway Housing How-To Guide administrative bulletin where these dwelling uses are proposed.

2 General Design Considerations

~~2.1~~

~~2.2~~

Neighbourhood/Streetscape Character

The RT-11 and RT-11N zoning permits two general types of development: standard lot development on sites under 511 m² (5,500 sq. ft.) and large lot or consolidated lot development on sites 511 m² (5,500 sq. ft.) or greater. Depending on the type of development there may be change in the appearance of the streetscape. Where there were once single homes on wide lots, there may now be two smaller buildings facing the street on the same lot. The scale and placement of these new buildings will not be the same as the existing streetscape, but the proposed forms should be sited to achieve a compatible fit into the existing streetscape with regard to building form and minimizing of shadow and overlook to neighbouring sites.

~~2.1.1~~

~~2.2.1~~ Development Scenarios

(a) Small House/Duplex Development (SH/D)

- (i) Sites with a minimum area of 511 m² (5,500 sq. ft.) qualify for more than one principal building with a combination of dwelling uses. This type of development will be referred to as Small House/Duplex (SH/D) development. Figures 1 to 5 illustrate a variety of development scenarios on larger sites and assemblies; others may be possible;

- (ii) SH/D developments on sites less than 604 m² (6,500 sq. ft.) and 18.3 m (60 ft.) will generally be limited to two principal buildings, one at the street, the other at the lane. On corner lots, or where it may assist in the retention of an existing character house, 3 principal buildings may be considered; and
- (iii) SH/D developments on sites more than 604 m² (6,500 sq. ft.) in area and 18.3 m (60 ft.) in frontage are eligible for multiple principal buildings corresponding to site size and allowable unit density.

Illustrative Examples of Small House / Duplex Development
[Sites over 604 m² (6,500 sq. ft.) and 18.3 m (60 ft.) frontage]

Figure 1: Duplex Court Development on Two 10 m (33 ft.) Lots



Figure 2: Four Small Houses on Two 10 m (33 ft.) Lots



Figure 3: Four Small Houses on Two 10 m (33 ft.) Lots at a Corner

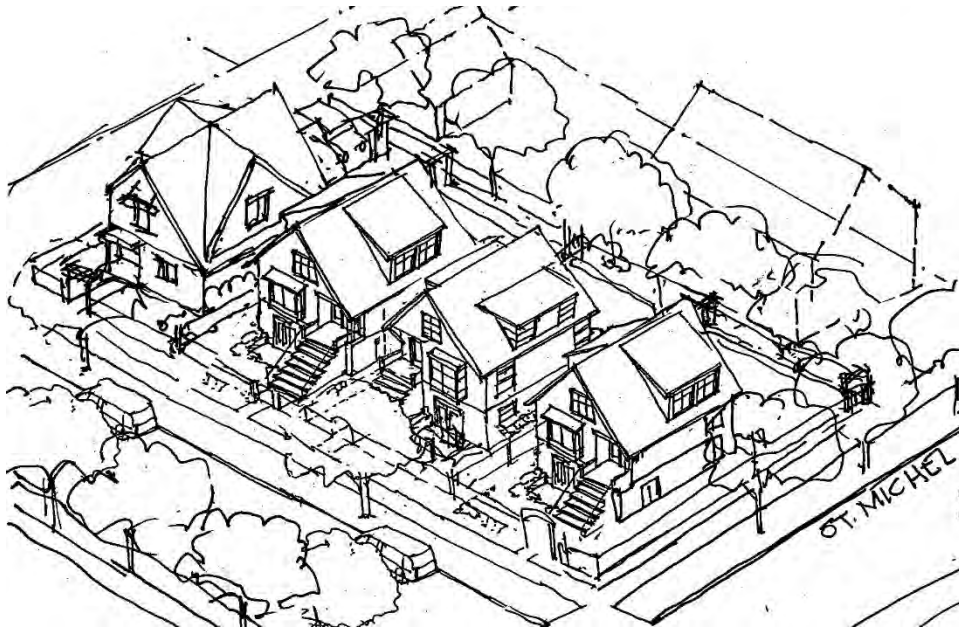


Figure 4: Cottage Development on Three 10 m (33 ft.) Lots on Two 15.24 m (50 ft.) Lots

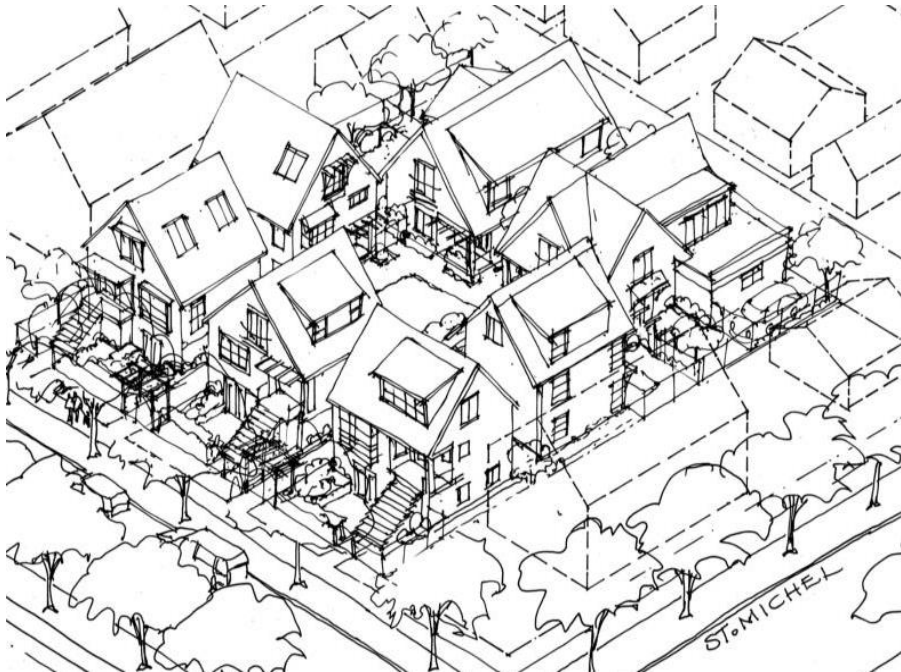
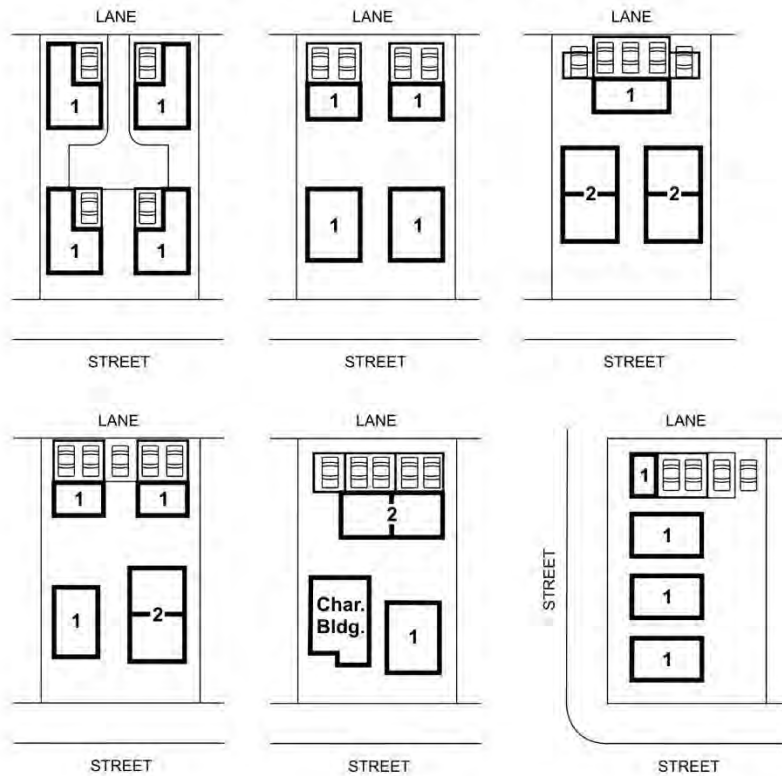
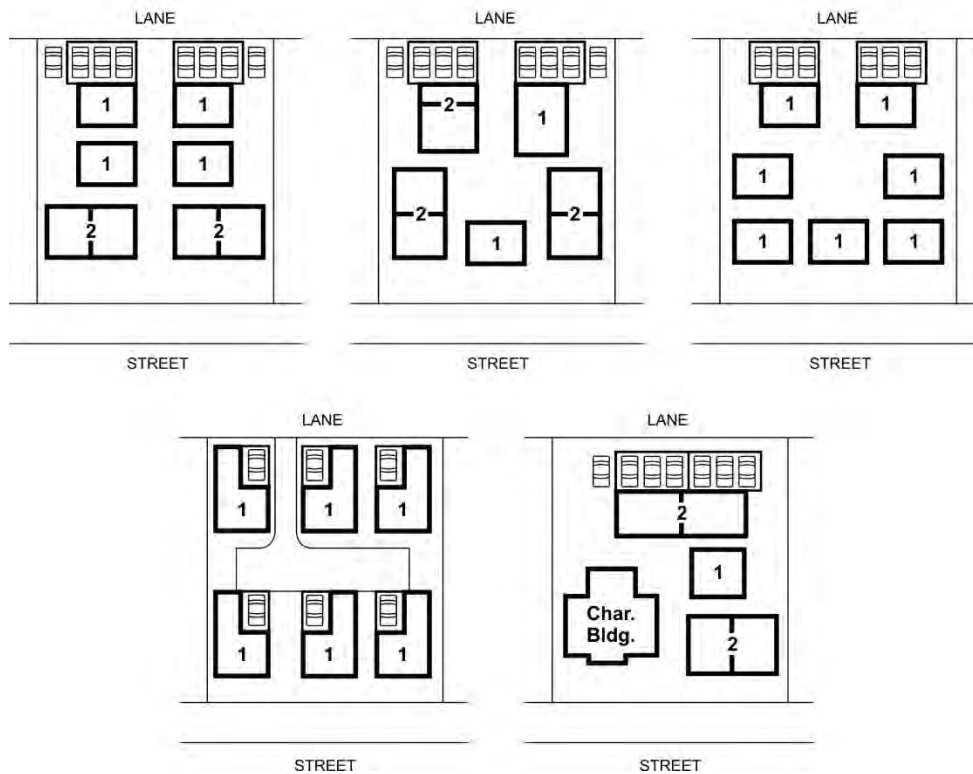


Figure 5: Small House/Duplex Development Scenario Examples: Sites over 604 m² (6,500 sq. ft.) and 18.3 m (60 ft.) frontage

Assembly of Two 10 m (33 foot) Lots



Assembly of Three 10 m (33 foot) Lots



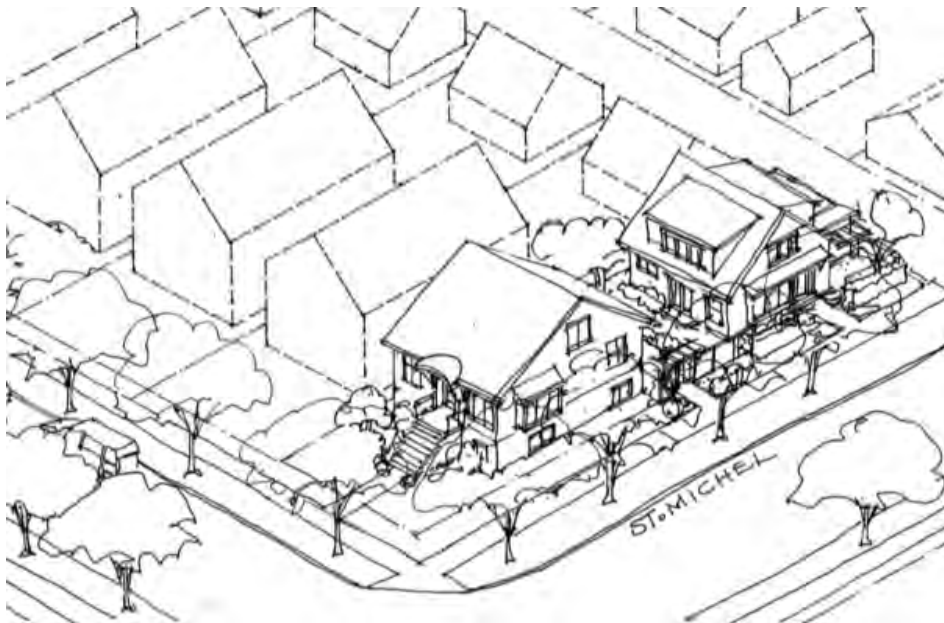
(a) Standard Site Development

On sites that do not qualify for SH/D development or if SH/D development is not chosen, the intent is to permit development that is compatible with single detached houses~~one-family dwellings~~.

- (i) These sites may be developed with a single detached house~~one-family dwelling~~ (with or without a secondary suite and/or a laneway house), or a duplex~~two-family dwelling~~ (with or without one or two secondary suites);
 - (ii) For developments where a character building is being retained, a modest FSR increase is possible, and an infill single detached house~~one-family dwelling~~ or duplex~~two-family dwelling~~ may be permitted in addition to the principal building (subject to being able to meet fire access requirements). Refer to 2.1.3 below, and Norquay Village Character House and Retention Guidelines regarding character building retention;
 - (iii) In cases where a site abuts a park or a school at the side or rear (with or without the intervention of a lane), a site is a corner site, or a site is double fronting, a second principal building may be developed at the rear of the site in addition to an existing building or a new principal building (subject to being able to meet fire access requirements); and
 - (iv) It should be noted that due to off-street parking requirements, it may not be possible to develop all permitted dwelling units on all sites.
- (b) No building should contain more than 2 dwelling units (not including secondary suites and lock-off units), unless it is an existing building being retained as a multiple conversion dwelling.

Refer to Appendix A for a use option chart.

Figure 6: Single-Lot House with Infill (Corner Lot Location)



2.1.2/
2.2.2

Development Considerations

- (a) Separations between buildings on the same site should be at least 2.4 m (8 ft.). This separation approximates the sideyards provided between other streetfacing buildings, allows for comfortable pedestrian circulation and accommodates firefighting requirements.
- (b) Provided Building By-law equivalencies can be achieved, lesser building separations may be considered:
 - (i) to assist the retention of character buildings; and

- (ii) for other buildings in exceptional circumstances, provided that they maintain their appearance as separate smaller buildings.
- (c) Existing buildings, including character buildings, may be moved to achieve better siting and conform better to the regulations and guidelines.
- (d) Existing buildings may be raised to achieve adequate headroom for basement liveability. In the case of character buildings the resulting main floor elevation should not be more than 2.0 m (6.5 ft.) above the grade at the front of the building. This approximates a traditional main floor height in older homes. A “main floor” located more than 2.0m (6.5ft.) above grade is technically determined to be a second storey by the Zoning and Development By-law.
- (e) Requirements for firefighting access may limit the number of units that can be achieved on certain sites in particular those with unusual depths.

2.1.3/ 2.2.3

Character Building Retention

Character buildings are those built before 1940 and maintaining significant elements of their original character. (Refer to Norquay Village Character House and Retention Guidelines for details on the determination of whether a building qualifies as a character building.) Various incentives and relaxations for retaining character buildings are possible.

- (a) If a site for SH/D development contains a character building, it must be retained and renovated;
- (b) If more than one character building exists on an SH/D development site, only one need be retained, with the choice of building at the discretion of the Director of Planning. On assemblies with frontages larger than 30.4 m (100 ft.), the Director of Planning may require more than one character building to be retained, taking into consideration the architectural quality of the character buildings;
- (c) In non-SH/D developments, retention of a character building is at the applicant’s discretion;
- (d) On standard sites (where SH/D is not occurring) an increase to 3 principal dwelling units may be considered when a character building is being retained and renovated. This may be a ~~1-Family Dwelling~~ Single Detached House plus Infill Duplex ~~Two-family Dwelling~~, a 2 unit MCD plus Infill Single Detached House ~~One-Family~~ or a 3 unit MCD; and
- (e) Pre-1940 buildings which have been too altered to qualify as character buildings may, if character elements are fully restored as part of the development proposal, allow the development to be considered for the incentives and relaxations available to developments with character buildings.

Refer to Norquay Village Character House and Retention Guidelines regarding character building retention.

2.23 Orientation

- (a) Front entries that are clearly marked and visible from the street give a dwelling identity, and enliven the street. This can be achieved by orienting main entrances of buildings to the street;
- (b) Corner sites offer an opportunity for entries to face both streets; and
- (c) Entrances to Secondary Suites and Lock-off Units may be located on a building elevation that is not directly oriented toward the street.

2.39 Privacy

Given the intent of having multiple buildings on one site, some overlook of private open space and direct lines of sight into windows is to be expected within a development. However, effort should be made to minimize these impacts on existing adjacent development.

- (a) The location and orientation of windows, decks and balconies in new development should be considered carefully to reduce looking into close-by windows of existing adjacent development;

- (b) Within the development, efforts should be made to orient major rooms and outdoor spaces of the units so that they do not overlook adjacent units; and
- (c) Privacy for patios, balconies, porches and decks can be achieved by, inseting, or screening. This is particularly important when they are located above grade.

2.410 Security

Security is improved when casual surveillance by neighbours and passers-by is possible.

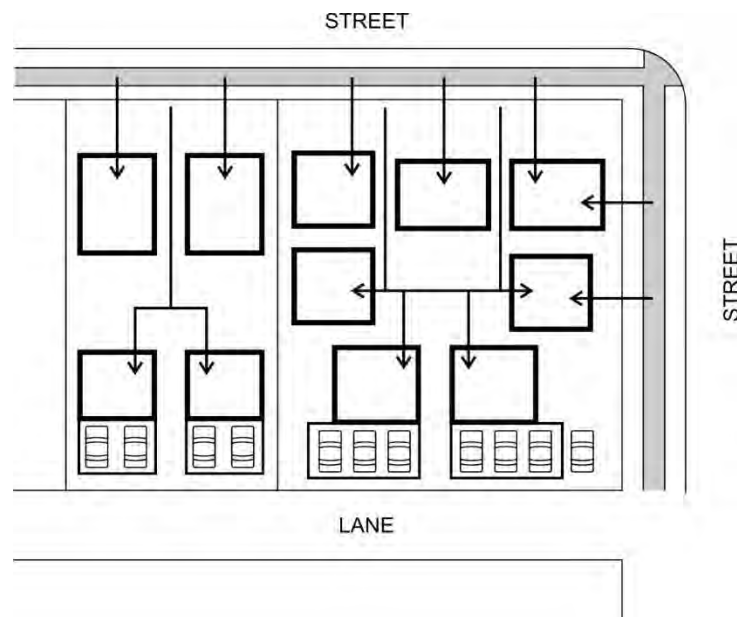
- (a) Visibility of unit entrances from the sidewalk is desirable wherever possible.
- (b) Discreet lighting of paths and entries should be provided.

2.511 Access and Circulation

2.511.1 Pedestrian Access

- (a) Pedestrian access to the front doors of units should be from the street where the units abut a street;
- (b) Where feasible, entry doors for units near the rear of the lot should address both the site and access from the lane;

Figure 7: Pedestrian Access



- (c) On double fronting lots, pedestrian access to units may be best accommodated from the nearest street;
- (d) For access to parking, garbage and recycling pedestrian passage should be provided between the site and the lane; and
- (e) It is important to consider fire access to buildings at the rear of sites. On deep lots and lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings. Applicants should review the specific siting conditions of these lots with City Fire Prevention staff at the outset of a proposed project involving infill or small houses at the rear of a site.

2.511.2 Vehicle Access

Vehicular access should be from the lane, where one exists. Where a site is wide enough to allow the driveway to be internal to the site (i.e., well separated from the neighbouring site), or where there is no developed lane, parking may be provided internally to the site, subject to the related guidelines in 4.9.

3 Uses

The RT-11 and RT-11N Districts Schedule allows a variety of housing options. The development of multiple small houses and duplexes on larger lots and assembled sites is described in Development Scenarios above. Many development options on smaller sites, such as duplex~~estwo-family dwellings~~, are permitted through an outright process. The following sections describe conditional approval uses for standard sites.

Refer to Appendix A for a use option chart.

3.1 Infill and Second Principal Buildings

- (a) Single detached house~~One~~ and duplex~~two-family~~ infill is permitted on sites retaining a pre-1940's character house. The duplex~~two-family~~ infill option is offered in this situation to help limit the size of additions to the existing character house. The most successful solution in retaining a character house will have very modest additions to the character house with little impact on its appearance from the street; and
- (b) Any site located adjacent to a park or school, a double fronting site or a corner site may propose a one-family~~single detached house~~ infill or second principal building, regardless of whether there is a new or existing building on the site. The intent is to create more overlook onto parks and school sites, to make them safer, and to make better use of this open space.

3.2 Secondary Suites and Lock-Off Units

- (a) The RT-11and RT-11N zones permit secondary suites on all sites. Secondary suites are particularly encouraged on non-SH/D lots where the permitted floor space is intended to accommodate secondary suites at the basement level. Secondary suites may be permitted on other levels of a building, assuming that all circulation is maintained inside the building; and
- (b) Lock-off units may be permitted on SH/D sites with a frontage of 18.3 m (60ft.) or greater, and more than two principal buildings. A Lock-off unit is a separate dwelling unit that can be locked off from the principal unit which may be rented out. Lock-off units have to meet minimum size and design standards, as specified in the Lock-off Unit Guidelines and Section 10 of the Zoning and Development By-law. In order to allow for flexible use of the space, they must have a separate entrance from the exterior or a common foyer, as well as be interconnected with the principal dwelling unit through an interior door that can be locked off from both sides.

3.3 Multiple Conversion Dwellings with More than Two Units

- (a) Multiple conversions to more than two units are permitted in order to retain an existing building. In considering development permit applications for multiple conversion dwellings, the following factors will be taken into account: the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and on the character of the area;
- (b) The Districts Schedule requires compliance with site coverage and impermeability to ensure green outdoor space, and to reduce stormwater runoff; and
- (c) Both pre-1940 character homes and newer homes may be considered for multiple conversion. Note that the Vancouver Building By-law may require significant upgrades for such conversions.

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

4.12 Frontage

4.12.1 Frontage Size

There is no maximum frontage size. However for developments with frontages of 32 m (105 ft.) or more, particular care should be taken to avoid monotony in building massing and design so that the development fits with the variety that is part of the existing streetscape.

4.23 Building Height

The District's Schedule sets out a two-part building height envelope.

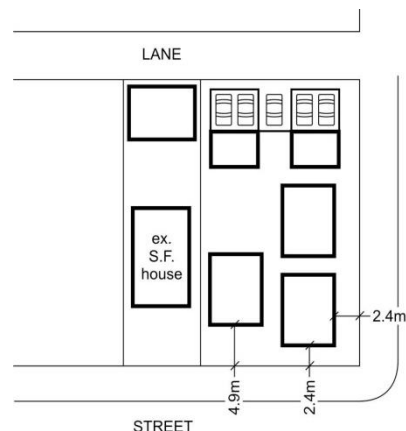
- (a) In general, the maximum building height in the front 60% portion of the site will be achieved within two storeys. Where it is compatible with adjacent buildings, or it assists with superior site layout with regard to neighbourliness, a partial third floor may be supported. This upper level should approximate a half storey, and ideally be contained in a simple roof form;
- (b) The intent of the lower 7.7 m (25 ft.) rear building height in the rear 40% of the site is to ensure that buildings that abut the rear yards and garages of neighbouring single detached housefamily properties will be lower. Infill or principal buildings located in the rear should be one- story plus partial second storey, with or without a basement. In considering the partial second storey, the guidelines in Section 5.1 should be followed;
- (c) The Director of Planning may relax the 7.7 m (25 ft.) building height limit on corner sites and on sloping sites to 9.1 m (30 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum building height of 7.7 m (25 ft.) shall-should be maintained within 4.9 m (16 ft.) of adjacent properties; and
- (d) The Director of Planning may vary the building height in the rear 40% of the site to allow projecting eaves and secondary roof forms on buildings in the front 60% of the site.

4.34 Front Yard

- (a) As provided for in the District's Schedule, the front yard requirement may be decreased as follows:
 - (i) On corner sites with SH/D development, and a frontage of 18.3 m (60 ft.) or more, the front yard of new buildings at the corner may be reduced to 2.4 m (8 ft.);
 - (ii) Where the site is less than 36.5 m (119.7 ft.) in depth;
 - (i) to assist with the retention of character buildings ;and
 - (ii) on double fronting sites.

A compatible transition to the neighbouring properties should be considered at the site edges.

Figure 8: Front Yard Variation on Corner Site



- (b) Where the site is more than 41 m (135 ft.) deep the front yard may be increased to provide a compatible transition to the neighbouring sites.

- (c) The Districts Schedule permits entries, porches and verandahs to project into the required front yard. In SH/D developments, the location of projecting porches should consider the impact on neighbouring sites. A full projection should be a minimum of 4.9 m (16 ft.) from the adjacent property line, while smaller projections may be closer.

4.45 Side Yards

4.45.1 Standard Side Yards

On all sites a basic side yard is required along the full depth. This 4 ft. (1.2 m) is wider than what was previously required under RS zoning, but provides a minimum for a comfortable entry to the rear unit in a duplex, a secondary suite or lock-off unit.

4.45.2 Additional Side Yards

In addition to the standard side yards, a wider enhanced side yard is also required on all sites. This is in order to allow a neighbourly relationship to the rear yards of adjacent development. The location of the enhanced side yard is flexible, in order to allow a variety of development scenarios. As illustrated in Figure 9, the enhanced side yard need not be located in the same position on both sides.

As provided for in the Districts Schedule, the required side yards may be varied as follows:

- (a) On the flanking side of corner sites, the enhanced side yard need not be provided;
- (b) The size of the enhanced side yard may be reduced to assist in the retention of a character house. The reduction of the enhanced side yard should retain a minimum separation between an infill building and the character house of 4.9 m (16 ft.);
- (c) A reduction in the size or alternate location of the enhanced side yard may also be considered on lots less than 36.5 m (119.7 ft.) deep, more than 41 m (135 ft.) deep, or on laneless lots. The resulting yards should remain compatible with neighbouring outdoor space; and
- (d) Section 4.5-64.4 of the Districts Schedule allows consideration of unspecified projections into the side yards. This is intended to allow only:
 - (i) Steps accessing main levels or basements to be located in the larger, enhanced side yard provided they are not closer than 2.4 m (8 ft.) to the side property line; and
 - (ii) Steps to accommodate grade changes in pathways to be located in any side yard, provided they stay more or less even with grade.

In general, the relaxation is not intended for the expansion of the building.

4.56 Rear Yard

The minimum rear yard of 0.6 m (2 ft.) is intended to provide space for vehicle access as well as space for planting at the lane. Note that the enhanced side yard effectively replaces the normal rear yard requirement.

Where the rear property line does not abut a lane, and a lane dedication is not required, the Director of Planning may increase the required setback to mitigate privacy or shadowing concerns that may arise in atypical situations. These situations may involve short lots, atypical siting of adjacent buildings, preservation of landscape, especially if it benefits privacy, and other similar situations.

Figure 9: Yards Illustration

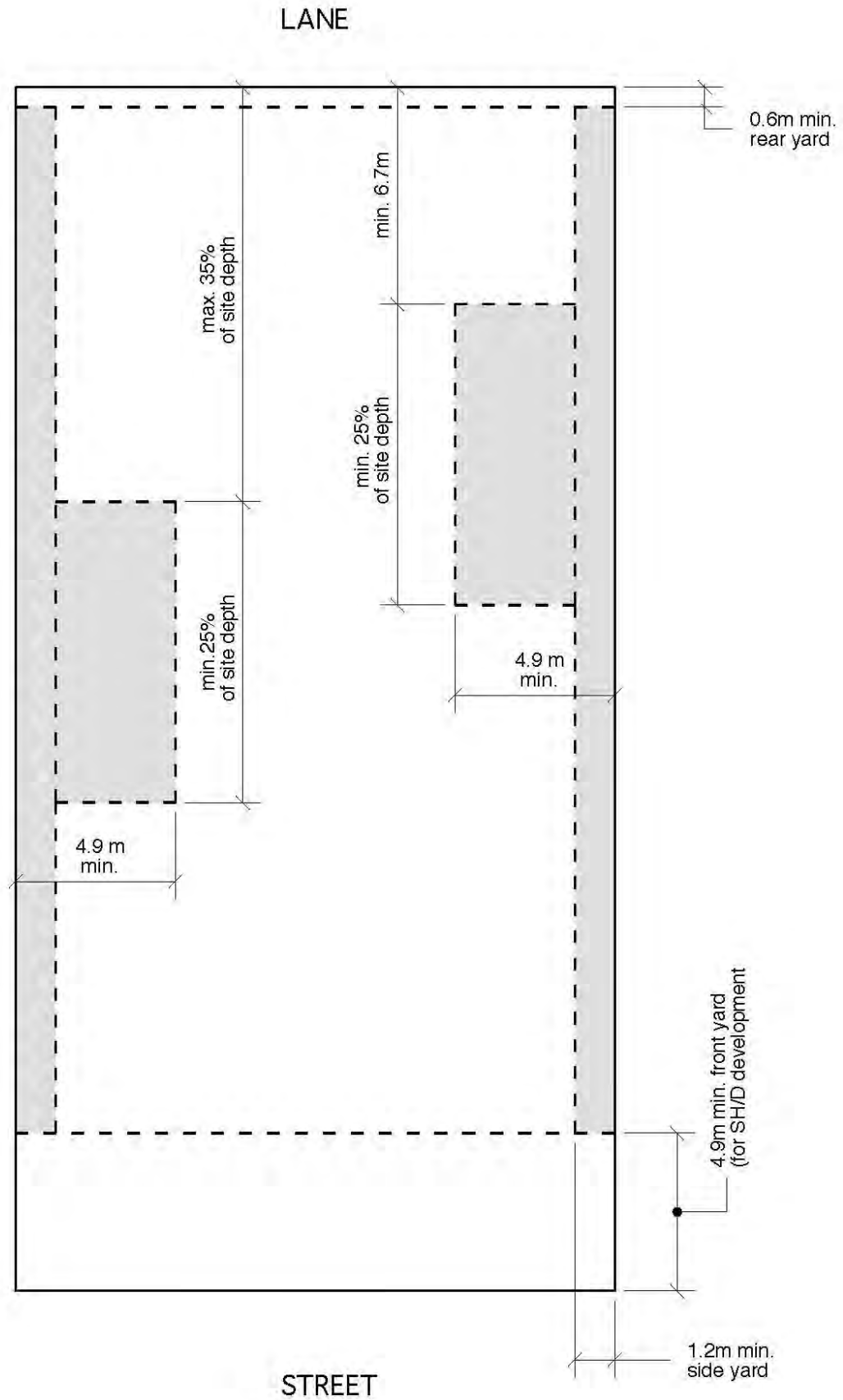


Figure 10a: Side Yard Variations

Enhanced Sideyard placement closer to lane



Figure 10b: Side Yard Variations

Forward Placement of Enhanced Sideyard



4.67 Floor Space Ratio

- (a) The additional floor space for development retaining character buildings is intended to provide an incentive for retention, and to accommodate the existing basement space most of these buildings will have. (Refer to Section 2.1.2/2.2.2(d) regarding raising character houses.)
- (b) To achieve the maximum FSR with a neighbourly form and siting, some floor space will need to be in the basement and/or under the roof. In these zones, there is a particular emphasis on providing liveable basements, in part to enable secondary suites. In lower-scale contexts, some floor space under a sloping roof will be less than standard height.
- (c) The Districts Schedule places a limit on the floor space allocated to an infill or second principal building in the rear 40% of the site. The floor space limit is intended to assist with a neighbourly fit for the second principal dwelling or infill.
- (d) For Seniors Supportive or Assisted Housing, the maximum FSR to be considered should be the same as other dwelling uses. While the guidelines in this document do not specifically address this use, they should be used as a guide for these buildings especially in regard to neighbourliness and compatibility with their immediate surroundings.

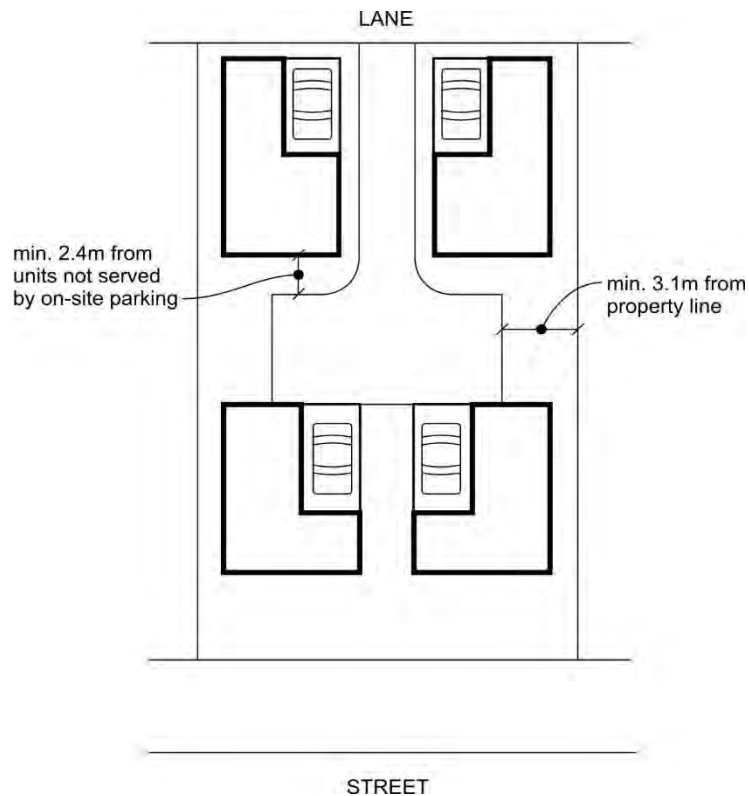
- (e) The Districts Schedule limits the floor space ratio for non-dwelling uses to 0.60. This is the same density potential these mainly conditional approval uses (e.g. schools, community centres, libraries) have historically been able to achieve in RS zones. While there are no further guidelines in this document for these uses because of their diversity in size, scale, age and style, their design should strive for neighbourliness and compatibility with their immediate surroundings.

4.79 Off-Street Parking and Loading

It is intended that parking be provided at grade in order to assist with affordability. Parking spaces will normally be located in garages accessed directly off the lane. On larger sites, parking at the lane may be accommodated in a combination of enclosed garages, carports, and surface parking.

Garage areas should be purpose-designed as an integral part of the development either in the building or the lane.

Figure 11: Parking Internal to the Site



4.79.1 Parking Internal to Site

Parking may be considered on the interior of an SH/D development to enable single detached houses~~one-family dwellings~~ to have internal parking for one vehicle. The following should be considered:

- (i) Parking spaces should be enclosed within the unit;
- (ii) Parking spaces accessed from the interior of the site should generally be located a couple of feet below grade in a 'basement', with the main floor of the unit located above;
- (iii) Manoeuvring areas should be minimized and those for more than one car should be at least 3.1 m (10 ft.) from neighbouring properties; and should be at least 2.4 m (8 ft.) from units not served by the parking;
- (iv) Hard surface areas should be paved with permeable paving to reduce stormwater sewer loads and improve natural groundwater infiltration; and

- (v) Landscape treatment to soften the appearance of paved surfaces (refer to Section 8).

4.79.2 Front Garages

- (a) In general, street-facing garage doors should only be used when other options are not available, such as non-SH/D developments without developed lane access. These garages should be designed to integrate with the overall building, and be single width doors where possible;
- (c) Curb cuts should be minimized and off-set rather than centred; and
- (d) Some older houses have existing front garages which may be kept. Inserting new front garages in older houses should be avoided whenever possible.

4.816 Building Depth

In general, the 40 % maximum building depth should be respected, however increases may be considered for both existing and new buildings in exceptional circumstances such as:

- (a) additions to a pre-1940 building in order to better relate to its own massing or floor plans, or its neighbours;
- (b) retention of existing trees or other significant landscape material; and
- (c) buildings on sites with depths less than 30.5 m (100 ft.).

Where building depth is increased it should be limited to the lower floor, or 60% of the building width. and be compatible with neighbouring buildings.

4.918 Dwelling Unit Density

- (a) On Small House/Duplex development sites of lesser widths, limited space for parking may affect the dwelling unit density. As permitted in [section 4.18.1.3.1.1.4](#) of the Districts Schedule the Director of Planning may consider an additional principal dwelling unit for these sites if adequate parking and a practical site plan are possible;
- (b) On sites less than 511 m² (5,500 sq. ft.) described in [section 4.18.2.3.1.1.5](#) in the Districts Schedule, three principal dwelling units are permitted in addition to two secondary suites. The intent is to encourage a dwelling at the rear of the site. This dwelling near the rear of the site may be an infill or second principal building; and
- (c) On lots described in [4.18.1 and 4.18.2 sections 3.1.1.4 and 3.1.1.5](#) in the Districts Schedule which are less than 13.7 m (45 ft.) in width, it may not be possible to achieve all the allowable units due to limited space for parking. A choice can be made between providing a ~~duplex two-family dwelling~~ with two secondary suites, or a ~~duplex two-family dwelling~~ with a ~~single detached house one-family dwelling~~ near the rear of the site.

Architectural Components

This section applies to all new buildings seeking conditional approval, whether a ~~duplex~~~~two-family dwelling~~ with second principal building, an infill building, or a small house/duplex development on a larger lot or lot assembly. It also applies to renovations and additions to existing 'non-character' buildings when development with 3 or more dwelling units are proposed. The guidelines allow for a choice of traditional and contemporary architectural styles in new and non-character buildings.

Guidelines for renovations and additions to existing pre-1940's character buildings are outlined in Norquay Village Character House and Retention Guidelines. These guidelines are aimed at ensuring that changes to 'character' buildings are done in a manner consistent with the original character.

To determine whether an existing building is considered a 'character' building refer to 2.1.3 and Norquay Village Character House and Retention Guidelines.



5.1 Building Form

The intent of these guidelines is to encourage a variety of architectural styles, so that neighbourhoods may continue to evolve, but in a way that respects the character of existing streetscapes. The guidelines are intended to ensure that all new development, of any architectural style, demonstrates high quality design and neighbourhood fit.

The guidelines can be interpreted in a contemporary style, or in a traditional style, with the choice of direction being the proponent's. The design of contemporary style buildings should perform as well as a traditional form building with regard to minimizing shadowing and overlook onto neighbouring properties.

5.1.1 Building Massing

(a) General Massing

Building forms should begin as a simple mass, with a clear, simple roof. The integrity and simplicity of the main building forms should be readable from the street and from the lane.

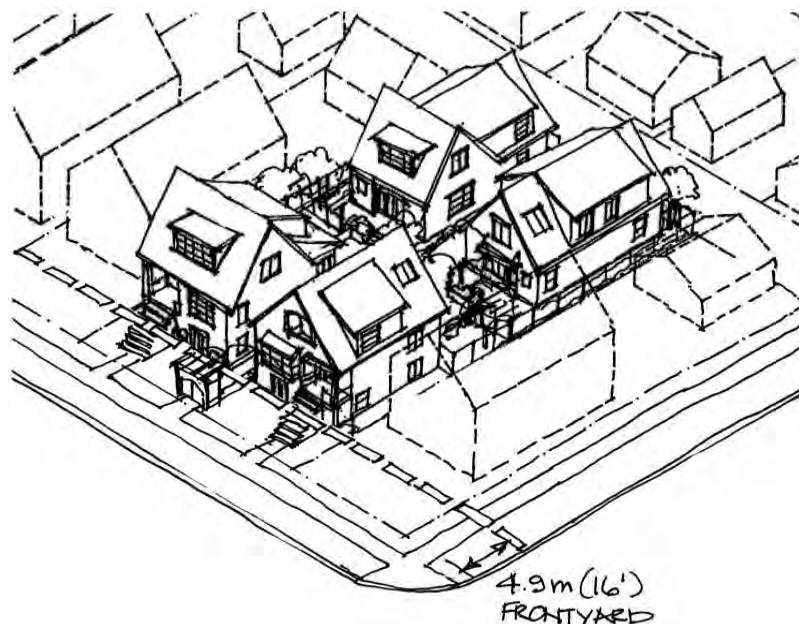
The scale and form of new buildings is an important part of compatibility with an existing streetscape. In addition to roof design, discussed below, other massing and design aspects including floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings, should seek to modulate the scale of new development, to assist with a compatible fit in the streetscape.

(b) Massing at the Front Yard

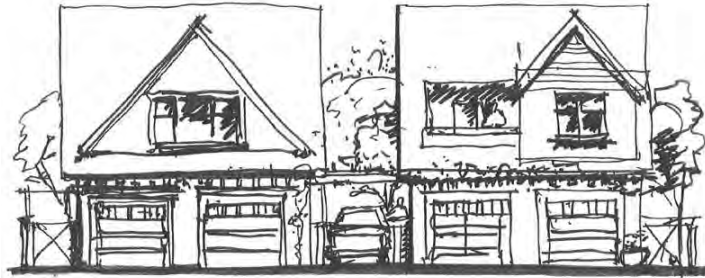
For some forms of development the district schedule permits a smaller front yard than is typically required in single ~~detached house districts~~family zones. This will result in some new buildings being located closer to the street than existing adjacent buildings. It is particularly important in these circumstances that the buildings be designed to reduce apparent massing as they approach the street and adjacent properties.

Portions of a building located ahead of its neighbour's should suggest the massing of a one and a half storey structure and have a building height less than 9.2 m (30 ft.).

Figure 11: Front Yard on SH/D development with over 18.3 m (60 ft.) frontage



- (c) **Massing at the Rear Yards and Lane**
The zoning allows for several different options for small house, duplex, and infill forms at the rear of the site, next to neighbouring yards and to the lane.
 - (i) Buildings in the rear section of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties by adopting massing of a one and a 'half' storey structure, with or without a basement. The form of these buildings should minimize shadowing and overlook to adjacent properties.
 - (ii) Principal buildings along the lane that are over 12 m (40 ft.) in width should be designed with a massing that suggests two buildings as viewed from the lane. This may be accomplished through setback portions of building at grade and distinct main roof lines.



5.1.2 Roof Form

Most of the original housing forms in Vancouver have pitched roofs with eaves that descend far enough to fully or partially envelop the top floor. Bringing the eaves closer to grade reduces the apparent mass of a building as viewed from the street and can assist with a compatible transition to smaller existing homes on the street. Further, a substantial pitch is excellent for shedding rainwater and decreases shadowing onto neighbouring properties.

- (a) The use of a pitched roof form is encouraged for both traditional and contemporary style buildings. If a flat roof design is chosen it should perform as well as a pitched roof form with regard to shadowing by setting back the top storey, preferably from the front and rear of the building. Overlook to neighbouring yards from roof decks must be minimized.
- (b) The maximum allowable roof height as defined in the regulations may only be attained as a local point within the development rather than as a continuous height around the perimeter of the building. In general, the eave height of a sloped roof or second-storey cornice line on flat roof buildings should not be higher than 7.3 m (24 ft.).
- (c) In buildings where additional floor area is located in a partial third storey the floor area will be substantially contained within a steeply pitched roof. The main roof should spring from the upper floor level. Some allowable floor space will be less than 2.4 m (8 ft.) in height.
- (d) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. If a secondary roof or gable interrupts the eave line of the main roof, it should do so to mark or cover a significant element such as an entry, a porch, or a substantial projection. Smaller secondary roof elements and dormers may vary from the pitch of the main roof and may include flat roofs and shallow pitches.
- (e) Proposals with large areas of flat roof are encouraged to improve the project sustainability by providing a green roof system.
- (f) When older 'non-character' buildings are being renovated, changes to the main roof line or to the basic building form will not be expected.

5.2 Composition

- (a) Regardless of the architectural style of the building, a clear sense of order is important in the alignment, proportion and placement of building elements and features.
- (b) Building elements should be designed and placed in a way that considers the building as a whole, and how it is viewed from the street or lane, not simply as an outwards expression of interior program.

- (c) Street-facing and lane-facing building facades can be enriched through a limited number of simple voids and projections that create visual interest and a strong play of light and shadow on the façade. A balanced, though not necessarily symmetrical, visual expression is desirable. This can be achieved with inset porches on main and upper floors, projecting or recessed entry porches, bay windows and box window bays, overhangs, etc. These features should enliven the basic form, but should not overwhelm it.

5.3 Entrances, Stairs and Porches

5.3.1 Entry Transition

Site and building design should work together to create a transition from the public space of the street to the private space of the home. This is especially important on larger site development where a shorter front yard is provided. New street-fronting buildings should be designed with a progression of elements that emphasize the principal entrance such as:

- (a) a defined garden edge with landscaping and/or fencing;
- (b) an entry gate or other entry marker such as an arbor or feature landscape marking the transition from the street to the semi-private space of the front garden;
- (c) steps or a change in level; or
- (d) a well defined porch.



5.3.2 Entries, Porches and Verandahs

The provision of porches is encouraged to enliven the streetscape and provide flexible outdoor living space.

- (a) Street fronting units should generally have entries, porches or verandahs that are big enough to allow access to the front door and to provide a place for seating. Generally a minimum area of 3.7 m² (40 sq. ft.) and a minimum dimension of 1.6 m (5 ft.) is appropriate.
- (b) Front entries, porches or verandahs should be one-storey, have sufficient cover and be integrated into the overall building design. Porch roofs on traditional designs should have a clear means of support – columns, brackets, ties, etc.
- (c) The zoning allows for a raised main level of up to 2.0 m (6.5 ft.) to enable houses to reflect the entry step and porch sequence seen in Vancouver’s older neighbourhoods, and allow liveable basements with good access to light and outdoor space. Alternatively, where basement secondary suites are not provided, the main floor may be close to grade, but in these cases a main floor level one or two feet above grade is encouraged to provide a comfortable relationship between the inside space of the dwelling unit and the public space of the street.

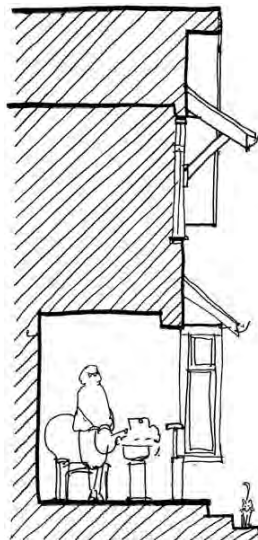
5.3.3 Stairs

- (a) Exterior entry stairs should be generous in width and constructed of durable materials that are complementary to the building design.
- (b) Stairs to levels above the main or ground floor must be accommodated within the internal space of the house or unit. Exterior stairs and landings that directly access levels above the main or ground floor are not supportable as they may negatively impact neighbours by creating the potential for noise and overlook.

5.3.4 Doors and Entrances

- (a) Whenever possible each principal dwelling unit should have one clearly expressed entrance facing the street. Other doors may be located on the front façade as long as clarity is maintained with respect to which is the main entrance. These secondary doors may include french doors and sliding glass doors.
- (b) The number of unit entries located side by side should be limited to two, to avoid a barracks-like appearance.
- (c) Where entries to units are not clearly visible from a street (e.g. units at the rear of the site, secondary suites or lock-off units), the presence and location should be announced through architectural or landscape gateway elements.
- (d) When a main entrance to a dwelling unit is from a side yard, a larger side yard setback should be considered for the portion of travel between the front property line and the front entrance. This would enable space for a sense of arrival as well as the opportunity for some landscape edge planting.
- (e) Most developments will include entries for more than two dwelling units. Care must be taken to create clear paths and identities for each unit, including secondary suites and lock-off units to assist with wayfinding.
- (f) The lane will become a focus of development, and in effect, an exposure that is as important as the streetscape. The lanescape should be visually interesting, while at the same time accommodating parking, garbage and recycling areas.

Garage doors should be high quality, preferably single width. Projections and overhangs such as arbours over the garage doors can add depth to the façade, create a shadow line, and potentially create places for planting to enrich the lanescape.



5.4 Windows and Skylights

Windows and skylights play a significant role in the liveability of higher density housing because they provide natural light and air to a dwelling unit. Their placement also plays a strong role in the appearance of the building.

- (a) Window placement and design need to be considered in the overall visual composition of a building and be well ordered. When facing adjacent buildings window placement must avoid direct overlook into neighbouring dwellings.
- (b) When a window or skylight is the only source of natural light for a room, it should be openable to guarantee natural ventilation throughout the dwelling.
- (c) Skylights may be used to access light on upper levels as long as a strong and simple roof line is maintained.

5.5 Balconies and Decks

Balconies and decks, like porches, increase the private outdoor space for a dwelling unit, and can contribute to the liveability of a dwelling. In higher-density developments particular care must be taken to ensure that these outdoor spaces do not negatively impact the privacy of adjacent dwellings.

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
- (b) Roof decks are most successful when integrated into a sloping roof form as the roof itself provides privacy screening. When roof decks are incorporated into a flat roof, particular care must be taken to ensure that the visual appearance of the deck, and the potential for overlook is minimized.
- (c) Projecting balconies should generally not be located on the front façade. Decks located over projecting porches or similarly incorporated into the building form may be supportable if they are modest in size and do not have a negative impact with regard to privacy. Small balconies, projecting up to 0.6 m (2 ft.), may be acceptable.

5.6 Exterior Walls and Finishing

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

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

- (a) Use materials in a way that is true to their nature. For example, stone facing has traditionally been used as a foundation element, and as the base of columns, as its size and weight indicate a means of support.
- (b) Changes in cladding should relate to the building design, such as to express the base or foundation of the building. Transitions between materials require careful detailing to ensure durability.
- (c) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or ‘false front’.
- (d) All sides of a building that extend forward of an adjacent building warrant detailed treatment appropriate to a visible location.
- (e) Large blank walls, including interior sidewalls, should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.
- (f) Materials and detailing adjacent to areas accessible to cars should be designed with resilience and durability to stand up well over time.

67 Open Space

The provision of open space will be part of the 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.

The front yard in new developments will play a more active role than on a traditional single ~~detached house~~ family site, as it will become the primary outdoor space of some dwellings. The flexible siting options for different housing types will result in a variety of patterning of rear yard space. In larger assemblies, some open space will be brought into the centre of the space as a garden courtyard.

67.1 Private open space

Ground-orientation is an important aspect of the housing types contemplated under this zoning.

- (a) A private outdoor space should be provided immediately adjacent to and accessible from each unit;
- (b) Balconies, decks and porches with a minimum depth of 1.8 m (6 ft.) may augment, or substitute where semi-private open space is provided on site;
- (c) Small units approx. 56 m² (602 sq. ft.) or less need not be provided with private open space if access is available to a shared open space; and
- (d) Units that could accommodate families (2-bedroom and larger) should provide open space suitable for children.

67.2 Semi-private or shared open space

Some siting options will create shared semi-private space, or garden/entry courtyards in the centre of the site.

- (a) Semi-private open space should be designed:
 - (i) as a focus of development and an organizing element, not as ‘leftover’ space;
 - (ii) as a primary outlook and entrance for units in the middle and rear sections of a site
 - (iii) to provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.

78 Landscaping

The variety of housing types allowed may result in some increased coverage of the ground plane by building. It is therefore very important to ensure that outdoor space and landscaping is well designed to enhance the street and lane, and the enjoyment of private outdoor space. Larger scale planting, such as trees, improve the definition and screening of private outdoor space. More importantly they contribute to improving the local micro-climate and reduce the rate and amount of stormwater run-off.

- (a) In general landscaping should be varied, with use of shrubs, larger perennials, and trees, not just grassed areas. Existing trees and landscape features (such as stone walls) should be kept wherever possible;
- (b) Front yard areas and City boulevards should be landscaped as green space, providing layered screening to a seated height for patios, and a visual amenity for the street. Arbours or trellis may be used to assist with wayfinding or unit identity. Where walls or fences are provided they should be combined with soft landscape to provide visual depth and layering;
- (c) Landscaping in semi-private common spaces should be designed to provide screening and filtering of views, without reliance on fences. Planting larger caliper trees is particularly necessary in this location; and
- (d) Where dwelling units are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken, such as:
 - (i) Entry gates and arbors over pedestrian or driveway entrances;
 - (ii) Trellised areas to enable ‘vertical greening’ with vines;
 - (iii) Planting of trees near the lane where possible; and
 - (iv) Providing uncovered parking spaces with landscaped edges, decorative or permeable paving, or gravel surfaces.

- (e) Particular attention is required for landscape when parking and manoeuvring is provided within a site. This space should be designed as a semi-private courtyard and function as a space for pedestrians, an outlook for dwellings, as well as a vehicle space. It should be paved primarily with high quality, permeable or porous paving material as well as maximize opportunities for soft landscaping and vertical greening elements. Larger calliper trees that are able to thrive are strongly encouraged. It should be anticipated that trees in close proximity to manoeuvring areas may need tree guards, and the design of these should be an integral part of the landscape and building design; and
- (f) Where a driveway is located adjacent to a neighbouring property there should be a well landscaped setback of about 1m (3.3 ft.). Landscaping along this edge should include fencing, hedging, and closely spaced tree planting.

89

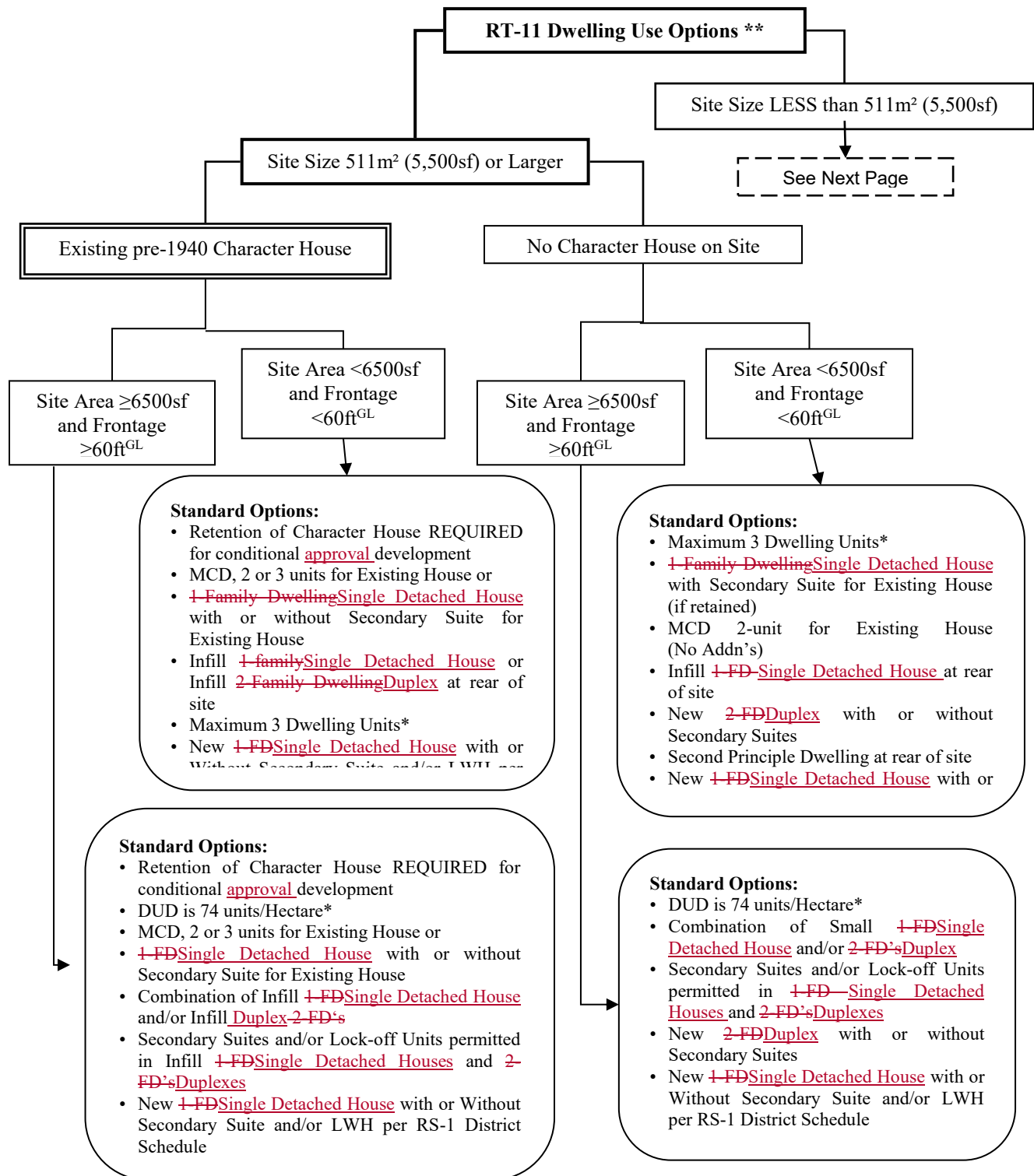
Additional Guidelines for Arterial Locations (RT-11N)

89.1

Noise

The RT-11N ~~District~~ ~~Schedule~~ which applies along noisy arterials contains acoustic standards and require an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:

- (a) Building construction (eg. masonry construction, triple glazing); and
- (b) Site planning and unit design (in particular, locating living rooms and bedrooms away from the noise source where possible).

Site Size 511 m² or Larger

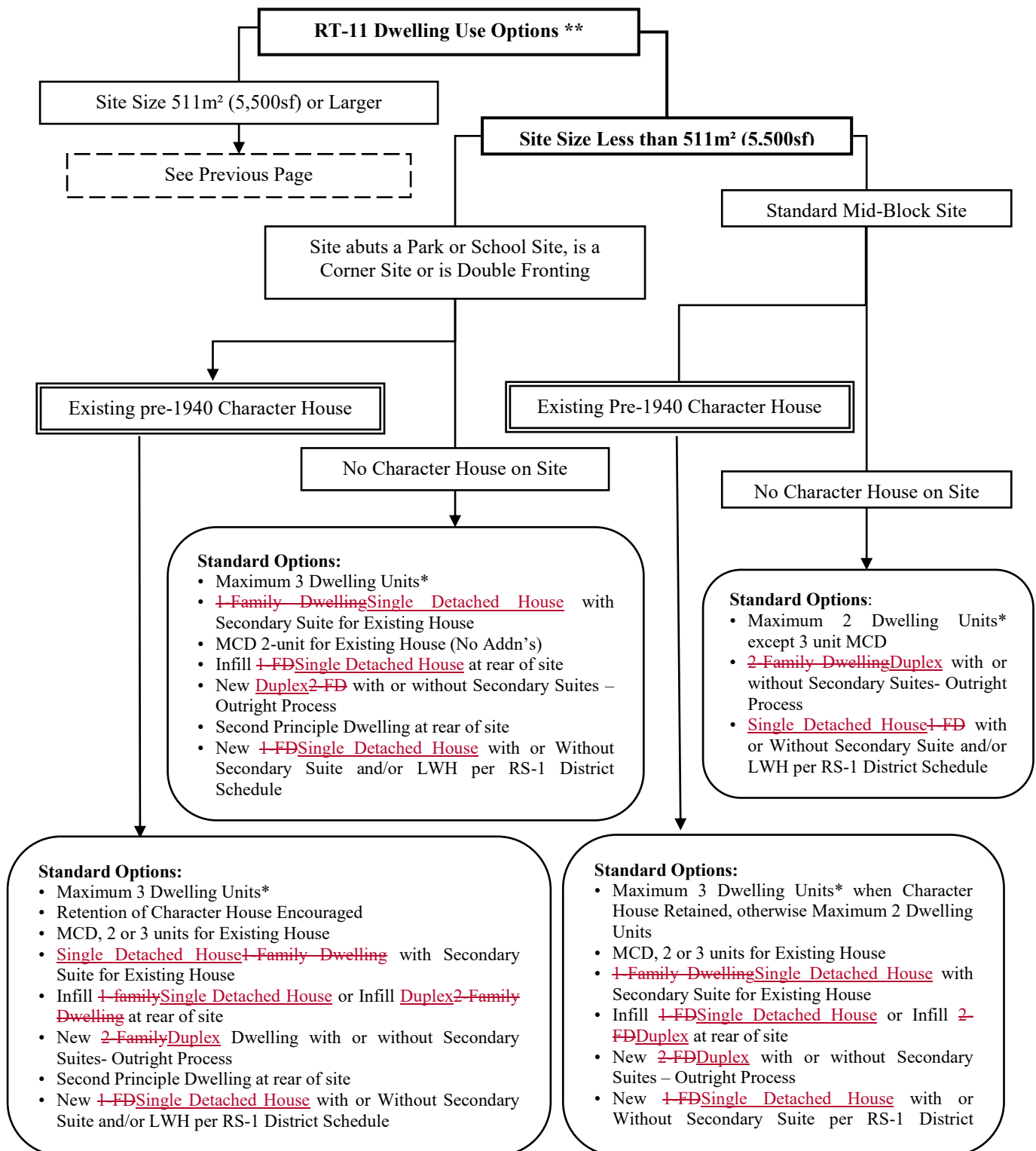
*Dwelling Unit numbers do not include Secondary Suites or Lock-off Units (where permitted)

** Refer to RT-11 and RT-11N Districts Schedule and RT-11 and RT-11N Small House /Duplex Guidelines for specific conditions

^{GL} Approximate size - refer to RT-11 and RT-11N Small House /Duplex Guidelines

~~FD~~ = Family Dwelling; MCD = Multiple Conversion Dwelling; DUD = Dwelling Unit Density; LWH = Laneway House

Site Size Less than 511 m²



*Dwelling Unit numbers do not include Secondary Suites or Lock-off Units (where permitted)

** Refer to RT-11 and RT-11N Districts Schedule and RT-11 and RT-11N Small House /Duplex Guidelines for specific conditions

~~FD = Family Dwelling;~~ MCD = Multiple Conversion Dwelling; DUD = Dwelling Unit Density; ~~LWH =~~
Laneway House.

Amendment Summary

Proposed Amendments to Administrative and
General Sections and District Schedules

Regulation Redesign

Draft Updated Zoning and Development By-law

Spring 2022

Contents

1.	Proposed amendments to Section 2 Definitions	5
	Dwelling Uses	5
	Terms	6
2.	Proposed amendments to Sections 1, 5, 9, 10 and 11	8
3.	Proposed amendments to all district schedules	10
	All district schedules (as applicable)	10
4.	Proposed amendments to multiple RM district schedules	12
	All RM district schedules (as applicable)	12
4A.	Proposed amendments to specific RM district schedules	18
	RM-1 and RM-1N Districts Schedule	18
	RM-2 District Schedule	20
	RM-3A District Schedule	21
	RM-4 and RM-4N Districts Schedule	22
	RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	22
	RM-7, RM-7N and RM-7AN Districts Schedule	24
	RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	25
	RM-9, RM-9N and RM-9BN Districts Schedule	28
	RM-9A and RM-9AN Districts Schedule	29
	RM-11 and RM-11N Districts Schedule	30
	RM-12N District Schedule	31
5.	Proposed amendments to multiple RS and RT district schedules	34
	All RS and RT district schedules (as applicable)	34
6.	Proposed amendments to multiple RS district schedules	35
	All RS district schedules (as applicable)	35
6A.	Proposed amendments to specific RS district schedules	37
	RS-1 District Schedule	37
	RS-1A District Schedule	38
	RS-1B District Schedule	38
	RS-7 District Schedule	39

7.	Proposed amendments to multiple RT district schedules	40
	All RT district schedules (as applicable)	40
7A.	Proposed amendments to specific RT district schedules	42
	RT-2 District Schedule	42
	RT-3 District Schedule	42
	RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule	43
	RT-5 and RT-5N Districts Schedule	44
	RT-6 District Schedule	45
	RT-7 District Schedule	46
	RT-10 and RT-10N Districts Schedule	46
	RT-11 and RT-11N Districts Schedule	47
8.	Proposed amendments to RA-1 District Schedule	47
	RA-1 District Schedule	47
9.	Proposed amendments to multiple RR district schedules	48
9A.	Proposed amendments to specific RR district schedules	48
	RR-1 District Schedule	48
10.	Proposed amendments to multiple HA district schedules	49
10A.	Proposed amendments to specific HA district schedules	49
	HA-1 and HA-1A Districts Schedule	49
	HA-3 District Schedule	50
11.	Proposed amendments to multiple C and FC district schedules	51
11A.	Proposed amendments to specific C and FC district schedules	53
	C-2 District Schedule	53
	C-2B District Schedule	53
	C-2C1 District Schedule	53
	C-3A District Schedule	53
	C-5, C-5A and C-6 Districts Schedule	54
	C-7 and C-8 Districts Schedule	54
	FC-1 District Schedule	54
	FC-2 District Schedule	55

12.	Proposed amendments to multiple I and M district schedules	58
12A.	Proposed amendments to specific I and M district schedules	60
	I-2 District Schedule	60
	I-3 District Schedule	60
	I-4 District Schedule	60
	IC-1 and IC-2 Districts Schedule	61
	IC-3 District Schedule	61
	M-1 District Schedule	62
	M-2 District Schedule	62
	MC-1 and MC-2 Districts Schedule	63

1. Proposed amendments to Section 2 Definitions

Former term	Proposed term	Proposed definition
Dwelling Uses		
Multiple dwelling	Multiple dwelling	Any or all of the following: (a) Apartment; (b) Townhouse; (c) Triplex.
-	Apartment	A building containing 4 or more principal dwelling units, all of which share at least 1 common entrance from the exterior of the building and, for the purposes of this by-law, a building that contains both Apartment and Townhouse will be considered an Apartment unless otherwise specified in a district schedule.
-	Townhouse	A building containing 4 or more principal dwelling units where each unit has its own entrance from the exterior of the building, unless otherwise specified in a district schedule.
-	Triplex	A building containing 3 principal dwelling units, but does not include a Multiple Conversion Dwelling.
Dwelling units in conjunction with... and ..., in conjunction with a multiple dwelling	Mixed-use residential building	A building containing at least 1 principal dwelling unit and at least 1 non-dwelling use.
One-family dwelling	Single detached house	[No change to definition]
Two-family dwelling	Duplex	[No change to definition]
Infill one-family dwelling	Infill single detached house	A building consisting of 1 dwelling unit on a site already containing 1 or more existing buildings, some or all of which are retained, but does not include Laneway House.
Infill two-family dwelling	Infill duplex	[No change to definition]

Former term	Proposed term	Proposed definition
One-family dwelling with secondary suite	Single detached house with secondary suite	[No change to definition]
Two-family dwelling with secondary suite	Duplex with secondary suite	A building containing 2 principal dwelling units, 1 of which must contain and 1 of which may contain a Secondary Suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, multiple dwelling, or principal dwelling unit with lock-off unit a Multiple Conversion Dwelling.
-	Residential unit associated with and forming an integral part of an Artist Studio	[Added to list of dwelling uses, to align with how it is listed in the district schedules]
Terms		
Yard, Front	Front yard	That part of the site lying between the ultimate front property line and the front of the principal building and , extending across the full width of the site.
Yard, Rear	Rear yard	That part of the site lying between the ultimate rear property line and the rear of the principal building or rear building and , extending across the full width of the site
Yard, Side	Side yard	The part of the site extending from the front yard to the rear yard and lying between the ultimate side property line and the closest side of the principal building.
-	Courtyard configuration	2 or more multiple dwelling buildings on a site where there is at least 1 rear building.
-	Principal building	A building that contains the principal use being made of the site, but does not include Accessory Building, Infill or Laneway House.
-	Rear building	An infill, a second principal building, or the rear building in a courtyard configuration that is adjacent to the rear of the site.

Former term	Proposed term	Proposed definition
-	Building width	The distance from a side exterior wall of a principal or accessory building, measured in a straight line to a point directly opposite on the exterior wall of the principal or accessory building facing the opposite side yard.
-	Partial storey	The uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, limited to a specified proportion of the storey immediately below.
-	Ultimate property line	The property line that results when an anticipated or partially dedicated lane or street abuts a site, and that becomes the property boundary for the purposes of measuring required yards.
-	Impermeable materials	The projected area of the outside of the outermost walls of all buildings, including carports, entries, porches and verandahs, asphalt, concrete, brick, stone, and wood.
-	Permeable materials	Materials including gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly to the soil below.

2. Proposed amendments to Sections 1, 5, 9, 10 and 11

Section	Proposed amendments
Section 1 Administration	<ul style="list-style-type: none"> • Retitled the section from 'Short Title' to 'Administration' • Simplified intent statement • Added clauses to clarify what is part of the Zoning and Development By-law and what items are for reference only
Section 5 By-law Relaxations and Powers of Discretion	<ul style="list-style-type: none"> • In section 5.2.1(f) added building depth to the list of regulations that can be varied to enable the construction of an elementary or secondary school building • In section 5.2.1(h) changed building length to building depth as that is the correct term
Section 9 Zoning Districts	<ul style="list-style-type: none"> • Listed zoning districts under broader categories (e.g. residential instead of one-family dwelling, two-family dwelling and multiple dwelling) • Clarified that any reference to an RM (multi-family) district includes the new residential rental townhouse and apartment districts

Section	Proposed amendments
Section 10 General Regulations	<ul style="list-style-type: none"> • Added an alphabetized index with hyperlinks to the applicable regulation to help users find regulations more easily • Added new sections for acoustic requirements, the measurement of site coverage, and porch projections into yards, which are all currently located in the district schedules, as the wording is consistent across district schedules can be consolidated in the general regulations section • Revised the permitted projections for eaves, gutters and similar features from 540 mm to 1.0 m, to align with regulations currently in the district schedules • Amended the regulations for Passive House to add multiple conversion dwelling with 2 units to the list of uses eligible for variances to building placement and height to enable Passive House • Removed the regulations on building length exclusions as these are applied to building width and have been captured in the proposed new definition of building width in Section 2 • Revised daylight access and angle control regulations to increase the permitted projection of open balconies from 1.2 m to 1.8 m to align with permitted balcony projections into yards, and add clear or translucent privacy screens to the list of items that may be excluded
Section 11 Use-Specific Regulations	<ul style="list-style-type: none"> • Retitled the section from 'Additional Regulations for Specific Uses' to 'Use-Specific Regulations', to align with proposed wording in the district schedules for use-specific regulations • Added an alphabetized index with hyperlinks to the applicable regulation to help users find them more easily • Reorganized the regulations according to land use categories • Separated and clarified regulations for seniors supportive and assisted housing from regulations for community care – class B and group home as they belong to different land use categories

3. Proposed amendments to all district schedules

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted by-law
All district schedules (as applicable)			
New use terms	<ul style="list-style-type: none"> Changed use the following use terms to mixed-use residential building: <ul style="list-style-type: none"> dwelling unit in conjunction with a neighbourhood grocery store; dwelling unit in conjunction with a child day care facility uses in conjunction with a multiple dwelling dwelling unit in conjunction with any other use Introduced triplex, townhouse and apartment to be more specific about the type of multiple dwelling permitted and town house in a courtyard configuration to be more specific about the permitted form of development Changed one-family dwelling to single detached house Changed two-family dwelling to duplex 	All sections	All sections
Accessory buildings	<ul style="list-style-type: none"> Removed “of the level” from “no accessory building exceeds 3.7 m in building height, measured to... the mean height between the eaves and the ridge of a gable, hip or gambrel roof” to better clarify where height is measured to 	Section 2.2.A	Section 2.2 of the district schedules
Projections into yards	<ul style="list-style-type: none"> Moved regulations on permitted projections for entries, porches and verandahs, and for eaves and gutters from district schedules to Section 10 to consolidate consistent regulations 	Sections 4.4, 4.5 and 4.6	Section 10.8 of the by-law

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted by-law
Front, side and rear yards	<ul style="list-style-type: none"> Removed Section 10 references as all relevant section 10 regulations apply and the section should be reviewed along with the district schedule regulations 	Sections 4.4, 4.5 and 4.6	--
Measurement from ultimate property line	<ul style="list-style-type: none"> Removed clauses on measuring yards from ultimate property line as section 2 definitions for yards are being updated to reflect this 	Sections 4.4, 4.5 and 4.6	Section 2 of the by-law
FSR exclusions	<ul style="list-style-type: none"> Changed wording from “floor area provided” to “permitted floor area” for consistency and to reflect practice 	Section 4.7	Section 4 of the district schedules
Permeable and impermeable materials	<ul style="list-style-type: none"> Moved clauses on what is considered a permeable or impermeable material from district schedules to Section 2 to consolidate consistent regulations 	Section 4.8	Section 2 of the by-law
Site coverage	<ul style="list-style-type: none"> Moved clause on how site coverage is measured from district schedules to Section 10 as it applies broadly 	Section 4.8	Section 10.3 of the by-law
Horizontal Angle of Daylight	<ul style="list-style-type: none"> Removed size requirements for kitchens as kitchens are now designed as open spaces Changed clause regulating obstructions to exclude permitted projections to align with Section 10 regulations for daylight access 	Section 4.10	Section 4
Acoustics	<ul style="list-style-type: none"> Moved clause on acoustic requirements from district schedules to Section 10 as the regulations apply broadly 	Section 4.15	Section 10.2 of the by-law
Percentages	<ul style="list-style-type: none"> Revised percentages throughout: <ul style="list-style-type: none"> from 33 1/3 to 33.3% from 66 2/3 to 67% 		

4. Proposed amendments to multiple RM district schedules

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
All RM district schedules (as applicable)			
Use-specific regulations (RM-11, RM-12N)	<ul style="list-style-type: none"> Include secondary suite in list of uses subject to RT-5 district schedule 	Section 4	Section 2.2 of district schedules
Use-specific regulations (RM-11, RM-12N)	<ul style="list-style-type: none"> Change Multiple Conversion Dwelling “in conjunction with the retention of a character house” to “resulting from the conversion of a character house” 	Section 3.2.DW	Sections 2.1 and 2.2
Use-specific regulations (RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6)	<ul style="list-style-type: none"> Added park or playground and urban farm class-A to the list of uses that do not need to be fully enclosed 	Sections 2.3.1 and 3.3.1	Section 2.2.1
Rental housing condition of use (RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, FM-1)	<ul style="list-style-type: none"> Revised wording of regulation for rental housing to refer to the Rental Housing Official Development Plan (RHS ODP), rather than duplicate the wording from the RHS ODP 	Section 3.3	Section 2.2 of district schedules
Minimum site area (RM-2, RM-3, RM-3A, RM-4)	<ul style="list-style-type: none"> Added minimum site area of 550 m² to seniors supportive or assisted housing to be consistent in how this form is regulated 	Section 4.1	Section 3 of district schedules
Height (RM-3A, RM-4)	<ul style="list-style-type: none"> Removed clause allowing the Director of Planning to vary height for roof-top access structures to amenity spaces as this regulation is now located in section 10 	Section 4.3	Section 10.1 in the by-law

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
Side yard (RM-2, RM-3, RM-3A, RM-4)	<ul style="list-style-type: none"> Removed containment angle: “the minimum [side yard] width shall be increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines.” as this is consistently varied to enable development, makes it difficult to meet energy efficiency requirements and liveability is addressed through horizontal angle of daylight and side yard regulations 	Section 4.5	Not applicable
Side yard (RM-2, RM-3, RM-3A)	<ul style="list-style-type: none"> Added minimum side yard for single detached house with secondary suite, as it was inadvertently not included 	Section 4.5	Section 3.2
Site coverage (RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D)	<ul style="list-style-type: none"> Removed: “In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.” as this is no longer applied and is addressed through relaxations for hardship and rainwater management requirements 	Section 4.8	Not applicable

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
Building depth (RM-1, RM-1N, RM-7, RM-7N, RM-7AN, RM-8A, RM-8N, RM-8AN)	<ul style="list-style-type: none"> Removed building depth requirement for developments with more than one principal building (for example, courtyard townhouse forms) as they do not apply and instead of the Director of Planning consistently applying discretion to vary the regulation every time 	Section 4.16	Not applicable
Separation between buildings (RM-1, RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9N, RM-9BN, RM-10, RM-10N, RM-11, RM-11N, RM-12N)	<ul style="list-style-type: none"> Added minimum separation of 7.3 m between front and rear buildings, as currently applied and described in district specific guidelines 	In district guidelines	Section 3 of the district schedules
Separation between townhouses in a courtyard configuration or apartment/mixed-use residential building in combination with townhouse or between multiple dwellings (RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN, RM-10, RM-10N, RM-11, RM-11N, RM-12N)	<ul style="list-style-type: none"> Specified that the separation between buildings must be at least 9.1 m where the entrance is located at or above 1.5 m of grade, or more than 0.6 m below grade (to account for sunken patios with stairs leading up to the courtyard), is connected by stairs that project into a courtyard. This is currently described in the guidelines, and is consistently applied in these districts 	In district guidelines	Section 3 of the district schedules

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
Lock-off unit (RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9N, RM-9BN)	<ul style="list-style-type: none"> Revised regulations for principal dwelling unit for freehold rowhouse to allow 1 lock-off unit for each freehold rowhouse to align with guidelines 	Section 3.2 DW in the district schedules Section 3.1(g) in guidelines	Section 2.2 in the district schedules
Floor area exclusions (RM-7, RM-7N, RM-7AN, RM-8A, RM-8N, RM-8AN, RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> Updated floor area exclusions for off-street parking and loading or bicycle storage by changing “multiple conversion dwelling containing 3 or more dwellings units”, to just “multiple conversion dwelling containing 3 dwelling units” as the maximum number of units is 3. 	Section 4.7	Section 4 in the district schedules
Floor area exclusions (RM-7, RM-7N, RM-7AN, RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> Clarified “day care facilities” should be “child day care facilities” 	Section 4.7.15 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Section 4.2.2(f)
Floor area exclusions (RM-7, RM-7N, RM-7AN, RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN, RM-12N)	<ul style="list-style-type: none"> Clarified “common open space” should be “courtyard” 	Section 4.7	Section 4 of the district schedules

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
District schedule (RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	To improve clarity and user-friendliness, the five districts contained in this districts schedule will be separated into two districts schedules based on similarity of regulations: <ul style="list-style-type: none"> RM-9, RM-9N and RM-9BN Districts Schedule RM-9A and RM-9AN Districts Schedule 	--	--
Front yard (RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> Removed front yard regulation for infill development as it does not apply 	Section 4.4.1 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	--
Rear yard (RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> Updated minimum rear yard depth of apartment to 3.7 m and courtyard development to 1.2 m, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.6(a) of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.7
Rear yard (RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> Updated minimum rear yard depth to 1.2 m sites with infill, two houses or duplexes on a site, to reflect intent of the districts and current practice. 	Section 4.6.1 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Section 3
Number of buildings (RM-9, RM-9N, RM-9A, RM-9AN, RM-9BN)	<ul style="list-style-type: none"> Updated the number of single detached houses and/or duplexes allowed on a site to a limit of two, to reflect the intent of the districts and align with practice. 	Section 3.2.DW in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Section 3.1.2.12(g) of the RM-9, RM-9N and RM-9BN Districts Schedule Section 2.1 of the RM-9A and RM-9AN Districts Schedule

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
Amenity shares and affordable housing shares (RM-9, RM-9N, RM-9A, RM-9AN, RM-9BN)	<ul style="list-style-type: none"> Added missing clause: For the purposes of this schedule, the cost of an amenity share or affordable housing share in the [RM-9, RM-9N, RM-9BN, RM-9A and RM-9AN] zoning districts is the amount specified per m² in Schedule F: Affordable Housing and Amenity Share Cost Schedule of this by-law. 		Section 4.1.2
Floor space ratio (RM-9, RM-9N, RM-9A, RM-9AN, RM-9BN)	<ul style="list-style-type: none"> Omitted 0.9 FSR tier for seniors supportive or assisted housing as this use requires common and staff space which would not be feasible in a triplex 	Section 11.29 of the Zoning and Development By-law and the Seniors Supportive and Assisted Housing Guidelines	--
Floor space ratio (RM-9, RM-9N, RM-9A, RM-9AN, RM-9BN)	<ul style="list-style-type: none"> Omitted sections regulating FSR on smaller lots (for Seniors Supportive and Assisted Housing as this use requires a larger minimum site area than described in those sections. 	Sections 4.7.2(c), 4.7.3(c), 4.7.8(b) and 4.7.9(b) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	--
Floor space ratio (RM-10, RM-10N, RM-12N)	<ul style="list-style-type: none"> Removed "exempt from development cost charges in accordance with section 523D (10) (d) of the Vancouver Charter" in FSR with regard to FSR for social housing as this regulation is located in section 1.2 of the Vancouver Development Cost Levy By-law and Charter section says social housing is exempt from payment of DCLs 	Section 4.7	Sections 3.1.1.1 (a), 3.2.1.1(a)

4A. Proposed amendments to specific RM district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RM-1 and RM-1N Districts Schedule			
Use	<ul style="list-style-type: none"> Added that infill single detached house and infill duplex must be developed in combination with the retention of a character house, which is currently described in the RM-1 and RM-1N Guidelines. 	Section 2.2.1(c) (i) of the RM-1 and RM-1N Guidelines	Section 2.1
Height	<ul style="list-style-type: none"> Removed the height variances for duplex, single detached house, and single detached house with secondary suite because it is not intended or applied for these forms 	Sections 4.3.2 and 4.3.3 in the RM-1 and RM-1N Districts Schedule	Not applicable
Height	<ul style="list-style-type: none"> Updated the maximum height of an infill building from 10.7 m to 7.7 m to reflect the intent of the districts and align with current practice and guidelines 	Section 4.3(b) in the RM-1 and RM-1N Guidelines	Section 3.2.2.2
Height	<ul style="list-style-type: none"> Specified that the second storey of an infill building is a partial storey not exceeding 60% of the storey immediately below to align with current practise and guidelines 	Section 4.3(b) in the RM-1 and RM-1N Guidelines	Section 3.3.2.8
Separation between buildings	<ul style="list-style-type: none"> Added a minimum building separation for infill single detached and infill duplex to be consistent with similar forms and guidelines 	Section 4.5(b) in the RM-1 and RM-1N Guidelines	Section 3.3.2.7

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Front yard and side yard	<ul style="list-style-type: none"> Removed “on a corner site, a double front site, a site where a building line has been established pursuant to section 14.1 of this by-law, and other sites” from the front yard and side yard Director of Planning variances as the phrasing is redundant as it already covers all sites. 	Sections 4.4.3 and 4.5.4 in the RM-1 and RM-1N Districts Schedule	Sections 3.1.2.14(c), 3.1.2.14(d), 3.2.2.12(b), 3.2.2.12(c), 3.3.2.13(b), 3.3.2.13(c), 3.4.2.12(b), 3.4.2.12(c), 3.5.2.12(c), 3.5.2.12(d)
Side yard	<ul style="list-style-type: none"> Removed the additional side yard requirement for duplex, single detached house, single detached house with secondary suite, infill duplex, infill single detached house, and multiple conversion dwelling because it is not intended for these forms. 	Section 4.5.3 in the RM-1 and RM-1N Districts Schedule	Not applicable
Side yard	<ul style="list-style-type: none"> Removed the corner site side yard requirement for duplex, single detached house, single detached house with secondary suite, infill duplex, infill single detached house, and multiple conversion dwelling because it is not intended for these forms. 	Section 4.5.5 in the RM-1 and RM-1N Districts Schedule	Not applicable
Floor space ratio	<ul style="list-style-type: none"> Amended the maximum FSR for duplex, single detached house and single detached house with secondary suite from 0.65 to 0.60 because these type of forms are new developments and the RM-1 and RM-1N Guidelines specify that 0.65 FSR is only for character house retention. 	<p>Section 4.7.1(c) in the RM-1 and RM-1N Districts Schedule</p> <p>Section 4.7(a) (ii) in the RM-1 and RM-1N Guidelines</p>	Section 3.2.1.1

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Floor space ratio	<ul style="list-style-type: none"> Specified that the for multiple conversion dwellings, the maximum FSR is 0.6 for a residential building not existing prior 1940 and 0.65 for the retention of a residential building existing prior to 1940, which is currently only described in the RM-1 and RM-1N Guidelines, but is consistently applied to all developments. 	<p>Section 4.7(a) (ii) in the RM-1 and RM-1N Guidelines</p> <p>Section 4.7.1(b) in the RM-1 and RM-1N Districts Schedule</p>	Section 3.3.1.1
Number of principal buildings	<ul style="list-style-type: none"> Specified that the Director of planning may permit more than 1 principal building on a site to align with what is specified in the guidelines. 	Section 4.1.3 in the RM-1 and RM-1N Districts Schedule	Section 3.5.2.8
RM-2 District Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Removed clause on obstruction of daylight access for accessory buildings as this is captured in horizontal angle of daylight regulations in section 4.3 	Section 2.2.A(e) in the RM-2 District Schedule	Not applicable
Minimum site area	<ul style="list-style-type: none"> Removed wording “except that where the existing subdivision is such that this limitation would require the exclusion of less than 300 m² of an existing lot, the maximum site area shall be 3 300 m².” No lots currently zoned RM-2 are larger than 3000 m². 	Section 4.1.1 in the RM-2 District Schedule	Not applicable
Floor space ratio	<ul style="list-style-type: none"> Added single detached house with secondary suite to FSR regulations for single detached house as it is a permitted use in the district 	Section 4.7.1 in the RM-2 District Schedule	Section 3.2

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RM-3A District Schedule			
Site area	<ul style="list-style-type: none"> Added a variance to allow the Director of Planning to vary site area for seniors supportive or assisted housing, to allow the use on locked in lots Removed variance to minimum site area for duplex, as there is no minimum site area in the regulations 	<p>Section 4.1.3 in the RM-3A District Schedule</p> <p>Section 4.1.3 in the RM-3A District Schedule</p>	<p>Section 3.3.2.6</p> <p>Not applicable</p>
Rear yard	<ul style="list-style-type: none"> Removed a clause that allows a principal building that is 15.3 m or less in width and located at least 7.6 m from an adjoining site and where the average distance from the building to the rear property line is 10.7 m, the building may extend up to 3.0 m into the required rear yard, for single detached house, single detached house with secondary suite and duplex as it does not apply to these forms of development 	<p>Section 4.6.4 in the RM-3A District Schedule</p>	<p>Not applicable</p>
Floor space ratio	<ul style="list-style-type: none"> Added FSR for single detached house with secondary suite, as it was inadvertently not included and is a permitted use in the district 	<p>Section 4.7.1 in the RM-3A District Schedule</p>	<p>Section 3.2.1.1</p>

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RM-4 and RM-4N Districts Schedule			
Height	<ul style="list-style-type: none"> Added new standard language to measure height envelope angles from the vertical (not horizontal) planes. Added NW/NE directions to capture sites on angled streets. 	Section 4.3.1 in the RM-4 and RM-4N Districts Schedule	Sections 3.1.2.8, 3.2.2.5, 3.3.2.4, 3.4.2.7 and 3.5.2.7
Height	<ul style="list-style-type: none"> Removed clause allowing the Director of Planning to vary height for roof-top access structures to amenity spaces as this regulation is now located in section 10 	Section 4.3.3 in the RM-4 and RM-4N District Schedule	Section 10 of the Zoning and Development By-law
Unit composition	<ul style="list-style-type: none"> Applied exclusion from unit composition requirement for “buildings designed specifically for use as senior citizens’ housing or other similar use” to seniors supportive or assisted housing use, which is the current term for the form of development 	Section 4(b)(iii)c in the RM-4 and RM-4N Districts Schedule	Section 3.4
RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule			
Use	<ul style="list-style-type: none"> Added 3+ units to multiple conversion dwelling as a conditional approval use, because multiple conversion dwelling with 2 units is outright (no cap on number of units for conditional multiple conversion dwelling). 	Section 3.2.1DW in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 2.1
Use-specific regulations	<ul style="list-style-type: none"> Clarified that mixed-use residential building may be in combination with any non-dwelling use 	Section 3.2.1 DW in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Sections 2.2.5 and 2.2.6

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Use-specific regulations	<ul style="list-style-type: none"> Removed “except for buildings designed solely for use as senior citizens housing under the provisions of the National Housing Act or other similar use” as this is now seniors supportive or assisted housing. 	Section 3.3.2 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 2.2.8
Use-specific regulations	<ul style="list-style-type: none"> Clarified that the regulations requiring a minimum number of 2 bedroom units and a minimum size outdoor area do not apply to triplex, but to apartment and townhouse only 	Section 3.3.2 and 3.3.3 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Sections 2.2.8 and 2.2.9
Height	<ul style="list-style-type: none"> Removed “Angles are measured from vertical lines at the property line”, because we’ve added a written description of height envelope and removed “height is determined by a line parallel to a line joining the official established building grades at the property lines” as this is addressed in building height definition in section 2 of the by-law. 	Section 4.3.1 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	No applicable
Height	<ul style="list-style-type: none"> Clarified RM-5D height variations will only apply if social housing is provided. 	Section 4.3.2 and 4.3.3 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 3.1.2.8(b)
Height	<ul style="list-style-type: none"> For infill, updated maximum height to 12.2 m to align with guidelines. Director of Planning may increase height to 18.3 m. 	Section 4.3.1 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 3.2.2.1

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RM-7, RM-7N and RM-7AN Districts Schedule			
Use	<ul style="list-style-type: none"> Specified that townhouse in a courtyard configuration may be permitted only in the RM-7AN district, which is currently only described in the RM-7AN Guidelines. 	Section 2.2.1 in the RM-7AN Guidelines	Section 2.2.11
Height	<ul style="list-style-type: none"> Updated the maximum height of a building other than a rear building for townhouse in a courtyard configuration in the RM-7AN district from 11.5 m to 10.7 m, to reflect the intent of the district and align with the guidelines and current practice. 	Section 4.3(a) of the RM-7AN Guidelines	Section 3.1.2.3(a)
Height	<ul style="list-style-type: none"> Specified that the Director of Planning can vary the maximum height of a rear townhouse building in a courtyard configuration in the RM-7AN district to 9.5 m and 2 storeys, which is currently described in the RM-7AN Guidelines and is consistently applied across courtyard townhouse developments. 	Section 4.3(d) of the RM-7AN Guidelines	Section 3.1.2.15(c)
Floor space ratio	<ul style="list-style-type: none"> Removed: “accessory buildings, ancillary to multiple dwellings and freehold rowhouses, except accessory buildings solely designed and constructed for the purpose of bicycle storage, or otherwise excluded in accordance with section 4.7.5 (c) of this schedule” from the FSR inclusion section (4.1.1) as it is redundant. 4.1.1(a) already specifies that computation of floor area must include “accessory buildings.” 	Section 4.7.4(e) in the RM-7, RM-7N and RM-7AN Districts Schedule	Section 4.1.1

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Building depth	<ul style="list-style-type: none"> The current district schedule incorrectly refers to building depth as measured to the rear yard when specifying that the Director of Planning can increase it to accommodate building features designed to reduce energy consumption in a Certified Passive House. Changed to “distance between the required minimum front yard and rear yard” to “building depth” for clarity 	Section 4.16.3 in the RM-7, RM-7N and RM-7AN Districts Schedule	Section 3.5.2.1
RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule			
Uses	<ul style="list-style-type: none"> Clarified sites where mixed-use residential buildings are permitted in RM-8 and RM-8N districts (no change to where these uses can be located). 	Section 3.2 of the RM-8 and RM-8N Guidelines	Section 2.2.8 and Map 1
Uses	<ul style="list-style-type: none"> Clarified the uses permitted at the rear of the site by changing “the principal building situated in the rear yard of the site contains no more than two dwelling units” to clearly name the specific permitted uses, “the principal building situated in the rear yard of the site must be a single detached house, a single detached house with secondary suite, or a duplex.” 	Section 4.19.1(b) in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 2.2.2(b)
Uses	<ul style="list-style-type: none"> Wording updated to reflect intent of the districts to allow more than one townhouse, mixed-use residential building or freehold rowhouse building. 	Section 4.19.2 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 2.2.3
Density	<ul style="list-style-type: none"> Removed option to secure social or rental housing as a provision to increase FSR for freehold rowhouse use to accurately reflect the opportunities available for this form of development. 	Section 4.7.2 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Not applicable

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Height	<ul style="list-style-type: none"> Updated the maximum rear townhouse building height in RM-8 and RM8N districts from 7.7m to 10.7 m, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.3(d) of the RM-8 and RM-8N Guidelines	Section 3.1.2.13(a)
Rear yard	<ul style="list-style-type: none"> Reduced rear yard requirement to 1.0 m for duplex with secondary suite in RM-8A and RM8AN districts to be consistent with the requirement for this form of development in other districts. 	Section 4.6.2 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 3.4.2.5
Building depth	<ul style="list-style-type: none"> Updated language for clarity that refer to building depth by the description of building depth, to say building depth directly 	Sections 4.16.1, 4.16.2 and 4.16.3 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	
Building depth	<ul style="list-style-type: none"> Updated building depth variance for Infill Duplex to be consistent with other infill use 	Section 4.16.5 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	
Separation between buildings	<ul style="list-style-type: none"> Updated the minimum separation between buildings along the site frontage and the minimum separation between rear buildings from a requirement of 2.4m to 3.1m, to reflect the intent of the districts and current practice. 	Section 4.17.2 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule Section 2.6.3(a) of the RM-8 and RM-8N Guidelines and RM-8A and RM-8AN Guidelines	Sections 3.1.2.11(a) and 3.1.2.11(b)

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Separation between buildings	<ul style="list-style-type: none"> Added Director of Planning discretion to vary any building separation regulation, in alignment with new rental townhouse district (RR-1) 		Section 3.1.2.16
Separation between buildings	<ul style="list-style-type: none"> Added a minimum building separation and provision for the Director of Planning to vary the building separation of the existing building to infill duplex, to be consistent with similar forms. 	Section 4.17.1 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Sections 3.7.2.7 and 3.7.2.10(c)
Dwelling unit size	<ul style="list-style-type: none"> Removed dwelling unit size requirement for senior supportive or assisted housing use in RM-8A and RM-8AN districts, to better align with land use guidelines. 	Sections 4.7.3(b) and 4.7.11 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule Seniors Supportive and Assisted Housing Guidelines	Not applicable
Floor area exclusion	<ul style="list-style-type: none"> Clarified type of parking and bike storage where FSR exclusions would apply by replacing “underground” with “at or below surface” 	Section 4.7.9 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 4.2.2
Floor area exclusion	<ul style="list-style-type: none"> Included freehold rowhouse in FSR exclusion where exclusions apply to multiple dwelling. 	Section 4.7.9 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 4.2.2

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RM-9, RM-9N and RM-9BN Districts Schedule			
Use-specific regulation	<ul style="list-style-type: none"> Updates to Principal dwelling unit with lock-off to align with the intent of duplexes to have a secondary suite in one unit and lock-off in the other. 	Section 3.1(g) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 2.2.7
Building height	<ul style="list-style-type: none"> Updated the maximum apartment building height from 10.7m with a discretionary increase up to 13.7 and 4 storeys, to 12.2 m and 4 storeys, to reflect the intent of the districts and align with the guidelines and current practice. 	Sections 4.3.1(a) and 4.3.1(d) of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.4(a)
Building height	<ul style="list-style-type: none"> Updated the maximum rear building height to 3 storeys, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.3.1(b) of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.4(b)
Building height	<ul style="list-style-type: none"> Updated the limit on the discretionary height increase for the rear building in a courtyard arrangement from 13.7 and 4 storeys, to 12.2 m and 4 storeys, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.3.1(c) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.12(d)
Frontage	<ul style="list-style-type: none"> Updated term “frontage” to “site frontage”, to clarify the meaning 	Section 4.2.1 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Sections 3.1.2.2 and 3.3.1.1

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Side yard	<ul style="list-style-type: none"> Clarified discretionary variance to required side yard width is limited to townhouse, to reflect the intent of the districts and align with the guidelines 	Section 4.5 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.12(f)
Floor area computation and yard projects	<ul style="list-style-type: none"> Updated freehold rowhouse to FSR exclusion and yard projections, to reflect the intent of the districts and align with the guidelines and current practice. 	Sections 4.7.15(j)(iii) and 4.4.4 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Sections 4.2.2(j)(iii) and 4.4.2
RM-9A and RM-9AN Districts Schedule			
Frontage	<ul style="list-style-type: none"> Updated term “frontage” to “site frontage”, to clarify the meaning and reflect the intent of RM-9A and practice. Updated Director of Planning variance to allow for locked in lots that have less than 15.2 m in total site width to reflect the intent of RM-9A and practice. 	Section 4.2.3 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	3.1.2.11(b)
Building height	<ul style="list-style-type: none"> Updated the maximum apartment building height from 10.7m to 13.7 m and 4 storeys, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.3.2 of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.4(a)
Building height	<ul style="list-style-type: none"> Updated the maximum townhouse (rear building) height to 10.7 m and 3 storeys, to reflect the intent of all RM-9 districts and current practice. 		Section 3.1.2.4(b)

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Building height	<ul style="list-style-type: none"> Updated the limit on the discretionary height increase for the rear building in a courtyard arrangement to 12.2 m and 4 storeys, for consistent treatment of the rear building for all RM-9/9N/9A/9AN/9B districts. 	Section 4.3.1(c) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.11(d)
Impermeable materials	<ul style="list-style-type: none"> For triplex, omitted current DS section 4.8.3 that allows to the Director of Planning to increase the area of impermeable materials for multiple dwelling developments providing underground, as it's not feasible for triplexes to have underground parking 	Section 4.8.3 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	--
Number of buildings	<ul style="list-style-type: none"> Updated the types of multiple dwelling uses that may be permitted at the rear of the site to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.19.2(b) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Sections 2.2.1 and 2.2.2
RM-11 and RM-11N Districts Schedule			
Minimum site area	<ul style="list-style-type: none"> Removed minimum site area for seniors supportive or assisted housing and applied it as a condition of increasing the FSR as was intended 	Section 4.1.1 in the RM-11 and RM-11N Districts Schedule	Section 3.4
Frontage	<ul style="list-style-type: none"> Revise "a frontage greater than 12.8 m and less than 36.6 m" to "minimum site frontage of 12.8 m" and "maximum site frontage of 36.6. m" 	Section 4.7.10 (c) in the RM-11 and RM-11N Districts Schedule	Sections 3.2.2.2 and 3.2.2.3
Separation distance	<ul style="list-style-type: none"> For townhouse buildings located on a site frontage or rear buildings, change from 3.0 m to 3.1 m to align with guidelines and other schedules 	Section 4.17.1 in the RM-11 and RM-11N Districts Schedule	Section 3.2.2.10 (a) and (b)

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Floor space ratio	<ul style="list-style-type: none"> Move building placement regulations for townhouse and triplex that are currently conditions of FSR increase to building form and placement regulations 	Section 4.7.10 in the RM-11 and RM-11N Districts Schedule	Sections 3.2.2 and 3.3.2
RM-12N District Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Clarified laneway house regulations are subject to Section 11 of this by-law 	Section 11 of this by-law	Section 2.2.4
Use-specific regulations	<ul style="list-style-type: none"> Removed reference to freehold rowhouse in accessory building regulations, as freehold rowhouse is not a permitted use in this district 	Section 2.2.A in the RM-12N District Schedule	Not applicable
Use-specific regulations	<ul style="list-style-type: none"> Changed regulations so that live-work use is permitted as a stand alone use, not only in a mixed-use residential building 	Section 3.2.J in the RM-12N District Schedule	Section 2.1
Use-specific regulations	<ul style="list-style-type: none"> Clarified that the 2 and 3 bedroom requirements apply specifically to apartment or mixed-use residential building 	Section 3.3.2 in the RM-12N District Schedule	Section 2.2.2
Use-specific regulations	<ul style="list-style-type: none"> Clarified that mixed-use building is only permitted in certain locations, and clarified allowable non-dwelling uses and included map previously located in the RM-12N Guidelines 	Section 3.3 and Figure 9 in the RM-12N Guidelines	Sections 2.2.5 and 2.2.6
Use-specific regulations	<ul style="list-style-type: none"> Clarified that townhouse is the only multiple dwelling use that is permitted more than 1 building on a site 	Section 4.19.1 in the RM-12N District Schedule and section 2.2.2 in the RM-12N Guidelines	Section 2.2.7

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Site area	<ul style="list-style-type: none"> Revised minimum site area for apartment and mixed-use residential to align with intended and guideline site area requirements for these uses 	Section 2.2.1 in the RM-12N Guidelines	Section 3.1.2.1
Site frontage	<ul style="list-style-type: none"> Revised minimum site frontage for apartment and mixed-use residential to align with intended and guideline site frontage requirements for these uses Added minimum site frontage for seniors supportive or assisted housing as it was intended to apply, similar to multiple dwellings 	Section 2.2.1 in the RM-12N Guidelines Section 4.2.2 in the RM-12N District Schedule	Section 3.1.2.2 Section 3.4.2.2
Minimum side yard width	<ul style="list-style-type: none"> Revised minimum side yard width for apartment and mixed-use residential to align with intended and guideline side yard width requirements for these uses 	Section 4.5 in the RM-12N Guidelines	Section 3.1.2.5
Minimum rear yard depth	<ul style="list-style-type: none"> Revised minimum rear yard depth for apartment and mixed-use residential to align with intended and guideline rear yard depth requirements for these uses 	Section 4.6 in the RM-12N Guidelines	Section 3.1.2.6
Minimum separation between buildings	<ul style="list-style-type: none"> Revised separation distance between buildings located on a site frontage from 3.0 to 3.1 for apartment, mixed-use residential and town house to align with intended and guideline requirements for these uses 	Section 4.17.2 in the RM-12N Guidelines	Sections 3.1.2.10(a), 3.1.2.14, 3.2.2.10(a), 3.2.2.14
Unit frontage	<ul style="list-style-type: none"> Clarify that frontage requirements for non-dwelling uses in mixed-use residential buildings mean unit frontage 	Section 4.2.3 in the RM-12N District Schedule	Section 3.1.2.11
Height	<ul style="list-style-type: none"> Clarified that a partial 3rd storey for a rear building must not exceed 60% of the storey immediately below 	Section 4.3.5 in the RM-12N District Schedule	Section 3.1.2.15(a), 3.2.2.15(b)

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Height	<ul style="list-style-type: none"> Clarified the maximum building height for townhouse is the discretionary height as explained in the guidelines 	Section 4.3.2 in the RM-12N District Schedule and section 4.3(a) in the RM-12N Guidelines	Section 3.2.2.3(a)
Height	<ul style="list-style-type: none"> Added maximum height and storeys for seniors supportive or assisted housing as it is intended to apply, similar to requirements for multiple dwellings 	Section 4.3 in the RM-12N District Schedule	Section 3.4.2.3
Height	<ul style="list-style-type: none"> Added maximum height and storey for other uses as it is intended to be regulated 	Section 4.3 in the RM-12N District Schedule	Section 3.5.2.1
Building width	<ul style="list-style-type: none"> Omitted building width requirement for triplex as it was not intended to apply to this form of development and is addressed through side yard requirements 	Section 4.16.1 in the RM-12N District Schedule	Not applicable
Amenity or affordable housing shares	<ul style="list-style-type: none"> Omitted wording “for any increase in floor space ratio above 0.75” as this is already stated in relevant density and floor area sections 	Sections 4.7.6 and 4.7.7 in the RM-12N District Schedule	Section 4.1.2

5. Proposed amendments to multiple RS and RT district schedules

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
All RS and RT district schedules (as applicable)			
Accessory building (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10, RT-10N, RT-11, RT-11N)	<ul style="list-style-type: none"> Removed Section 10 references (i.e. Section 10.27 of this by-law) as all relevant section 10 regulations apply and the section should be reviewed along with the district schedule regulations. Updated wording to align with other district schedules 	Section 2.2	Section 2.2
Floor area exclusions (RS-1A, RS-1B, RS-3, RS-3A, RS-6, RT-1, RT-4, RT-4A, RT-4N, RT-4AN)	<ul style="list-style-type: none"> Removed “multiple dwelling” from the floor area exclusions for parking as multiple dwelling is not a permitted use 	Section 4.7	--
Rear yard (RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7, RT-10, RT-10N, RT-11, RT-11N)	<ul style="list-style-type: none"> Remove the clause explaining how rear yard is calculated as it will be included in the updated definition of rear yard in section 2 	Section 4.6	Section 2 of the Zoning and Development By-law

6. Proposed amendments to multiple RS district schedules

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
All RS district schedules (as applicable)			
Uses (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Multiple Conversion Dwelling: Revised wording to clarify that character house is the dwelling being converted into a multiple conversion dwelling. 	Section 3.2	Section 2.1
Uses (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Lock-off unit: Clarified that in a duplex with secondary suite a lock-off unit is only permitted in the duplex unit without a secondary suite. 	Section 3.2	Section 2.2
Accessory building (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Clarified allowable accessory building floor area reductions 	Section 2.2.A	Section 2.2
Site area (RS-1, RS-1A, RS-1B, RS-2, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Updated regulation from a maximum site area “less than 511 m²” to a maximum site area is 511 m² to reflect the intent of the districts and current practice. 	Section 4.1	Section 3
Floor space ratio (RS-1, RS-1A, RS-1B, RS-2, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Removed extraneous language to align with other district schedules: removed “all of which floors are located within the building depth as defined by section 4.16.1 of this Schedule”. 	Section 4.7	--

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
Impermeability (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Regarding impermeability, removed wording regarding the consideration of the advice of the City Engineer. Impermeability guidelines need to be considered and the guidelines speak to seeking the advice of the City Engineer. 	Sections 4.8 and 5 RS ZONES IMPERMEABLE MATERIALS SITE COVERAGE GUIDELINES FOR RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, AND RS-7 ZONES	Sections 3 and 5
Building width (RS-3, RS-3A, RS-6)	<ul style="list-style-type: none"> Removed clause explaining building width as it will be defined in section 2 	Section 4.16	Section 2 of the Zoning and Development By-law

6A. Proposed amendments to specific RS district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RS-1 District Schedule			
Intent	<ul style="list-style-type: none"> Clarified intent of limiting duplexes without secondary suite to sites smaller than 511 m² 	Section 1 of the RS-1 District Schedule	Section 1.1
Uses	<ul style="list-style-type: none"> Infill Single Detached House: Revised wording to more clearly identify which accessory building regulations apply to this use. 	Section 3.2.1DW of the RS-1 District Schedule	Section 2.2
Floor space ratio	<ul style="list-style-type: none"> Removed an old FSR provision that allowed more density on very large lots and related regulations to reflect the intent of the districts and current practice. Sites which meet this criteria have been redeveloped. 	Section 4.7.1(c) and related sections 4.4.2, 4.5.3, 4.6.5, 4.8.4, 4.16.3 of the RS-1 District Schedule	--
Floor area exclusions	<ul style="list-style-type: none"> Corrected exclusion for entries, porches and verandahs to covered porches above the first storey 	Section 4.7.3(g) (v) of the RS-1 District Schedule	Section 4.1.2(g)(v)
Site area	<ul style="list-style-type: none"> Updated wording regarding Director of Planning approval for smaller sites to clarify when the approval is required 	Section 4.1.2 of the RS-1 District Schedule	Sections 3.1.2.12, 3.2.2.11, 3.3.2.8 and 3.4.2.9
Building height	<ul style="list-style-type: none"> Updated wording for the primary and secondary building height envelopes to be consistent with wording describing height envelopes in other district schedules 	Section 4.3.1 of the RS-1 District Schedule	Section 3.2.2.13
Building height	<ul style="list-style-type: none"> Updated wording for readability and to clarify the intent of the districts and current practice 	Section 4.3.4 of the RS-1 District Schedule	Sections 3.2.2.14 and 3.2.2.15

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Front yard	<ul style="list-style-type: none"> Omitted front yard averaging regulations for duplexes as this regulations does not apply to this use. Duplexes were introduced with 20% front yard – 40% building depth – 40% rear yard and any front yard averaging would negate this. 	Section 4.4.1(a) and (c) RS-1 District Schedule	Section 3.1.2
Side yard	<ul style="list-style-type: none"> Updated wording to clarify regulation based on site width to simplify the regulation 	Section 4.5.1 of the RS-1 District Schedule	Sections 3.1.2.6 and 3.2.2.5
Rear yard	<ul style="list-style-type: none"> Reworded to clarify the regulation 	Section 4.6.1 of the RS-1 District Schedule	Sections 3.2.2.19
Building depth	<ul style="list-style-type: none"> Reworded to clarify the regulation 	Section 4.16.4 of the RS-1 District Schedule	Section 3.2.2.20
RS-1A District Schedule			
Impermeability	<ul style="list-style-type: none"> Added “area” after “site” because it was missing due to a drafting error. 	Section 4.8.7(a) in the RS-1A District Schedule	Section 3.1.2.15(a)
RS-1B District Schedule			
Uses	<ul style="list-style-type: none"> Child Day Care Facility: add the use to the schedule as it is exclude and permitted in all other RS Districts 	--	2.1
Uses	<ul style="list-style-type: none"> Infill Single Detached House or Single Detached House in combination with another Single Detached House: Revised wording to clarify that the limit on the number of dwelling units to 2 applies to the site, not the use 	Section 3.2.DW of the RS-1B District Schedule	Section 2.2.2

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Height	<ul style="list-style-type: none"> Excluded duplex and duplex with secondary suite from the height envelope, which is intended to apply only when there are two separate principal buildings on a site or a principal building with an infill 	Section 4.3.3 of the RS-1B District Schedule	Section 3.1.2.15
RS-7 District Schedule			
Floor space ratio	<ul style="list-style-type: none"> Clarified that the FSR for single detached house also applies to single detached house with secondary suite (it was erroneously omitted) 	Section 4.7.1(a) of the RS-7 District Schedule	Section 3.2.1.1(a)
Side yard	<ul style="list-style-type: none"> Clarified that side yard requirements for single detached house and single detached house with secondary suite also apply to sites with 2 principal buildings 	Section 4.5.1 of the RS-7 District Schedule	Section 3.1.2.4.

7. Proposed amendments to multiple RT district schedules

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
All RT district schedules (as applicable)			
Uses (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Uses on a character house site: Clarified limitations to permitted uses for a site where an existing character house is demolished in order to allow for new development, and where the lot is not considered an underutilized lot. This is currently only understood through FSR provisions which discourage the demolition of a character house through a reduced FSR for a new house. 	Section 4.7	Section 2.2.1
Uses (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Lock-off unit: Clarified that in a duplex with secondary suite a lock-off unit is only permitted in the duplex unit without a secondary suite. 	Section 3.2	Section 2.2
Accessory building (RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10, RT-10N, RT-11, RT-11N)	<ul style="list-style-type: none"> Clarified wording of Director of Planning variance to floor area and site coverage and aligned with other district schedules, and updated site size from 36.5 m to 36.6 m to align with shallow site regulations in Section 10.29 of the By-law. 	Section 2.2	Section 2.2
Building height (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Updated height limit of 2.5 storey for the second principal building located in the rear yard to 1 and a partial storey at 50% to reflect the 7.7 m height regulation and intent of the schedule. 	Section 4.3.2	Sections 3.1.2.3(b) and 3.1.2.10(b), 3.2.2
Building height (RT-7, RT-8)	<ul style="list-style-type: none"> Added maximum height for infill, which was previously only in the guidelines 	Section 3.1.3(a) of the Kitsilano RT-7 and RT-8 Guidelines	Section 3.1.2

Regulation category	Proposed amendments	Section in current district schedules	Corresponding section in reformatted district schedules
Front yard (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Removed “or 20% of the lot depth, whichever is less” from the required 7.3 m front yard depth because this regulation overlaps with shallow lot regulations in Section 10. 	Section 4.4.1 Section 10.29 of the ZBL	Sections 3.1.2.4 and 3.2.2.3
Rear yard (RT-1, RT-2, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Updated wording of rear yard regulation where the rear of a site abuts a lane to clarify the regulation 	Section 4.6	Section 3
Number of buildings (RT-3, RT-5, RT-5N)	<ul style="list-style-type: none"> Added standardized consideration of the intent of the district schedule to reflect practice. 	Section 4	Section 2.2
Building depth (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Added provision for the Director of Planning to vary the building depth regulation for all uses to align with the guidelines and intent of the schedule. 	Section 4 Section 6.5 of the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines	Section 3.1.2, 3.2.2.12
Floor space ratio (RT-7, RT-8)	<ul style="list-style-type: none"> Added single detached house to list of uses for which the Director of Planning can increase FSR to 0.60, as it was erroneously not included in the list. 	Section 4.7.1(a)	Section 3.1.1.1(a)
Floor area (RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN)	<ul style="list-style-type: none"> Removed “above the basement” from bay window FSR inclusions because there are no bay windows in basements. This is an additional calculation “above the basement” is not consequential to intent of the clause. 	Section 4.7.2	Section 4.1.1

7A. Proposed amendments to specific RT district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RT-2 District Schedule			
Side yard	<ul style="list-style-type: none"> Removed the following minimum side yard width regulation for multiple dwelling as it is consistently varied to enable development, makes it difficult to meet energy efficiency requirements and liveability is addressed through horizontal angle of daylight and side yard regulation: "for a multiple dwelling, a side yard with a minimum width of 2.1 m shall be increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines." 	Section 4.5.3 of the RT-2 District Schedule	--
Site coverage	<ul style="list-style-type: none"> Removed outdated regulation about excluding structures from site coverage calculations for sloping sites it is addressed through relaxations for hardship and rainwater management requirements. 	Section 4.8.5 of the RT-2 District Schedule	--
RT-3 District Schedule			
Uses	<ul style="list-style-type: none"> Hospital: Relocated regulations regarding site area and maximum FSR, which used to be embedded as part of the use, into the site area and density and floor area regulations. Also added 'despite section 11 of this by-law' to the site area regulations as they contradict section 11.15.2. 	Section 3.2.1 of the RT-3 District Schedule Section 11.15.2 of the ZDBL	Sections 3.1.1.3 and 3.1.2.1(e)

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Side and rear yards	<ul style="list-style-type: none"> For the Director of Planning provision to vary the side yard requirement, added standardized consideration of the intent of the district schedule to reflect practice. 	Sections 4.5.3 and 4.6.4 of the RT-3 District Schedule	Sections 3.1.2.15(d) and 3.1.2.18(d)
Site frontage	<ul style="list-style-type: none"> Rewrote the site frontage regulations for consistency with wording in the RT-5 District Schedule. 	Section 4.2 of the RT-3 District Schedule	Sections 3.1.2.2 and 3.1.2.10
Floor area	<ul style="list-style-type: none"> Added that the Director of Planning may increase the permitted floor space ratio to 0.75 for single detached house with secondary suite as it was missing in the original draft but was intended to be treated the same as single detached house. 	Section 4.7.1 of the RT-3 District Schedule	Section 3.1.1.1(a)
Floor area	<ul style="list-style-type: none"> Removed the consideration of 'on the advice of the Director of Social Planning' from the child day care facilities floor area exclusion as the Director of Planning provides this type of discretion in their review. 	Section 4.7.3(d) of the RT-3 District Schedule	Section 4.1.2(d)
External design	<ul style="list-style-type: none"> Removed "dated August 1986" as the regulation should refer to the current version of the Vancouver Heritage Register. 	Section 4.1.74(a) (i) of the RT-3 District Schedule	Section 4.4.5(a)(i)
RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule			
Front, side and rear yards	<ul style="list-style-type: none"> Added 'intent of this schedule' to the front yard variance and the side and rear yard variances for infill to reflect current practices and planning discretion. 	Sections 4.4.3, 4.5.3 and 4.6.4 of the RT-4 District Schedule	Sections 3.1.2.9, 3.1.2.10 and 3.1.2.12

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Site coverage	<ul style="list-style-type: none"> Removed “except where the principal use of the site is a parking area” from the maximum site coverage that may be used for a parking area as parking is not a permitted principal use. 	Section 4.8.3 of the RT-4 District Schedule	Section 4.2.1
RT-5 and RT-5N Districts Schedule			
Site area	<ul style="list-style-type: none"> Updated wording regarding Director of Planning variance for site area to clarify its applicability to single detached house with secondary suite on sites with 2 principal buildings 	Section 4.1.4 of the RT-5 and RT-5N Districts Schedule	Section 3.2.2.8
Front, side and rear yards	<ul style="list-style-type: none"> Updated wording from lot depth to site depth for front and rear yard regulations, for consistency with wording in other district schedules 	Sections 4.4.1 and 4.6.1 of the RT-5 and RT-5N Districts Schedule	Sections 3.1.2.4, 3.1.2.6, 3.2.2.3, and 3.2.2.5
Front yard	<ul style="list-style-type: none"> For the Director of Planning provision to vary the front yard requirement, added standardized consideration of the intent of the district schedule to reflect practice. 	Section 4.4.4 of the RT-5 and RT-5N Districts Schedule	Section 3.2.2.12
Rear yard	<ul style="list-style-type: none"> For rear yard depth requirement, updated site size from 36.5 m to 36.6 m to align with shallow site regulations in Section 10.29 of the ZDBL 	Section 4.6.1 of the RT-5 and RT-5N Districts Schedule	Section 3.1.2.6(a) and (b), and 3.2.2.5(a) and (b)
Floor area exclusions	<ul style="list-style-type: none"> Corrected exclusion for entries, porches and verandahs to covered porches above the first storey 	Sections 4.7.5 and 4.7.6 of the RT-5 and RT-5N Districts Schedule	Sections 4.1.1 and 4.1.2

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Building depth	<ul style="list-style-type: none"> Removed regulation for sites with more than 1 single detached house or single detached house with secondary suite to reflect intent of the schedule and practice 	Section 4.16 of the RT-5 and RT-5N Districts Schedule	--
Dwelling unit density	<ul style="list-style-type: none"> Updated dwelling unit density for seniors supportive or assisted housing from 2 units on a site to 74 units per hectare to reflect the intent for the use and the intent of the schedule. 	Section 4.18 of the RT-5 and RT-5N Districts Schedule	Section 3.2.1.4(a)
Director of Planning discretion for character house	<ul style="list-style-type: none"> Removed the Director of Planning discretion within the district schedule for provisions relating to retaining a character house as the Director of Planning has greater discretion in section 10.6 of this by-law. This clarifies the Director of Planning discretion and aligns with practice. 	Sections 4.3.2 and 4.4.4 of the RT-5 and RT-5N Districts Schedule Section 10 of ZDBL	--
RT-6 District Schedule			
Building depth	<ul style="list-style-type: none"> Removed the building depth requirement for single detached house in combination with another single detached house or single detached house with secondary suite instead of the Director of Planning consistently having to apply discretion to vary the regulation every time. 	Section 4.16 of the RT-6 District Schedule	Section 3.2.2.6(b)
Floor area	<ul style="list-style-type: none"> Changed the wording from “the Director of Planning may permit an increase to the maximum floor space ratio...” to “the Director of planning may permit a maximum floor space ratio of...” as this district does not have a base FSR for sites with a character house, and therefore no FSR to increase from. 	Sections 4.7.1 and 4.7.2 of the RT-6 District Schedule	Sections 3.2.1.1 and 3.1.2.13

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Floor area	<ul style="list-style-type: none"> Added clause about duplex and duplex with secondary suite and areas of floor existing below sloping roof rafters or sloping ceiling to floor area exclusions as it was missing from this district schedule. 	Section 4.7.6 of the RT-6 District Schedule	Section 4.1.2(h)
Dwelling unit density	<ul style="list-style-type: none"> Revised the language to clearly state the actual minimum site area instead of just writing that the site must meet “the minimum site area requirement for a multiple dwelling.” 	Section 4.18.1 of the RT-6 District Schedule	Section 3.2.1.4(a)
Relaxations	<ul style="list-style-type: none"> Added standardized consideration of the intent of the district schedule to reflect practice. 	Section 5.1 of the RT-6 District Schedule	Section 5.1(d)
RT-7 District Schedule			
Building height	<ul style="list-style-type: none"> Added maximum height for infill, which was previously only in the guidelines 	Section 3.1.3(a) of the Kitsilano RT-7 and RT-8 Guidelines	Section 3.1.2.2(b)
RT-10 and RT-10N Districts Schedule			
Building height	<ul style="list-style-type: none"> Added requirement from guidelines that principal buildings located at the rear of a site may only have a partial storey 	Section 4.3(b) of the RT-10 and RT-10N Small House/Duplex Guidelines	Section 2.1.2.11

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RT-11 and RT-11N Districts Schedule			
Accessory buildings	<ul style="list-style-type: none"> Corrected reference (4.7.4 (c) should be 4.7.5(c)) 	Section 2.2.A of the RT-11 and RT-11N Districts Schedule	2.2.12(c)(i)
Uses	<ul style="list-style-type: none"> Clarified that principal dwelling unit with a lock-off unit is only permitted on a site with more than 2 principal buildings and a minimum frontage of 18.3 m 	Section 3.2(b) of the RT-11 and RT-11N Guidelines	Section 2.2.8
Side yard	<ul style="list-style-type: none"> Corrected reference (4.5.2 should be 4.5.3) 	Section 4.5.5(c) of the RT-11 and RT-11N Districts Schedule	Section 4.4.1(b)

8. Proposed amendments to RA-1 District Schedule

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RA-1 District Schedule			
Building height	<ul style="list-style-type: none"> Updated wording for the primary and secondary building height envelopes to be consistent with wording describing height envelopes in other district schedules 	Section 4.3.1 of the RA-1 District Schedule	Section 3.1.2.10(b)

9. Proposed amendments to multiple RR district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Building height (RR-1, RR-2A, RR-2B, RR-2C, RR-3A, RR-3B)	<ul style="list-style-type: none"> Removed clause excluding stairways and elevator shafts to roof decks and guardrails as this is now included in the building height regulations in section 10 	Section 4.3	Section 10.1 of the by-law

9A. Proposed amendments to specific RR district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
RR-1 District Schedule			
Separation between buildings	<ul style="list-style-type: none"> Revised the height of an entrance above grade from 1.8 m to 1.5 m to align with regulations in other townhouse districts Added that the separation requirements also apply to entrances located “more than 0.6 m below grade” to account for sunken patios with stairs leading up to the courtyard. 	Section 4.17.3 of the RR-1 District Schedule	Section 3.1.2.18

10. Proposed amendments to multiple HA district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Use-specific regulations (HA-1, HA-1A, HA-2, HA-3)	<ul style="list-style-type: none"> Updated regulations on uses that must be wholly enclosed to exclude dwelling uses to reflect the intention and practice 	Sections 2.3 and 3.3	Section 2.2.1

10A. Proposed amendments to specific HA district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
HA-1 and HA-1A Districts Schedule			
Frontage	<ul style="list-style-type: none"> Clarified that frontage is 'unit' frontage 	Section 4.2 of the HA-1 and HA-1A Districts Schedule	Sections 3.1.2.1 and 3.1.2.7
Front yard	<ul style="list-style-type: none"> Removed 'for the purpose of increasing residential unit's exposure of dwelling units to natural light, if the Director of Planning or Development Permit Board considers:' as this duplicates an item in the list below the clause 	Section 4.2.2 of the HA-1 and HA-1A Districts Schedule	Section 3.1.2.14
Floor area inclusion	<ul style="list-style-type: none"> Added 'floor area' after 'residential' as the words were omitted by mistake 	Section 4.7.2(c) of the HA-1 and HA-1A Districts Schedule	Section 4.1.1(c)
Floor area exclusions	<ul style="list-style-type: none"> Added 'decks' to the floor area exclusions for balconies, for consistency with all other schedules 	Section 4.7.3(a) of the HA-1 and HA-1A Districts Schedule	Section 4.1.2(a)

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Floor area exclusions	<ul style="list-style-type: none"> Removed clause on floor area exclusions for kitchen exhaust shafts as this regulation is now in section 10 	Section 4.7.3(e) of the HA-1 and HA-1A Districts Schedule	Section 10 of the by-law
HA-3 District Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Included 'display of flowers, plants, fruits and vegetables' in list of conditional approval uses that are not required to be wholly enclosed 	Section 3.3 of the HA-3 District Schedule	Section 2.2.1
Use-specific regulations	<ul style="list-style-type: none"> Added 'similar flammable products or materials' to 'petroleum, bitumen or tar products or derivatives' in the list of items that may not be stored for outright uses, for consistency with conditional uses 	Section 2.3.2 of the HA-3 District Schedule	Section 2.2.2

11. Proposed amendments to multiple C and FC district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Use-specific regulations (C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-5A, C-6, C-7, C-8, FC-1, FC-2)	<ul style="list-style-type: none"> Included 'display of flowers, plants, fruits and vegetables' in list of conditional approval uses that are not required to be wholly enclosed 	Section 3.3.1	Section 2.2.1
Use-specific regulations (C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-7, C-8)	<ul style="list-style-type: none"> Removed clause on horizontal daylight access in accessory building regulations as it is regulated through other requirements 	Section 2.2.A(f)	Not applicable
Use-specific regulations (C-2, C-2C1)	<ul style="list-style-type: none"> Revised wording of regulation for rental housing to refer to the Rental Housing Official Development Plan (RHS ODP), rather than duplicate the same wording from the RHS ODP. 	Section 3.3	Section 2.2
Residential rental tenure building (C-2, C-2C1)	<ul style="list-style-type: none"> Removed 'except for Seniors Supportive or Assisted Housing' from regulation on energy efficiency requirements as a residential rental tenure building is only applicable to a mixed-use residential building 	Section 4(f)(ii)	Not applicable
Side yard (C-2B, C-2C)	<ul style="list-style-type: none"> For clarity, stated which minimum side yard requirements apply rather than only referring to the section number. 	Sections 4.5.1 and 4.5.2	Section 3.1.2.10
Side yard (C-2C1, C-3A)	<ul style="list-style-type: none"> Clarified that the minimum side yard is 0.9 m if one is provided although not required. 	Section 4.5.2	Sections 3.1.2 and 3.2.2.9

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Rear yard (C-2, C-2C1)	<ul style="list-style-type: none"> For rear setback, revised height of building not containing dwelling uses from 'above 6.1 m' to '6.1 m or more in height' to include portions of buildings that are exactly 6.1 m in height 	Section 4.6.2(b)	Section 3.1.2
Rear yard (C-2, C-2B, C-2C, C-2C1)	<ul style="list-style-type: none"> Added balconies to features that may project into a setback for non-residential rental tenure buildings. 	Section 4.6.1	Section 3
Rear yard (C-3A, C-7, C8)	<ul style="list-style-type: none"> Removed 'across the full width of the building' as the measurement is taken across the full width of the site and applies only to the applicable portion of the building (i.e. containing residential uses). 	Section 4.6.2	Not applicable

11A. Proposed amendments to specific C and FC district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
C-2 District Schedule			
Front yard	<ul style="list-style-type: none"> Removed 'for portions of a building' from 'may permit a reduced or increased front yard for portions of the building' as the intent is to create a consistent street wall and the variation is intended to apply across the entire frontage of a building. 	Section 4.4.2 of the C-2 District Schedule	Not applicable
C-2B District Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Included 'vehicle dealer' to list of in list of conditional approval uses that are not required to be wholly enclosed. 	Section 3.3.1 of the C-2B District Schedule	Section 2.2.1
C-2C1 District Schedule			
Side yard	<ul style="list-style-type: none"> Removed "except in the case of a corner site in which case an exterior side yard need not be provided" in current district schedule 4.5.1(b) as it contradicts section 4.5.4. 	Section 4.5.1(b) of the C-2C1 District Schedule	Sections 3.1.2.12 and 3.2.2.10
C-3A District Schedule			
Rear yard	<ul style="list-style-type: none"> Removed 'across the full width of the building' as the measurement is taken across the full width of the site and applies only to the applicable portion of the building (i.e. containing residential uses). 	Section 4.6.2 of the C-3A District Schedule	Not applicable

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
C-5, C-5A and C-6 Districts Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Added gasoline station – split island to list of uses that are not required to be wholly enclosed. 	Section 3.3.1 of the C-5, C-5A and C-6 Districts Schedule	Section 2.2.1
Use-specific regulations	<ul style="list-style-type: none"> Removed dwelling unit from the list of outright approval uses in the C-5A and C-6 districts that may not be located within 2.0 m of street grade on a fronting or flanking street if the adjoining site is in a C district, as there are no outright approval dwelling uses in those districts. 	Section 2.3.2 of the C-5, C-5A and C-6 Districts Schedule	Not applicable
C-7 and C-8 Districts Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Included park or playground in the list of uses that are not required to be wholly enclosed. 	Section 3.3.1 of the C-7 and C-8 Districts Schedule	Section 2.2.1
Use-specific regulations	<ul style="list-style-type: none"> Changed ‘25% of the gross floor deck’ to ‘25% of the gross floor area of the principal use’ to correct a wording error. 	Section 2.2.1.A of the C-7 and C-8 Districts Schedule	Section 2.2.6
FC-1 District Schedule			
Use	<ul style="list-style-type: none"> Public bike share: removed public bike share as an outright service use as it was included by mistake. Public bike share is intended to be a conditional approval use and is defined as a retail use. 	Section 2.2.S of the FC-1 District Schedule	--

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
FC-2 District Schedule			
Uses	<ul style="list-style-type: none"> Specifying the ‘C’ sub-areas: for clarity, specified that micro dwellings, mixed-use residential buildings, residential unit associated with and forming an integral part of an artist studio and temporary modular housing are permitted in both sub-areas C1 and C2 rather than writing they are permitted in ‘sub-areas C’, which is how it is currently written in the FC-2 district schedule. 	Section 3.2.2.DW in the FC-2 District Schedule	Section 2.1
Uses	<ul style="list-style-type: none"> Restaurant – Class 1 and Restaurant – Class 2: Moved the floor area conditions for Restaurant – Class 1 and Restaurant – Class 2 to 3.1 for clarity so that they can be read in tandem with the density, form and placement regulations. 	Sections 2.2.S and 3.2.1.S in the FC-2 District Schedule	Section 3.1.1.1(c)
Uses	<p>General office:</p> <ul style="list-style-type: none"> Specified the sub-areas where a general office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies to clarify how the condition of use is applied Omitted “including Digital Entertainment and Information Communication Technology as this is part of the definition in Section 2 	Section 3.2.1.O in the FC-2 District Schedule Section 2	Section 2.2.5

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Use-specific regulations	<ul style="list-style-type: none"> Added bulk data storage and office uses to list of uses that are not permitted at grade, which in this case has the same meaning as the original wording of “ground floor” and “street level”. 	Sections 3.3.7, 3.3.8 and 3.3.9 in the FC-2 District Schedule	Section 2.2.4
Use-specific regulations	<ul style="list-style-type: none"> Nested ‘limited service food establishment’ under the use-specific regulations for ‘Retail store’ as this is not a use listed in Section 2. 	Section 3.2.1R in the FC-2 District Schedule	Section 2.2.7(b)
Density and floor area	<ul style="list-style-type: none"> Removed wording surrounding what the Director of Planning or the Development Permit Board considers in the allocation of FSR as it is already indicated in the guidelines. 	<p>Sections 4.7.1, 4.7.2, 4.7.3, 4.7.4 and 4.7.5 in the FC-2 District Schedule</p> <p>Section 4.7 in the FC-2 Guidelines</p>	Sections 3.1.1.1, 3.1.1.3, 3.2.1.2, 3.3.1.2, 3.3.1.4(b),
Density and floor area	<ul style="list-style-type: none"> Floor Area in Sub-Area C1: clarified that all of the 1.00 dwelling use density, not ‘up to 1.00’, must be a type of non-market housing, per intent of the False Creek Flats Plan. 	Section 4.7.3 in the FC-2 District Schedule	Section 3.2.1.2
Density and floor area	<ul style="list-style-type: none"> Floor Area in Sub-Area C2: clarified that that all of 3.00 dwelling use density, not ‘to a maximum of 3.00’, must be a type of non-market housing, per intent of the False Creek Flats Plan. 	Section 4.7.4 in the FC-2 District Schedule	Section 3.3.1.1

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Density and floor area	<ul style="list-style-type: none"> Removed 'chemicals or chemicals products manufacturing – class B' and 'metal products manufacturing – class A' from list of uses included in the FSR increases for sub-area D as these are not a permitted use in this district schedule. 	Section 4.7.5(a)(ii) in the FC-2 District Schedule	Section 3.3.1.4
Floor area exclusions	<ul style="list-style-type: none"> Changed wording from 'provided that the off street parking spaces do not have a length of more than 7.3 m' to 'provided that the maximum exclusion for a parking space does not exceed 7.3 m in length' to limit the amount of floor area excluded rather than provide no floor area exclusion when a parking space is larger. 	Section 4.7.14(c) in the FC-2 District Schedule	Section 4.2.2(c)
Building height	<ul style="list-style-type: none"> Removed wording surrounding what the Director of Planning or the Development Permit Board considers if increasing building height as it is already indicated in the guidelines. 	Sections 4.3.3(b), 4.3.3(c) and 4.3.3(d) in the FC-2 District Schedule	Sections 3.1.2.7, 3.2.2.7, 3.3.2.7, 3.4.2.7
Rear yard	<ul style="list-style-type: none"> Omitted that the Director of Planning "may permit a reduced rear setback" as there is no rear setback requirement in this district. 	Section 4.6.2 in the FC-2 District Schedule	Sections 3.1.2.12, 3.2.2.12, 3.3.2.12, 3.4.2.12

12. Proposed amendments to multiple I and M district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Uses (I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1, MC-2)	<ul style="list-style-type: none"> Removed reference to section 10.20 and replaced it with a reference to Section 10 as all relevant section 10 regulations apply and the section should be reviewed along with the district schedule regulations 	Section 3.1	Section 2.1
Uses (I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1, MC-2)	<ul style="list-style-type: none"> Clarified that a dwelling unit for a caretaker can be in combination with any permitted use 	Section 3.2DW	Section 2.2
Uses (I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, M-1, M-1A, M-1B)	<ul style="list-style-type: none"> For artist studio – class A, omitted “provided that the use must not be combined with a residential unit”, as there is no provision to allow an artist studio-class A to be combined with a residential unit 	Section 2.2C	Section 2.1
Uses (I-1C, I-2, I-4)	<ul style="list-style-type: none"> For office use, omitted “including Digital Entertainment and Information Communication Technology as this is part of the definition in Section 2 	Section 3.2O	Section 2.1
Uses (I-1C, I-2)	<ul style="list-style-type: none"> For use-specific condition, storage restrictions should be to “coal tar products or derivatives” and not “coal or tar products or derivatives” 	Sections 2.3.2 and 3.3.2	Sections 2.2.1 and 2.2.2

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Uses (I-4, M-2)	<ul style="list-style-type: none"> For retail use, omitted “accessory retail use” from the list of activities as accessory retail use is an accessory use 	Section 3.2.R	Section 2.2.6
Front yard (M-1, M-2)	<ul style="list-style-type: none"> Omitted section 4.4.1 of the current district schedule as it states Front Yard is not required. 	Section 4.4.1	--
External design (I-3, IC-1, IC-2)	<ul style="list-style-type: none"> Added recycling to list of items that must be enclosed, located or screened from the street 	Section 4.17.2	Section 4

12A. Proposed amendments to specific I and M district schedules

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
I-2 District Schedule			
Intent statement	<ul style="list-style-type: none"> To clarify the location of the sub-areas, removed “Sites with a frontage on Prior Street west of Malkin are not included as part of sub-area A or B” from intent statement” and rely on map provided 	Section 1 of the I-2 District Schedule	Section 1
I-3 District Schedule			
Map	<ul style="list-style-type: none"> Revised map to reflect current boundaries of Sub-Area B (a portion of the sub-area has been rezoned to CD-1) 	Section 1.2 of the I-3 District Schedule	Section 1.1
I-4 District Schedule			
Uses	<ul style="list-style-type: none"> Clarified that conditional approval for Metal Products Manufacturing is for Metal Products Manufacturing – Class A 	Section 3.2.M of the I-4 District Schedule	Section 2.1
Uses	<ul style="list-style-type: none"> Clarified that conditional approval for Miscellaneous Products Manufacturing is for Miscellaneous Products Manufacturing – Class A 	Section 3.2.M of the I-4 District Schedule	Section 2.1
Floor area exclusions	<ul style="list-style-type: none"> Added exclusion for parking, as it was removed by mistake when making previous amendments to the district schedule 		Section 4.1.2(c)
Uses	<ul style="list-style-type: none"> Clarified that conditional approval for accessory buildings applies where it is not permitted as an outright use 	Section 3.2.A of the I-4 District Schedule	Section 2.1

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Uses	<ul style="list-style-type: none"> Clarified that height and floor area requirements do not apply to conditional approval accessory buildings 	Section 3.2.A of the I-4 District Schedule	Section 2.1
Uses	<p>For conditional approval of accessory uses,</p> <ul style="list-style-type: none"> omitted “other than as provided in section 2.2.A [outright approval accessory uses]” as the same regulations apply clarified that accessory retail uses associate with an artist studio is excluded from the wall separation requirement to align with the intent of changes in 2018 to this industrial district regulations 	Sections 2.2.A and 3.2.A of the I-4 District Schedule	Sections 2.1, 2.2.10(ii) and 2.2.10(iii)
IC-1 and IC-2 Districts Schedule			
External design	<ul style="list-style-type: none"> Included cardlock fuel station in uses that are not required to be setback 1.2 m from the street property line, similar to gasoline station – full-serve and split island 	Section 4.17.3 of the IC-1 and IC-2 Districts Schedule	Section 4.2.5
IC-3 District Schedule			
Density and floor area	<ul style="list-style-type: none"> For the FSR increases that may be permitted, added standardized consideration of the intent of the district schedule to reflect practice. 	Section 4.7.4 of the IC-3 District Schedule	Section 3.1.1.2
Floor area inclusions	<ul style="list-style-type: none"> Clarified that computation of floor area includes all floors of all buildings including accessory buildings 	Section 4.7.2 of the IC-3 District Schedule	Section 4.1.1(a)

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
External design	<ul style="list-style-type: none"> Clarified that it is garbage and 'recycling' container storage areas to align with Garbage and Recycling Storage Amenity Design Supplement Guidelines 	Section 4.17.2 of the IC-3 District Schedule Garbage and Recycling Storage Amenity Design Supplement Guidelines	Section 4.2.3
Relaxation of regulations	<ul style="list-style-type: none"> Omitted Director of Planning from the relaxation of regulations for floor space ratio for cultural facilities as the Director of Planning does not have authority with this relaxation. 	Section 5.1 of the IC-3 District Schedule	Section 5.1
Relaxation of regulations	<ul style="list-style-type: none"> Added standardized consideration of the intent of the district schedule to reflect practice. 	Section 5.1 of the IC-3 District Schedule	Section 5.1(f)
M-1 District Schedule			
Floor area and density	<ul style="list-style-type: none"> Clarified that the maximum floor space ratio is 5.00 for manufacturing uses, transportation and storage uses, and wholesaling – class A and is 1.00 for all other uses combined. 	Section 4.7.1(a) of the M-1 District Schedule	Section 3.1.1.1
M-2 District Schedule			
Vertical angle of daylight	<ul style="list-style-type: none"> Added 'and' between the two exemptions for the vertical angle of daylight regulations to align with how the M-1 district schedule is drafted. 	Section 4.11.3 of the M-2 District Schedule	Section 3.1.2.7

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
MC-1 and MC-2 Districts Schedule			
Uses	<ul style="list-style-type: none"> Gasoline station – split island: Removed Section 11 reference (i.e. Section 10.13.2 of this by-law) as all relevant section 11 regulations apply and the section should be reviewed along with the district schedule regulations. 	Sections 2.3.4 and 3.3.3 of the MC-1 and MC-2 Districts Schedule	Sections 2.2.1 and 2.2.2
Uses	<ul style="list-style-type: none"> Added standardized consideration of the applicable Council policies and guidelines to reflect practice. 	Section 2.3.6 of the MC-1 and MC-2 Districts Schedule	Sections 2.2.1 and 2.2.2
Uses	<ul style="list-style-type: none"> Clarified that it is garbage and 'recycling' container storage areas to align with Garbage and Recycling Storage Amenity Design Supplement Guidelines 	Section 3.3.4 of the MC-1 and MC-2 Districts Schedule Garbage and Recycling Storage Amenity Design Supplement Guidelines	Section 2.2.1(d) and 2.2.2(a)
Density and floor area	<ul style="list-style-type: none"> Replaced 'consulted by the Director of Planning' language to 'the Director of Planning considers' to align with other district schedules. 	Sections 4.7.5.1 and 4.7.5.2 of the MC-1 and MC-2 Districts Schedule	Sections 3.1.1.2 and 3.1.1.3
Front yard	<ul style="list-style-type: none"> Clarified that the Director of Planning may permit a front setback for group residences 'located' above grade 	Section 4.4.1(b) of the MC-1 and MC-2 Districts Schedule	Section 3.1.2.8(a)

Regulation category	Proposed amendments	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Side Yard	<ul style="list-style-type: none"> Clarified that the minimum side yard width is 0.9 m if a side yard is provided, although not required to align with how other similar district schedules are drafted. 	Section 4.5.2 of the MC-1 and MC-2 Districts Schedule	Section 3.1.2.9
Floor Area Exclusion	<ul style="list-style-type: none"> Added standardized consideration of the applicable Council policies and guidelines to reflect practice. 	Section 4.7.4(a) of the MC-1 and MC-2 Districts Schedule	Section 4.1.3

~~A bBy-law to regulate, within the City of Vancouver, the development of land, as defined herein, with respect to the use of the same, and the location, design, construction, and use of buildings and structures for residence, commerce, trade, industry, recreation, culture, and other purposes; to regulate and limit the building height, number of storeys and the size of buildings and other structures to be erected hereafter or the alterations of existing yards, courts and other open spaces; to prescribe building lines, to regulate and limit the density of population; to conserve and stabilize the value of property; to provide adequate open spaces for light and air; to protect and improve amenity; to lessen congestion on streets; to promote health, safety and the general welfare; and for all or any of the said purposes to divide the City into districts of such number, shape and area as may be deemed best suited to carry out these regulations in accordance with a Town Plan and to provide for the granting or refusal of development permits in accordance therewith including where necessary the imposition of conditions relative to the granting of such permits, and to provide for the enforcement of this bBy-law and to prescribe penalties for the violation of its provisions. The Mayor and Council of the City of Vancouver, in open meeting hereby enact as follows: Section 1 Short Title This By-law may be cited as the "Zoning and Development By-law"~~

A by-law to: regulate the use of land, and the density, floor area, form, placement and design of buildings in the City of Vancouver; to divide the city into districts of such number, shape and area as necessary to carry out these regulations; to provide for the granting or refusal of development permits, including where necessary the imposition of conditions relative to the granting of such permits.

The Mayor and Council of the City of Vancouver, in open meeting hereby enact as follows:

Section 1

Administration

1.1 Short Title

1.1.1 The name of this by-law, for citation, is the "Zoning and Development By-law".

1.2 Interpretation

1.2.1 The following form part of this by-law:

- (a) schedules attached to this by-law; and
- (b) maps included in this by-law.

1.2.2 In addition to any items specifically mentioned in the by-law, the following are included in this by-law for convenient reference only, and do not form part of this by-law:

- (a) drawings or other visual representations that are labelled "diagram"; and
- (b) any text in square brackets.

1.3 Severability

1.3.1 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.

Section 2

Definitions

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

[Note: Individual land uses that fall within one-1 of the twelve-12 defined general land use categories, which are in bold below, are indicated with the corresponding letter and colour as follows:

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

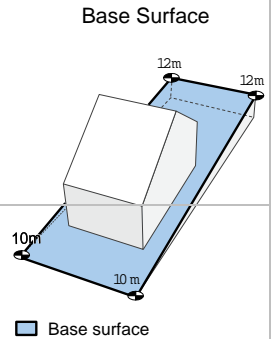
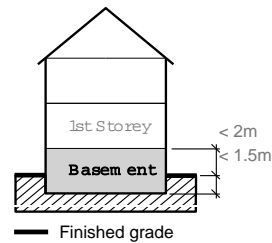
The letter and colour markers are for information purposes only and do not form part of this By-law. Any individual land use that is included in a general land use category and not separately defined will have the ordinary dictionary definition.]

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

Term	Definition
A	
Accessory Building	<p>A building:</p> <p>(a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a dwelling unit already existing; or</p> <p>(b) that is ancillary to the principal use being made of the site on which such accessory use is located.</p>

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

Animal Products Processing	The use of premises for the processing of hides, skins, tankage, feathers, bristles, human hair, or other crude, inedible animal products, or for the tanning, curing, or dressing of furs, hides or skins.	M
<u>Apartment</u>	<u>A building containing 4 or more principal dwelling units, all of which share at least 1 common entrance from the exterior of the building and, for the purposes of this by-law, a building that contains both Apartment and Townhouse will be considered an Apartment unless otherwise specified in a district schedule.</u>	D
Arcade	The use of premises for four 4 or more machines, on which games are played for amusement or entertainment and for which a coin or token must be inserted or a fee is charged for use.	C
Artist Studio	Where used without a qualifier, both an A artist s studio – C class A and an A artist S studio – C class B.	C
Artist Studio – Class A	The use of premises for the production of dance, live music, creative writing, painting, drawings, pottery, or sculpture, video, or moving or still photography, none of which involves amplified sound or one 1 or more of the materials or processes specified under artist Artist S studio – C class B.	C
Artist Studio – Class B	The use of premises for the production of: (a) dance or live music involving electronically amplified sound; (b) moving or still photography (excluding video) involving on-site film processing; or (c) paintings, drawings, pottery, or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or one 1 or more of the following processes: welding, woodworking, or spray painting, silk screening or fired ceramics.	C
Arts and Culture Indoor Event	An event of an artistic or cultural nature, including but not limited to visual, performing, media, literary, craft or interdisciplinary arts, for a maximum of 250 persons, which occurs not more than three 3 days per month in a building.	C
Auction Hall	The use of premises for the sale of goods where the purchasers are invited to make competitive bids for the goods offered for sale.	S
Awning	A semi-rigid or retractable framed structure that: (a) projects from a building face; (b) generally provides weather and shade protection; (c) is covered in a flexible material; and (d) is entirely supported by the building.	

B		
Balcony	A platform providing useable outdoor space that: (a) projects from a building or is recessed into a building; (b) is only accessed from within the building; (c) may be covered by a roof or floor above; and (d) is not enclosed, except for a required guard, or where it is recessed between adjacent walls.	Also see definition for Enclosed Balcony.
Barber Shop or Beauty Salon	The use of premises for the styling, cutting, or chemical treatment of hair.	S
Base Surface	The hypothetical surface determined by joining the official established building grades at all corners of the site, except that if official established building grades cannot be obtained through application to the City Engineer, or if the Director of Planning determines that the official established building grades are incompatible with grades on adjoining sites, existing grades may be used to determine the base surface.	 <p>Base Surface</p> <p>10m 10m 12m 12m</p> <p>Base surface</p>
Basement	A space between two <u>2</u> floors, with the lower floor located less than 1.5 m below finished grade and the floor surface of the storey above located not more than 2.0 m above finished grade.	 <p>Basement</p> <p>1st Storey</p> <p>Basement</p> <p>< 2m</p> <p>< 1.5m</p> <p>Finished grade</p>
Beauty and Wellness Centre	The use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but does not include which excludes fitness centre Fitness Centre .	S
Bed and Breakfast Accommodation	The use of one <u>1</u> or two <u>2</u> bedrooms in a dwelling unit as temporary accommodation where the room rate includes breakfast provided on the premises, but does not include S <u>Short</u> T <u>Term</u> R <u>Rental</u> A <u>Accommodation</u> .	S

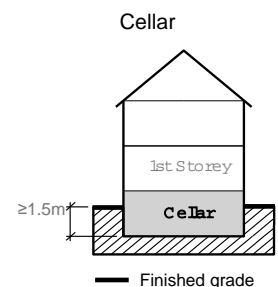
Bingo Hall	The use of premises for the purpose of playing bingo and where the operation is conducted and managed by, and the proceeds are distributed to, one <u>1</u> or more charitable organizations, but does not include bingo where the player is not playing the same game and responding to the same caller as and with other players in the hall or the use of player-oriented video <u>lottery</u> terminals or slot machines.	C
Board of Variance	The Board of Variance appointed pursuant to the provisions of section 572 of the Vancouver Charter (British Columbia).	
Body- R <u>rub</u> Parlour	The use of premises for the practice of manipulating, touching or stimulating by any means of a person's body or part thereof but does not include: (a) medical, therapeutic or cosmetic massage treatment given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities other than the Vancouver Charter (British Columbia); or (b) a <u>H</u> health <u>E</u> enhancement <u>C</u> entre .	S
Booming Ground	The use of premises or an open area of water for the collection, sorting, booming, rafting or storage of logs.	T
Brewing or Distilling	The use of premises for the brewing or distilling of alcoholic beverages or beverage products with alcoholic content exceeding 1% by volume, where the use may involve the milling of grain, rice or malt.	M
Building Envelope Professional	A member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia.	
Building Height	The vertical distance between the highest point or points of a building and the point on the base surface, as determined by interpolation, that is directly beneath the highest point or points of a building, unless otherwise specified in a district schedule.	
<u>Building Width</u>	<u>The distance from a side exterior wall of a principal or accessory building, measured in a straight line to a point directly opposite on the exterior wall of the principal or accessory building facing the opposite side yard.</u>	
Bulk Data Storage	The use of a wholly enclosed building, for the storage of information on operating data servers.	
Bulk Fuel Depot	The use of premises to wholesale gasoline, fuel oil, heating oil, petroleum, propane, kerosene, coal, coke, fuel wood, natural gas or similar fuels.	W

Cabaret

The use of premises for dancing by customers and where entertainment may be provided.

S

Cannabis Store	The use of premises for the sale of cannabis, including any products containing cannabis, for consumption off premises, and includes a compassion club as defined in the License By-law.	R
Canopy	A rigid, roof-like structure that: (a) projects from a building face; (b) generally provides weather and shade protection; and (c) is entirely supported by the building.	
Cardlock Fuel Station	The use of premises for the sale of motor fuels for vehicles registered as commercial vehicles or the sale of electricity for electric motor vehicles, where motor fuel is dispensed by the customer who has been supplied with a card, key or other device for the operation of the fuel dispensing equipment and may include the retail sale of electricity dispensed by the customer for the purpose of charging motor vehicles.	W
Casino – Class 1	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the Gaming Control Act (British Columbia), but does not include player-operated video lottery terminals, slot machines, bingo halls, pari-mutuel betting, non-player-operated video lottery terminals, or casino – class 2 Casino – Class 2 .	C
Casino – Class 2	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the Gaming Control Act (British Columbia), and may include player-operated video lottery terminals or slot machines, but does not include bingo halls, pari-mutuel betting, and non-player-operated video lottery terminals.	C
Catering Establishment	The use of premises for the preparation of food for consumption off premises but does not include a R retail S store or R restaurant selling food directly to the public.	S
Cellar	A space between two <u>2</u> floors, with the lower floor located 1.5 m or more below finished grade.	
Character House	An existing building that, in the opinion of the Director of Planning, has sufficient heritage character to justify its conservation.	
Chemicals or Chemical Products Manufacturing – Class A	The use of premises for the manufacturing of chemicals, plastics, paints, fertilizers, synthetic rubber, synthetic resins or related chemical products, but does not include L inoleum or C oated F abrics M anufacturing or P lastic P roducts M anufacturing.	M



Chemicals or Chemical Products Manufacturing – Class B	The use of premises for the manufacturing of cosmetics, toilet preparations, pharmaceuticals, medicines, disinfectants, deodorants, soaps, cleaning compounds, polishes, inks, adhesives, household tints or dyes, or similar products, but does not include chemicals or chemical products manufacturing – class A. <u>Chemicals or Chemical Products Manufacturing – Class A.</u>	M
Child Day Care Facility	The use of premises to provide care, supervision, social or educational training to children as defined by the Community Care and Assisted Living Act (British Columbia) and the Child Care Licensing Regulation made pursuant to that Act, including. It includes but is not limited to group day care, preschool, special needs day care, out of school care, emergency care, child minding or overnight care, but does not include the provision of licensed care in premises where up to eight 8 children are cared for.	I
Church	The use of premises for religious worship, including, but not limited to a mosque, synagogue, temple, chapel or religious meeting room.	I
City Building Inspector	The city <u>City</u> official appointed as such by Council or the Chief Building Official appointed as such by Council and includes the authorized representatives of the City Building Inspector.	
Clothing Manufacturing	The use of premises for the manufacturing of clothing or garments, including leather clothing, but does not include P lastic P products M anufacturing, R ubber P products M anufacturing, or S hoes or B oots M anufacturing.	M
Club	The use of premises by a non-profit society, association or corporation organized solely for the promotion of some common object and which that is operated for club members and their guests only, but does not include C hurch, H ospital, S ocial S ervice C entre, C ommunity C are F acility and G roup R esidence, or premises used for residential or administrative purposes.	C
Community Care Facility	Where used without a qualifier, both a community care facility – class A <u>Community Care Facility – Class A</u> and a <u>Community Care Facility – Class B</u> community care facility – class B.	I
Community Care Facility – Class A	The use of premises operated as a community care facility by a licensee under the Community Care and Assisted Living Act (British Columbia) to provide residential care to six 6 or fewer persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I

Community Care Facility – Class B	The use of premises operated as a community care facility by a licensee under the Community Care and Assisted Living Act (British Columbia) to provide residential care to seven <u>7</u> or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I
Comprehensive Development	A development containing any number of buildings or uses or a combination of sites planned or developed in an integrated fashion and requiring special regulations with the approval of Council.	
Site <u>Corner Site</u> [moved]	A site located at the intersection or junction of two <u>2</u> or more streets.	
<u>Courtyard Configuration</u>	<u>2 or more multiple dwelling buildings on a site where there is at least 1 rear building.</u>	
Creative Products Manufacturing	The use of premises for the creation, development, prototyping and ancillary marketing of products produced in a physical or digital form that are the result of a customised design process, including but not limited to: clothing design, furniture design, industrial product design, technological equipment design, and similar uses.	M

Cultural and Recreational Uses	<p>Any or all of the following land uses:</p> <p>Arcade;</p> <p>Artist Studio;</p> <p>Artist Studio – Class A;</p> <p>Artist Studio – Class B;</p> <p>Arts and Culture Indoor Event;</p> <p>Billiard Hall;</p> <p>Bingo Hall;</p> <p>Bowling Alley;</p> <p>Casino – Class 1;</p> <p>Casino – Class 2;</p> <p>Club;</p> <p>Community Centre or Neighbourhood House;</p> <p>Fitness Centre;</p> <p>Fitness Centre – Class 1;</p> <p>Fitness Centre – Class 2;</p> <p>Golf Course or Driving Range;</p> <p>Hall;</p> <p>Library;</p> <p>Marina;</p> <p>Museum or Archives;</p> <p>Park or Playground;</p> <p>Plaza;</p> <p>Riding Ring;</p> <p>Rink [Curling, Ice, Roller];</p> <p>Stadium or Arena;</p> <p>Swimming Pool;</p> <p>Theatre;_</p> <p>Zoo or Botanical Garden.</p>	C
--------------------------------	--	---

D		
Deck	A platform providing useable outdoor space that: (a) projects from a building and is generally supported on posts; (b) is accessed from within the building, and may also be accessed from grade; (c) generally has a surface height, at any point, greater than 600 mm above grade; and (d) is not enclosed, except for a required guard.	
Decorative Roof	An architecturally designed roof element that enhances the overall appearance of the building and screens and integrates mechanical equipment without adding to the floor area otherwise permitted.	
Detoxification Centre	The use of premises for drug or alcohol detoxification or rehabilitation.	I
Development Permit Board	The Development Permit Board of the City established under the provisions of the Development Permit Board and Advisory Panel By-law.	
Digital Entertainment and Information Communication Technology	The use, design or development of technology to process digital information and/or deliver a broad range of digital products and services, <u>or both</u> , including but not limited to business applications, data security, data storage, management and processing, entertainment and gaming, interactive educational, communications, e-commerce, social media, software and mobile applications, and may include the use of information technology and telecommunications infrastructure, for hosting, storing and processing digital media, information and applications.	
Director of Planning	The city -City official appointed as such by Council and includes the authorized representatives of the Director of Planning.	
Director of Licenses and Inspections	The C eity official appointed as such by Council and includes the authorized representatives of the Director of Licenses and Inspections.	
Site Double Fronting Site [moved]	A site abutting two -2 parallel or approximately parallel streets.	
Drive- T hrough Service	The use of premises where customers order and receive services, food or other goods in their motor vehicles via one -1 or more designated drive-through lanes, but does not include uses which involve the fuelling, service, repair or washing of vehicles.	S

<p>Two-Family DwellingDuplex [moved]</p>	<p>A building containing only 2^{two} principal dwelling units, but does not include a Multiple Conversion Dwelling.</p>	
<p>Two-Family DwellingDuplex with Secondary Suite [moved]</p>	<p>A building containing 2^{two} -principal dwelling units, 1^{one} of which must contain and 1^{one} of which may contain a Secondary Suite, but does not include an Infill Single Detached House, Infill Duplex, or Multiple Conversion Dwelling.</p>	
<p>Dwelling Unit</p>	<p>A self-contained housekeeping unit.</p>	D

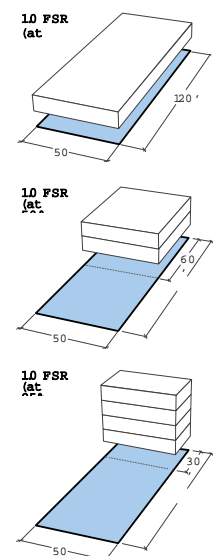
Dwelling Uses	<p>Any or all of the following land uses:</p> <p><u>Apartment;</u></p> <p><u>Duplex;</u></p> <p><u>Duplex with Secondary Suite;</u></p> <p>Dwelling Unit;</p> <p>Freehold Rowhouse;</p> <p>Infill;</p> <p><u>Infill Duplex;</u></p> <p>Infill Multiple Dwelling;</p> <p>Infill One-Family Dwelling<u>Single Detached House;</u> Infill-</p> <p>Two-Family Dwelling;</p> <p>Laneway House;</p> <p>Lock-Off Unit;</p> <p>Micro Dwelling;</p> <p><u>Mixed-Use Residential Building;</u></p> <p>Multiple Conversion Dwelling;</p> <p>Multiple Dwelling;</p> <p>One-Family Dwelling;</p> <p>One-Family Dwelling with Secondary Suite;</p> <p><u>Principal Dwelling Unit;</u></p> <p>Principal Dwelling Unit with Lock-Off Unit;</p> <p><u>Residential Unit associated with and forming an integral part of an Artist Studio;</u></p> <p>Rooming House;</p> <p>Secondary Suite;</p> <p>Seniors Supportive or Assisted Housing;</p> <p><u>Single Detached House;</u></p> <p><u>Single Detached House with Secondary Suite;</u></p> <p>Temporary Modular Housing;</p> <p><u>Townhouse;</u></p> <p>Two-Family Dwelling;</p> <p>Two-Family Dwelling with Secondary Suite.</p> <p><u>Triplex.</u></p>	D
E		
Electrical Products or Appliances Manufacturing	<p>The use of premises for the manufacturing or remanufacturing of small electrical appliances, both electrical and non-electrical major household appliances, lighting fixtures, table or floor lamps, radios, televisions, small component electrical or electronic equipment, electric wire or cable, or transmission cable, but does not include batteries manufacturing <u>Batteries Manufacturing</u> or motor vehicle parts manufacturing <u>Motor Vehicle Parts Manufacturing</u>.</p>	

<p>Balcony, Enclosed <u>Balcony</u></p> <p><u>[moved]</u></p>	<p>A platform that is enclosed on all sides to provide protection from weather or noise that:</p> <ul style="list-style-type: none"> (a) projects from a building or is recessed into a building; (b) is only accessed from within the building; and (c) is not conditioned by heat or air conditioning. 	
<p>Entry, Porch and Verandah</p>	<p>A platform that is located at an entrance to a building that:</p> <ul style="list-style-type: none"> (a) projects from the building or is recessed into the building; (b) is covered by a roof or floor above to provide weather protection; (c) may be supported on posts; (d) is at grade or has stairs from grade; and <u>(e) is open, other than with a required guard, on at least one 1 side,</u> <p><u>-except for covered porches above the first storey.</u></p>	
<p>Existing Grade</p> <p><u>[moved]</u></p>	<p>The elevation of the surface of the existing undisturbed ground at any point on a site.</p>	
<p>Exterior Side Yard</p> <p><u>[moved]</u></p>	<p>That portion of a corner site extending from the front yard to the rear yard and lying between the side property line adjacent to the flanking street and the closest side of the principal building.</p>	

F

Family	<p>Either:</p> <p>(a) one<u>1</u> or more individuals all related to one another by blood, marriage, or adoption; or</p> <p>(b) a maximum of three<u>3</u> unrelated individuals living together as a household, and.</p> <p>fFor the purposes of this definition, two<u>2</u> people living — together in a common-law relationship shall be<u>are</u> deemed to be in a marriage relationship and each of the blood relatives of the parties to a common-law relationship shall be<u>are</u> considered to be related to the partners and to the other blood relatives thereof.</p>
Farmers' Market	An open air or fully or partly covered market, for the sale directly by producers or by their representatives who are involved in production, of: local fresh, dried or — frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.
Financial Institution	The use of premises by banks, credit unions and trust companies.
Finished Grade [moved]	The elevation of the surface of the ground at any point on the site of a completed development between the site boundaries and the buildings, and F for the purpose of determining a basement or cellar, finished grade means the average elevation of the surface of the ground adjoining a building at all exterior walls of a completed development, as determined by the City Building Inspector.
Fitness Centre	Where used without a qualifier, both a fitness centre — class 1 <u>Fitness Centre – Class 1</u> and a fitness centre — class 2 <u>Fitness Centre – Class 2</u> .
Fitness Centre – Class 1	The use of premises, which do not exceed 200 m ² of gross floor area, for the development, on a one <u>1</u> -to- one <u>1</u> basis or in a group session, of physical fitness including health centres, gymnasias, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports.
Fitness Centre – Class 2	The use of premises, which exceed 200 m ² of gross floor area, for the development, on a one <u>1</u> -to- one <u>1</u> basis or in a group session, of physical fitness including health centres, gymnasias, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports.

Floor Space Ratio



Site ☒ Floor area ☐
 * Site area coverage %

Floor Space Ratio	The figure obtained when the area of the floors of the buildings on a site is divided by the area of the site.	
Food or Beverage Products Manufacturing – Class A	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, but does not include bakery products manufacturing Bakery Products Manufacturing, brewing or distilling Brewing Or Distilling, or dairy products manufacturing Dairy Products Manufacturing.	M
Food or Beverage Products Manufacturing – Class B	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, where the use does not involve the milling of grain, rice or malt, the refining of sugar, the canning of meat, fish or poultry, the pickling of fruits or vegetables, the refining of vegetable oil, the processing of fats, bones, hides, skins, offal or animal products of a like nature, the use of fish, or the use of live animals or live poultry, but does not include bakery products manufacturing Bakery Products Manufacturing, brewing or distilling Brewing Or Distilling, or dairy products manufacturing Dairy Products Manufacturing.	M
Freehold Rowhouse	A <u>principal</u> dwelling unit, in a row of at least three <u>3 side-by-side</u> side-by-side principal dwelling units that <u>which</u> shares a party wall with at least one <u>1 of the</u> an adjoining <u>principal</u> dwelling units, and is located on its own lot which abuts a street and a lane.	D
Yard, Front <u>Yard</u> <u>[moved]</u>	That part of the site lying between the <u>ultimate</u> front property line and the front of the principal building, and extending across the full width of the site.	<u>D</u>
Furniture or Appliance Store	The use of premises with a floor area greater than 500 m ² to retail household furniture, major household appliances, or household furnishings such as carpets and draperies.	R
Furniture or Fixtures Manufacturing	The use of premises for the manufacturing of furniture, mattresses or related non-electrical fixtures such as mirrors, curtain rods, cabinets, counters or lampshades, but not stone, concrete or marble furniture.	M
G		
Gasoline Station - Full Serve	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by an attendant for the customer and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs and may include the retail sale of electricity dispensed by the customer or the attendant for the purpose of charging motor vehicles.	R

Gasoline Station – Split Island	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by the customer, and which includes at least one 1 pump island at which all types of gasoline and diesel fuels sold by the station are dispensed by an attendant for the customer at all times the station is open for business, and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs and may include the retail sale of electricity dispensed by the customer or the attendant for the purpose of charging motor vehicles.	R
General Office	The use of premises for any office use, including D igital E ntertainment and I nformation C ommunication T echnology, but does not include F inancial I nstitution, H health C are O ffice, H health E nhancement C entre, or T emporary S ales O ffice.	O

[Also see definitions for Existing Grade, Finished Grade and Official Established Building Grade.](#)

Grade	The elevation of the surface of the ground at any point on a site.	
Grocery or Drug Store	The use of premises to retail food or drugs, including food and drugs manufactured on the premises as an integral part of the retail operation, but does not include which excludes Neighbourhood Grocery Store or specialty shops such as bakeries, butchers, delicatessens, candy shops, and ice cream parlours which that limit sales to a particular type of food.	R
Grocery Store with Liquor Store	A Grocery Store that has an area of at least 929 m ² , with a Liquor Store located within it.	R
Groundwater	Water occurring below the surface of the ground within voids in a rock or soil matrix.	
Groundwater Management Plan	A written plan that sets out a comprehensive approach to the planning, design, implementation and operation of on-site groundwater management techniques to meet the requirements imposed on the development.	
Groundwater Management System	A system or technique for preventing the discharge of groundwater from a site into the City collection system.	
Group Residence	The use of premises operated as a facility to provide accommodation to six 6 or more persons not related by blood or marriage to the operator of the facility or, if the operator is a corporation, to any director, officer or member of the corporation, where:	I

- (a) legislation other than the Community Care and Assisted Living Act (British Columbia) requires such persons to reside in the facility, but does not include a facility in a hospital; ~~or~~
- (b) the facility provides a rehabilitation program in which all such persons, as a condition of residence, must participate; or
- (c) the facility provides accommodation for fewer than 30 days, and may provide personal services, but does not include a ~~H~~hotel, ~~R~~ooming ~~H~~ouse, or boarding house.

I

H

Health Care Office	The use of premises by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional Chinese medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists, but <u>does not include which excludes</u> B beauty and W wellness C entre, D detoxification C entre, H health E enhancement C entre, H ospital, L aboratory, S ocial S ervice C entre, and C ommunity C are F acility, or and G roup R esidence.	O
Health Enhancement Centre	The use of premises to enhance health through therapeutic touch techniques including shiatsu, reflexology, bio kinesiology, hellework, polarity, reiki, rolfing, and trager, but <u>does not include which excludes</u> F itness C entre, and B beauty and W wellness C entre.	O
Hen	A domesticated female chicken that is at least four <u>4</u> months old.	
Homecraft	A craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit.	
Hotel	Premises providing temporary accommodation by way of furnished residential units sleeping, housekeeping or dwelling units , but does not include B ed and B reakfast A ccommodation or S hort T erm R ental A ccommodation.	S

Housekeeping Unit	A sleeping unit containing facilities for cooking.	
Hydrogeological Study	A written review, certified by a professional engineer or geoscientist, of the occurrence, distribution and effect of groundwater on a proposed development site and may include a groundwater management plan.	
I		
Impact Assessment	A written report that sets out any potential or realized environmental impacts which-that may or will result from infiltration or extraction of groundwater on the development site.	
<u>Impermeable Materials</u>	<u>The projected area of the outside of the outermost walls of all buildings, including carports, entries, porches and verandahs, asphalt, concrete, brick, stone, and wood.</u>	
Infill	When used by itself without reference to any other dwelling term, any one-1 or all of the following uses: (a) <u>Infill one-family dwellingSingle Detached House;-</u> (b) <u>Infill two-family dwellingDuplex;-</u> - -and (c) <u>Infill Mmultiple Ddwelling.</u>	D
Infill Two-Family Dwelling <u>Duplex</u>	A building consisting of only two-2 dwelling units on a site already containing one-1 or more existing buildings some or all of which are retained.	
Infill Multiple Dwelling	A building containing only three-3 or more dwelling units on a site already containing one-1 or more existing buildings, some or all of which are retained, but does not include a community care facility and group residence.	D
Infill One-Family Dwelling <u>Single Detached House</u>	A building consisting of only 1one dwelling unit on a site already containing one-1 or more existing buildings, some or all of which are retained, but does not include Laneway House.	D
Information Communication Technology Manufacturing	The production of electrical, electronic or communications equipment, including but not limited to computer-enabled devices, computer hardware, infrastructure, semiconductors, fibre cables and telecommunications equipment.	M

Institutional Uses	Any or all of the following land uses: Ambulance Station; Child Day Care Facility; Church; Community Care Facility; Community Care Facility – Class A; Community Care Facility – Class B; Detoxification Centre; Group Residence; Hospital; Public Authority Use; School – Elementary or Secondary; School – University or College; Social Service Centre.	I
J		
Jewellery Manufacturing	The use of premises for the manufacturing of jewellery, metal badges, silverware, or precious metal alloys or products, the cutting or polishing of industrial diamonds, plating with precious metals, lapidary work, or engraving on metals except for printing purposes.	M
Junk Yard or Shop	The use of premises for the sale of scrap or waste materials such as rubber, tires, metal, paper, sacks, wire, ropes, rags, machinery, or motor vehicle parts, including associated wrecking, dismantling, recycling or processing.	W
L		
Laboratory	The use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include P photofinishing or P photography L laboratory.	S
Lane	A public thoroughfare or way not more than 10.1 m in width that which affords only a secondary means of access to a site, at the side or rear.	
Laneway House	A detached <u>dwelling unit</u> one-family dwelling constructed in the rear yard of a site on which is situated a one-family dwelling <u>Single Detached House</u> or one-family dwelling <u>Single Detached House</u> with secondary <u>Secondary suite</u> Suite, but does not include Infill Single Detached House.	D
Laundromat or Dry Cleaning Establishment	The use of premises with a maximum floor area of 300 m ² for the laundering or cleaning of clothing, draperies or related small household goods.	S

Laundry or Cleaning Plant	The use of premises for the laundering, cleaning or dyeing of textiles, knit goods, draperies, clothing, garments, or related goods, but does not include L laundromat or D dry C leaning E establishment.	S
Leather Products Manufacturing	The use of premises for the manufacturing of luggage, handbags or small leather goods, but does not include A animal P products P rocessing, C clothing M manufacturing, or S shoes or B boots manufacturing Manufacturing.	M
Linoleum or Coated Fabrics Manufacturing	The use of premises for the manufacturing of linoleum, oil cloth, artificial leather, asphalt-felt-base floor covering, pyroxylin or vinyl-coated fabrics or other similar coated fabrics.	M
Liquor Store	The use of premises for the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume, for consumption off premises.	R
Live-Work Use	<p>The use of premises for:</p> <p>(a) a dwelling unit;</p> <p>(b) Ggeneral Office, Hhealth Care Office, Bbarber Sshop or Bbeauty Ssalon, Pphotofinishing or Pphotography Sstudio, or Aartist Sstudio – Class A; or</p> <p>(c) any use referred to in subsection (b) in conjunction with a dwelling unit-use, combination with a dwelling unit-use,</p> <p>but does not include:</p> <p>(d) any dating service, entertainment service, exotic dancer business, social escort business, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; or</p> <p>(e) any tattooing, piercing, branding, or other similar service, as determined by the Director of Planning in consultation with the Vancouver Coastal Health Authority.</p>	
Lock- O ff Unit	A smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a S secondary S suite.	D
Locked- i n Lots	A lot or lots that, as a result of development of any adjoining lots, is or are unlikely to be consolidated with an adjoining lot to increase the site size.	

Low Operational Cost Housing	A building that is designed for certification under the Passive House standard or the International Living Future Institute's Zero Energy standard in order to lower energy use, reduce greenhouse gas emissions and energy costs, and is therefore considered to be a form of affordable housing under section 565.1(2)-(b) of the Vancouver Charter (British Columbia).	
Lumber and Building Materials Establishment	The use of premises to wholesale and retail merchandise consisting primarily of lumber, plywood, millwork, and related building materials.	W
M		
Machinery or Equipment Manufacturing	The use of premises for the manufacturing of machinery or equipment primarily intended for industrial or commercial use, including business or office equipment only secondarily intended for household use, but does not include E lectrical P roducts or A ppiances M anufacturing, M otor V ehicle P arts M anufacturing, or T ransportation E quipment M anufacturing.	M

Manufacturing Uses	<p>Any or all of the following land uses:</p> <p>Animal Products Processing;</p> <p>Bakery Products Manufacturing;</p> <p>Batteries Manufacturing; Brewing or Distilling;</p> <p>Chemicals or Chemical Products Manufacturing – Class A;</p> <p>Chemicals or Chemical Products Manufacturing – Class B;</p> <p>Clothing Manufacturing;</p> <p>Creative Products Manufacturing; Dairy Products Manufacturing;</p> <p>Electrical Products or Appliances Manufacturing; Food or Beverage Products Manufacturing – Class A;</p> <p>Food or Beverage Products Manufacturing – Class B;</p> <p>Furniture or Fixtures Manufacturing;</p> <p>Ice Manufacturing;</p> <p>Information Communication Technology Manufacturing;</p> <p>Jewellery Manufacturing; Leather Products Manufacturing;</p> <p>Linoleum or Coated Fabrics Manufacturing;</p> <p>Machinery or Equipment Manufacturing; Metal Products Manufacturing – Class A; Metal Products Manufacturing – Class B;</p> <p>Miscellaneous Products Manufacturing – Class A;</p> <p>Miscellaneous Products Manufacturing – Class B;</p> <p>Motor Vehicle Parts Manufacturing;</p> <p>Non-Mmetallic Mineral Products Manufacturing – Class A;</p> <p>Non-metallic-<u>Metallic</u> Mineral Products Manufacturing – Class B;</p> <p>Paper Manufacturing;</p> <p>Paper Products Manufacturing;</p> <p>Petroleum Products or Coal Products Manufacturing;</p> <p>Plastic Products Manufacturing;</p> <p>Printing or Publishing;</p> <p>Pulp Manufacturing;</p> <p>Rubber Manufacturing;</p> <p>Rubber Products Manufacturing; Shoes or Boots Manufacturing; Textiles or Knit Goods Manufacturing;</p> <p>Tobacco Products Manufacturing;</p> <p>Transportation Equipment Manufacturing;</p> <p>Vegetable Oil Manufacturing;</p>
--------------------	--

	Wood Products Manufacturing – Class A; Wood Products Manufacturing – Class B.
Marina	The use of premises for the mooring of pleasure craft, but does not include repairing or building boats.
Marine Terminal or Berth	The use of premises for the mooring of boats, ships, float planes, ferries and other water vessels, but not including pleasure craft, for the land or water trans-shipment of goods or transfer of passengers, for the operations of a water taxi service, piloting service, boat rental or charter service, or for related marine services including stevedoring, salvaging, dredging or diving.
Mass Timber Building	A building where the majority of structural members are made of wood with a minimum dimension of 96 mm.
Metal Products Manufacturing – Class A	The use of premises for the manufacturing of metal ingots, shapes, pigs or powders from ore or scrap, for the alloying, extruding, casting or rolling of metals, or for the manufacturing of metal structural shapes or metal castings, but does not include J jewellery M manufacturing.
Metal Products Manufacturing – Class B	The use of premises for the manufacturing of boilers, metal tanks, fabricated structural metal products, non-electrical wire or wire products, hardware, tools, cutlery, heating equipment or other fabricated metal products, or for the machining, stamping, pressing, coating, welding or smithing of metal or metal products, but does not include E electrical P products or A appliances M manufacturing, M achinery or E equipment M manufacturing, M metal P products M manufacturing – C lass A, M motor V ehicle P parts M manufacturing, or T ransportation E quipment M manufacturing.
Micro Dwelling	A self-contained residential unit which that measures no less no less than 23.2 m ² and no more than 29.7 m ² .
Mini- S storage Warehouse	The use of a wholly enclosed building for the storage of personal property in self-contained, self-storage units, each of which units has separate and exclusive access from either the exterior or interior of the building.

Miscellaneous Products Manufacturing – Class A	The use of premises for the manufacturing of any product not included in any other manufacturing uses included in this <u>Section 2</u> .	M
Miscellaneous Products Manufacturing – Class B	The use of premises for the manufacturing of toys, games, bicycles, novelties, ornaments, decorations, brooms, brushes, scientific or professional equipment, dentures and dental supplies, eye glasses, contact lenses, orthopaedic and other health care devices, clocks, signs, displays, sporting goods, recreational equipment, musical instruments, office or artists' supplies other than paper products, marking devices, awnings, window shades, blinds, umbrellas, notions, or wax products not involving the manufacturing of wax.	M
<u>Mixed-Use Residential Building</u>	<u>A building containing at least 1 principal dwelling unit and at least 1 non-dwelling use.</u>	D
Motor Vehicle Parts Manufacturing	The use of premises for the manufacturing of parts for motor vehicles, but does not include B batteries M anufacturing, R ubber M anufacturing, or R ubber P roducts M anufacturing.	
Motor Vehicle Repair Shop	The use of premises for the repairing of motor vehicles or motor vehicle parts including tires, or for the painting or repairing of motor vehicle bodies.	
Motor Vehicle Wash	The use of premises for the washing of motor vehicles.	
Multiple Conversion Dwelling	<u>An existing</u> building converted to contain only two <u>2</u> or more residential units, but does not include a C ommunity C are F acility and or G roup R esidence or a one-family dwelling with secondary suite.	
Multiple Dwelling	<u>Any or all of the following:</u> <u>(a) A building containing only three or more dwelling units, but does not include a multiple conversion dwelling or a community care facility, and group residence.</u> <u>(b) Townhouse;</u> <u>(c) Triplex.</u>	

Mural	A use of land constituting a work of art or graphic depiction of any kind which is painted, inscribed, inlaid or otherwise placed on, affixed to, or formed as an element of the design of an exterior wall, roof, fence, or hoarding, but does not include a sign as defined in the Sign By-law.	
N		
Neighbourhood Grocery Store	The use of premises in a residential district for the primary purpose of selling groceries and convenience goods, and may include selling and serving prepared food and beverages for consumption on or off the premises, but does not include the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume.	R

Non-Metallic Mineral Products Manufacturing – Class A	The use of premises for the manufacturing of cement, clay, concrete, gypsum, glass, stone products, clay or concrete bricks, tiles or blocks, or other non-metallic mineral products.	M
Non-Metallic Mineral Products Manufacturing – Class B	The use of premises for the manufacturing of china, crockery, porcelain products, stone or concrete furniture or monuments, statuary, glass or glass products other than within glassworks, or abrasives, but does not include Non-Metallic Mineral Products Manufacturing – Class A.	M
Nursery, Field Crop or Fruit Farm	The use of land for the growing of plants, shrubs, trees, vegetables, field crops, berry or bush crops, or orchard crops.	A
O		
Office Uses	Any or all of the following land uses: Financial Institution; General Office; Health Care Office; Health Enhancement Centre; Temporary Sales Office.	O
Grade-Official Established Building Grade [moved]	The intended elevations of the street or lane along the property line of the site related to City datum, as established by the City Engineer.	
P		
Packaging Plant	The use of premises for the boxing, crating or related packaging of goods or material brought specifically to the premises for that purpose.	T
Paper Manufacturing	The use of premises for the manufacturing of paper.	M
Paper Products Manufacturing	The use of premises for the manufacturing of paper products, but does not include Paper Manufacturing, Pulp Manufacturing, Petroleum Products or Coal Products Manufacturing, or Printing or Publishing.	M
Parking Area	An open area of land other than a street or lane, used or intended to be used to provide space for the parking or storage of motor vehicles, and includes	P

	parking spaces, loading spaces, manoeuvring aisles and other areas providing access to parking or loading spaces, but does not include mean an area providing no more than four <u>4 or fewer</u> spaces accessory to a residential use and may include the retail sale of electricity for the purpose of charging motor vehicles.	P
Parking Garage	A structure or a portion of a structure which that is principally used or intended to be used for the parking or storage of motor vehicles, but does not mean include a structure providing no more than four <u>4 or fewer</u> spaces accessory to a residential use and may include the retail sale of electricity for the purpose of charging motor vehicles.	P
Parking Uses	Any or all of the following land uses: Parking Area; Parking Garage.	P
<u>Partial Storey</u>	<u>The uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, limited to a specified proportion of the storey immediately below.</u>	
Passive House	A building that has been designed to meet the Passive House standard and achieve certification by the Passive House Institute of Darmstadt, Germany, as verified by a Passive House building certifier.	
Passive House Building Certifier	A person internationally accredited by the Passive House Institute in Darmstadt, Germany for the purpose of certifying buildings as being designed in accordance with its Passive House standards.	
Patio	A platform providing useable outdoor space that: (a) is not enclosed; and (b) generally has a surface height, at any point, no greater than 600 mm above finished grade.	
Pawnshop	The use of premises for the retailing of goods and chattels in pawn.	
<u>Permeable Materials</u>	<u>Materials including gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly to the soil below.</u>	

Petroleum Products or Coal Products Manufacturing	The use of premises for the manufacturing of petroleum products, coal products, tar products or derivatives, tarpaper or asphalt roofing or siding material, and for the recycling or re-refining of oil.	M
Photofinishing or Photography Laboratory	The use of premises for photofinishing or photography, but does not include P photofinishing or P photography <u>S</u> studio.	S
Photofinishing or Photography Studio	The use of premises with a maximum floor area of 300 m ² for photofinishing or portrait photography.	S
Plastic Products Manufacturing	The use of premises for the manufacturing of plastic products, including plastic clothing and footwear, but does not include C chemicals or C chemical P products, M manufacturing – C class A.	M

Plaza	An open space for use by the public, generally provided with amenities such as seating, drinking and ornamental fountains, weather-proofing, art, trees, and landscaping. <u>which may</u> . Plazas may support passive or active uses <u>and</u> . Plazas may be publicly owned, or privately owned with a secured right-of-access for the public.	C
Porch	See definition for Entry, Porch and Verandah.	
<u>Principal Building</u>	<u>A building that contains the principal use being made of the site, but does not include Accessory Building, Infill or Laneway House.</u>	<u>D</u>
Principal Dwelling Unit with Lock- Off Unit	A larger principal dwelling unit, containing a smaller dwelling unit which that must have separate external access and shared internal access, and which that can be <u>locked</u> <u>be locked</u> off from the larger principal dwelling unit.	D
Print Shop	The use of premises with a maximum floor area of 300 m ² for printing or lithographing.	S
Printing or Publishing	The use of premises for printing, lithographing, or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the _____ publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied _____ to the printing or publishing industries; but does not include <u>not include</u> print shop.	M
Production or Rehearsal Studio	The use of premises for the production of motion pictures, videos, television or radio programs or sound recordings or for the rehearsal of dance, music or drama, but does not involve the presence of an audience and does not include A artist S studio – C lass A, A artist S studio – C lass B, or T heatre.	S
Public Bike Share	A use of premises that provides the general public with an opportunity to rent bicycles through an automated system, on a short-term basis for use within the City as part of a network comprised of no fewer than 50 public bike share stations located on separate sites.	R
Public Bike Share Station	A bicycle sharing facility where bicycles are stored and from which the general public may rent and return bicycles and other objects or equipment necessary for or appurtenant to the operation of a public bike share service.	
Pulp Manufacturing	The use of premises for the manufacturing of pulp, woodfibre, fibreboard or paperboard.	M

R		
Radiocommunication Station	The use of premises for the transmitting or receiving of radio, television, satellite, microwave or related communications, but not when used for domestic purposes.	U
Railway Station or Rail Yard	The use of premises as a depot or station for passengers awaiting use of rail transport (non-commuter), for the servicing, cleaning or live storage of railroad cars, engines and other rolling stock, for the marshalling of trains, and including related storage of goods pending transport.	T
Rainwater	Rainfall and other natural precipitation.	
Rainwater D rainage	Runoff resulting from rainwater or from melting snow or ice.	
Rainwater Management Plan	A hydrological and hydraulic study, certified by a professional engineer, that sets out a comprehensive approach to the planning, design, implementation and operation of a rainwater management system in a manner that balances and optimizes environmental impacts and drainage efficiency and sets out the size, location, and configuration of the rainwater management system on the site as well as associated methodology, calculations, and plan drawings that demonstrate how the requirements imposed on the development will be met.	
Rainwater Management System	A system for collecting, retaining, detaining, treating or conveying rainwater and rainwater drainage, including catch basins, sewers and pumps and the storm drainage facilities, structures or devices used for storage, management and treatment to buffer the effects of runoff or improve the quality of the rainwater and rainwater drainage, including natural ecosystem based facilities, structures, and devices.	
<u>Rear Building</u>	<u>An infill, a second principal building, or the rear building in a courtyard configuration that is adjacent to the rear of the site.</u>	U
Yard , Rear <u>Yard</u> <u>[moved]</u>	That part of the site lying between the <u>ultimate</u> rear property line and the rear of the principal building <u>or rear building, and</u> extending across the full width of the site.	U

Recycling Depot	The use of premises for the collection and sorting of garbage, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage, but does not include A animal P roducts P rocessing, J unk Y ard or S hop, or W aste D isposal F acility.	U
-----------------	---	---

<p>Rental Housing Unit</p>	<p>For the purposes of section <u>4.3.9</u> of this bBy-law, and for the purposes of:</p> <ul style="list-style-type: none"> (a) <u>(a)</u> section 3.3.42.2.8 of the RM-2 <u>District Schedule</u>; (b) <u>(b)</u> section <u>2.2.5</u> of RM-3 <u>District Schedule</u>; (c) <u>(c)</u> section <u>2.2.3</u> of RM-3A <u>District Schedule</u>; (d) <u>(d)</u> section <u>2.2.2</u> of the RM-4 and RM-4N Districts Schedules; (e) <u>(e)</u> section <u>2.2.7</u> of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedules; and (f) <u>(f)</u> section 3.3.22.2.6 of the RM-6 <u>District Schedule</u>; (g) <u>(g)</u> and section 2.2.2 of the FM-1 District Schedules; (h) <u>(h)</u> section 3.3.32.2.4 of the C-2 District Schedule; (a)(i) <u>(i)</u> section 3.3.42.2.4 of the C-2B <u>District Schedule</u>; (i) <u>(i)</u> section 3.3.52.2.5 of the C-2C District Schedule; and (b)(k) <u>(k)</u> section 3.3.62.2.4 of the C-2C1 District Schedule, <p>a dwelling unit, housekeeping unit, or sleeping unit on a site that a tenant rents, or has rented, for the purpose of living accommodation, but does not include:</p> <ul style="list-style-type: none"> (l) a unit rented by a not for profit housing cooperative to a member of the cooperative; (m) a unit in a Ccommunity Care Ffacility or Ggroup Residence; (n) a unit in a Hotel; (o) units in an equity co-op where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the building was operated as an equity co-op within the last three <u>3</u> years; or (p) <u>(p)</u> units in a strata titled building where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the majority of the units were within the last three <u>3</u> years individually owned and: <ul style="list-style-type: none"> (i) for which a petition has been filed with the Supreme Court of BC to dissolve the strata corporation; or (ii) for which all the strata lots within the corporation are now under single ownership.
----------------------------	---

Repair Shop – Class A	The use of premises for the repairing of products or goods not included in M motor V vehicle R repair S shop or R repair S shop – C class B.	S
Repair Shop – Class B	The use of premises for the repairing of household goods, including, but not limited to, the repairing of jewellery, leather goods, sporting goods, clothing, shoes, toys, bicycles, or other household items capable of being carried to the premises by the customer, or for the sharpening of blades, cutting of keys, or re-upholstering or mending of household furniture.	S

Residential Rental Accommodation	Any building or part thereof which that: (a) is being used; or (b) having been used, has ceased to be used, as habitable living accommodation on a landlord and tenant basis, but does not include apply to any building which that has been lawfully changed to any other use from such use prior to the 26th of October <u>26</u> , 1989.	
Residential Rental Tenure	Any of the following: (a) a tenancy governed by a tenancy agreement as defined in the Residential Tenancy Act (<u>British Columbia</u>) 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 the B.C. Housing Management Commission, a non-profit society or association incorporated under the Societies Act (<u>British Columbia</u>) whose objects include the provision of affordable rental housing, or a partnership between any two-2 or more such entities; or (c) an occupancy between a member and a non-profit housing co-operative incorporated under the Cooperative Association Act (<u>British Columbia</u>) whose objects include the provision of affordable rental housing.	
Residential Storage Space	Floor area within or accessory to a dwelling unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards.	
Residential Unit	A sleeping unit, housekeeping unit or dwelling unit.	
Restaurant	Where used without a qualifier, both a R restaurant – C class 1 and a R restaurant – C class 2.	S
Restaurant – Class 1	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables, but excluding patron participation such as karaoke, dancing and open microphone performing, may be available.	S

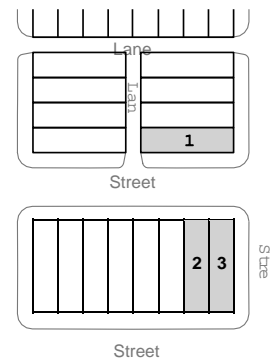
Restaurant – Class 2	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables and patron participation such as karaoke, dancing and open microphone performing, may be available.	S
Restaurant – Drive-in	The use of premises for the sale of prepared food to the public where parking is provided and customers are encouraged to eat in their motor vehicles on the site, but does not include drive-through service.	S
Retail	To offer to sell or rent, or to sell or rent, merchandise to a consumer who buys or rents the merchandise as the ultimate consumer or end user, being the last person in the chain of distribution, for personal consumption or use and not for further sale or rent.	
Retail Store	The use of premises to retail merchandise, including merchandise manufactured on the premises, if the total floor area used for manufacturing does not exceed 300 m ² , but which does not include excludes any other retail uses listed in this section <u>Section 2</u> or included in a lumber and building materials establishment.	R
Retail Uses	Any or all of the following land uses: Adult Retail Store; Cannabis Store; Farmers' Market; Furniture or Appliance Store; Gasoline Station – Full Serve; Gasoline Station – Split Island; Grocery or Drug Store; Grocery Store with Liquor Store; Liquor Store; Neighbourhood Grocery Store; Pawnshop; Public Bike Share; Retail Store; Secondhand Store; Small-scale <u>Scale</u> Pharmacy; Vehicle Dealer.	R
Riding Ring	The use of a building for practising equestrian skills.	C

Roof Deck	A platform providing useable outdoor space that: (a) is located in such a way as to form a roof over an existing or proposed floor below; (b) is primarily accessed from within a building; (c) is not covered; (d) is not enclosed, except for a required guard, or where it is located next to a portion of the same building or an adjacent building; and (e) may include a garden or planted area.	
Rooming House	A building containing three 3 or more sleeping units, but does not include a M multiple C conversion dwelling Dwelling or a community C community care Care facility Facility and group G group residence Residence .	D
Rubber Manufacturing	The use of premises for the manufacturing of rubber from raw material or for the manufacturing of tires.	M
Rubber Products Manufacturing	The use of premises for the manufacturing of rubber products, including rubber clothing and footwear, or for the retreading of tires, but does not include R rubber M manufacturing.	M

S		
School – Arts or Self-Improvement	The use of premises for training or instruction other than as included in any other use in this b By-law, including, but not limited to , training or instruction in drama, music, art, driving, cooking, sewing, language, or similar forms of self-improvement.	S
School – Business	The use of premises for training or instruction in business skills, including, but not limited to , secretarial, teller, bookkeeping, key punching, computer programming, business machine operating or general sales skills, but does not include S school – E elementary or S secondary, or S school – U university or C college.	S
School – Vocational or Trade	The use of premises for training or instruction in particular vocations or trades, including, but not limited to , barbering, beauty culture, hairdressing, broadcasting, charm or modelling, salesmanship in a particular vocation, driving (commercial transport), piloting (commercial transport), woodworking, metalworking, construction or other trade or technical occupations or vocations, but does not include S school - E elementary or S secondary, or S school - U university or C college.	S
Secondary Suite	A smaller dwelling unit within a larger one-family-dwelling <u>Single Detached House</u> or two-family-dwelling <u>Duplex</u> , which must have separate external access and may have shared internal access, but does not include a L ock- O ff U nit.	D
Secondhand Store	The use of more than 2.5 m ² of floor area in premises for the retailing of: (a) used electronic equipment, including, but not limited to , audio or video equipment or accessories, computers, printers or fax machines; or (b) two <u>2</u> or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment, or tools.	R
Secured Market Rental Housing	A development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the City and the owner.	
Seniors Supportive or Assisted Housing	The use of a building for residential units designed to accommodate seniors as they age including separate common areas for dining and socializing, and the provision of meals, housekeeping and personal care, but does not include a C ommunity C are F acility and G roup R esidence.	D

Service Uses	<p>Any or all of the following land uses:</p> <p>Animal Clinic;</p> <p>Auction Hall;</p> <p>Barber Shop or Beauty Salon;</p> <p>Beauty and Wellness Centre;</p> <p>Bed and Breakfast Accommodation;</p> <p>Body-Rub Parlour;</p> <p>Cabaret;</p> <p>Catering Establishment;</p> <p>Drive-through-Through Service;</p> <p>Funeral Home;</p> <p>Hotel;</p> <p>Laboratory;</p> <p>Laundromat or Dry Cleaning Establishment;Laundry or Cleaning Plant;</p> <p>Motor Vehicle Repair Shop; Motor Vehicle Wash; Neighbourhood Public House;</p> <p>Photofinishing or Photography Laboratory;</p> <p>Photofinishing or Photography Studio; Print Shop;</p> <p>Production or Rehearsal Studio;</p> <p>Repair Shop – Class A;</p> <p>Repair Shop – Class B;</p> <p>Restaurant;</p> <p>Restaurant – Class 1;</p> <p>Restaurant – Class 2;</p> <p>Restaurant – Drive-in;</p> <p>School – Arts or Self-Improvement;</p> <p>School – Business;</p> <p>School – Vocational or Trade;</p> <p>Short Term Rental Accommodation;Sign Painting Shop;</p> <p>Wedding Chapel;</p> <p>Work Shop.</p>	S
Sex Object	<p>Any of the following:</p> <p>(a) a replica of a penis, vagina, buttocks, anus, or female breast;</p> <p>(b) a device, machine or instrument intended for the stimulation primarily of the penis, the vagina or the anus by vibration or suction;</p>	

Site Configurations



Site Configurations

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

Sex Object	<p>(c) a pill, lotion or other medication intended to prolong or enhance the erection of the penis or the desire for sex, except when dispensed by or under the direction of a pharmacist licensed by the College of Pharmacists of British Columbia;</p> <p>(d) a whip or implement intended for use in the enactment of human bondage or sadomasochistic activities when displayed in conjunction combination with or on the same premises as any of the objects referred to in clauses section (a), section (b) or section (c) above.</p>		
Shoes or Boots Manufacturing	The use of premises for the manufacturing of shoes or boots, including leather footwear, but does not include P lastic P roducts M anufacturing or R ubber P roducts M anufacturing.	M	
Short Term Rental Accommodation	The use of a dwelling unit, or one-1 or more bedrooms in a dwelling unit, as temporary accommodation, but does not include B ed and B reakfast A ccommodation or H otel.	S	
Yard, Side <u>Yard</u> [moved]	The part of the site extending from the front yard to the rear yard and lying between the <u>ultimate</u> side property line and the closest side of the principal building.	S	
One-Family Dwelling <u>Single Detached House</u>	A building containing only one-1 principal dwelling unit.	D	
One-Family Dwelling <u>Single Detached House</u> with Secondary Suite	A building containing two-21 dwelling units, one-1 of which <u>is a</u> principal dwelling unit and one-1 of which <u>is a</u> Secondary Suite.	D	
Site	An area of land consisting of one-1 or more adjoining parcels or lots abutting on a street not being a lane, but does not include a strata lot or a leasehold parcel created under section 99(1)(k) of the Land Title Act (British Columbia).		Also see definitions for Corner Site and Double Fronting Site
Sleeping Unit	One-1 or more rooms equipped to be used for sleeping and sitting purposes.		
Small-Scale Pharmacy	A D rug S tore that has a total gross store area of less than 600 m ² .	R	

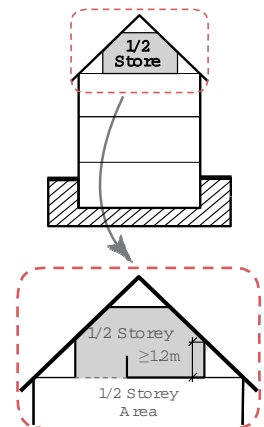
Social Housing	<p>Rental housing:</p> <ul style="list-style-type: none"> (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication; (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and 		
----------------	---	--	--

- (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated u has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require.

except that in the HA-2 District district; in the area of the FC-1 District located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A Districts districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown Eastside Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

- (d) in which at least one-third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
- (e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and
- (f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated u has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require.

~~Half~~ Partial-Storey



Social Service Centre	<p>The use of premises by a non-profit society:</p> <p>(a) providing information, referral, counselling, advocacy or health care services; <u>or</u></p> <p>(b) dispensing aid in the nature of food or clothing; or</p> <p>(c) providing drop in or activity space,</p> <p>but does not include premises used for residential purposes or <u>Detoxification</u> <u>C</u>entre.</p>	I
Stable	<p>The use of premises for the keeping, breeding, raising, training or boarding of horses, but does not include a <u>riding</u> <u>Ring</u>.</p>	A

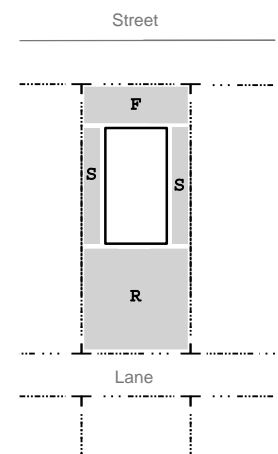
Storage Warehouse	The use of a wholly enclosed building, or portion thereof, for the storage of goods, material, machinery, or equipment, but not any storage that is ancillary to a principal use of premises, but does not include cold storage plant or grain elevator.	T	
Storage Yard	The use of a partially enclosed building, or portion thereof, or an open area of land for the storage of goods, material, machinery or equipment, but not any storage that is ancillary to a principal use of the premises.	T	
Storey	That <u>The</u> portion of a building which-that is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it, <u>but does not</u> . A storey shall must not include a basement or cellar.		Also see definition for Partial Storey.
Storey, Half-	The uppermost level of a building where the floor area is limited to a 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 having a minimum ceiling height of 1.2 m, does not exceed 50% of the storey immediately below.		
T			
Taxicab or Limousine Station	The use of premises as a base of operations for a taxicab, limousine, charter bus, or other land-vehicle passenger transport service, or for a pilot car service.	T	
Temporary Modular Housing	Demountable structures, not permanently affixed to land, containing three <u>3</u> or more residential units and accessory uses, but does not include a M multiple C onversion D dwelling, C ommunity C are F acility, or group <u>Group residence</u> Residence .	D	
Temporary Sales Office	The use of a building in an <u>RS</u> or <u>RT</u> district, for a period not exceeding three <u>3</u> years, for the sole purpose of marketing and selling dwelling units - associated with a residential development.	O	
Textiles or Knit Goods Manufacturing	The use of premises for the manufacturing of textiles, textile products or knit goods, including, but not limited to, carpets, mats, rugs, canvas products, cotton bags, jute bags, automobile fabrics, draperies, silk fabrics, linen fabrics, thread, cordage, twine, or similar products, but does not include C lothing M anufacturing, or L inoleum or C oated F abrics M anufacturing.	M	

Theatre	A facility for performing arts, motion pictures, other media arts or presentations before a live audience, <u>but does not include</u> excluding C cabaret.	C
<u>Townhouse</u>	<u>A building containing 4 or more principal dwelling units where each unit has its own entrance from the exterior of the building, unless otherwise specified in a district schedule.</u>	<u>D</u>

Transportation and Storage Uses	Any or all of the following land uses: Aircraft Landing Place; Booming Ground; Bulk Data Storage; Cold Storage Plant; Grain Elevator; Marine Terminal or Berth; Mini-storage-Storage Warehouse; Packaging Plant; Railway Station or Rail Yard; Stockyard; Storage Warehouse; Storage Yard; Taxicab or Limousine Station; Truck Terminal or Courier Depot; Weighing or Inspection Station; Works Yard.	T
Transportation Equipment Manufacturing	The use of premises for the manufacturing of aircraft, railroad rolling stock, ships, boats, truck or bus bodies, truck trailers, snowmobiles or motor vehicles.	M
<u>Triplex</u>	<u>A building containing 3 principal dwelling units, but does not include a Multiple Conversion Dwelling.</u>	D
Truck Terminal or Courier Depot	The use of premises for the parking and servicing of trailers, containers, trucks, and other motor vehicles involved in commercial transport, cartage, moving, delivery, or related goods movement.	T
U		
<u>Ultimate Property Line</u>	<u>The property line that results when an anticipated or partially dedicated lane or street abuts a site, and that becomes the property boundary for the purposes of measuring required yards.</u>	
Urban Farm – Class A	The use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale.	A
Urban Farm – Class B	The use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales.	A

Under-Utilized Lots	A lot or lots in <u>the</u> RT-5, RT-5N and RT-6 districts under developed to less than 0.45 FSR on January 16, 2018, but excludes lots on the Council approved Vancouver Heritage Register.	
Unnecessary Hardship	Hardship that results from unique physical circumstances that are peculiar to the site and does not include mere inconvenience, preference for a more lenient standard or a more profitable use, or self-induced hardship resulting from the actions of the owner or applicant.	
Utility and Communication Uses	Any or all of the following land uses: Public Utility; Radiocommunication Station; Recycling Depot; Waste Disposal Facility.	U
V		
Vehicle Dealer	The use of premises to retail motor vehicles, boats, or recreational trailers.	R
Verandah	See definition for Entry, Porch and Verandah.	
W		
Waste Disposal Facility	The use of premises for the treatment, reduction, recycling, incineration or disposal of refuse, garbage, sewage, or other waste material, but does not include <u>A</u> nimal <u>P</u> roducts <u>P</u> rocessing, <u>J</u> unk <u>Y</u> ard or <u>S</u> hop, or <u>R</u> ecycling <u>D</u> epot.	U
Water Table	The level below which the ground is saturated with water at a pressure of <u>one</u> <u>1</u> atmosphere or greater.	
Wedding Chapel	The use of premises for wedding ceremonies only.	S
Weighing or Inspection Station	The use of premises for the weighing or inspection of vehicles.	T
Wholesale	To offer to sell or rent, or to sell or rent, merchandise other than at retail.	
Wholesale Uses	Any or all of the following land uses: Bulk Fuel Depot; Cardlock Fuel Station; Junk Yard or Shop; Lumber and Building Materials Establishment; Wholesaling – Class A; Wholesaling – Class B.	W

Yards (Front, Rear, Side)



Site Yards

R Rear
Yard **S** Side
Yard **F**
Front Yard
..... Property Line

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

Section 3

Authorities

Section	
3.1	<p>Authorities</p> <p>3.1.1 Except as otherwise provided in this bBy-law, the Director of Planning, the City Building Inspector and the Director of Licenses and Inspections are authorized to:</p> <ul style="list-style-type: none">(a) administer and enforce the provisions of this bBy-law; and(b) ensure that all projects in respect of which a development permit is issued are carried out in conformity with the terms of such development permit. <p>3.1.2 The Development Permit Board is authorized to carry out those functions delegated to the Development Permit Board in this bBy-law.</p> <p>3.1.3 The Director of Planning is authorized to keep copies of all development permit applications, correspondence, permits and orders issued, inspections and documents connected with the administration of this bBy-law.</p> <p>3.1.4 The Director of Planning is authorized to provide plans and documents filed pursuant to the provisions of this bBy-law for inspection, subject to the provisions of the Freedom of Information and Protection of Privacy Act (British Columbia).</p> <p>3.1.5 The Director of Planning may charge a fee as set out in the Miscellaneous Fees By-law, payable in advance, for the inspection of records referred to in sSection 3.1.4.</p> <p>3.1.6 The Director of Planning, the City Building Inspector or the Director of Licenses and Inspections may enter any building, land or premises at any reasonable time for the purpose of administering or enforcing this bBy-law.</p>

Section 4

Section 4

Development Permits

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

Section

4.1

Development Permit Applications

4.1.1 Every applicant for a development permit or an amendment to a development permit ~~shall~~ must submit to the Director of Planning a written application on forms furnished for such purpose, and the Director of Planning may require the correctness of the information supplied in that application to be verified by statutory declaration.

4.1.2 Every application for a development permit or an amendment to a development permit ~~shall~~ must include:

- (a) the legal description and location of the site, and the purpose of the proposed development, together with such further or additional information as the Director of Planning may require; and
- (b) no less than three sets of any plans or drawings or as many sets as may be required by the Director of Planning, sufficient to identify the site and to describe fully the proposed development, and which will, All plans or drawings, other than one set, shall will become the property of the City, except that the Director of Planning may:
 - (i) The Director of Planning may, however, accept the submission of an application without plans or drawings if in the Director of Planning's opinion the development is of a minor nature,
 - (ii) The Director of Planning may require additional information to identify development within the immediate surroundings, and
 - (+)(iii) and may, if the Director of Planning deems it necessary, require the applicant to provide a survey plan of the site verified by a British Columbia Land Surveyor.

Formerly 4.1.2
and 4.13

Section 4

	<p>4.1.3 All plans or drawings submitted shall<u>must</u> be drawn in metric or imperial measurements on substantial paper, mylar or other material satisfactory to the Director of Planning, to a scale of not less than 1:100 metric or imperial or such lesser<u>er</u> scale as the Director of Planning may approve, and shall<u>must</u> be fully dimensioned, accurately figured, explicit and complete.</p> <p>4.1.4 The Director of Planning may in the Director of Planning's discretion, accept with any development permit application submitted in preliminary form, plans or drawings <u>that are</u> not in compliance with sections <u>4.1.2(b)</u> and <u>4.1.3</u>, provided that such plans or drawings are sufficient to identify the site and satisfactorily indicate preliminary development information.</p> <p>4.1.5 No development permit shall<u>may</u> be issued without the prior submission of plans or drawings in compliance with the requirements of sections <u>4.1.2(b)</u>, <u>4.1.3</u> and <u>4.1.4</u>.</p> <p>4.1.6 No development permit shall<u>may</u> be issued until without the prior submission of plans or drawings <u>have been submitted that showing that</u> the proposed development or change of use to be<u>is</u> in compliance with the provisions of any by-law regulating the provision of parking and loading within the City of Vancouver.</p>	<p>Formerly 4.1.4</p> <p>Formerly 4.1.5</p> <p>Formerly 4.1.6</p> <p>Formerly 4.1.7</p>
4.2	<p>Development Permit Application Time Limits</p> <p>4.2.1 Unless otherwise approved, refused or subject to limitations in time as may be imposed by the Director of Planning or the Development Permit Board, any development permit application shall <u>will</u> be void 12 months from the date of application.</p> <p>4.2.2 The Director of Planning may allow an extension or extensions of the time period specified in section <u>4.2.1</u> for additional periods, if warranted by the circumstances, but in no case shall<u>may</u> any extension or extensions exceed in total 12 months <u>in total</u>.</p> <p>4.2.3 If <u>no development permit has been issued to the applicant</u> within 30 days or such longer period as may be agreed by the applicant, from the date on which the applicant has furnished all the information and material required by the Director of Planning in accordance with the last preceding section <u>4.1 of this by-law</u>, <u>or such longer period as may be agreed by the applicant</u>, no development permit has been issued to the applicant, then the issue of the development permit shall<u>must</u> be deemed to have been refused, so as to enable the applicant to exercise their right to appeal, provided always that if the Council <u>has withheld or has authorized its proper officer to withhold the issuance of a development or building permit relative to the property in question underpursuant to the terms of S</u>section 570 of the Vancouver Charter (British Columbia) has withheld or has authorized its proper officer to withhold the issuance of a development or building permit relative to the property in question, then the issue of a development or building permit shall<u>must</u> will not be deemed to have been refused for as long as during such period that <u>the</u> issuance of such development or building permit se continues to be withheld.</p>	

Section 4

4.3

Development Permit Approvals

- | | | |
|-------|--|-----------------|
| 4.3.1 | In dealing with applications for development permits the Director of Planning or the Development Permit Board may <u>in every</u> case and in accordance with the provisions of this <u>bBy-law</u> , grant such permits either unconditionally or subject to conditions, including a limitation in time, or may refuse such applications. | Formerly 3.3.4 |
| 4.3.2 | <u>In granting or refusing development permits, granting relaxations or imposing conditions,</u> the Director of Planning, in granting or refusing development permits, granting relaxations or imposing conditions, must give due regard <u>consider</u> to the spirit and intent <u>and purposes</u> of this <u>bBy-law</u> . | Formerly 3.1.7 |
| 4.3.3 | <p>Notwithstanding <u>Despite any of</u> the <u>other</u> provisions of this <u>bBy-law</u>, an application for a development permit may be refused if the development in respect of which application is made:</p> <ul style="list-style-type: none"> (a) does not conform to an amendment to this Zoning and Development bBy-law for which a formal application has been made prior to the application for the development permit; (b) refers to a site or a portion thereof required for any civic purpose, in which case the Director of Planning shall <u>must</u> refer the application to the City Council for authority either to negotiate with the applicant or to issue the development permit; (c) would prejudice the future subdivision of the property; (d) refers to a site where adequate drainage, sanitary facilities or water supply are not available; (e) would, in the opinion of the City Engineer, adversely affect <u>impact</u> the public safety; (f) would, in the opinion of the Director of Planning or the Development Permit Board, adversely affect public amenity, <u>except that if</u> if matters of design are involved, the application may first be referred to the Urban Design Panel for consideration and advice; or (g) includes a conversion or demolition under the Single Room Accommodation By-law but Council has not approved issuance of a conversion or demolition permit for such conversion or demolition. | Formerly 3.3.2 |
| 4.3.4 | In making a determination regarding the adequacy of drainage under section 4.3.3(d) of this <u>bBy-law</u> , the Director of Planning or the Development Permit Board may require any development permit applicant to submit a <u>hHydrogeological sStudy</u> and an impact assessment, and may consider drainage to be inadequate if the proposed development will result in: | Formerly 3.3.2A |

Section 4

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

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

~~Formerly 3.3.2B~~

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

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

~~Formerly 3.3.2C~~

- (a) construct a rainwater management system or groundwater management system, or both, on the site that is designed and certified by a Professional Engineer to:
 - (i) prevent groundwater discharge from entering the City's collection system_{1.7};
 - (ii) retain the first 24 mm of rainwater in a 24 hour period from all areas, including rooftops, paved areas, and landscape_{1.7};
 - (iii) treat the first 24 mm of rainwater in a 24 hour period from all pervious and impervious surfaces to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site_{1.7};
 - (iv) treat an additional 24 mm of rainwater in a 24 hour period to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site of all rainwater flowing from roads, driveways and parking lots_{1.7}; and
 - (v) limit the peak flow rate discharged to the sewer under post-development conditions to a flow not

Section 4

greater than the peak pre-development flow rate for the return period specified in the City-of-Vancouver's Intensity-Duration-Frequency curves (IDF curves) set out in Schedule I of this bBy-law, using the City-of-Vancouver's 2014 IDF curve for pre-development design flow calculations, and the City's 2100 IDF curve for post-development design flow calculations:-

- (b) maintain the rainwater management system or groundwater management system or both at the expense of the owner;
- (c) grant a statutory right of way and equitable charge to the City; and
- (d) release and indemnify the City from all liability related to the installation, operation and maintenance of the rainwater management system or groundwater management system or both.

4.3.7 Where in this bBy-law a development permit application requires the consent of either the Director of Planning or Development Permit Board ~~or the Director of Planning~~, the Director of Planning may ~~in the Director of Planning's discretion~~ approve, approve subject to conditions, or refuse any such development permit application unless, in the Director of Planning's opinion:

Formerly 3.3.3
and 3.3.4

- (a) the development would have a significant ~~effect~~ impact on the existing immediate environment;
- (b) the development would create traffic implications that could affect the general environment;
- (c) the height or density of any proposed building would not be in keeping with the general building heights or density in the immediate environment;
- (d) there may be possible significant buildings of heritage value on the site or in the surrounding area that may be adversely affected by the development;
- (e) the design is not of an acceptable standard and may adversely affect public amenity, in which case the Director of Planning may first request advice from the Urban Design Panel;
- (f) the development is such that special public amenities could be considered for additional density or other special advantages;
- (g) the proposed development could affect any public policy objectives, established or potential, including future transit locations and open space needs; or

Section 4

	<p>(h) the public response to the application is such that review by the Development Permit Board is warranted,</p> <p>in which case the Director of Planning shall<u>must</u> refer the development permit application to the Development Permit Board who may approve, approve subject to conditions, or refuse such application.</p>	
4.3.8	<p>The Development Permit Board or the Director of Planning <u>or Development Permit Board</u> may refer any application for a development permit to the Urban Design Panel for advice, and may notify such property owners and tenants <u>the Director of Planning or Development Permit Board</u> it deems necessary.</p>	<p>Formerly 3.3.5</p> <p>See By-law No. 4722, Appendix F</p>
4.3.9	<p>Despite anything to the contrary in this bBy-law, the Director of Planning or the Development Permit Board must not issue a development permit for:</p> <ul style="list-style-type: none"> (a) a multiple dwelling with three or more dwelling units in the C-2, C-2B, C-2C1, RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, or FM-1 districts; (b) a multiple conversion dwelling with three<u>3</u> or more dwelling units in the C-2, C-2B, C-2C, C-2C1, RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, or FM-1 districts; (c) an infill multiple dwelling with three<u>3</u> or more dwelling units in the RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, or FM-1 districts; or (d) a <u>mixed-use residential</u> building containing three<u>3</u> or more dwelling units in conjunction with any of the uses listed in the applicable district schedule in the C-2, C-2B, C-2C, or C2-C1 districts, <p>unless the development permit is subject to conditions that comply with the requirements of the applicable districts schedule or district schedule.</p>	<p>Formerly 3.3.6</p>
4.4	<p>Development Permit Issuance</p> <p>4.4.1 When an application for a development permit and also the terms of the proposed development conform to the provisions of this bBy-law, the Director of Planning or the Director of Planning's nominee <u>shall</u> must issue a development permit and return one<u>1</u> set of the approved plans <u>and drawings</u> to the applicant, and Of the remaining sets of plans or drawings the City may retain <u>any remaining sets of plans or drawings</u> such number as required for the <u>its</u> records purposes.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 4.3.1</p>

Section 4

	<p>4.4.2 The approval of plans or drawings and the issuing of a development permit and any inspection in connection therewith made by the Director of Planning or the Director of Planning's accredited representatives shall <u>does</u> not in any way relieve the applicant from full responsibility for the carrying out of the development in accordance with the provisions of this bBy-law.</p> <p>4.4.3 The approval of any application and plans or drawings, or <u>the</u> issuing of a development permit, shall <u>does</u> not prevent the Director of Planning from thereafter requiring the correction of errors or from prohibiting a development from being carried out when it the same is in violation of this or any other <u>b</u>By-law.</p> <p>4.4.4 Save and except as provided in this <u>b</u>By-law, it shall is be unlawful for any person to erase, alter or modify any development permit including the application therefor or any plans or drawings accompanying the same.</p> <p>4.4.5 The issue of a development permit shall <u>does</u> not absolve the applicant from complying with all City by-laws.</p> <p>4.4.6 In the event of a discrepancy between any written description and the plans or drawings, <u>the</u> written description shall <u>prevails</u>.</p> <p>4.4.7 The Director of Planning shall <u>must</u>, upon application being made therefor, <u>issue</u> a development permit in accordance with any decision of the Board of Variance.</p>	<p>Formerly 4.3.2</p> <p>Formerly 4.3.3</p> <p>Formerly 4.3.4</p> <p>Formerly 4.3.5</p> <p>Formerly 4.3.6</p> <p>Formerly 4.3.7</p>
<p>4.5</p>	<p>Development Permit Amendment</p> <p>4.5.1 If, <u>at any time</u>, it is desired to alter in any manner, or to deviate from, the particulars of the application or plans or drawings previously submitted for which a development permit has already been issued, a new application must <u>shall</u> be made, but <u>However</u>, if an amendment is of a minor nature whereby a new application is deemed to be unnecessary, the Director of Planning may waive this requirement and endorse any necessary amendment to the application, plans or drawings and development permit accordingly.</p>	<p>Formerly 4.4.1</p>
<p>4.6</p>	<p>Development Permit Time Limits</p> <p>4.6.1 Any development permit issued shall <u>will</u> be void 12 months after the date of issue of <u>the permit</u> same unless:</p> <p>(a) the development authorized thereunder shall <u>meanwhile</u> has <u>ve</u> been commenced; or</p> <p>(b) a building permit has been issued and is unexpired.</p>	<p>Formerly 4.5.1</p>

Section 4

	<p>4.6.2 Any development permit issued shall will be void 24 months after the date of issuing it was issued unless the development authorized thereunder shall meanwhile have been completed in compliance with all conditions attached thereto.</p> <p>4.6.3 The Director of Planning may allow an extension or extensions of the periods specified in sections 4.6.1 and 4.6.2 above for additional periods if warranted by the circumstances.</p> <p>4.6.4 The Director of Planning may renew on one occasion only, and for a period not exceeding 12 months, a development permit that which has become void, provided that at the time of such renewal the permit has not been void for a period of more than 12 months.</p> <p>4.6.5 The Director of Planning may, in the case of a public utility, grant a development permit valid to such date as the Director of Planning may set but in no case for a period longer than 120 months after the date of issue of the permit was issued.</p> <p>4.6.6 Where a building has been destroyed or demolished, any development permit authorizing its use or form of development shall will be deemed to be void and expired.</p> <p>4.6.7 Where a building has been destroyed by fire, any conditional approval use of the building existing at the time of its destruction or demolition shall will be issued a development permit authorizing its continuance in the repaired or reconstructed building if:</p> <p>(a) the use is configured in the same way as it lawfully existed immediately prior to the fire; and</p> <p>(b) a development permit authorizing the repair and reconstruction of the building is issued within 90 days of the building's destruction or demolition.</p> <p>4.6.8 The Director of Planning may renew, on more than one occasion, a development permit issued with specified time limitations on more than one occasion if where the conditions of approval have not changed.</p>	<p>Formerly 4.5.2</p> <p>Formerly 4.5.3</p> <p>Formerly 4.5.4</p> <p>Formerly 4.5.5</p> <p>Formerly 4.5.6</p> <p>Formerly 4.5.7</p> <p>Formerly 4.5.8</p>
<p>4.7</p>	<p>Building Permit Validity</p> <p>4.7.1 Unless issued in accordance with sections 4.7.2 and 4.7.3, no building permit issued for any operation with respect to which a development permit is required under this bBy-law shall will be valid unless and until a development permit has been issued.</p>	<p>Formerly 4.6.1</p>

Section 4

- 4.7.2 Despite section 4.7.1, the Director of Planning may recommend the issuance of a building permit to the City Building Inspector, provided that the:
- (a) Director of Planning has issued a “prior-to permit issuance” letter for the development;
 - (b) Director of Planning, in consultation with the City Engineer and Director of Legal Services, is satisfied that the applicant has made substantial progress in satisfying the conditions imposed under section 4.7.2-(i);
 - (c) City Building Inspector, in consultation with the City Engineer, is satisfied that a building permit may be issued, and the building permit:
 - (i) application is submitted by a Certified Professional; and
 - (ii) is limited only to excavation and shoring associated with the proposed development permit for the same site; and
 - (d) development must include one of the following uses:
 - (i) CCultural and RRecreational UUses, limited to AArtist SStudio, CCommunity CCentre or NNeighbourhood HHouse, LLibrary, MMuseum or AArchives, and PPark or PPlayground;
 - (ii) DDwelling UUses, developed as SSocial HHousing or SSecured MMarket RRental HHousing;
 - (iii) IInstitutional UUses; or
 - (iv) any other use which the Director of Planning reasonably considers to be similar to the foregoing.
- 4.7.3 If the Director of Planning recommends that a building permit be issued pursuant to section 4.7.2, the City Building Inspector may issue a building permit, and in addition to any authority granted to the City Building Inspector under the Building By-law, may impose conditions on the building permit that require the owner to:
- (a) provide the City with a certified Letter of Credit for an amount equal to the estimated cost of backfilling the excavation and shoring works to the satisfaction of the City Engineer; and
 - (b) register a covenant on the title of the site, pursuant to section 219 of the Land Title Act, that is satisfactory to the Director of Legal Services.

Section 4

4.8

Exemptions from Development Permit Requirements

4.8.1 A person who complies in all other respects with this ~~b~~By-law, the Parking By-law, other City by-laws, any ~~o~~Official ~~d~~Development ~~p~~Plan, and any development permit, to the extent any of them apply to that person's site, need not obtain a development permit for the following development and uses:

4.8.1(a) ~~t~~The maintenance or minor repair of any building, structure or use, ~~other than~~~~except for~~ a building, structure, use or site designated under the Heritage By-law or located in an HA District, ~~except that~~ ~~–~~ ~~t~~he Director of Planning may exempt an applicant from the requirement ~~to obtain~~ of a development permit in an HA District where the Director of Planning is satisfied that the maintenance or ~~minor~~ repair does not contravene ~~the relevant provisions of the~~ ~~this~~ ~~b~~By-law or any applicable ~~o~~Official ~~d~~Development ~~p~~Plan, ~~or Council approved policies or guidelines adopted by Council~~ ~~;~~

Formerly 5.4

4.8.2(b) ~~t~~The construction or use of an accessory building or an accessory use that is permitted ~~as an~~ outright ~~approval use~~ in the ~~applicable~~ ~~d~~Districts ~~S~~Schedule and ~~is~~ located on the same site as the principal building or use ~~;~~

Formerly 5.2

4.8.3(c) ~~t~~The construction or placing of tool sheds, construction shacks, scaffolding or similar temporary buildings, ~~required for a limited period of time, intended solely to serve a development or activity that is being carried out in compliance with this~~ ~~b~~By-law, and ~~is~~ located on the same site or on an adjoining parcel ~~;~~

Formerly 5.3

4.8.4(d) ~~t~~The installation, inspection, repair or renewal of sewers, mains, pipes, cables, wires or other similar apparatus required in connection with any lawful use of buildings or land ~~;~~

Formerly 5.4

4.8.5(e) ~~t~~The construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement ~~;~~

Formerly 5.5

4.8.6(f) ~~t~~The construction, widening, improvement, maintenance or repair of any highway, lane, street, bridge or other public thoroughfare ~~;~~

Formerly 5.6

(g) ~~t~~The demolition of any building, except for a building:

Formerly 5.7

- (i) used for residential rental accommodation ~~;~~
- (ii) listed on the ~~Vancouver~~ Heritage Register ~~;~~ or

(iii) used for residential accommodation in the RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7 ~~districts~~ or ~~the~~ First Shaughnessy ~~D~~district-~~(FSD)~~,

except that this section ~~4.8.7~~ 4.8.1(g) does not apply to any building that is residential rental accommodation subject to the provisions of section ~~10.8.3~~ 10.7.3 subject to a demolition order, subject to demolition as a condition of subdivision approval, or used for residential accommodation in the RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7 districts or the First Shaughnessy district, not listed on the

Vancouver Heritage Register, and for which a building permit has been issued to demolish by deconstruction;

4.8.8(h)	The placing or maintenance of any fence or similar enclosure structure except those requiring the permission of the Director of Planning or the Development Permit Board;	Formerly- 5.8
4.8.9(i)	The keeping of not more than 2 two boarders or lodgers or the keeping of not more than 5 five foster or 8 eight daycare children in each dwelling unit;	Formerly- 5.9
4.8.10(j)	The keeping of animals or birds for domestic purposes, except as otherwise prohibited or regulated by the Health By-law;	Formerly- 5.10
4.8.11(k)	The renting of no more than 1 one off street parking space accessory to a one-family single detached house or a two-family dwelling duplex, so long as provided that the space is surplus to the minimum parking requirements of the dwelling;	Formerly- 5.11
4.8.12(l)	The provision of recreation rooms or extra bedrooms in the basement of a one or two-family dwellings single detached house or duplex;	Formerly- 5.12
4.8.13(m)	The engaging in a homecraft, subject to the provisions of Section 11 of this By-law ;	Formerly- 5.13
4.8.14(n)	The change in use from a lawfully existing use that is listed in Column A to a use listed opposite in Column B;	Formerly- 5.14
		Check- Parking By- law

COLUMN A	COLUMN B
From	To
4-(i) Multiple conversion dwelling or rooming house.	<u>Single detached house</u> One-family dwelling.
2-(ii) Multiple conversion dwelling.	Multiple conversion dwelling containing the same or fewer units in total, except in <u>an</u> RT-4, RT-4A, RT-4AN, and RT-4N, RT-5, and RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10, and RT-10N, RT-11, and RT-11N, RM-1, and RM-1N, RM-7, RM-7N, and RM-7AN, RM-8, RM-8A, RM-8N, and RM-8AN, or RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN, RM-10, and RM-10N, RM-11, and RM-11N, and RM-12N district or districts or <u>and</u> in the First Shaughnessy d <u>D</u> istrict (FSD) .
3-(iii) Except as provided in - <u>section 4.8.1(n)4-(iv)</u> herein , any use located in any district and listed in the applicable d <u>D</u> istrict s <u>S</u> chedule as an outright or conditional <u>approval</u> use, except for live-work- use .	Any outright use listed in the same d <u>D</u> istrict s <u>S</u> chedule.

Section 4

<p>(iv) Any use located in an industrial district and listed in the applicable dDistrict sSchedule as an outright or conditional approval use, but not including a storage warehouse or any use where the number of parking and loading spaces has been relaxed.</p>	<p>Any outright use listed in the same dDistrict sSchedule.</p>
<p>(v) One or more of the following outright or conditional approval or outright uses in a zoning district: gGeneral oOffice, rRetail sStore, hHealth cCare oOffice, bBarber sShop or bBeauty sSalon, and bBeauty and wWellness cCentre.</p>	<p>Any other of the other outright or conditional or outright approval uses in a zoning district listed in column A, provided the total floor space does not exceed 300m².</p>
<p>4.8.15-(o) The construction of antennae, including satellite dishes, provided:</p> <p>(i) they are located in the rear yard and are no higher than 1.9 m above the existing grade, or in the case of satellite dishes, comply with the height regulations of the district in which they are located and do not exceed 77 cm in diameter, and</p> <p>(ii) if they are located in an R district, they are used for domestic purposes;</p> <p>4.8.16-(p) The placing installation of a mural on a hoarding where at least 50% of the hoarding is located on a street or lane.</p> <p>4.8.17(q) The repair or alteration of any building, structure or use to rectify an unsafe condition if correction of such unsafe condition has been ordered by the City Building Inspector.</p>	

Formerly 5.15

Formerly 5.16

Formerly 5.17

Section 4

~~4.8.18 (r) o~~Outside the projected area of the outermost walls of all principal or accessory buildings on the site, the installation, repair, or replacement of impermeable materials permitted ~~under section 4.8 in any of each of the RS-1, RS-1A, RS-1B, RS-2, RS-3 and, RS-3A, RS-5, RS-6, and RS-7 the RS d~~District ~~s~~Schedules;

Formerly 5.18

~~4.8.19 (s) t~~The installation and maintenance of a ~~p~~Public ~~b~~Bike ~~s~~Share ~~s~~Station as part of a ~~a~~Public ~~b~~Bike ~~s~~Share ~~use~~, provided that the ~~p~~Public ~~b~~Bike ~~s~~Share ~~s~~Station:

Formerly 5.19

- (i) does not include any enclosed structures;
- (ii) is automated;
- (iii) does not interfere with any public works, facilities or amenities; and
- (iv) is part of a network comprised of no fewer than 50 ~~p~~Public ~~b~~Bike ~~s~~Share ~~s~~Stations;

~~4.8.20 (t) a~~An arts and culture indoor event;

Formerly 5.20

~~4.8.21 (u) a~~An ~~u~~Urban ~~f~~Farm - ~~c~~Class A, provided that the planting area of the parcel does not exceed 325 m² (0.0325 hectares); and

Formerly 5.21

~~the uUrban fFarm - cClass A otherwise complies with sections 11.29.3 to 11.29.11 of this Zoning and Development bBy-law.~~

~~4.8.22 (v) s~~Short ~~t~~Term ~~r~~Rental ~~a~~Accommodation, ~~provided that the sShort tTerm rRental aAccommodation otherwise complies with section 11.32 of this Zoning and Development bBy-law.~~

Formerly 5.22

Section 5

By-law Relaxations and Powers of Discretion

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

Section

5.1

Relaxation of By-law Provisions

5.1.1 Except as otherwise specified in this bBy-law, in any case where enforcement of this bBy-law would result in unnecessary hardship, the Director of Planning or ~~the~~ Development Permit Board, in the exercise of their jurisdiction, may relax the provisions of this bBy-law to the extent necessary to relieve such hardship. ~~In granting any such relaxation, the~~ except that ~~before granting the relaxation, provided~~ the Development Permit Board or the ~~the~~ Director of Planning or Development Permit Board, ~~as the case may be, shall~~ must:

(a) consider whether the relaxation would result in any adverse ~~effects~~ impacts on adjacent properties; and

~~(a)~~ (b) have regard to the intent of this bBy-law, the regulations and policies of any oOfficial dDevelopment pPlan, and ~~all such other~~ applicable Council policies and guidelines ~~adopted by Council~~.

5.1.2 Except as otherwise specified in this bBy-law, in any case where Council determines that the proposed development would make a contribution to conserving a building or site designated by Council as protected heritage property or a building or site on the Heritage Register, the Director of Planning or ~~the~~ Development Permit Board, in the exercise of their jurisdiction, may relax the provisions of this bBy-law ~~except~~ that before granting the relaxation, the Director of Planning or Development Permit Board must:

(a) consider any advice from the Vancouver Heritage Commission or any other body established by Council for

Wording
reorganized but
not changed

~~Formerly 3.2.4~~

Wording
reorganized, but
not changed
~~Formerly 3.2.5~~

~~this a similar~~ purpose, defining the aspects of the building or site that give it heritage value and advising on the proposed conservation work.

- (b) notify such adjacent property owners and tenants as deemed necessary, consider the responses received, and if there is significant objection, refer the matter to Council for advice; and

- (c) consider the provisions of this By-law and all applicable Council policies and guidelines ~~adopted by Council~~.

and any development permit issued must specify the heritage aspects of the building or site that merit the relaxation authorized by this section.

- 5.1.3 Except as otherwise specified in this By-law, where the proposed development makes provision for low cost housing for persons receiving assistance and is not in the RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7, RT-1, RT-4, RT-4A, RT-4N, RT-4AN, RT-7, RT-9, RT-10, RT-10N, RT-11 or RT-11N districts or in any other district that permits single detached house but does not permit multiple dwelling, the Director of Planning or ~~the~~ Development Permit Board, in the exercise of their jurisdiction, may relax the provisions of this By-law except that before granting the relaxation, the Director of Planning or Development Permit Board must first considers:

- (a) all applicable Council policies and guidelines; and

- (b) the impact on the liveability of neighbouring residents; ~~and~~

~~and, f~~For the purposes of this section, low cost housing for persons receiving assistance means social housing, except that 70% of the dwelling units must be occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and must be rented at rates no higher than the shelter component of Income Assistance, and the remainder of the dwelling units must be occupied by households with incomes below housing income limits, as set out in the current 'Housing Income Limits' table published by the British Columbia Housing Management Commission, or equivalent publication.

- 5.1.4 The authority of the Director of Planning or ~~the~~ Development Permit Board to relax any provision of this By-law pursuant to this section 5.1 includes the authority to impose conditions, including ~~but not limited to~~ time limitations.

Wording
reorganized but
not changed
~~Formerly 3.2.10~~

~~Formerly 3.2.11~~

5.2

Powers of Discretion Related to Zoning Matters

5.2.1 The Director of Planning may vary the provisions of this ~~b~~By-law relating to any of the following:

- (a) alterations or additions to an existing building ~~that~~~~which~~ lacks minimum yards required by the ~~applicable~~~~appropriate~~ district schedule, except that ~~the Director of Planning may only vary any variation in this case must~~~~shall be with respect to~~ yard requirements ~~only~~, and ~~must provided that the Director of Planning first~~ considers the impact on neighbouring properties; ~~Formerly 3.2.1 (a)~~
- (b) ~~erection~~ ~~placement~~ of more than ~~1~~~~one~~ principal building on ~~1~~~~one~~ site, or structural alterations or additions to ~~2~~~~two~~ or more principal buildings existing on the same site, ~~and~~ located in a C, M, I or CD ~~District~~~~district~~; ~~Formerly 3.2.1 (b)~~
- (c) ~~erection~~ ~~placement~~ of more than ~~1~~~~one~~ principal building on ~~1~~~~one~~ site, or structural alterations or additions to ~~2~~~~two~~ or more principal buildings existing on the same site, ~~if~~~~where~~ such principal buildings consist of multiple dwellings located ~~within~~ any R district, ~~except that~~~~subject to~~ the arrangement of such principal buildings ~~must be~~~~being~~ satisfactory to the Director of Planning; ~~Formerly 3.2.1 (c)~~
- (d) retention of more than ~~1~~~~one~~ principal building on ~~1~~~~one~~ site where an application for a development permit has been made but the permit cannot be issued ~~due to~~~~because of~~ a requirement to consolidate or subdivide the site; ~~Formerly 3.2.1 (d)~~
- (e) placement of ~~1~~~~one~~ or more portable classrooms on an elementary or secondary school site, ~~if~~~~where~~ the existing or proposed development exceeds ~~the~~ permitted floor space ratio or site coverage, or lacks minimum yards or setbacks, as specified in the ~~applicable~~ district schedule or section 11; ~~Formerly 3.2.1 (e)~~
- (f) ~~erection~~ ~~construction~~ of a new elementary or secondary school building, or alterations or additions to an existing elementary or secondary school building, ~~if~~~~where~~ the existing or proposed development exceeds ~~the~~ permitted floor space ratio, ~~or~~ site coverage, ~~or building depth~~, or lacks minimum yards or setbacks, as specified in the ~~applicable~~ district schedule or ~~S~~section 11; ~~Formerly 3.2.1 (f)~~
- (g) ~~L~~ow ~~o~~perational ~~c~~ost ~~h~~ousing containing 6 or more dwelling units ~~that is not located in a CD district,~~ except that ~~the~~ Director of Planning may not increase ~~the~~ permitted floor area or density of units ~~may not be increased or varied~~ above the maximum permitted ~~within~~ the ~~applicable~~ district schedule ~~under this b~~By-law, and may ~~only be granted~~ ~~be granted by the~~ Director of ~~Formerly 3.2.1 (h)~~

Planning after the Director of Planning has consideration of all applicable Council adopted policies and guidelines, and. ~~This subsection 5.2.1(g) does not apply to Comprehensive Development zones, and must shall not apply to applications made after December 31, 2025;~~

(h) required setbacks to off-street parking areas where, in the opinion of the Director of Planning, the landscaping provided or to be provided is adequate to warrant such ~~reduction~~decrease, except that in ~~the~~ C-1 district or ~~an~~ R ~~District~~district, no ~~reduction-decrease shall may~~ be granted ~~that~~which has the effect of ~~reducing-decreasing~~ the front yard to less than the required depth of an adjoining front yard; and

Formerly 3.2.2 (a)

(i) the maximum projection of balconies into required yards, horizontal daylight control angles, and limitations on building-
~~length~~ depth.

Formerly 3.2.2 (b)

5.2.2 Despite anything to the contrary in this bBy-law, if

Formerly 3.2.1 (g)

(a) the construction or alteration of, or addition to, a building is to include enhanced accessibility to and from ~~the building~~dwelling by way of ramps, lifts, or other like means; for persons ~~who find conventional access impossible or difficult~~facing barriers to access because they have a loss or reduction of functional ability or activity; and

(b) the Director of Planning first considers all applicable Council guidelines and policies ~~adopted by Council~~,

then the Director of Planning may vary the requirements in the ~~applicable~~appropriate district schedule regarding yards, setbacks, site coverage, impermeability, building depth, and side door entrance to the extent necessary to allow such enhanced accessibility.

5.2.3 The Director of Planning may vary the provisions of this bBy-law regulating ~~the siting of a building~~building placement; if the placement of a building will accommodate the retention of an existing tree that, in the opinion of the Director of Planning, warrants retention, and the placement will not, in the opinion of the Director of Planning, result in unduly adverse impacts on adjacent properties.

Wording reorganized but not changed

Formerly 3.2.8

5.2.4 The Director of Planning, on the advice of the Chief Building Official, may vary any necessary provisions in an RS district schedule in order to permit additional above grade floor area if soil or hydrological conditions on a site are not suitable to below grade construction, if provided that:

Formerly 3.2.11

- | | |
|--|----------------------------------|
| <p>(a) the soil or hydrological conditions are documented to the satisfaction of the Director of Planning; and</p> <p>(b) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.60.</p> | |
| <p>5.2.5 If an owner applies to replicate a mMultiple cConversion dDwelling or iInfill use damaged by fire to the extent of 60% or more of its value above its foundations, and the Director of Planning has previously given a bonus, relaxation or variation under the RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, RM-7, RM-7N and RM-7AN, RM-8, RM-8A, RM-8N and RM-8AN, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN, RM-9A and RM-9AN, RM-10 and RM-10N, RM-11 and RM-11N, or RM-12N dDistrict sSchedules in respect of such use, and the proposed replication is in accordance with the most recently issued development or building permits for that use, the Director of Planning must vary the provisions of the applicable district sschedules to the extent necessary to permit the replication.</p> | <p>Formerly 3.2.7</p> |
| <p>5.2.6 The Director of Planning must vary the <u>minimum side width</u> provisions in regards to minimum site width in the RS-1, RS-5, and RS-6 district schedules to permit the construction of a one-family dwellings <u>single detached house</u> on an existing lot that was <u>which is</u> on record in the Land Title Office as of June 24, 2014, if the use was previously approved under issued development or building permits.</p> | <p>Formerly 3.2.9</p> |
| <p>5.2.7 The Director of Planning is authorized to determine whether or not a building is a character house and, in making that determination, may consider the age and architectural form and style of the building, in accordance with all applicable Council policies and guidelines.</p> | <p>Formerly 3.2.6</p> |
| <p>5.2.8 The Director of Planning, bBefore exercising any<u>its</u> powers of discretion under pursuant to this section 5.2, <u>the Director of Planning</u> shall must be satisfied that any property owner likely to be adversely affected is notified, and Ssuch notification shall must be in the <u>a</u> form appropriate into the circumstances.</p> | <p>Formerly 3.2.3</p> |

Section ~~136~~

Amendments to the By-law

6.1 Amendments to the By-law

~~136.1.1~~ No application for amendment to this ~~b~~By-law ~~shall~~ will be considered by Council where a similar application has, within the preceding 12 months, either been withdrawn by the applicant after being referred to a Public Hearing or has been refused.

~~13.26.1.2~~ Council may waive the provisions of ~~sub~~section ~~136.1~~ in any case where it considers that due to extraordinary circumstances it would be in the public interest for the application to be considered.

Section ~~76~~

General Prohibitions

7.1 General Prohibitions

- 76.1.1** No person ~~shall~~may use or occupy any land or building in contravention of the provisions of this ~~By~~by-law.
- 76.1.2** No person ~~shall~~may use or occupy any land or building in contravention of the conditions of a development permit.
- 76.1.3** No person ~~shall~~may use or occupy any land or building within a designated district ~~or zone~~ except in compliance with the regulations and provisions applicable to such district ~~or zone~~.
- 76.1.4** Except for the provisions of Section 4 of this ~~b~~By-law, no person ~~shall~~may:
- (a) undertake any development on land or in any building;
 - (b) use or occupy any land or building on or in which a development has taken place since June 18, 1956; or
 - (c) continue to use or occupy any land or building on or in which a development has taken place since June 18, 1956,
- unless a valid development permit has been issued therefor and has not expired.
- 76.1.5** Except as otherwise allowed by the Board of Variance, where there is a violation of the provisions of sections ~~76.1.1, section 7.1.2, section 7.1.3 and section 76.1.4~~76.1.1, section 7.1.2, section 7.1.3 and section 76.1.4 ~~inclusive~~ by any person, the owner of the land or building ~~shall~~will be deemed to be guilty of such violation and ~~shall~~will incur the penalties provided in this ~~b~~By-law, provided that nothing in this clause relieves from liability the person by whom the violation was in fact committed.
- 76.1.6** A person must not carry out any development or engage in any uses described in Section 45 in contravention of this ~~b~~By-law, the Parking By-law, other City by-laws, any ~~Official Development-development Planplan~~Official Development Plan, or any development permit, to the extent any of them apply to that person's site.
- 76.1.7** No person ~~shall~~may fail to comply with the conditions of a development permit.
- 76.1.8** No person ~~shall~~may fail to comply within the time prescribed with any order or direction given pursuant to sections ~~712.1.1 and section 712.1.2 of section 7~~712.1.1 and section 712.1.2 of this ~~b~~By-law.
- 76.1.9** A person who has not obtained a permit for the conversion or demolition of a designated room as required by the Single Room Accommodation By-law does not have the right to issuance of a development permit in connection with such conversion or demolition.
- 76.1.10** No person ~~shall~~may refuse entry to the Director of Planning, the City Building Inspector or the Director of Licenses and Inspections onto any building, land or premises for the purposes of administering or enforcing this ~~By~~by-law.

Section ~~148~~

Building Lines

8.1 Building Lines

148.1.1 Building lines are hereby prescribed on sites adjoining streets and lanes set forth in Parts I and Part II of Schedule E: Building Lines ~~of~~ this bBy-law and ~~shall be~~ as described therein.

148.1.2 Building lines (for the purpose of preserving open space) are hereby prescribed in accordance with a description or map, as the case may be, being Part III of Schedule E: Building Lines ~~of~~ this Byby-law.

148.1.3 No development ~~shall~~ may be carried out upon, over or under any part of a site:

- (a) between any building line established by Parts I and Part II of Schedule E: Building Lines and the limit of the adjoining or projected street or lane;
- (b) as described in Part III of Schedule E: Building Lines;

except any development as provided for by described in sections 4.8.1(c)3, 4.8.1(d), 4.8.1(e), 4.8.1(f), 4.8.1(g) and 4.8.18(h), inclusive, of section 4 of this bBy-law.

Section 9

Zoning Districts

9.1 Districts

9.1.1 For the purposes of this ~~By~~by-law the territorial area of the City of Vancouver is hereby classified or divided into districts, and such districts are hereby designated and described by the following classifications:

Amendment: Deleted “One-Family, Two-Family and Multiple Dwelling” with “Residential” and reorganized under one heading, disaggregated into individual districts and fully alphabetized; alphabetized other districts under each heading

Limited Agriculture
RA-1

Residential

FM-1	RM-8N	RS-7
RM-1	RM-8AN	RT-1
RM-1N	RM-9	RT-2
RM-2	RM-9A	RT-3
RM-3	RM-9AN	RT-4
RM-3A	RM-10	RT-4A
RM-4	RM-10N	RT-4AN
RM-4N	RM-11	RT-4N
RM-5	RM-11N	RT-5
RM-5A	RM-12N	RT-5N
RM-5B	RS-1	RT-6
RM-5C	RS-1A	RT-7
RM-5D	RS-1B	RT-8
RM-6	RS-2	RT-9
RM-7	RS-3	RT-10
RM-7N	RS-3A	RT-10N
RM-7AN	RS-5	RT-11
RM-8	RS-6	RT-11N

Residential Rental

RR-1	RR-2B	RR-3A
RR-2A	RR-2C	RR-3B

Commercial

C-1	C-3A	C-8
C-2	C-5	FC-1
C-2B	C-5A	FC-2
C-2C	C-6	
C-2C1	C-7	

Industrial

I-1	I-4	M-1B
I-1A	IC-1	M-2
I-1B	IC-2	MC-1
I-1C	IC-3	MC-2
I-2	M-1	
I-3	M-1A	

Historical Area

HA-1 (Chinatown)

HA-1A (Chinatown)

HA-2 (Gastown)

HA-3 (Yaletown)

Comprehensive Development

BCPED

CD-1

CWD

DD

DEOD

FCCDD

FSD

9.2 Districts and Schedules

9.2.1

The district schedules and other schedules that contain the uses and regulations pertaining to the districts referred to above are annexed hereto and form an integral part of this by-law.

9.3 Plans

9.3.1

The boundaries of the districts referred to above, together with any explanatory legends, notations and references in respect thereof, are shown and described ~~on the "Zoning District Plan" annexed hereto as Schedule D~~ in Schedule D: Zoning District Plan and forming an integral part of this By-law.

9.4 References

9.4.1

Wherever in this By-law letters and numbers are used in reference to any zoning district such reference ~~means the following shall be as follows:~~

~~(a)~~ RA ~~shall~~ includes any and all districts designated in section 9.1 commencing with the letters "RA" and followed by other letters or numbers or combination thereof.

~~(b)~~ RR ~~shall~~ includes any and all districts designated in section 9.1 commencing with the letters "RR" and followed by other letters or numbers or combination thereof.

~~(c)~~ RS ~~shall~~ includes any and all districts designated in section 9.1 commencing with the letters "RS" and followed by other letters or numbers or combination thereof.

~~(d)~~ RT ~~shall~~ includes any and all districts designated in section 9.1 commencing with the letters "RT" and followed by other letters or numbers or combination thereof.

~~(e)~~ RM ~~shall~~ includes any and all districts designated in section 9.1 commencing with the letters "RM" or "FM" and followed by other letters or numbers or combination thereof ~~and RR-1, RR-2A, RR-2B and RR-2C.~~

~~(f)~~ R ~~shall~~ includes any and all districts commencing with the letters "RA", "RS", "RT", "RM", or "FM" and followed by other letters or numbers or combination thereof and RR-1, RR-2A, RR-2B and RR-2C.

~~(g)~~ C ~~shall~~ includes any and all districts designated in section 9.1 commencing with the letters "C" or "FC" and followed by other letters or numbers or combination thereof and RR-3A and RR-3B, but ~~shall~~ does not include any Comprehensive Development District.

~~(h)~~ M ~~shall~~ includes any and all districts designated in section 9.1 commencing with the letter "M" and followed by other letters or numbers or combination thereof.

~~(i)~~ HA ~~shall~~ includes any and all districts designated in section 9.1 commencing with the letters "HA" and followed by other letters or numbers or combination thereof; ~~and~~

~~(a)-(j)~~ I ~~shall~~ includes any and all districts designated in section 9.1 commencing with the letter “I” and followed by other letters or numbers or combination thereof.

9.5 General Prohibition

9.5.1 No development ~~shall~~ may be carried out in any of the districts referred to above except in accordance with the regulations set out in the applicable district schedule ~~applicable thereto~~.

Section 10

General Regulations

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

The index below is provided for convenience only and does not form part of this by-law.

Index

<u>Regulations</u>	<u>Section</u>	<u>Regulations</u>	<u>Section</u>
<u>Acoustics</u>	<u>10.2</u>	<u>Floor Area Increase for Low Operational Cost Housing</u>	<u>10.19</u>
<u>Animals and Birds</u>	<u>10.29</u>	<u>Land not Abutting a Street</u>	<u>10.25</u>
<u>Antennae</u>	<u>10.31</u>	<u>Landscape Setbacks in an M, I or CD-1 District</u>	<u>10.7</u>
<u>Boats, Vehicles, Equipment or Materials in Residential and Commercial Districts</u>	<u>10.28</u>	<u>Living Accommodation Below Finished Grade</u>	<u>10.20</u>
<u>Building Height</u>	<u>10.1</u>	<u>Mass Timber Buildings</u>	<u>10.22</u>
<u>Character House</u>	<u>10.11</u>	<u>Murals</u>	<u>10.30</u>
<u>Corner Site in Certain Districts</u>	<u>10.4</u>	<u>Nuclear Weapons Prohibition</u>	<u>10.32</u>
<u>Daylight Access and Angle Controls</u>	<u>10.12</u>	<u>Number of Building on Site</u>	<u>10.34</u>
<u>Exclusions</u>	<u>10.14</u>	<u>Passive House</u>	<u>10.33</u>
<u>Demolition of Building</u>	<u>10.13</u>	<u>Principal Pedestrian Access</u>	<u>10.21</u>
<u>Development in Yards</u>	<u>10.6</u>	<u>Projections into Yards</u>	<u>10.8</u>
<u>Double Fronting Site</u>	<u>10.10</u>	<u>Relocation of a Building</u>	<u>10.23</u>
<u>Fences</u>	<u>10.9</u>	<u>Shallow Site in an RS or RT District, or the C-1 District</u>	<u>10.5</u>
<u>Floor Area Exclusions</u>	<u>10.15</u>	<u>Site Coverage for Buildings</u>	<u>10.3</u>
<u>Floor Area Exclusions for Exterior Wall Thickness</u>	<u>10.16</u>	<u>Site Frontage Determination</u>	<u>10.26</u>
<u>Floor Area Exclusions for Kitchen Exhaust Shafts</u>	<u>10.17</u>	<u>Site with Building Lines</u>	<u>10.24</u>
<u>Floor Area Exclusions for Sites in a Designated Flood Plain in an R District</u>	<u>10.18</u>	<u>Temporary Patios</u>	<u>10.35</u>
<u>Floor Area Exclusions for Zero Emissions Mechanical Equipment in Residential Buildings of 3 Storeys or Less</u>		<u>Vehicles on a Site</u>	<u>10.27</u>

Section	Term and General Regulations
<p>10.1</p> <p>[moved- was 10.18]</p>	<p>Height - Building</p> <p>10.18.1 <u>10.1.1</u> The Director of Planning may permit the following items to exceed the maximum building height otherwise permitted in this By-law <u>provided that if</u>, except for the items set out in subsection 10.1.1 <u>(d)</u>, they do not in total cover more than 10% of the roof area on which they are located as viewed from directly above, <u>and if the Director of Planning considers the impact on building placement, massing, views, overlook, shadowing and noise</u>:</p> <ul style="list-style-type: none"> (a) architectural features, provided if no additional floor area is created; (b) mechanical room <u>equipment</u>, including elevator machine rooms, and any screening materials that the Director of Planning considers appropriate to reduce visual impacts; (c) chimneys; (d) roof mounted energy technologies, and access and infrastructure required to maintain green roofs or urban agriculture; (e) venting skylights and opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation; (f) roof-top access structures to private or common outdoor amenity space that do not exceed a height of 3.6 m; (g) common roof-top amenity structures, contiguous with common outdoor amenity spaces, that do not exceed a height of 3.6 m; (h) any required guards, provided that if the Director of Planning considers the guard materials to be appropriate to reduce visual impacts; and (i) items similar to any of the above, <u>provided the Director of Planning first considers the impact on siting, massing, views, overlook, shadowing and noise</u>. <p><u>10.1.2</u> The Development Permit Board may, for any building higher than that exceeds <u>30.5 m in height</u>, permit a decorative roof to exceed the maximum building height otherwise permitted in this By-law <u>provided that if</u>:</p> <ul style="list-style-type: none"> (a) the Development Permit Board is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances; (b) the roof does not add to the floor area otherwise permitted; and (c) the Development Permit Board first considers all applicable policies and guidelines adopted by Council. <p>10.1.3 For residential buildings of 3 storeys or less, an additional 0.15 m in</p>

height is permitted if the roof contains at least 0.35 m of insulation.

10.2

[new]

Acoustics

10.2.1 In a district with an N suffix, or in the C-1, C-2, C-5, C-5A, C-6, C-7, C-8, FC-2, IC-3, MC-1, MC-2, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, RR-2A, RR-2B, RR-2C, RR-3A, RR-3B or RS-1B districts or a CD-1 district, unless otherwise specified in the district schedule, a development permit application for any dwelling use must include evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units, and for the purposes of this section 10.2, 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
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways	45 decibels

10.3

[new]

Site Coverage for Buildings

10.3.1 Site coverage for buildings is measured using the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and decks.

10.4

[moved –
was 10.27]

Corner ~~Site~~ in Certain Districts ~~Site, Corner — in Certain Districts 10.27.1~~
10.4.1 Development on a corner site in an RA, RS, or RT district, or the C-1 district, or as required in other districts, on a corner site which that has a site at its rear that fronts on the flanking street has located at its rear, with or without the intervention of a lane, a site which that fronts on the street flanking the corner site, shall must
provide:

- (a) ~~in the case of the~~ for the principal building, a setback from the flanking street of a distance ~~not less than at least one~~ half of the depth of the required front yard of the ~~rear~~ site at its rear, but ~~which that setback~~ need not exceed the greater of 3.7 m or the minimum side yard of the applicable district schedule, or result in the reduction of the building width on the corner ~~lot site~~ to less than 7.9 m ~~so long as provided that~~ the minimum side yards of the applicable district schedule are provided; and

~~in the case of~~ for any accessory building, a setback of 7.3 m from the flanking street or as otherwise approved by the Director of Planning.

<p>10.5</p> <p>[moved- was 10.29]</p>	<p>Site Shallow Site in an RS, or RT District, or the C-1 District</p> <p>40.32.4 <u>10.5.1</u> For development on a site that is less than 36.6 m deep in an RS or RT district, or the C-1 district, on a site which that is less than 36.6 m deep, the required depths may be reduced as follows:</p> <ul style="list-style-type: none"> (a) the front yard depth may be reduced by up to 20% of the average depth of the site, except that the front yard depth must not be in no case have a depth of less than 5.5 m; and (b) the rear yard depth may be reduced by up to 30% of the average depth of the site, except that the rear yard depth must not be in no case have a depth of less than 8.2 m or, where it the rear of a site abuts a lane, 8.2 m less the lane width distance between the rear property line and the ultimate centre line of the lane.
<p>10.6</p> <p>[moved – was 10.28]</p>	<p>Site, Double Fronting Site – Design Approval</p> <p>40.28.4 <u>10.6.1</u> The siting building placement and design of all buildings on a double fronting site located in any district, except other than an M or I district, shall requires the approval of the Director of Planning.</p>
<p>10.7</p> <p>[moved – was 10.20]</p>	<p>Landscape Setbacks in an M, or I District or a CD-1 District</p> <p>40.20.4 <u>10.7.1</u> Development in an M, I, or CD-1 district where the site abuts any portion of the streets, lanes or other areas set forth in <u>Schedule C</u> to this bBy-law, shall be subject to the following:</p> <ul style="list-style-type: none"> (a) a setback shall must be provided and maintained at a depth as set forth in <u>Schedule C</u>; (b) no building or structure of any kind, or area for manoeuvring aisles, parking, loading or any other like purpose, shall be permitted within the setback area; (c) except as provided for elsewhere in this section 10.20.7, the setback area shall must be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and (d) the following may be permitted within the landscaped setback area by the Director of Planning: <ul style="list-style-type: none"> (i) statuary, fountains and other objects of art, (ii) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art, and (iii) walks or driveways which that, in the opinion of the Director of Planning, may be required to provide direct access to any building or use on the site.
<p>10.8</p> <p>[moved – was 10.32]</p>	<p><u>Projections into Yards</u>—Projections Into</p> <p>40.32.4 <u>10.8.1</u> The following features shall be permitted in any required yard:</p> <ul style="list-style-type: none"> (a) steps, except that no steps shall be permitted in any side yard except an exterior side yard; (b) eaves, gutters, sills and chimneys or other similar projections features as determined by the Director of Planning, if they do not project more than 540 mm into a required yard, measured horizontally on lots with a site width less than 12.2 m; and 1.0 m into a required yard, measured horizontally, except that they must not be less closer than 0.7 m from a side property line. (c) balconies on multiple dwellings, if:

- (i) they do not project more than 1.8 m into a required yard and ~~in no case are closer~~ no less than 2.1 m ~~from~~ to an interior side property line, and
- (ii) the safety railing does not extend more than ~~1070 mm~~ 1.07 m above the floor of the balcony;
- (d) canopies, if:
 - (i) they are cantilevered,
 - (ii) they do not project more than 1.2 m measured at right angles to the face of the building, and
 - (iii) they are not located ~~less~~ closer than 0.3 m, measured horizontally, from any window of a habitable room where any part of such window is located below the level of the canopy;
- (e) bay windows, if:
 - (i) they do not project more than ~~540 mm~~ 0.54 m into ~~at~~ the required yard,
 - (ii) the bottom outside edge of the bay is ~~not less than~~ at least ~~300 mm~~ 0.3 m above the floor level, and
 - (iii) the area contained within the bay window projection is not used for any purpose other than to provide light and ventilation;
- (f) building projections, including shading devices, eaves, and overhangs, if:
 - (i) they are, in the opinion of the Director of Planning, suitably designed and located in a position that provides solar rejection,
 - (ii) they are cantilevered, and
 - (iii) they do not project more than 1.5 m measured at right angles to the face of the building;
- (g) demountable green walls, if:
 - (i) they do not project more than 254 mm into a required yard,
 - (ii) they comply with Building By-law requirements, and
 - (iii) they are, in the opinion of the Director of Planning, suitably designed and located to contribute to sustainable design performance; and
- (h) any other features ~~which~~ that, in the opinion of the Director of Planning, are similar to any of the features listed above.

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

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

10.8.3 Entries, porches and verandahs complying with the regulations in the applicable district schedule may project up to 1.8 m into a required front yard, except that in RS districts, the projection must not exceed 30% of the width of the building.

10.9

Floor Area Exclusions

[moved –
was 10.10]

~~10.10.1~~ **10.9.1** Floor area excluded from a computation of floor space ratio pursuant to this By-law ~~shall~~ must not be put to any use other than that which justified the exclusion.

<p>10.10</p> <p>[moved- was 10.9]</p>	<p>Fences</p> <p>40.9.4<u>10.10.1</u> For the purposes of this section 10.104<u>9</u>, the term “fence” shall includes arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures.</p> <p>10.10.2 Height shall must be measured from any point on the ground level of the site at the structure or fence line.</p> <p>10.10.3 A fence or similar structure shall be is permitted in a required yard or on the boundaries of a required yard provided if it does not exceed 1.9 m in height.</p> <p>10.104 Notwithstanding Despite section 10.104<u>9.3</u>, a fence or similar structure shall be is permitted in a required front yard or on the boundaries of a required front yard located in the C-1 District<u>district</u> or any R district provided if it does not exceed 1.2 m in height.</p> <p>10.10.5 Where a fence is erected or placed above a common boundary retaining wall or within 1.0 m of a common boundary retaining wall, the maximum permissible<u>permitted</u> height shall will be reduced by half of the height of the retaining wall.</p> <p>10.10.6 The Director of Planning may at the Director of Planning's discretion, permit a fence or similar structure which that does not comply with sections 10.10.3, section 10.10.4, and section 10.10.5; however, in the case of a variation<u>relaxation</u> of the height limitations of this section 10.10, the Director of Planning shall must first notify such property owners as the Director of Planning deems necessary.</p>
<p>10.11</p> <p>[moved- was 10.6]</p>	<p>Character House</p> <p>10.611.1 If the Director of Planning first considers the intent of the relevant applicable? district schedule and all applicable Council policies and guidelines, Where a character house is retained, the Director of Planning may vary the requirements regulations in the applicable appropriate district schedule, other than permitted uses or permitted floor space ratio (unless otherwise authorized by the district schedule), where a character house is retained if the Director of Planning considers the intent of the applicable district schedule and all applicable Council policies and guidelines.”;</p> <p>10.116.2 Computation of floor area in for a character house may exclude:</p> <ul style="list-style-type: none"> (a) existing covered porches that: <ul style="list-style-type: none"> (i) in the opinion of the Director of Planning, are original to the character house, (ii) face a street, and (iii) are open or protected by guards that do not exceed the required minimum height; (b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with subsection 10.611.2(a); (c) floor areas under sloping roofs with a pitch of at least 7:12 if: <ul style="list-style-type: none"> (i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and (ii) the ceiling attaches directly to the underside of the sloping roof

	<p>rafter and follows its slope; and</p> <p>(d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in conjunction-combination with a retained character house, to a maximum of 42 m².</p>
<p>10.12 [moved – was 10.7]</p>	<p>Daylight Access and Angle Controls Exclusions</p> <p>10.7.110.12.1 The following features are excluded from regulations of daylight access and angle controls <u>regulations</u>:</p> <ul style="list-style-type: none"> (a) steps; (b) eaves, gutters, sills and chimneys; (c) <u>open</u> balconies, if: <ul style="list-style-type: none"> (i) they do not project more than 1.8 <u>1.2</u> m into the area controlled by daylight angles, and (ii) the safety railing does not extend more than 1.070 mm <u>1.07 m</u> above the floor of the balcony, and; (iii) <u>any privacy screens consist of clear or partially obscure glazing that allows for the passage of daylight</u>; (d) canopies over entrances to buildings, subject to the same conditions as set out in section 10.8.1(d); (e) safety railings, if they are not over 1,070 mm <u>that do not exceed 1.07 m</u> in height; (f) bay windows, if: <ul style="list-style-type: none"> (i) they do not project more than 540 mm <u>0.54 m</u> into the area controlled by daylight angle, and (ii) the bottom outside edge of the bay is not less than at least 300 mm <u>0.3 m</u> above the floor level; and (g) any other features, including vent shafts or mechanical equipment which that, in the opinion of the Director of Planning, are similar to any of the features listed above.
<p>10.13 [moved – was 10.31]</p>	<p><u>Development in Yards</u> — Development In</p> <p>10.31.110.13.1 No building or development is shall be permitted in any required yard, except as otherwise provided for by this By-law or the Parking By-law.</p> <p>10.31.210.13.2 No portion of required yard or required open space for any development shall may be provided from any yard or open space already required for any other development.</p> <p>10.31.310.13.3 No development is shall be permitted beneath the normal finished grades of a required yard without the prior approval of the Director of Planning who shall must consider, in the exercise of <u>the Director of Planning's discretion, have due regard to</u>:</p> <ul style="list-style-type: none"> (a) the effect-impact on the amenity in the neighbourhood; (b) the adjoining topography; and (c) the design treatment of the open portions of the site, and shall must be satisfied that the proposed development is unlikely to adversely affect the possible widening or future development of streets and lanes. <p>10.31.410.13.4 ———— No accessory building shall may be located</p>

~~less~~ closer than 6.0 m ~~from~~ the ultimate rear ~~property~~ line of any site ~~which that~~ adjoins, without the intervention of a lane, the front or side yards of a site in an R district, except that the Director of Planning may approve a lesser distance ~~if where~~, in the Director of Planning's opinion, no unduly adverse ~~effect~~ impact on adjoining sites is likely to be created.

10.14

[moved -
was 10.8]

Demolition of a Building

[Refer also to the Demolition of Social Housing By-law]

~~10.8.2~~ 10.14.1 Except as exempted by the provisions of Section 4 of this by-law, no person ~~shall~~ may carry out any construction, engineering or other operation in, on, over or under any land ~~which that~~ will result in the demolition of a building without first obtaining a development permit for the demolition from the Director of Planning.

~~10.8.2~~ 10.14.2 Except as set out in section ~~10.8.3~~ 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit ~~shall~~ will be issued for the demolition unless and until a development permit for the new development has been issued, ~~and the~~ development permit for the new development ~~shall~~ will not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.

10.14.3 The following cases of residential rental accommodation are exempted from the provisions of section ~~10.8.2~~ 10.14.2:

- (a) where located in the RA-1 ~~d~~ District, or any M or I district;
- (b) where located in a building damaged or destroyed by fire to the extent of 60% or more of its value above the foundations, as determined by the City Building Inspector;
- (c) where located above a commercial use and where the residential rental accommodation does not predominate in terms of floor space;
- (d) where located in a building deemed by the City Building Inspector to be beyond re-use or rehabilitation for residential purposes;
- (e) where located in a building deemed by the City Building Inspector to be appropriate for demolition because of hazard to public health or safety;
- (f) where located in a multiple dwelling in which units are individually owned in accordance with the Strata Property Act (British Columbia) and no fewer than 75% of them are owner-occupied;
- (g) where located in a multiple dwelling consisting of a co-operative tenure established prior to legislation permitting condominium ownership; and
- (h) where located in a building deemed by Council to be appropriate for demolition because the premises are a nuisance.

~~10.14.4~~ Except as set out in sections ~~10.8.6~~ 10.14.6, ~~10.8.7~~ 10.14.7 and _

	<p>10.8.8<u>10.14.8</u>, where development necessitates the demolition of:</p> <ul style="list-style-type: none"> (a) a building listed on the Heritage Register; or (b) a residential building located in the an RS-1, RS-3, RS-3A, RS-5, RS-6, or RS-7 district, or the First Shaughnessy Districts; <p>no development permit shall<u>will</u> be issued for the demolition unless the Director of Planning is satisfied that all applicable <u>Council</u> policies and guidelines adopted by Council have been met, and until a development permit for the new development has been issued, and if the development permit for the new development shall<u>will</u> not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.</p> <p>10.14.58.5 Except as providedset out in sections 10.8.6<u>10.14.6</u> and 10.8.7<u>10.14.7</u>, where development necessitates demolition of a building listed in the Heritage Register as an "A" Evaluation Group heritage building and located in the an RM-5, RM-5A, RM-5B, RM-5C, and RM-5D, RM-6 district, or the Downtown Districts, a development permit shall<u>will</u> not be issued for the new development unless the applicant has complied with the provisions of section 10.8.4<u>10.14.4</u>, except that the Director of Planning may also require that the applicant submit a calculation of density bonus to the City, to the satisfaction of the Director of Planning, before a development permit may be issued.</p> <p><u>10.14.6</u> A building deemed by the City Building Inspector to be appropriate for demolition because of hazards to public health or safety is exempt from the provisions of sections 10.8.4<u>10.14.4</u> and 10.8.5<u>10.14.5</u>.</p> <p>10.14.78.7 A building deemed by Council to be appropriate for demolition because the premises are a nuisance is exempted from the provisions of sections 10.8.4<u>10.14.4</u> and 10.8.5<u>10.14.5</u>.</p> <p>10.14.88.8 A building which that is a one-family dwellingsingle detached house, one-family dwellingsingle detached house with secondary suite, or two-family duplex dwelling located in the an RS-1, RS-3, and RS-3A, RS-5, RS-6, or RS-7 district, or the First Shaughnessy Districts, which is not listed on the Heritage Register, and for which a building permit has been issued to demolish by deconstruction, is exempted from the provisions of section 10.8.4<u>10.14.4</u>.</p>
<p>10.15 [moved- was 10.11]</p>	<p>Floor Area Exclusions for Exterior Wall Thickness</p> <p>10.15.141.1 For residential buildings less than<u>not exceeding seven-7</u> storeys in height, computation of floor area shall<u>must</u> exclude 2% of the total area in buildings of three-3 storeys or less if the majority of the exterior wall space contain at least 175 mm of thermal insulation in total thickness, or 1% of total area in buildings of four-4 to six-6 storeys where the majority of exterior wall space contain at least 100 mm of thermal insulation in total thickness.</p> <p>10.15.241.2 The Director of Planning may exclude an area equal to the area occupied by the insulation thickness that exceeds the applicable thermal performance value for exterior walls in the Building By-law, as verified by a building envelope professional, to a maximum exclusion of 330 mm of thickness for buildings of</p>

	<p>six-6 storeys or less, and a maximum exclusion of 179 mm of thickness for all other buildings.</p> <p>10.15.314.3 Computation of floor area shall<u>must</u> exclude an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm in thickness, as verified by a building envelope professional, to a maximum exclusion of 152 mm of thickness, except that this exclusion shall<u>does</u> not apply to laneway houses or to one or two family dwellings<u>single detached houses or duplexes</u> of three-3 storeys or less with or without a secondary suite.</p>
10.16 [moved-was 10.13]	<p>Floor Area Exclusions for Kitchen Exhaust Shafts</p> <p>10.16.143.4 In buildings with commercial, retail or service use at grade, computation of floor area may exclude the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m² for each floor above the commercial, retail or service use.</p>
10.17 [moved- was 10.15]	<p>Floor Area Exclusions for Sites in a Designated Flood Plain in an R District</p> <p>40.15.110.17.1 The Director of Planning may exclude floors located at or below finished grade with a ceiling height of less than<u>that does not exceed</u> 1.5 m from the computation of floor area, in order to achieve flood construction levels on sites located in a designated flood plain in an R district.</p>
10.18 [moved – was 10.15A]	<p>Floor Area Exclusions for Zero Emissions Mechanical Equipment in Residential Buildings of Three-3 Storeys or Less</p> <p>10.18.145A.4 For residential buildings of three-3 storeys or less, the Director of Planning may exclude up to 2.3 m² per dwelling unit from the computation of floor area to accommodate zero emissions mechanical equipment for heating or hot water.</p>
10.19 [moved – was 10.16]	<p>Floor Area Increase for Low Operational Cost Housing</p> <p>10.19.146.4 Notwithstanding Despite the maximum permitted floor area regulation in any district schedule, the Director of Planning may approve an addition of up to 5% of the floor space ratio for low operational cost housing containing 6 or more dwelling units, excluding sites that contain rental housing units in the RM-3 District<u>district</u>, provided if the Director of Planning first considers all applicable <u>Council</u> policies and guidelines adopted by Council, except that, if this section 10.16-19 shall<u>does</u> not apply to applications made after December 31, 2025.</p>
10.20 [moved – was 10.21]	<p>Living Accommodation Below Finished Grade</p> <p><u>10.20.1</u> In the case of multiple dwellings:</p> <ul style="list-style-type: none"> (a) living accommodation may be located below finished grade provided the floor is no more than 0.8 m below the finished grade of the adjoining ground, except that the Director of Planning may increase this dimension to 1.5 m subject to applicable <u>Council</u> policies and guidelines; and (b) where existing utility, recreational or storage areas are located below finished grade, a minimum of 20% of the floor area below finished grade shall<u>must</u> be retained for such uses, except that the Director of Planning may allow a lesser amount if where the Director of Planning is satisfied that adequate utility, recreational and storage space is provided elsewhere in the building. <p>10.20.221.2 Storage rooms shall are excluded from the provisions</p>

	<p>of section 10.204.1.</p> <p>10.20.321.3 In the case of a one-family dwelling single detached house, one-family dwelling single detached house with secondary suite, two-family dwelling duplex, two-family dwelling duplex with secondary suite, or two-family dwelling duplex with lock-off unit:</p> <ul style="list-style-type: none"> (a) a secondary suite, lock-off unit or bedroom may be located in a basement; and (b) no portion of a living room, kitchen, dining room or bedroom can may be located 1.5 m or more below the finished grade of the adjoining ground. <p>10.20.4 In the case of a one-family dwelling single detached house or a one-family dwelling single detached house with secondary suite existing prior to June 23, 2020, a secondary suite, lock-off unit or bedroom may be located in a cellar, provided that if the cellar is no more than 1.83 m below the average finished grade.</p>
<p>10.21 [moved – was 10.24]</p>	<p>Principal Pedestrian Access</p> <p>10.2124.1 Except in the case of an approval pursuant to section 10.2519 of this by-law, the principal pedestrian access to every principal building and separate use shall must be directly from a street.</p>
<p>10.22 [moved – was 10.21A]</p>	<p>Mass Timber Buildings</p> <p>10.2224.1 For a mass timber building that is 7 storeys or more, the Director of Planning may vary the following regulations if the Director of Planning first considers the intent of the relevant applicable district schedule and all applicable Council policies and guidelines:</p> <ul style="list-style-type: none"> (a) building height by up to 18 cm per floor, except that height regulations related to the distance of a building from a property line may be varied by more than 18 cm per floor; and (b) yards, setbacks, site coverage, building depth, and external design.
<p>10.23 [moved – was 10.25]</p>	<p>Relocation of a Building</p> <p>10.23.1 Where an existing building is:</p> <ul style="list-style-type: none"> (a) relocated onto a different site; or (b) located elsewhere within the same site, <p>it shall must conform with all the regulations of the district in which it is located.</p>
<p>10.24 [moved – was 10.26]</p>	<p>Site with Building Lines</p> <p>10.24.1 Where a building line has been established pursuant to section 844.1 of this by-law, the following measurements and calculations will shall be made using the building line instead of the site boundaries:</p> <ul style="list-style-type: none"> (a) width or depth of a required yard; (b) depth of required setbacks for pump islands and canopies in gasoline station – full serve and gasoline station - split island; and (c) depth of a site for the purpose of yard reductions pursuant to section 10.532 of this by-law.

10.25 [moved – was 10.19]	Land not Abutting a Street 10.25.149.4 Where an area of land does not abut a street and therefore is not defined as a site, development may be permitted by the Director of Planning if, in the Director of Planning's opinion, the land is, or is likely to be, satisfactorily provided with the public utilities and services necessary for the development.
10.26 [moved – was 10.17]	<u>Site</u> Frontage Determination 10.26.1 The frontage of any site having more than 1 boundary on a street is: <ul style="list-style-type: none"> (a) where street boundary lengths are equal, as determined by the Director of Planning; (b) in the case of a corner site, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning; and (c) where a site is composed of more than 1 lot, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning.
10.27 [moved – was 10.30]	Vehicles on a Site – Maximum Number 10.2730.1 Where a provision of the Parking By-law prescribes a maximum number of off-street parking spaces for a site, no person shall may park or place, or permit to be parked or placed, a greater number of vehicles on that site than the maximum number of off-street parking spaces prescribed, except that this section 10.30-27 shall does not apply to businesses licensed for the sale or rental of motor vehicles.
10.28 [moved- was 10.3]	Boats, Vehicles, Equipment or Materials in Residential and Commercial Districts 10.28.1 No boat, boat trailer, truck, bus or similar vehicle shall may be placed or parked on any site in an R district except for the following: <ul style="list-style-type: none"> (a) one-1 truck with a registered gross vehicle weight not exceeding 4,550 4-550 kg; (b) one-1 boat not exceeding 4.9 m in length, together with its accessory boat trailer; (c) trucks temporarily involved in servicing the premises; or (d) such boats or vehicles as may be approved by the Director of Planning, if where the Director of Planning is <u>satisfied</u> considers that they will not have an unduly detrimental effect impact on the site or adjacent properties. 10.28.2 No equipment or materials shall may be stored in an R or C district unless except where : <ul style="list-style-type: none"> (a) otherwise permitted by section 11.8.513 of this by-law or as an accessory use pursuant to this by-law; (b) temporarily required for the construction, repair, servicing or maintenance of the premises; or (c) approved by the Director of Planning, if where the Director of Planning considers is satisfied that an they will not have an unduly detrimental effect impact is not created on the site or adjacent properties.
10.29 [moved – was 10.2]	Birds and Animals and Birds 10.29.1 Buildings or runs for the shelter or accommodation of <u>animals or</u> birds or animals in any districts except RA-1 shall must be located no closer than 9.1 m from any dwelling and 18.3 m from the front line of

	<p>the site and, as accessory buildings, shall must conform with all other applicable provisions of this By-law.</p> <p>10.29.2 Despite section 10.29.1, a building or other enclosure for keeping one <u>1</u> or more hens:</p> <ul style="list-style-type: none"> (a) must be no more than <u>not exceed</u> 9.2 m² in floor area; (b) must be no more than <u>not exceed</u> 2.0 m in <u>building</u> height; (c) must be no closer than <u>at least</u> 3.0 m from any door or window of any dwelling; (d) must be situated <u>located</u> only in a rear yard or a side yard; (e) may be anywhere in a rear yard; (f) must, on a corner flanking lot, be <u>at least</u> no less than the greater of a distance equal to: <ul style="list-style-type: none"> (i) the existing setback of the principal building, and (ii) the required setback for a principal building under this By-law, from the property line adjacent to the flanking street; (g) must be at grade level; (h) must be no less than <u>at least</u> 1.0 m from any property line; and (i) may be situate <u>located</u> only in the RA, RS, RT, RM, FM, and First - Shaughnessy Districts <u>districts</u>.
<p>10.30 [moved – was 10.22]</p>	<p>Murals</p> <p>10.30.1 The Director of Planning may permit a mural in any district, if provided that the Director of Planning <u>first</u> considers all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.</p>
<p>10.31 [moved – was 10.31]</p>	<p>Antennae</p> <p>10.3.1 Except as exempted by the provisions of section 4.8.1(o), no person shall may erect an antenna, including a satellite dish, without first obtaining a development permit from the Director of Planning.</p> <p>10.1.1 The Director of Planning may permit in any district, antennae including satellite dishes used for the transmission or reception of radio, television, satellite, microwave or related communications together with related masts, mechanical equipment and mechanical rooms, whether or not they are ancillary to the principal use on the site, and may permit such antennae at a greater height than otherwise permitted by this By-law provided that if:</p> <ul style="list-style-type: none"> (a) the Director of Planning is satisfied the antennae will not have an unduly detrimental effect <u>impact</u> on the site or adjacent properties, having particular regard to visual impact; and (b) before granting approval the Director of Planning notifies <u>such</u> adjacent property owners or persons the Director of Planning deems necessary.
<p>10.32 [moved – was 10.23]</p>	<p>Nuclear Weapons Prohibition</p> <p>40.23.1 10.32.1 No person shall may use or occupy land and no development permit shall will be issued for the manufacture, distribution or storage of a nuclear weapon or any component thereof.</p>

10.33

[moved –
was 10.23A]

Passive House

- 10.323.1 For a ~~one-family dwellingsingle detached house~~, a ~~one-family-dwellingsingle detached house~~ with secondary suite, an infill ~~one-family dwellingsingle detached house~~, a ~~two-family dwellingduplex~~, a ~~two-family dwellingduplex~~ with secondary suite, ~~a multiple conversion dwelling with 2 units~~ or an infill ~~twofamily dwellingduplex~~ in an RA, RS or RT district, the Director of Planning may vary the following regulations to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning ~~first~~ considers the intent of the ~~relevant-applicable~~ district schedule and all applicable Council policies and guidelines:
- (a) height, including secondary envelopes, by a maximum of 1.0 m;
 - (b) the floor area of a partial storey ~~or a half-storey~~;
 - (c) front yards expressed as a dimension, by a maximum of 0.5 m;
 - (d) rear yards expressed as a dimension, by a maximum of 1.25 m;
 - (e) building depth, and front and rear yards expressed as a percentage, by a maximum of 5%;
 - (f) the computation of floor space ratio where the distance from a floor to the floor above, or where there is no floor, to the top of the roof joists, exceeds 3.7 m, by excluding the area of the floor below the excess height, up to maximum of 10% of the permitted floor area;
 - (g) external design regulations; and
 - (h) the dimensions of below grade features including window wells and entrances designed to increase solar gain to a basement.
- 10.323.2 For any district or use not included in section ~~10.23A33.1~~, except a laneway house, the Director of Planning may vary a height, yard, or building depth regulation by a maximum of 1.25 m to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning ~~first~~ considers the intent of the ~~relevant-applicable~~ district schedule and all applicable Council policies and guidelines.
- 10.323.3 The Director of Planning may exclude ~~from the computation of floor area~~ any floor area occupied by heat recovery ventilators and connected shafts in a Passive House that exceeds the floor area required in order for these features to meet the requirements of the Building By-law, to a maximum exclusion of 2% of permitted floor area.
- 10.323.4 In an RA, RS or RT district, except where the floor area exceeds 465 m², computation of floor area in a Passive House ~~shall~~ must exclude 16% of the floor area in a ~~one-family dwellingsingle detached house~~, a ~~one-family dwellingsingle detached house~~ with secondary suite, or an infill ~~one-family dwellingsingle detached house~~, and 18% of the floor area in a ~~two-family dwellingduplex~~, a ~~two-family dwellingduplex~~ with secondary suite, ~~duplex, a multiple conversion dwelling with 2 units~~ or an infill ~~two-~~

	<p>family dwelling, unless exclusions are sought under section <u>10.1544</u>, and section <u>10.23A33.1(f)</u>, section <u>10.23A33.3</u>, or section 4.7 of an applicable district schedule for bay windows, <u>except that—T</u> this section <u>10.23A33.4</u> shall<u>does</u> not apply to applications made after December 31, 2025.</p> <p>10.323.5 The Director of Planning may exercise the discretion in this section <u>10.23A-33</u> to accommodate a building designed for certification under the Passive House Institute's EnerPHit standard, the International Living Future Institute's Zero Energy standard, or an equivalent standard acceptable to the Director of Planning.</p>
<p>10.34 [moved – was 10.5]</p>	<p><u>Number of</u> Buildings on Site—Number of</p> <p>10.345.1 The placing of more than 1 principal building on any 1 site is not permitted, except as otherwise provided for by this bBy-law. No more than 1 principal building may be placed on any 1 site unless otherwise permitted in this by-law.</p>
<p>10.35 [moved – was 10.29A]</p>	<p>Temporary patios</p> <p>10.3529.1 For the purposes of this section <u>10.3329A</u>, “temporary patio” means a patio permitted on a temporary basis only, for a period up to and including <u>March-October</u> 31, 2022.</p> <p>10.3529.2 Notwithstanding-Despite a condition of use in a district schedule requiring that a use be carried on wholly within a completely enclosed building, the Director of Planning may permit a temporary patio to be carried on outside of a completely enclosed building.</p> <p>10.3529.3 The Director of Planning may vary any regulation in a district schedule in order to enable the enclosure of a temporary patio</p>
<p>10.4 [removed]</p>	<p>Building Length Exclusions</p> <p>10.4.1—The following features are excluded from any limitations to the maximum length of buildings or portions of buildings for the purpose of view obstruction:</p> <p>(a) eaves, gutters, sills, safety railings and chimneys;</p> <p>(b) balconies, subject to the same conditions as in section 10.7.1(c);</p>

- ~~(e) canopies over entrances to buildings, subject to the same conditions as set out in section 10.32.1(d); and~~
- ~~(d) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.~~

Section 11

~~Additional Use-Specific Regulations for Specific Uses~~

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

The index below is provided for convenience only and does not form part of this by-law.

Index

<u>Regulations</u>	<u>Section</u>	<u>Regulations</u>	<u>Section</u>
<u>Adult Retail Store</u>	<u>11.8.10</u>	<u>Marine Terminal or Berth</u>	<u>11.10.1</u>
<u>Arts and Culture Indoor Event</u>	<u>11.2.2</u>	<u>Micro Dwelling</u>	<u>11.3.2</u>
<u>Bed and Breakfast Accommodation</u>	<u>11.9.2</u>	<u>Mini-Storage Warehouse</u>	<u>11.10.2</u>
<u>Body-Rub Parlour</u>	<u>11.9.3</u>	<u>Neighbourhood Grocery Store</u>	<u>11.8.2</u>
<u>Cannabis Store</u>	<u>11.8.6</u>	<u>Pawnshop and Secondhand Store</u>	<u>11.8.8</u>
<u>Casino and Bingo Halls</u>	<u>11.2.3</u>	<u>Public Bike Share</u>	<u>11.8.4</u>
<u>Church</u>	<u>11.4.4</u>	<u>Residential Unit associated with and forming an integral part of an Artist Studio</u>	<u>11.3.5</u>
<u>Community Care Facility – Class B or Group Residence</u>	<u>11.4.1</u>	<u>Retailing Used Merchandise</u>	<u>11.8.9</u>
<u>Dwelling Units</u>	<u>11.3.1</u>	<u>Riding Ring</u>	<u>11.2.1</u>
<u>Farmers' Market</u>	<u>11.8.1</u>	<u>School – Elementary or Secondary</u>	<u>11.4.3</u>
<u>Freehold Rowhouses</u>	<u>11.3.7</u>	<u>Seniors Supportive or Assisted Housing</u>	<u>11.3.6</u>
<u>Gasoline Station – Full Serve and Gasoline Station – Split Island</u>	<u>11.8.5</u>	<u>Short Term Rental Accommodation</u>	<u>11.9.1</u>
<u>Homecraft</u>	<u>11.13.1</u>	<u>Sleeping Units</u>	<u>11.13.3</u>
<u>Hospital</u>	<u>11.4.2</u>	<u>Small-Scale Pharmacy</u>	<u>11.8.3</u>
<u>Housekeeping Units</u>	<u>11.13.2</u>	<u>Temporary Modular Housing</u>	<u>11.3.4</u>
<u>Laneway House</u>	<u>11.3.8</u>	<u>Temporary Sales Office</u>	<u>11.6.1</u>
<u>Liquor Store</u>	<u>11.8.7</u>	<u>Urban Farm – Class A</u>	<u>11.1.1</u>
<u>Live-Work Use</u>	<u>11.13.4</u>	<u>Urban Farm – Class B</u>	<u>11.1.2</u>
<u>Lock-Off Units and Secondary Suites</u>	<u>11.3.3</u>	<u>Wedding Chapel</u>	<u>11.9.4</u>
<u>Lounge</u>	<u>11.13.5</u>		

[the sections below have been re-organized by land use category and new headings applied]

11.1 Agricultural Uses

11.1.1 Urban Farm – Class A [previously section 11.36]

- 11.1.1.1 The planting area must not exceed 325 m² on any single parcel unless the primary use of the parcel is park or playground, or institutional, in which case the Director of Planning may permit an increase in planting area to a maximum of 7,000 m².
- 11.1.1.2 If ~~two~~ 2 or more parcels are operated jointly as an urban farm – class A, the combined planting area for all parcels must not exceed 7,000 m².
- 11.1.1.3 No on-site processing of fruits and vegetables or manufacturing of food products is permitted.
- 11.1.1.4 No mechanical equipment may be used other than that designed for household use, including lawnmowers, rototillers, garden hoses and pruners.
- 11.1.1.5 ~~No H~~herbicides ~~ander~~ pesticides may not be used on the site ~~are permitted~~
- 11.1.1.6 No on-site sales are permitted, unless the primary use of the parcel is institutional.
- 11.1.1.7 No urban farm – class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is park or playground, or institutional.
- 11.1.1.8 If an urban farm – class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.1.1.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect-impact may be produced.
- 11.1.1.10 No mechanical equipment may be stored outside.
- 11.1.1.11 Any development permit or waiver of a development permit for an urban farm – class A is time limited to one ~~one~~ year.

11.1.2 Urban Farm – Class B [previously section 11.37]

- 11.1.2.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an urban farm – class B, may not exceed 7,000 m², unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.
- 11.1.2.2 If located within 30.0 m of a residential-dwelling use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.1.2.3 ~~No H~~herbicides ~~ander~~ pesticides may not be used on the site ~~are permitted~~.
- 11.1.2.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect-impact may be produced.

- 11.1.2.5 If an urban farm – class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.1.2.6 Any development permit for an urban farm – class B is time limited to ~~one~~1 year.

11.2 Cultural and Recreational Uses

- 11.2.1 Riding Ring [previously section 11.28]
- 11.2.1.1 No riding ring ~~shall~~may be used for the sale of horses or other animals, whether by auction or otherwise, ~~of horses or other animals~~.
- 11.2.1.2 ~~In the~~Before granting ~~of~~ a development permit, the Director of Planning ~~shall~~must have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and ~~any effect~~impact upon adjacent property and the amenity of the neighbourhood, and ~~must~~shall notify such owners of adjoining property as the Director of Planning deems necessary.
- 11.2.2 Arts and Culture Indoor Event [previously section 11.3]
- 11.2.2.1 An arts and culture indoor event is not ~~a~~permitted ~~use~~in a dwelling unit.
- 11.2.3 Casino and Bingo Halls [previously section 11.7]
- 11.2.3.1 Wherever the words “commercial”, “commercial uses”, “social, recreational and cultural” and “cultural and recreational uses” appear in this ~~b~~By-law or any other by-law passed pursuant to this ~~b~~By-law, such permitted uses ~~shall~~must not ~~include a casino– class 1 or a bingo hall~~, unless otherwise specifically ~~permitted~~provided by this ~~b~~By-law or any other by-law passed pursuant to this ~~b~~By-law, ~~include a casino– class 1 or a bingo hall~~.
- 11.2.3.2 No person ~~shall~~may use or occupy land for the purpose of ~~and~~ and no development permit ~~shall~~will be issued for ~~a~~ a casino – class 2 ~~except as expressly~~ ~~allowed~~permitted under this ~~b~~By-law.

11.3 Dwelling Uses

- 11.3.1 Dwelling Units [previously section 11.10]
- 11.3.1.1 Except when used for short term rental accommodation ~~in accordance with section 11.3.2 of this b~~By-law, no dwelling units ~~shall~~may be used or occupied by more than ~~one~~1 family, but it may ~~also~~ be used to keep a maximum of ~~two~~2 boarders or lodgers, or a maximum of ~~five~~5 foster or ~~eight~~8 daycare children.
- 11.3.1.2 Subject to the provisions of section **11.3.1.7**, the floor area of each:
- (a) dwelling unit, except for a lock-off unit, must be at least 37 m²; and

(b) lock-off unit must be at least 26 m²,

measured from the inside of all outer walls, except that if the Director of Planning is satisfied that the design and location of the unit provides satisfactory living accommodation; ~~having with~~ regard to the type of occupancy proposed, the Director of Planning may ~~permit a floor area no less than~~ reduce the required floor area to a minimum of 29.7 m² for dwelling units except lock-off units ;and 19 m² for lock-off units.

11.3.1.3 The maximum floor area of a lock-off unit is 29.7 m².

11.3.1.4 There ~~shall must be~~ not be less than at least one complete bathroom unit, comprising ~~one~~ one water closet, ~~one~~ one hand wash basin and ~~one~~ one bathtub or shower, contained within each dwelling unit.

11.3.1.5 There ~~shall must~~ not be more than ~~one~~ one kitchen contained within a dwelling unit.

11.3.1.6 All rooms of a dwelling unit ~~shall must~~ remain accessible from within that dwelling unit.

11.3.1.7 No person ~~shall may~~ use or permit to be used any dwelling unit for a period of less than 30 days unless such unit forms part of a hotel, or is used for bed and breakfast accommodation or short term rental accommodation.

11.3.1.8 The minimum requirements regarding floor area in section **11.3.1.2** do not apply to the conversion or demolition of a room designated under the Single Room Accommodation By-law, if the conversion or demolition adds bathroom and cooking facilities to the designated room.

11.3.1.9 The minimum requirements regarding floor area in section **11.3.1.2** do not apply to a dwelling unit contained in temporary modular housing ~~that complies with the provisions of section 11.34 of this by-law.~~

11.3.2 Micro Dwelling [previously section 11.23]

11.3.2.1 A micro dwelling must be part of a development ~~which that~~ has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing for the longer of 60 years or the life of the building.

11.3.2.2 The floor area of a micro dwelling must be at least 29.7 m², except that the Director of Planning or the Development Permit Board may ~~relax decrease~~ the permitted floor area of a micro dwelling to a minimum of 23.2 m² if:

(a) the Director of Planning or the Development Permit Board ~~first~~ considers all applicable Council policies and guidelines; and

(b) the micro dwelling is part of a development ~~which that~~ has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing for the longer of 60 years or the life of the building.

11.3.2.3 A micro dwelling is only permitted in:

(a) the area of the FC-1 ~~d~~ District north of National Avenue;

- (b) the area of the RT-3 and RM-3A ~~d~~Districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive;
- (c) the HA-1 and HA-1A ~~d~~Districts;
- (d) the HA-2 ~~d~~District;
- (e) the Downtown Eastside Oppenheimer ~~District~~district;
- (f) the area of the Downtown ~~District~~district denoted as C-2 on Map 1: Sub-Area 1 Main/Hastings of the Downtown Official Development Plan;
- (g) the FC-2 ~~Districts~~istrict; and
- (h) the area of the IC-3 ~~District~~district north of East 2nd Avenue.

11.3.2.4 No more than ~~one~~1 person ~~shall~~may occupy a micro dwelling.

11.3.3 Lock- ~~Off~~ Units and Secondary Suites [previously section 11.21]

11.3.3.1 ~~Each~~Lock-off units ~~or~~and secondary suites ~~s~~ must include at least~~one~~1 complete bathroom unit, comprising ~~one~~1 water closet,~~one~~1 hand wash basin, and ~~one~~1 bathtub or shower.

11.3.3.2 ~~Each~~Lock-off units ~~and~~er secondary suites ~~s~~ ~~may not~~must include ~~no~~-morethan ~~one~~1 kitchen.

11.3.4 Temporary Modular Housing [previously section 11.34]

11.3.4.1 Temporary modular housing must be used as social housing.

11.3.4.2 Before granting a development permit for temporary modular housing, the Director of Planning must:

- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
- (b) consider the impact on the liveability of neighbouring residents;
- (c) notify adjacent property owners and any others that Director of Planning deems necessary; and
- (d) consider all applicable Council policies and guidelines~~adopted by Council~~.

11.3.4.3 A development permit for temporary modular housing must be ~~limited in~~time ~~limited~~to a maximum of ~~five~~5 years, unless otherwise extended in writing for up to an additional ~~five~~5 years by theDirector of Planning.

11.3.5 Residential Unit associated with and forming an integral part of an Artist Studio ~~Artist Studio and Residential Unit Associated with an Artist Studio~~ [previously section 11.2]

11.3.5.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.

- 11.3.5.2 The total minimum and maximum size of an artist studio when combined with a residential unit associated with and forming an integral part of an artist studio ~~shall be~~ 47 m² and 500 m², respectively.
- 11.3.6 Seniors Supportive or Assisted Housing [previously section 11.29]
- 11.3.6.1 Before granting a development permit, the Director of Planning must:
- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) be satisfied the site is suitable for the proposed facility, ~~having due regard to and~~ must consider:
 - (i) the overall character of the development within the neighbourhood context,
 - (ii) the impact of the provision and location of off-street parking and loading on the amenity of the neighbourhood; and
 - (iii) the nature of the proposed facility in terms of service provided and the number of residents;
 - (c) notify adjacent property owners and any others that the Director of Planning deems necessary; and
 - (d) consider all applicable Council policies and guidelines.
- 11.3.6.2 In addition to the requirements of section 11.3.6.1, before granting a development permit for the conversion of an existing building to seniors supportive or assisted housing, the Director of Planning must also be satisfied that the building is suitable for the conversion, ~~and must consider having regard to:~~
- (a) the size of the site and the building; and
 - (b) the proximity of adjacent buildings.
- 11.3.6.3 The Director of Planning may vary any of the requirements of the applicable district schedule, other than permitted floor space ratio, in order to facilitate a seniors supportive or assisted housing development, ~~if provided~~ the Director of Planning has regard to the considerations in sections 11.3.6.1 and 11.3.6.2.
- 11.3.6.4 All residential units ~~shall~~ must contain a ~~three~~ 3 piece bathroom.
- 11.3.6.5 All ~~housing projects~~ seniors supportive or assisted housing ~~must~~ shall provide meal service and 24 hour on-site emergency response assistance.
- 11.3.6.6 For the purposes of calculating floor space ratio, common areas, such as the communal dining room and common areas ~~lounges, on the main floor and residential floors are not excludable~~ are included counted in floor area, except that any floor area for common space that exceeds 4.0 m² per unit, may be excluded to a maximum of 10% of permitted floor area. ~~Only common space provided in excess of what is required in the guidelines can be considered as an exclusion within the maximum 10% amenity exclusion.~~
- 11.3.7 Freehold Rowhouses [previously section 11.12]
- 11.3.7.2 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.

- 11.3.7.3 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5.0 m.
- 11.3.8 Laneway House [previously section 11.17]
- 11.3.8.1 In this section 11.3.8, “footprint” means the projected area of the extreme outer limits of a laneway house including carports, entries and porches, and enclosed or covered accessory building areas but excluding steps, eaves, and ~~such~~ other projections ~~as permitted by~~ section 10.8 of this by-law.
- 11.3.8.2 In this section 11.3.8, height is measured from the horizontal datum plane, which is the plane created by the average of the existing site elevations as measured at the intersections of the required setback lines from the ultimate rear property line, with the side property lines.
- 11.3.8.3 A laneway house is not ~~permitted~~~~permissible~~ except in ~~conjunction-combination~~ with a ~~one-family dwellings~~~~single detached house~~ or ~~one-family dwellings~~~~single detached house~~ with secondary suite on:
- (a) a site served by an open lane;
 - (b) a site located on a corner served by an open or dedicated lane; or
 - (c) a double-fronting site served by a street at both the front and rear of the site.
- 11.3.8.4 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site ~~which-that~~ is less than 9.8 m in width, if:
- (a) the site is at least 7.3 m in width; or
 - (b) the Director of Planning ~~first~~ considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines.
- 11.3.8.5 A laneway house may have a basement.
- 11.3.8.6 For sites in the RS-3 and RS-3A ~~d~~Districts and the RS-6 ~~d~~District, and for sites 16.8 m or wider in the RS-5 ~~d~~District, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.
- 11.3.8.7 On east-west oriented sites, a laneway house must be located toward the south side of the site to reduce shadowing on the site to the north.
- 11.3.8.8 A laneway house may be may be ~~one~~1 storey or ~~one~~1 storey with a partial second storey.
- 11.3.8.9 Balconies, decks, and roof decks are not permitted:
- (a) on a ~~one~~1 storey laneway house; or
 - (b) above the partial second storey of a laneway house with a partial second storey.
-

- 11.3.8.10 The height of a ~~one~~1 storey laneway house must not exceed 4.3 m ~~in height~~ measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a ~~one~~1 storey laneway house may exceed 5.2 m ~~in height~~.
- 11.3.8.11 The location of a ~~one~~1 storey laneway house must be:
- (a) within 10.7 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, the ~~one-family dwellings~~single detached house or ~~one-family dwellings~~single detached house with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may ~~relax-~~decrease the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and
 - (d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may ~~relax-~~decrease the location to:
 - (i) 0.6 m from ~~one~~1 side property line for interior lots, and
 - (ii) 0.6 m from the inside side property line for corner lots.
- 11.3.8.12 ~~Notwithstanding Despite~~ section **11.3.8.11(a)**, where a site is 39.6 m or more in depth, the Director of Planning may permit a ~~one~~1 storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.
- 11.3.8.13 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that for a ~~one~~1 storey laneway house, the Director of Planning may permit an increase in the permitted site coverage ~~by~~of up to 7% to a maximum of 47% of the site area.
- 11.3.8.14 The height of a laneway house with a partial second storey must not exceed:
- (a) 6.7 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12; or
 - (b) 5.8 m to the highest point of a roof with a pitch less than 7:12.
- 11.3.8.15 On a laneway house with a partial second storey and a roof pitch of:
- (a) at least 7:12, the height of the intersection of the exterior surface of the roof and the exterior wall surface of the building must not exceed 4.0 m from the horizontal datum plane; or
 - (b) less than 7:12, the walls of the partial second storey must be set back at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.3.8.16 The partial second storey of a laneway house must not exceed:
- (a) 60% of the footprint of the laneway house, if the roof has a minimum pitch of 3:12; or
-

- (b) 50% of the footprint of the laneway house, if the roof has a pitch of less than 3:12, except that the calculation may exclude any floor area of the partial second storey that is not included in the calculation of floor area according to sections 11.3.8.24 and 11.3.8.25.

11.3.8.17 Dormers must be inset at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.

11.3.8.18 The location of a laneway house with a partial second storey must be:

- (a) within 7.9 m of the ultimate rear property line;
- (b) at least 4.9 m, measured across the width of the site, from the ~~one-family dwellingsingle detached house~~ or ~~one-family dwellingsingle detached house~~ with secondary suite on the site;
- (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may ~~relax-vary~~ the location to 0.6 m from the ultimate rear property line:
 - (i) on sites less than 30.5 m in depth, or
 - (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house; and
- (d) a distance from each side property line ~~which-that~~ is at least equal to the required side yards for the site ~~as-prescribedbyin~~ the applicable district schedule.

11.3.8.19 ~~Notwithstanding-Despite~~ section 11.3.8.18(a) of this by-law, where a site is 39.6 m or more in depth, the Director of Planning may permit a laneway house with a partial second storey to extend into a site to a maximum of 21% of the lot depth measured from the ultimate rear property line.

11.3.8.20 The floor area of a laneway house must not exceed the lesser of:

- (a) 0.16 multiplied by the site area; and
- (b) 83.6 m².

11.3.8.21 Despite section 11.3.1 of this by-law, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m², except that the Director of Planning may allow a ~~decrease~~reduction to not less than 19 m² if the Director of Planning ~~first~~ considers the design of the laneway house and all applicable Council policies and guidelines.

11.3.8.22 Except for a laneway house with no separate bedrooms, a laneway house must have:

- (a) ~~one~~1 main habitable room that is not a bedroom, with a minimum size of 16.7 m² and a minimum dimension of 2.1 m measured between finished wall surfaces; and
- (b) at least ~~one~~1 bedroom with a minimum size of 8.4 m² and a minimum dimension of 2.1 m measured between finished wall surfaces.

11.3.8.23 Computation of floor area for a laneway house must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features ~~which that~~ the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) the floor area of a basement;
- (d) floor area used for enclosed or covered parking; and
- (e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.

11.3.8.24 Computation of floor area for a laneway house must exclude:

- (a) areas of floors located:
 - (i) above the highest storey or ~~half-storey~~partial storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or ~~half-storey~~partial storey with a ceiling height of less than 1.2 m;
- (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (c) entries and porches if:
 - (i) their location is at the level of the basement or first storey,
 - (ii) they are open on at least ~~one~~1 side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
 - (iii) the total excluded floor area does not exceed 3 m², and
 - (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the entry or porch floor; and
- (d) 3% of the total area where the exterior walls include a minimum of 175 mm of thermal insulation in total, ~~except that w~~where floor area is excluded under this section **11.3.8.24(d)**, the Director of Planning may not vary the regulations in sections **11.3.8.11(a)** and **11.3.8.18(a)** ~~no by~~ more than 30 cm.

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

- (a) balconies, decks, roof decks, or any other appurtenances ~~that which~~, in the opinion of the Director of Planning, are similar to the foregoing, if the balconies, decks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
- (b) patios and green roofs if the Director of Planning considers the ~~effect~~impact on privacy and overlook;
- (c) despite section **11.3.8.23(e)**, open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:

- (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.3.8.20, and
 - (iv) the excluded area, combined with the excluded area under subsection 11.3.8.25(d), does not exceed 25% of the maximum allowable floor area;
- (d) despite section 11.3.8.23(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
- (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.3.8.20, and
 - (iv) the excluded area, combined with the excluded area under section 11.3.8.25(c), does not exceed 25% of the maximum allowable floor area;
- (e) for units that have a partial second floor, an area not exceeding 2.75 m² for stairs, if the excluded area, combined with the excluded areas under subsections 11.3.8.25(c) and 11.3.8.25(d), does not exceed 25% of the maximum allowable floor area; and
- (f) an area not exceeding 3.7 m² for residential storage space, clothes closets and linen closets.

11.3.8.26 Private outdoor space must be provided in the form of:

- (a) balcony, deck, or roof deck; or
- (b) a patio located at grade with a minimum size of 3.7 m² and a minimum dimension of 1.5 m.

11.3.8.27 The setback provided in accordance with sections 11.3.8.11(c) and 11.3.8.18(c) must be permeable and landscaped where not required for vehicle or fire access.

11.3.8.28 A laneway house must include:

- (a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces; and
- (b) a canopy over the main entry door.

11.3.8.29 A main entry door that faces the lane must be set back at least 1.5 m from the ultimate rear property line.

11.3.8.30 On a corner site, the main entry door of a laneway house must face the flanking street.

11.3.8.31 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m².

- 11.3.8.32 Unless located at least 1.5 m above the floor of the partial upper storey, or facing the lane or a flanking street, windows with transparent glazing on a partial second storey must not exceed 1.1 m².
- 11.3.8.33 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.
- 11.3.8.34 The Director of Planning may ~~relax-vary~~ the design provisions in sections **11.3.8.15**, **11.3.8.17**, **11.3.8.28**, **11.3.8.29**, **11.3.8.30**, **11.3.8.31**, **11.3.8.32** ~~or and~~ **11.3.8.33** if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of ~~the laneway house regulations this section~~ **11.3.8** for quality and durability of design and architectural expression ~~and the design is not compatible with one or more of the design requirements in those sections.~~
- 11.3.8.35 If the Director of Planning ~~first~~ considers the ~~effect~~impacts on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and the intent of this section **11.3.8** and all applicable Council policies and guidelines, the Director of Planning may ~~relax-vary~~ the provisions of sections **11.3.8.6**, **11.3.8.7**, **11.3.8.10**, **11.3.8.11(a)**, **11.3.8.11(c)**, **11.3.8.11(d)**, **11.3.8.14**, **11.3.8.18(a)**, **11.3.8.18(c)**, **11.3.8.18(d)**, **11.3.8.22**, and **11.3.8.26** if:
- (a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship;
 - (b) the ~~variation relaxation~~ is necessary to retain a tree; or
 - (c) the ~~variation relaxation~~ is necessary to allow a green roof that does not have railings or stair access.

11.4 Institutional Uses

- 11.4.1 Community Care Facility – Class B or Group Residence ; ~~or Seniors Supportive or Assisted Housing~~ [previously section 11.9]
- 11.4.1.1 Before granting a development permit, the Director of Planning ~~shall~~must:
- (a) be satisfied that the landscaping and open space Planning ~~shall~~must appropriate for the size and nature of the development;
 - (b) ~~be satisfied that the site is suitable for the proposed community care facility – class B or group residence, have due regard to and must consider:~~
 - (i) ~~the effect of the design of all buildings~~ overall character of the development within the neighbourhood context,
 - (ii) ~~the impact of the~~ provision and location of off-street parking and loading on the amenity of the neighbourhood; and
 - (iii) ~~the nature of the proposed community care facility – class B or group residence facility in terms of the service provided and the number of residents;~~
 - (c) notify adjacent property owners and any others that the Director of Planning deems necessary; and
 - (d) ~~consider all applicable- Council policies and guidelines adopted by Council. Council policies and guidelines.~~

- 11.4.1.2 In addition to the requirements of section 11.4.1.1, before granting a development permit for the conversion of an existing building to ~~In the case of~~ a community care facility – class B ~~or, group residence, or seniors- supportive or assisted housing resulting from the conversion of an existing building,~~ the Director of Planning ~~before granting a development permit shall must also,~~ be satisfied that the building is suitable for the conversion, ~~having regard to and must consider:~~
- (a) the size of the site and building ~~and open space on the site;~~ and
 - (b) the proximity of adjacent buildings.
- 11.4.2 Hospital [previously section 11.15]
- 11.4.2.2 Before granting a development permit, the Director of Planning ~~shall~~must:
- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) have due regard to the design of all buildings, to the location and provision of off-street parking and loading, and to their ~~effect-impact~~ on the amenity of the neighbourhood; and
 - (c) ~~prior to final consideration,~~ notify adjacent property owners and any others that the Director of Planning deems necessary.
- 11.4.2.3 In the case of a specifically designed facility not being a conversion:
- (a) the site area ~~shall must not be less than~~ be at least 3,700 m² except as provided in section 11.4.2.2(b);
 - (b) the Director of Planning ~~increase the permit a greater building height than~~ permitted by the applicable district schedule, ~~provided if~~ the Director of Planning ~~first~~ considers the ~~effect-impact~~ of the additional height on the amenity of the neighbourhood, and if an increase in height is permitted, the Director of Planning may require ~~therefore~~ a site area of larger than 3,700 m²; and
 - (c) the floor space ratio must not exceed the maximum permitted for any residential use in the applicable district schedule.
- 11.4.2.4 In the case of a hospital resulting from the conversion of an existing building, before granting a development permit the Director of Planning ~~before granting a development permit shall must~~ be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.
- 11.4.3 School – Elementary or Secondary [previously section 11.30]
- 11.4.3.2 The site ~~shall must~~ have a minimum frontage of 20.1 m.
- 11.4.3.3 The Director of Planning may permit a greater height than permitted by the applicable district schedule, ~~if provided~~ the Director of Planning first considers the ~~effect-impact~~ of the additional height on the amenity of the neighbourhood.
- 11.4.3.4 Yards ~~shall must~~ be provided in accordance with the applicable district schedule except that side yards ~~shall must~~ have a minimum width of 6.0 m plus an additional 0.3 m for every 0.6 m by which the height of

the building exceeds 10.7 m.

11.4.4 Church [previously section 11.8]

11.4.4.2 The site ~~shall~~must have a minimum frontage of 20.1 m.

11.4.4.3 The Director of Planning may ~~permit a greater~~increase the building height ~~than~~ permitted by the applicable district schedule for a church, ~~provided if~~ the Director of Planning ~~first~~ considers the ~~effect~~impact of the additional height on the amenity of the neighbourhood.

11.4.4.4 Yards ~~shall~~must be provided in accordance with the applicable district schedule, except that interior side yards must have a minimum width of 4.5 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.

11.5 Manufacturing Uses

11.5.1 [reserved]

11.6 Office Uses

11.6.1 Temporary Sales Office [previously section 11.35]

11.6.1.1 The ~~minimum~~-site ~~area must be at least size~~ ~~shall be~~ 2,000 m², except that the Director of Planning may permit a smaller site ~~provided that if~~ all parking required by the Parking By-law is provided on site.

11.6.1.2 The site must be within 100.0 m of the development project to which the temporary sales office relates.

11.6.1.3 The site must be located on an arterial or major street, which generally have ~~two~~2 or more lanes of travel in each direction and are usually designated as truck and bus routes.

11.6.1.4 The site must be more than 800.0 m from a commercial district, except that the Director of Planning may permit ~~the use a temporary sales office~~ closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.

11.6.1.5 Before permitting a temporary sales office, the Director of Planning must consider the submission of any advisory group, property owner or tenant and all applicable Council policies and guidelines ~~adopted by~~ Council.

11.6.1.6 The site must be fully restored to its original condition immediately following the expiration of ~~the~~a development permit.

11.7 Parking Uses

11.7.1 [reserved]

11.8 Retail Uses

11.8.1 Farmers' Market [previously section 11.11]

11.8.1.1 A farmers' market must be in:

- (a) open air stalls or booths;
- (b) stalls or booths partially or totally covered by tents or similar temporary structures; or
- (c) stalls or booths in a building approved for use as a farmers' market.

11.8.1.2 A farmers' market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning ~~first~~ considers all applicable Council policies and guidelines ~~adopted by Council~~.

11.8.1.3 The site area of a farmers' market must not exceed 2,323 m², except that the Director of Planning may permit an increase in site area, if the Director of Planning ~~first~~ considers all applicable Council policies and guidelines ~~adopted by Council~~.

11.8.1.4 A vendor at a farmers' market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.

11.8.1.5 No more than 40% of the total number of stalls or booths in a farmers' market may be used for the sale of local ready-to-eat foods and local artisan crafts.

11.8.1.6 There must be no more than ~~three~~3 vendors selling or providing samples of local wine, cider, beer or spirits at a farmers' market.

11.8.2 Neighbourhood Grocery Store ~~and Dwelling Units in Conjunction with Neighbourhood Grocery Stores~~ [previously section 11.24]

11.8.2.1 Neighbourhood grocery stores are permitted in any R district except the FM-1 ~~District~~district and the RA-1 ~~District~~district.

11.8.2.2 The maximum permitted frontage for a site is 15.3 m.

11.8.2.3 The maximum permitted floor area for all retail and storage space is 110 m².

11.8.2.4 The maximum permitted number of indoor and outdoor seats is 16.

11.8.2.5 Live entertainment is not permitted.

11.8.2.6 Before granting a development permit, the Director of Planning must:

- (a) notify surrounding property owners and residents; and
- (b) consider:

- (i) the design of any proposed building addition,
- (ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling,
- (iii) the proposed delivery, loading and goods movement program, and
- (iv) the impact on adjacent property owners and residents of a proposed building addition or solid waste program.

11.8.2.7 The Director of Planning may ~~relax-vary~~ the provisions of this section **11.8.2** with regards to maximum frontage and the applicable ~~zoning~~-district ~~regulations-schedules~~ with regards to setbacks, floor space ratio or site coverage in order to facilitate the rehabilitation of an existing neighbourhood grocery store.

11.8.3 Small- ~~Ss~~cale Pharmacy [previously section 11.31]

11.8.3.1 A small-scale pharmacy must include at least 25 m² of publicly accessible space except that if the Director of Planning considers all applicable ~~Council policies and~~ guidelines ~~and policies adopted by Council~~ and potential impacts on the site and the surrounding properties, the Director of Planning may ~~decrease allow a lesser~~the amount of space ~~required~~.

11.8.3.2 Any development permit for a small-scale pharmacy must be limited in time to ~~two~~2 years ~~from the date of issuance~~.

11.8.4 Public Bike Share [previously section 11.26]

11.8.4.1 Despite anything to the contrary in this ~~b~~By-law, public bike share is only a permitted use ~~on~~f lands that fall within the ~~area identified in -shaded area shown on the map attached to this S~~Section 11 as ~~Figure~~ **Map 1: Area Where Public Bike Share is Permitted** below.

11.8.4.2 The Director of Planning may approve a public bike share ~~, including such conditions as the Director of Planning may decide, provided that~~if the Director of Planning ~~first~~considers:

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

but no development permit approving the use ~~shall~~will be required if the use complies with section **4.8.1(s)** of this ~~b~~By-law.

11.8.4.3 Floor ~~space-area~~ necessary for public bike share or a public bikeshare station ~~shall~~must be excluded from the calculation of floor space ratio on any site.

Map 1: Area Where Public Bike Share is Permitted



11.8.5 Gasoline Station – Full Serve and Gasoline Station – Split Island [previously section 11.13]

11.8.5.1 ~~Despite section 10.4 of this by-law and the front, side and rear yard regulations as set out in the C-1 District Schedule, if~~ in the case of a gasoline station – full serve or ~~gasoline station –~~ split island located in ~~thea C-1 dDistrict, notwithstanding despite section 10.26.127 of this bBy-law and the front, side and rear yard regulations as set out in the C-1 District Schedule:~~

- (a) the minimum width of the side yard on a street ~~whichthat~~ flanks a corner site ~~is shall be~~ 4.5 m;
- (b) a rear yard with a minimum depth of 4.5 m ~~shall must~~ be provided, except that where the rear property line of the site adjoins a dedicated lane, the minimum depth of the rear yard may be ~~decreased reduced~~ by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site;
- (c) pump islands ~~shall are be~~ permitted in the front yard ~~provided that if~~ they are set back a minimum ~~distance of~~ 4.5 m from the front property line; and
- (d) canopies over the pump islands may be located to the satisfaction of the Director of Planning in the front and side yards as long as all such canopies are set back at least 1.5 m from the front or side property line of the site, as the case may be, and no canopy is longer than 33% of the length of the street boundary of the yard in which it is located, to a maximum of 12.2 m.

- 11.8.5.2 ~~Notwithstanding-Despite~~ any other provisions of this ~~b~~By-law, no merchandise ~~shall~~may be displayed outdoors on any gasoline ~~station~~ – full serve or gasoline station – split island site except for the following:
- (a) if located at a pump island, ~~a~~the small sample display of new tires, lubricating oils and automotive accessories;
 - (b) if located adjacent to the principal building, tires and vending machines; and
 - (c) if located within an accessory building approved by the Director of Planning, ~~other~~ merchandise including fireplace logs, garden equipment, garden furniture and similar items.
- 11.8.5.3 No truck, bus, utility or camper trailer, camper or similar vehicle ~~shall~~may be stored or parked at any time, other than the ~~necessary~~ waiting period for service, on a gasoline station – full serve or gasoline station – split island site in a C district except for the following:
- (a) in the C-1 ~~d~~District, trucks with a registered gross vehicle weight not exceeding 4,550 kg;
 - (b) in all other C districts, trucks and small buses with a registered gross vehicle weight not exceeding 6,825 kg;
 - (c) ~~five~~5 utility trailers, ~~provided that if~~ they do not exceed 1.5 m in width and 3.1 m in length and are located in the rear or side yards;
 - (d) ~~one~~1 service truck operated by the gasoline station – full ~~serve~~ or gasoline station – split island; and
 - (e) trucks or equipment temporarily required for the construction, repair, servicing or maintenance of the premises.
- 11.8.5.4 Gasoline stations ~~s~~ – full serve or gasoline station – split island in all districts ~~shall~~beare subject to the following:
- (a) except for points of access to and from the perimeter, every gasoline station – full serve or gasoline station – split island site ~~shall~~must be screened to the satisfaction of the Director of Planning along those boundaries ~~which that~~ adjoin or are across the lane from any R district or any ~~residence-dwelling use~~ in a C, M or I district; and
 - (b) the site of every gasoline station – full serve or gasoline station – split island ~~shall~~must be properly landscaped and maintained with lawns, shrubs, trees or other suitable landscaping of a type and location to the satisfaction of the Director of Planning, such landscaping to constitute a minimum of 5% of the site subject to such minor variations as the Director of Planning may approve.
- 11.8.5.5 The total width of vehicular access to a gasoline station – full serve or gasoline station – split island from a lane in a C, M or I district ~~shall~~must not exceed an amount equal to 15% of the total length of the lane abutting the site, ~~except that in no case shall the total width of vehicular access be restricted to need not be~~ less than 3.7 m.
- 11.8.6 Cannabis Store [previously section 11.6]
- 11.8.6.1 Before granting a development permit for a cannabis store, the Director of Planning ~~shall~~must:

- (a) notify surrounding property owners and residents and ~~have regard to~~ consider their opinions;
- (b) ~~have regard to~~ consider the liveability of neighbouring residents; and
- (c) consider all applicable Council policies and guidelines.

11.8.6.2 A cannabis store is not permitted:

- (a) within 300.0 m of the nearest property line of a site ~~containing on which~~ another cannabis store is located;
 - (b) within 300.0 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;
 - (c) within the area ~~identified in outlined on the map attached to this Section 11 as Figure~~ **Map 2: Area Where Cannabis Store is Not Permitted** below, except for sites with a property line on Hastings Street or Main Street;
 - (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;
 - (e) on any site other than a site located on a block where all or part of the street in that block has a painted centre line;
 - (f) in ~~conjunction-combination~~ with any other use; or
 - (g) in ~~conjunction-combination~~ with an automated banking machine.
-

This is a detailed street map of the City of Folsom, California. The city's jurisdiction is outlined by a thick black line. The map shows a grid of streets, including major thoroughfares like Folsom Blvd (running north-south) and Broadway (running east-west). Other prominent streets include Harrison Blvd, Lincoln Blvd, and various residential streets such as 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, and 100th. The Folsom River is located to the west of the city, and the city is bordered by the City of Sacramento to the north and the City of Colusa to the south. The map also shows the location of Folsom Lake and the Folsom Dam.

11.8.7 Liquor Store [previously section 11.19]

11.8.7.1 Wherever the words “retail store”, “retail or business establishment”, “retailing”, “convenience commercial”, or similar use descriptions ~~which that~~ imply the sale of merchandise as a permitted use, appear in this ~~b~~By-law or in any by-law passed pursuant to this ~~b~~By-law, such permitted use ~~shall must~~ not include a liquor store without the approval of the Director of Planning or the Development Permit Board, as the case may be.

11.8.7.2 Wherever “commercial”, “commercial uses”, “retail”, “retail uses”, or “drive-through service” appear in this ~~b~~By-law or in any by-law passed pursuant to this ~~B~~by-law, such permitted use ~~shall must~~ not ~~include a liquor store,~~ unless otherwise specifically provided by this ~~b~~By-law ~~include a liquor store.~~

11.8.8 Pawnshop and Secondhand Store [previously section 11.25]

11.8.8.1 Any development permit issued for a pawnshop or secondhand store ~~shall will~~ be limited in time to ~~one~~1 year.

11.8.9 Retailing Used Merchandise [previously section 11.27]

11.8.9.1 Any retail store ~~shall is~~ be permitted to use up to a maximum of 2.5 m² of floor area of premises for the retailing of:

- (a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers, ~~or printers or fax machines~~; or
- (b) ~~two~~2 or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools,

~~provided that if~~ this floor area ~~shall be is~~ clearly demarcated and readily visible and accessible to the public.

11.8.10 Adult Retail Store [previously section 11.1]

11.8.10.1 Premises used as an adult retail store ~~shall will~~ not be issued a permit for an arcade and premises used as an arcade ~~shall will~~ not be issued a permit for an adult retail store.

11.8.10.2 Adult retail stores ~~shall be are restricted must not exceed to~~ a maximum floor area of 278 m² and a maximum premise frontage of 7.6 m.

11.8.10.3 Any development permit issued for an adult retail store ~~shall will~~ be limited in time to ~~three~~3 years.

11.9 Service Uses

11.9.1 Short Term Rental Accommodation [previously section 11.32]

11.9.1.1 In this section **11.9.1**:

- (a) “principal residence unit” means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills; and
- (b) “booking” means a confirmed reservation of the dwelling unit, or of ~~one~~1 or more bedrooms, as short term rental accommodation.

- 11.9.1.2 Short term rental accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.
- 11.9.1.3 Short term rental accommodation is not permitted in an accessory building or vehicle.
- 11.9.1.4 Short term rental accommodation is not permitted in a dwelling unit in combination with bed and breakfast accommodation.
- 11.9.1.5 No more than ~~two~~2 adults may occupy each bedroom used as short term rental accommodation.
- 11.9.1.6 Short term rental accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the **Fire By-law**.
- 11.9.1.7 No more than ~~one~~1 booking may be permitted as short term rental accommodation in each dwelling unit at ~~one~~1 time.
- 11.9.1.8 ~~Subject to the provisions of this section 11.32, s~~Short term rental accommodation is permitted in all CD-1 districts where dwelling uses are permitted.
- 11.9.1.9 Any development permit or exemption from a development permit for a short term rental accommodation ~~must be~~is limited in time to ~~two~~2 years.
- 11.9.2 Bed and Breakfast Accommodation [previously section 11.4]
 - 11.9.2.1 A maximum of ~~two~~2 bedrooms accommodating a maximum of ~~four~~4 bed and breakfast guests may be permitted in a dwelling unit.
 - 11.9.2.2 The provision of bed and breakfast accommodation ~~shall~~must not be permitted coincidentally with the keeping of boarders and lodgers.
 - 11.9.2.3 The operator of the bed and breakfast accommodation ~~shall~~must reside in the dwelling unit.
- 11.9.3 Body- ~~R~~ub Parlour [previously section 11.5]
 - 11.9.3.1 Wherever “commercial”, “commercial uses”, or “service uses” appear in this **b**By-law or in any by-law passed pursuant to this **b**By-law, such permitted use ~~shall~~must not include a body-rub parlour, unless otherwise specifically ~~permitted~~provided by this **b**By-law, ~~include a body~~ body-rub parlour.

11.9.4 Wedding Chapel [previously section 11.38]

- 11.9.4.1 The the ~~size-floor area~~ of a wedding chapel must not exceed 140 m², ~~except that~~ the Director of Planning may ~~permit increase the floor area of~~ a wedding chapel ~~if the Director of Planning considers of a larger size having regard to~~ the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any ~~effect-impact~~ upon adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.

11.10 Transportation and Storage Uses

11.10.1 Marine Terminal or Berth [previously section 11.22]

- 11.10.1.1 A marine terminal or berth must not be used for the bulk storage and handling and trans-shipment of coal.

11.10.2 Mini-Storage Warehouse [previously section 11.23A]

11.10.2.1 Mini-storage warehouse is not permitted:

- (a) on the first storey, or on any storey with its floor level within 2.0 m above finished grade, in any I or M districts, except for entrances;
- (b) in the following areas of the I-2 district:
 - (i) east of Ash Street, north of West Kent Avenue North, west of Manitoba Street, and south of Southwest Marine Drive,
 - (ii) east of Slocan Street, north of Grandview Highway, west of Boundary Road, and south of East Broadway and Lougheed Highway, and
 - (iii) east of Clark Drive, north of East 7th Avenue, west of McLean Drive, and south of East 6th Avenue;
- (c) in the area of the I-1 district west of Columbia Street, south of West 5th Avenue, and south of East 5th Avenue; or
- (d) in the area of the IC-2 district south of East 5th Avenue.

11.11 Utility and Communication Uses

11.11.1 [reserved]

11.12 Wholesale Uses

11.12.1 [reserved]

11.13 Uncategorized

11.13.1 Homecraft [previously section 11.14]

- 11.13.1.1 No person other than ~~one~~1 resident member of the family occupying the dwelling ~~shall~~may be engaged in the homecraft on the premises.
- 11.13.1.2 Where located in an R district, there ~~shall~~must be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use.
- 11.13.1.3 No products or material ~~shall~~may be sold from or within the dwelling unit.
- 11.13.1.4 No products or materials ~~shall~~may be stored outside of the dwelling unit, building or accessory building.
- 11.13.1.5 No offensive noise, odour, vibration, smoke, heat or other objectionable ~~effect~~impact ~~shall~~may be produced.

11.13.2 Housekeeping Units [previously section 11.16]

- 11.13.2.1 No housekeeping unit ~~shall~~may be used or occupied by more ~~than~~ ~~one~~1 family.
- 11.13.2.2 Every housekeeping unit ~~shall~~must have a floor area of ~~not less than at least~~ 13.4 m², or a floor area of ~~not less than at least~~ 11.1 m² if the unit is occupied by ~~only not more than one~~1 person ~~only~~ and adequate lounge facilities are provided on the premises.
- 11.13.2.3 There ~~shall~~must be ~~a separate and properly ventilated kitchen or kitchenette equipped with a sink and cooking facilities~~ provided within the housekeeping unit ~~a separate and properly ventilated kitchen or kitchenette equipped with a sink and cooking facilities~~.
- 11.13.2.4 There ~~shall~~must ~~not be less than~~ ~~be at least~~ ~~one~~1 complete bathroom unit for ~~every~~ ~~three~~3 housekeeping units, ~~except provided~~ that where the housekeeping units have single occupancy the provisions of section ~~11.13.3.3 of this by-law~~ ~~shall~~apply.
- 11.13.2.5 No person ~~shall~~may use or permit to be used any housekeeping unit for a period of less than ~~one~~1 month unless such unit forms part of a hotel.

11.13.3 Sleeping Units [previously section 11.33]

- 11.13.3.1 No sleeping unit ~~shall~~may contain ~~any~~ sink or cooking facilities.
- 11.13.3.2 Every sleeping unit ~~shall~~must include a main habitable room ~~with having~~ a floor area of not less than 9.7 m².
- 11.13.3.3 There ~~shall~~must not be:
 - (a) less than ~~one~~1 hand basin provided for every ~~three~~3 sleeping units, ~~and but in no case shall~~ such basins ~~may not~~ be located in public hallways;
 - (b) at least ~~one~~1 water closet for ~~every ten~~10 sleeping units; and
 - (c) at least ~~one~~1 bathing unit for every ~~twelve~~12 sleeping units.

11.13.3.4 No person ~~shall~~may use or permit to be used any sleeping unit for a period of less than ~~one~~1 month unless such unit forms part of a hotel.

11.13.4 Live-Work Use [previously section 11.18]

11.13.4.1 The floor area~~size~~ of a live-work unit must be at least 47 m².

11.13.5 Lounge [previously section 11.28]

11.13.5.1 Wherever “restaurant” appears in this ~~b~~By-law or in any by-law passed pursuant to this ~~b~~By-law, such permitted use ~~shall~~must not include a lounge as defined in the Liquor Control and Licensing Regulation under the Liquor Control and Licensing Act (British Columbia), unless otherwise specifically provided by this ~~b~~By-law, ~~include a lounge as defined in the Liquor Control and Licensing Regulation under the Liquor Control and Licensing Act (British Columbia)~~.

Section ~~7~~12

Enforcement

~~7~~12.1 Enforcement

12.1.1 The Director of Planning, the City Building Inspector or the Director of Licenses and Inspections may issue in writing such notices or orders as may be necessary to inform the owner of a contravention of this ~~b~~By-law, in the manner set out in this ~~b~~By-law.

~~7~~12.1.2 The Director of Planning, the City Building Inspector or the Director of Licenses and Inspections may order:

- (a) a person who contravenes this ~~b~~By-law, to comply with the ~~By~~by-law within a specified time;
- (b) a person to allow the Director of Planning, the City Building Inspector or the Director of Licenses and Inspections to enter any building, land or premises at any reasonable time for the purpose of administering and enforcing this ~~By~~by-law;
- (c) work to stop on a building, land or premises or any part thereof, if such work is proceeding in contravention of a provision of this ~~By~~by-law;
- (d) the removal of any building, land or premises or part thereof that is in contravention of this ~~By~~by-law; and
- (e) the cessation of any use or occupancy in contravention of this ~~By~~by-law.

~~7~~12.1.3 The Director of Planning, the City Building Inspector or the Director of Licenses and Inspections may order a person to comply with any term or condition prescribed by:

- (a) a development permit;
- (b) the Board of Variance; or
- (c) the Development Permit Board.

~~7~~12.1.4 A notice or order issued under this ~~By~~by-law ~~shall~~will be sufficiently served:

- (a) by mailing it by registered mail to the owner at the owner's address as it appears on the records of the Assessment Authority of British Columbia;
- (b) by sending it by electronic mail to the electronic mail address of the owner or a representative of the owner; or
- (c) by delivery by hand to the owner or a representative of the owner.

Section ~~8~~13

Penalties

13.1 Penalties

- 813.1.1** Every person who violates any of the provisions of this ~~b~~By-law or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this ~~b~~By-law, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this ~~By~~by-law, or who does any act ~~which-that~~ violates any of the provisions of this ~~By~~by-law, or who fails to comply with any order, direction or notice given under this ~~By~~by-law, is guilty of an offence against this ~~By~~by-law and liable to the penalties hereby imposed. Each day that a violation is permitted to exist ~~shall-will~~ constitute a separate offence.
- 813.1.2** Every person who commits an offence against this ~~By~~by-law is liable to a fine of not more than \$10,000.00 and not less than \$250.00 for each offence except for failing to comply with section ~~67.1.8~~ of this by-law in which case the fine is to be not less than \$500.00.
- 813.1.3** Every person who commits an offence of a continuing nature against this ~~By~~by-law is liable to a fine not less than \$250.00 and not more than \$10,000.00 for each day such offence continues.

Section 1~~45~~

Repeal of Previous By-laws

By-laws Nos. 41*, 61*, 19*, 727* and 931* of the former Municipality of Point Grey; By-laws Nos. 1714*, 1735*, 1741*, 1746*, 1769* and 1968* of the original City of Vancouver; By-laws Nos. 1339*, 1383*, 1612* and 1933* of the former Municipality of South Vancouver; By-laws Nos. 2074*, 2105, 2173, 2215*, 2216, 2252*, 2285, 2299, 2323*, 2324, 2359, 2371, 2376, 2386, 2389, 2415, 2420*, 2421*, 2466, 2468, 2496*, 2497, 2512, 2516, 2703*, 2951*, 3039*, 3058*, 3059*, 3122*, 3142*, 3143*, 3164*, 3188*, 3189*, 3226*, 3236*, 3282*, 3410*, 3534* and 3567* of the City of Vancouver are repealed but not so as to revive any provision not contained herein, and in any case where development was carried out prior to the passing of this By-law in contravention of any zoning or street widening By-law repealed hereby, then the provisions of this By-law respecting enforcement shall apply thereto as if such development had been carried out after the operative date of this By-law and in contravention thereof.

*Building Line By-laws

Section 1~~5~~⁶

Effective Date of By-law

This By-law shall come into force and take effect on and after June 18, 1956.

DONE AND PASSED in open Council this 17th day of May, 1956.

(Signed) F.J. Hume
Mayor

(Signed) R. Thompson
City Clerk (Seal)

(This By-law is printed under and by authority of the Council of the City of Vancouver.)

Engagement Summary Report

April to May 2022

Regulation Redesign

Draft Updated Zoning and Development By-law

Contents

1.0 Executive Summary	3
2.0 About Regulation Redesign	4
2.1 Project Context	4
2.2 Objectives of Regulation Redesign	4
2.3 Project Streams	4
3.0 Engagement Process	7
3.1 Engagement Activities	7
3.2 Notification and Communications	9
4.0 What We Heard	10
5.0 Next Steps	12
Appendix A. Shape Your City Vancouver Survey Questions.	13
Appendix B. Verbatim Responses	14
Appendix C. Presentation Slides.	17

1.0 EXECUTIVE SUMMARY

In 2018, the City of Vancouver launched the Regulation Redesign project to review the City's land use regulations as part of the work to streamline permit processing, which is a corporate priority in the City's Corporate Plan. The project has focused on 3 key areas: modernizing the zoning by-law structure and format, simplifying land use regulations, and clarifying the land use framework.

A key outcome of Regulation Redesign will be an updated and reformatted Zoning and Development By-law (zoning by-law) that is more user-friendly and accessible. The updated zoning by-law will include:

- enhanced document navigation (e.g. use of hyperlinks) and features that enhance accessibility for persons with low vision and screen reader users;
- clearer rules with more explanatory diagrams;
- consolidated rules to reduce repetition and improve clarity; and
- document standards to maintain consistent format and wording over time.

As a companion to the updated zoning by-law, staff also introduced a digital zoning map to offer a convenience version of the District Zoning Plan.

Public engagement with industry stakeholders and the public on the updated zoning by-law was held in April and May 2022 on the Shape Your City Vancouver (SYC) platform, through online information sessions and office hours. Feedback was collected through an online survey and question-and-answer period following each information session. This report summarizes the engagement activities and the feedback received.

2.0 ABOUT REGULATION REDESIGN

2.1 Project Context

The current Zoning and Development By-law was adopted by City Council in 1956. It has been amended extensively but a comprehensive review has never been undertaken. To implement the City's goals and priorities, the zoning by-law has grown significantly more complex over the years. Some of the more than 8,000 amendments to the original 1956 zoning by-law introduced new terminology or regulations that have resulted in inconsistencies with other parts of the zoning by-law or with other City by-laws.

2.2 Objectives of Regulation Redesign

The key objectives of the project are to support streamlining permit process review by:

- simplifying and clarifying land use regulations to make them easier to understand and implement;
- modernizing regulations and wording, and improve the format of land use documents to make them more user-friendly;
- improving the consistency of land use regulations and policies;
- improving communication about land use tools; and
- establishing a robust and enduring land use framework.

2.3 Project Streams

Key issues and ideas identified during the launch phase of the project informed the development of strategic options and directions for prioritizing the work to simplify and modernize land use regulations and framework. Three streams of work emerged to address the key issues and meet the project objectives. These are 1) modernizing the zoning by-law structure and format; 2) simplifying land use regulations; and 3) clarifying the land use framework.

1. Modernizing the zoning by-law structure and format

A key outcome of the Regulation Redesign project is a newly formatted and updated zoning by-law that is easier to understand and more user-friendly. Building on input from industry stakeholders, businesses, organizations and residents (see summaries of engagement in [2020](#) and [2021](#)), the proposed update to the administrative sections, general regulations sections and district schedules of the zoning by-law include:

- enhanced document navigation (e.g. use of hyperlinks) and features that enhance accessibility for persons with low vision and screen reader users;
- clearer rules with more explanatory diagrams;
- consolidated rules to reduce repetition and improve clarity; and
- document standards to maintain consistent format and wording over time.

The proposed updates do not affect what can be built on a site, but instead create a clearer regulatory framework that will support the future implementation of plans and policies. The draft updated zoning by-law was presented for public review in spring 2022 and the results are summarized in this report.

2. Simplifying land use regulations

The second stream of work has been to simplify and clarify zoning regulations and improve their consistency. This work has included amendments to building height, introducing definitions for porches, decks and similar features, improving the consistency of related regulations, clarifying authorities, and consolidating administrative regulations. These are incremental changes toward more simplified zoning regulations and more streamlined permit processing.

Work has also been completed to update and improve Engineering tools and procedures, including those for regulating the use of streets associated with construction (e.g. street occupancy, lane use fees) and to clarify development permit application requirements related to official building grades.

3. Clarifying the land use framework

Creating an enduring land use framework is essential to ensuring that improvements to land use regulations, policies and procedures are sustained. This work has included creating the Zoning and Land Use Document Library and a digital zoning map. The Zoning and Land Use Document Library is a comprehensive inventory of land use documents including the Zoning & Development By-law, as well as other land use regulation and policy documents. The digital zoning map is a consolidated convenience version of the Zoning District Plan of the Zoning and Development By-law, providing an easy way to find the zoning designation of a parcel with a direct link to the specific district schedule or CD-1 by-law.

Other work has included developing new templates for land use documents to ensure consistency and establishing clear procedures for creating, storing, amending, and monitoring land use documents. Making it easier to find the relevant land use documents and improving their consistency assists applicants in accessing the relevant information and supports more consistent application of regulations and policies. An improved filing and storing system also creates a foundation for future work to map and digitize land use regulations.

3.0 ENGAGEMENT PROCESS

The proposed improvements to the zoning by-law were presented for broad community feedback from April 22 to May 6, 2022. Participants were offered multiple engagement opportunities to learn more about the proposed updates to the zoning by-law and provide input: a virtual open house and online survey through the SYC platform, virtual public and information sessions and remote office hours. A total of 581 people participated in these opportunities.

3.1 Engagement Activities

The sections below provide an overview of engagement activities.

Shape Your City Vancouver (SYC) virtual open house hub

Of the 581 participants, 476 visited SYC. In addition to an online survey, the site provided the following materials:

- links to view each draft updated zoning by-law section and district schedule;
- a reference guide that listed the former and proposed locations for regulations in the zoning by-law;
- a summary of amendments to zoning regulations; and
- a narrated [video presentation](#) and [presentation slides](#) explaining the proposed updates.

Survey

Participants were encouraged to complete a brief survey (see Appendix B for survey questions). Paper copies were provided upon request. 12 people responded to the survey.

Virtual Information Sessions

Four information sessions were held with stakeholder groups and the general public (see Table 1. Information sessions). A total of 105 people attended. The purpose of these information sessions was to:

- present an overview of proposed key changes to the draft updated zoning by-law;
- answer questions about the project and the proposed amendments to the administrative and general sections, district schedule structure and format, and proposed new terms; and
- collect feedback on the proposed changes.

Table 1. Information sessions

Virtual information session	Date
1. Small-scale development builders and designers, with Mandarin interpretation	April 13, 2022
2. Homebuilders Association of Vancouver (HAVAN), Designer's Council	April 26, 2022
3. General Public	April 27, 2022
4. Urban Development Institute (UDI) members	April 28, 2022

Sessions 1, 2 and 4 were held in partnership with an industry member from their community or with an industry association. All sessions were held using Webex Events. Participants could join the virtual meetings online or by phone to listen to the presentation, ask questions, and provide feedback verbally and in the chat.

Remote Office Hours

Remote office hour appointments were offered for the public to ask questions and share their thoughts about the proposed updated zoning by-law. Staff were available to meet over the phone during the following times:

- April 26, 2022: 9:00am - 12:00pm
- April 28, 2022: 2:00pm - 5:00pm
- May 3, 2022: 9:00am - 12:00pm
- May 4, 2022: 9:00am - 12:00pm
- May 5, 2022: 1:00pm - 4:00pm

Online Submission

Members of the public could also submit feedback through the vancouver.ca/RegRedesign webpage and by emailing regredesign@vancouver.ca.

3.2 Notification and Communications

Industry stakeholders and the public were notified about public engagement opportunities using multiple notification methods. All notifications included a link to the project website (vancouver.ca/RegRedesign) and the project's email address (regredesign@vancouver.ca).



Email notifications were sent to the Regulation Redesign distribution mailing list, the City's planning and development advisory committees, and Regulation Redesign External Advisory Group inviting members to participate, reaching a total of 424 members. Members were also encouraged to share the information about engagement opportunities with their networks.



The invitation to participate was posted for a period of 2 weeks on HAVAN's Government Relations Update newsfeed, and shared via Architectural Institute of British Columbia (AIBC), Building Owners and Managers Association of British Columbia (BOMA BC), and UDI e-newsletters.



Information about the engagement period, including ways to participate and engagement materials were posted on the project website, vancouver.ca/RegRedesign and on the Shape Your City Vancouver online public engagement platform, ShapeYourCity.ca/regredesign-by-law.

An information board with QR code to the SYC virtual open house hub was set up in the Development and Building Services Centre.



Social media posts over the City's social media platforms were used to boost awareness, including a radio broadcast on a local Chinese-language radio station.

4.0 WHAT WE HEARD

This section summarizes the responses from the survey and information sessions. The results are presented under each survey question. Any comments and suggestions that are outside the scope of the Regulation Redesign project will be shared with the appropriate City departments. See Appendix A for survey questions. All verbatim responses are recorded in Appendix B.

1. How easy is it to find information in the new Zoning and Development By-law format?

This question was only asked in the survey. Of the 12 survey responses received, 6 respondents found the draft updated zoning by-law to be very easy or easy to find information, 4 responded with neutral, while 2 found it difficult or very difficult.

2. Tell us why:

Many participants across several engagement activities indicated that the new design and structure of the updated zoning by-law makes it easier to read and find information compared to the current zoning by-law format. Frequent users of the zoning by-law mentioned they were happy with the changes, especially the use of hyperlinks and colour-coding to help find information more easily, and the new use terms. Some respondents made suggestions to clarify graphics and the land use classification colour-coding.

A few survey respondents shared that the zoning by-law regulations are overly complex and can be overwhelming, especially for people who do not use the zoning by-law regularly.

3. What content in the draft By-law did you find confusing?

Overall, respondents were supportive of the proposed amendments to the zoning by-law and said the updates were much needed to streamline regulations and reduce confusion. Participants appreciated the new terms being introduced as they more clearly identify the type of multiple dwelling permitted in a district (apartment, townhouse, triplex) as well as the new terms that reflect built form (mixed-use residential building, single detached house, duplex).

Some noted that the use of legal wording makes it hard to understand the zoning regulations and that they are still confusing.

4. Are there other improvements you would like incorporated into the By-law in the future?

Suggestions from survey participants included adding video explanations to complement the zoning by-law. Feedback from information session participants included a caution that hyperlinks needed to be updated and maintained to be useful.

Please see Appendix B for verbatim responses, including responses that fall outside the scope of Regulation Redesign objectives.

5.0 NEXT STEPS

The engagement results will be reported to Council in June 2022.

Please visit the project webpage at vancouver.ca/RegRedesign or ShapeYourCity/regredesign-by-law to stay up-to-date on the project.

Appendix A

Shape Your City Vancouver Survey Questions

Paper copies are available upon request, and can be submitted by mail.

Tell us your thoughts on the proposed improvements to simplify and clarify the Zoning and Development By-law by completing the survey (4 questions).

Here are the links to the draft updated By-law, Reference Guide and Amendment Summary.

1. How easy is it to find information in the new Zoning and Development By-law format?

- ☐ Very easy
- ☐ Easy
- ☐ Neutral
- ☐ Difficult
- ☐ Very difficult

2. Tell us why

3. What content in the draft By-law did you find confusing?

4. Are there other improvements you would like incorporated into the By-law in the future?

Appendix B

Verbatim Responses

1. How easy is it to find information in the new Zoning and Development By-law format?
2. Tell us why?

Survey
The design has a good structure that clearly defines separate sections. The colour coding helps to navigate the document. The tables are easy to read.
It appears to be more of a linear read versus the current format.
It is far more online-user friendly and just generally laid out in an aesthetically pleasing, simple way.
Too much info, is overwhelming. Need more concise info. And charts and graphs need to be clearer - not just colours. Needs writing to key people know exactly what areas they are and what the colours mean.
The Reference Guide is excellent. The summary is excellent.
I am an individual homeowner . this is not set out logically for identifying what i would want to approach the city for. set it up as a "how do I" tool. add a bathroom , permit a coachhouse, add living space to add suites. add windows or a gas fireplace
Information Sessions
New format looks good so far, definitely more legible and easier to read, happy to see the change. Fresh look will be easier for new users, especially color coding to help find info
Proposed new terms: apartment, townhouse, triplex, mixed-use residential building - fantastic!
Very happy with the change over so far with what I've seen so far and looking forward to digging deeper into the new format
Thank you! I look forward to working with the new format
Thank you for the great presentation, the new info sounds great!
Thanks. Will look it over more thoroughly.
Thank you for making life easier and enabling higher productivity for everyone
I'm new to this, so I'm just happy to listen in at this point
Congratulations on the digital upgrade!This is what the current Zoning Bylaw is like to use: https://youtu.be/JMC3QwMtQk0

3. What content in the draft By-law did you find confusing?

Survey
I didn't find anything confusing. It seemed like an excellent streamlining of the By-law and, in general, a great and much needed update.
too much. too legalise about your processes. not user friendly at all.
No links, having to manually bounce between documents, too compressed and mashed up
Why are there so many districts for RS? It seems like we should simplify all of these districts and make it easier for various forms to fit within a few key districts
The regulations are comically restrictive, and primarily design to exclude the middle class from most of the city. Apartments almost always require a CD-1 rezoning anyway.
That it exists.

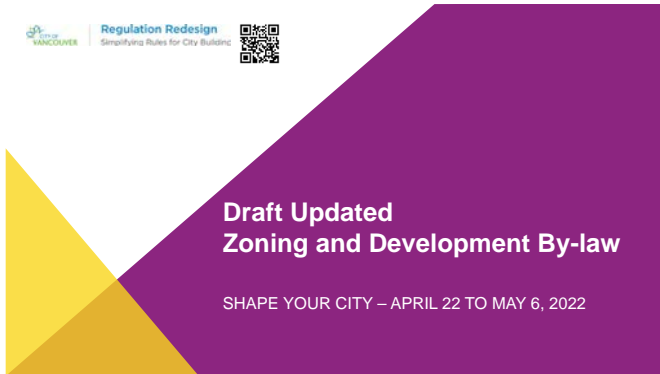
4. Are there other improvements you would like incorporated into the By-law in the future?

Survey
Not at the moment.
I don't have particular suggestions here but I suggest more streamlining and simplicity to By-laws in general. The process needs to be far more efficient.
Would like to see a consolidation of various districts and removal of many districts. We need greater simplicity in order to streamline adding new homes.
Before you rewrite this the city should eliminate the single family zones that have resulted in the affordability crisis. streamline to only a few zones and they deal with what is allowable in each, process for approval and service standards. make it easy for addition of housing, units, suites and density in the city NOW under the careful guidance of homeowners not giving all opportunity to buildings. have specific groups of land owners run scenarios through the guide and process to see if they can do key renos ie. add a bathroom, divide into multi units, add density to suite properties, build a laneway coachhouse, convert a garage to studio space etc. ask commercial, industrial owners the same thing
Please stop high rises and Renovictions. It ya horrible living in constant fear and insecurity of losing homes. I rent and am disabled with low income and am terrified of rezoning and threat of losing home and neighborhood.
Yes. Throw it in the garbage. Rewrite it from scratch so that it is in line with all other city policies, like CEAP, Greenest City, etc.
Put in a shredder. No one should have to ask permission of a planner or council to construct a building on any lot from Abbotsford to Horseshoe Bay. Enforce a sane building code but people live/work/play where & how they want.

Information Sessions
Could I suggest a link in RS-1 to the basement suite guidelines in Section 10.3.21?
DEOD has two versions on line and missing links, or link to incorrect document, e.g. By-law adoption at City of Vancouver. Need to add direct link to ODP.
Some links don't auto launch on every browser. E.g. RS-1 has to open in new window and then hit PDF to launch the document

Appendix C

Presentation Slides



Acknowledging the Unceded Homelands of the Musqueam, Squamish and Tsleil-Waututh Nations



xʷməθkʷəy̓əm
MUSQUEAM



Skwxwú7mesh
SQUAMISH



səlilwətaʔ
TSLEIL-WAUTUTH

2

Presentation outline

1. Background and timeline
2. Proposed updates to administrative sections and general regulations
3. Proposed district schedule format
4. Digital Zoning Map
5. Next steps

3

About the Regulation Redesign project

Regulation Redesign supports the corporate goal to improve permit processing.



Key objectives

- Simplify and clarify land use regulations to make them easier to understand and implement
- Modernize regulations and language and improve the format of land use documents to make them more user-friendly
- Improve the consistency of land use regulations and policies
- Improve communication about land use tools
- Establish a robust and enduring land use framework

4

Key issues identified



5

Industry, public and staff input

2018 – 2022

- Regulation Redesign External Group
- Listening Sessions and Roundtables

2019 – 2020

- Open house and pop-up engagement

2020

- Focus groups on by-law format

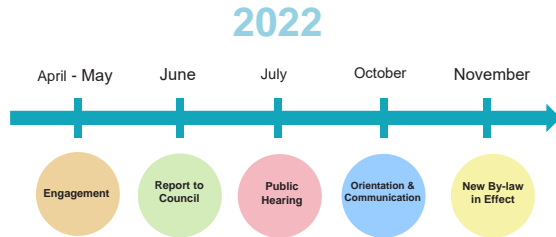
2021

- Shape Your City engagement
- District schedule format tests
- Document accessibility tests



6

Timeline for By-law rollout



7

Features of the new By-law format

- Enhanced document navigation and accessibility
- Clear rules with explanatory diagrams
- Consolidated rules
- Document standards

8

Presentation outline

1. Background and timeline
2. Proposed updates to administrative sections and general regulations
3. Proposed district schedule format
4. Digital Zoning Map
5. Next steps

9

Proposed updates to admin and general sections

- Section 1 Administration**
 - Clarified intent of the by-law
- Section 2 Definitions**
 - Added terms to clarify regulations
 - Consolidated terms from district schedules
- Section 10 General Regs**
 - Consolidated regulations that apply to many districts
 - Introduced hyperlinked index
- Section 11 Use-Specific Regs**
 - Reorganized regulations by land use categories
 - Introduced hyperlinked index



10

Proposed updates to admin and general sections

- Section 1 Administration**
 - Clarified intent of the by-law
- Section 2 Definitions**
 - Added terms to clarify regulations
 - Consolidated terms from district schedules
- Section 10 General Regs**
 - Consolidated rules that apply to many districts
 - Introduced hyperlinked index
- Section 11 Use-Specific Regs**
 - Reorganized regulations by land use categories
 - Introduced hyperlinked index



11

Proposed updates to admin and general sections

- Section 1 Administration**
 - Clarified intent of the by-law
- Section 2 Definitions**
 - Added terms to clarify regulations
 - Consolidated terms from district schedules
- Section 10 General Regs**
 - Consolidated rules that apply to many districts
 - Introduced hyperlinked index
- Section 11 Use-Specific Regs**
 - Reorganized regulations by land use categories
 - Introduced hyperlinked index



12

Proposed updates to admin and general sections

- Section 1 Administration**
 - Clarified intent of the by-law
- Section 2 Definitions**
 - Added terms to clarify regulations
 - Consolidated terms from district schedules
- Section 10 General Regs**
 - Consolidated rules that apply to many districts
 - Introduced hyperlinked index
- Section 11 Use-Specific Regs**
 - Reorganized regulations by land use categories
 - Introduced hyperlinked index



13


Proposed new terms

Current term	Proposed defined term
Multiple dwelling	Apartment Townhouse Triplex
Dwelling units in conjunction with...	Mixed-use residential building
One-family dwelling	Single detached house
Two-family dwelling	Duplex
Infill one-family dwelling	Infill single detached house
Infill two-family dwelling	Infill duplex

Clear rules and diagrams


14

Proposed new terms	
Current term	Proposed defined term
Multiple dwelling	Apartment Townhouse Triplex
Dwelling units in conjunction with...	Mixed-use residential building
One-family dwelling	Single detached house
Two-family dwelling	Duplex
Infill one-family dwelling	Infill single detached house
Infill two-family dwelling	Infill duplex

 Clear rules and diagrams

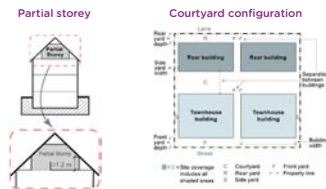
15

Proposed new terms	
Current term	Proposed defined term
Multiple dwelling	Apartment Townhouse Triplex
Dwelling units in conjunction with...	Mixed-use residential building
One-family dwelling	Single detached house
Two-family dwelling	Duplex
Infill one-family dwelling	Infill single detached house
Infill two-family dwelling	Infill duplex

 Clear rules and diagrams

16

Proposed new terms	
Proposed defined terms	
Courtyard configuration	
Rear building	
Principal building	
Building width	
Partial storey	
Ultimate property line	
Impermeable materials	
Permeable materials	



 Consolidated rules

17

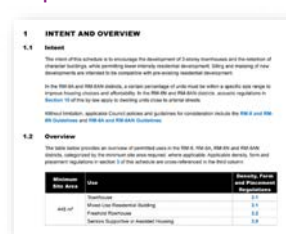
Presentation outline	
1. Background and timeline	
2. Proposed updates to administrative sections and general regulations	
3. Proposed district schedule format	
4. Digital Zoning Map	
5. Next steps	


18

Proposed district schedule format	
Current	New format
1. Intent	1. Intent And Overview
2. Outright Approval Use	2. Use Regulations
3. Conditional Approval Use	3. Density, Form And Placement Regulations
4. Regulation	4. General Regulations
5. Relaxations*	5. Relaxations*

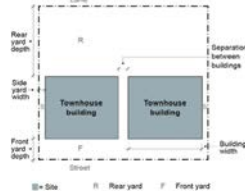
*Included only when applicable in a district schedule

19

Proposed district schedule format	
<ul style="list-style-type: none"> Designed for digital viewing and accessibility Interactive navigation to improve wayfinding Overview of land uses 	


 Enhanced document navigation and accessibility

20

Proposed district schedule format	
Proposed new format	
<ul style="list-style-type: none"> Improved clarity of regulatory language Improved consistency of rules Removed outdated rules to reflect current practice Added explanatory diagrams 	

 Clear rules and diagrams

21

Proposed district schedule format	
Proposed new format	
<ul style="list-style-type: none"> Organized conditional and outright approval uses into 1 table 	

 Consolidated rules

22

Proposed district schedule format



Proposed new format

- Organized by density, form and placement regulations

Examples

RM, RR and C districts by land use
I and M districts by sub-area



Consolidated rules

23

Proposed district schedule format



Proposed new format

- Developed consistent wording and document structure
- Developed consistent colour-coding and organization of land use groups in a new, accessible colour palette



Document Standards

24

Presentation outline



- Background and timeline
- Proposed updates to administrative sections and general regulations
- Proposed district schedule format
- Digital Zoning Map**
- Next steps

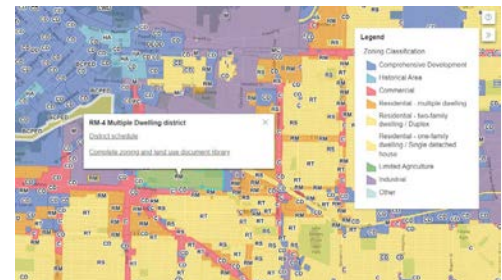
25

Digital Zoning Map



Digital Zoning Map

an easier way to visualize and access zoning information



26

Presentation outline



- Background and timeline
- Proposed updates to administrative sections and general regulations
- Proposed district schedule format
- Digital Zoning Map
- Next steps**

27

Share Your Comments!



Take the survey on
Shape Your City



Virtual
Open
House

April 22 - May 6



Online
Information
Session

April 27



Remote
Office
Hours

April 26 - May 5

28