

**A By-law to amend  
Zoning and Development By-law No. 3575  
regarding missing middle housing and simplifying regulations**

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

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.
2. Council adds a new district schedule, the R1-1 District Schedule, attached to this by-law as Schedule A.
3. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, by striking out all references to the RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6 and RS-7 districts and substituting references to the R1-1 district.
4. Sites in the RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6 and RS-7 districts are rezoned and moved to the R1-1 district.
5. Council strikes out the RS-1 District Schedule, RS-1A District Schedule, the RS-1B District Schedule, the RS-2 District Schedule, the RS-3 and RS-3A Districts Schedule, the RS-5 District Schedule, the RS-6 District Schedule, and the RS-7 District Schedule.
6. In section 2, Council:
  - (a) in the definition of Basement, strikes out “1.5 m” and substitutes “1.2 m”;
  - (b) in the definition of Cellar, strikes out “1.5 m” and substitutes “1.2 m”;
  - (c) strikes out the definition of Passive House in its entirety; and
  - (d) adds a new definition in the correct alphabetical order as follows:

“

**Z**

**Zero Emission Building**

A building that has been designed to meet:

- (a) the Passive House or EnerPHit standard and achieve certification by the Passive House Institute of Darmstadt, Germany, as verified by a Passive House building certifier;
- (b) the Zero Energy standard and achieve certification by the International Living Future Institute, as verified by an ILFI Auditor; or
- (c) an equivalent standard and verification acceptable to the Director of Planning.”.

7. In section 4.8.1(g), Council strikes out “RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7” wherever it appears, and substitutes “R1-1”.
8. In section 5, Council:
- (a) in section 5.1.3, strikes out “RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7,” and substitutes “R1-1,”;
  - (b) strikes out sections 5.2.4 and 5.2.6; and
  - (c) renumbers sections 5.2.5, 5.2.7, and 5.2.8 as sections 5.2.4, 5.2.5 and 5.2.6, respectively.
9. In section 9, Council:
- (a) in section 9.1.1:
    - (i) strikes out “RS-1”, “RS-1A”, “RS-1B”, RS-2”, “RS-3”, “RS-3A”, “RS-5”, “RS-6” and “RS-7”,
    - (ii) adds a new classification heading below the Residential classification section as follows:  
  

**“Residential Inclusive”,** and
    - (iii) under the Residential Inclusive classification heading, adds “R1-1”;
  - (b) in section 9.3.1(c):
    - (i) strikes out “RS” and substitutes “R1”, and
    - (ii) strikes out ““RS”” and substitutes ““R1””;
  - (c) in section 9.3.1(f):
    - (i) strikes out ““RS”” and substitutes ““R1””, and
    - (ii) adds “or numbers or combination thereof” before ““RA””.
10. In section 10, Council:
- (a) in section 10.2.1, strikes out “, RR-3B or RS-1B districts” and substitutes “or RR-3B districts”;
  - (b) in section 10.4.1, strikes out “, RS”;
  - (c) in section 10.5:
    - (i) in the heading, strikes out “RS or”, and
    - (ii) in section 10.5.1, strikes out “RS or”;
  - (d) in section 10.8:
    - (i) strikes out section 10.8.1(c) and substitutes the following:

- “(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,

except that in the R1-1 district, this section 10.8.1(c) only applies to multiple dwellings that are zero emission buildings;”, and

- (ii) in section 10.8.3, strikes out “, except that in RS districts, the projection must not exceed 30% of the width of the building”;
- (e) in section 10.14:
  - (i) in section 10.14.4(b), strikes out “RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7” and substitutes “R1-1”, and
  - (ii) in section 10.14.8, strikes out “RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7” and substitutes “R1-1”;
- (f) in section 10.18.1, adds “, except where an application is made for any similar exclusion under the provisions of a district schedule” after “heating or hot water”;
- (g) in section 10.20:
  - (i) in section 10.20.1(a), strikes out “1.5 m” and substitutes “1.2 m”, and
  - (ii) in section 10.20.3(b), strikes out “1.5 m” and substitutes “1.2 m”; and
- (h) in section 10.36.1, strikes out “Computation” and substitutes “Despite the computation of floor area regulations in any district schedule, the computation”.

11. Council strikes out section 10.33 in its entirety, and substitutes the following:

**“10.33 Zero Emission Building**

- 10.33.1 For a zero emission building with 1 to 8 dwelling units in an RA, R1 or RT district:
- (a) the permitted building height is increased by 0.6 m;
  - (b) the permitted building depth is increased by 0.6 m;
  - (c) the required rear yard is decreased by 0.6 m;
  - (d) the required building separation is decreased by 0.6 m;
  - (e) the computation of floor area must exclude 19% of the permitted floor area except that this exclusion does not apply if:

- (i) an exclusion is provided under section 10.15 or 10.33.3,
- (ii) a floor area increase is provided under section 10.19.1,
- (iii) the zero emission building is 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, with a floor area that exceeds 465 m<sup>2</sup>, or
- (iv) the application is made after December 31, 2025; and
- (f) if the Director of Planning first considers the intent of the applicable district schedule and all applicable Council policies and guidelines, the Director of Planning may vary the external design regulations in the applicable district schedule to accommodate building features designed to reduce energy consumption.

10.33.2 For any building not included in section 10.33.1, the Director of Planning may vary any height, yard, or building depth regulation by a maximum of 1.25 m to accommodate building features designed to reduce energy consumption in a zero emission building, 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 zero emission building 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.”.

12. Council strikes out section 11.3.8 in its entirety, and substitutes the following:

**“11.3.8 Laneway House**

11.3.8.1 A laneway house is only permitted in combination with a single detached house or single detached house with secondary suite, and only on a site that provides vehicular access from the rear of the site.

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

- (a) 0.25 multiplied by the site area; and
- (b) 186 m<sup>2</sup>.

11.3.8.3 The minimum site width for a laneway house is 9.8 m, except that the Director of Planning may reduce the minimum site width if:

- (a) the site is at least 7.3 m in width; and

- (b) the Director of Planning considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines.
- 11.3.8.4 The building height for a laneway house must not exceed 8.5 m.
- 11.3.8.5 Despite the maximum permitted site coverage in an applicable district schedule, for a site with a laneway house, the maximum site coverage is 50% of the site area.
- 11.3.8.6 A laneway house must be at least:
  - (a) 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;
  - (b) 0.9 m from the ultimate rear property line; and
  - (c) 1.2 m from each side property line, except that the Director of Planning may reduce this requirement for sites less than 10.1 m in width.
- 11.3.8.7 Except for a laneway house with no separate bedrooms, a laneway house must include:
  - (a) 1 main habitable room that is not a bedroom, with a minimum size of 16.7 m<sup>2</sup> 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 m<sup>2</sup> and a minimum dimension of 2.1 m measured between finished wall surfaces.
- 11.3.8.8 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; and
  - (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.
- 11.3.8.9 Computation of floor area for a laneway house must exclude:
  - (a) floors or portions thereof that are used for off-street parking, provided that each parking space is open on at least 2 sides and does not exceed 7.3 m in length;

- (b) 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;
- (c) entries, porches and verandahs, if:
  - (i) they are open or protected by guard rails 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 11.3.8.9(b) above, does not exceed 13% of the permitted floor area, and
  - (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;
- (d) 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;
- (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; and
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m.

11.3.8.10 Decks and roof decks are not permitted above the uppermost level of a laneway house.”.

13. In the RT-5 and RT-5N Districts Schedule, Council strikes out section 4.5.6 and substitutes the following:

“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 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.”.

14. In the RT-11 and RT-11N Districts Schedule, Council strikes out section 4.6.8 and substitutes the following:

“4.6.8 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.”.

15. In the RM-7, RM-7N and RM-7AN Districts Schedule, Council:

- (a) in section 3.5.2.11, strikes out “Certified Passive House” and substitutes “zero emission building”; and
- (b) in section 4.7.4, strikes out “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” and substitutes “zero emission building”.

16. In the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule, Council:

- (a) in section 3.4.2.11, strikes out “Certified Passive House” and substitutes “zero emission building”; and
- (b) in section 4.8.3, strikes out “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” and substitutes “zero emission building”.

17. In section 1.1 of the RT-1 and RT-2 District Schedules, Council strikes out “Multiple Conversion Dwelling Guidelines (RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts)” and substitutes “Multiple Conversion Dwelling Guidelines (RT-1 and RT-2 Districts).”.

18. In section 4.1.1 of the RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9, RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-6, and FM-1 District Schedules, Council:

- (a) in section 4.1.1(a), adds “and” after “;”;
- (b) in section 4.1.1(b), strikes out “; and” and substitutes “.”; and
- (c) strikes out section 4.1.1(c).

19. In section 4.1.1 of the RT-10 and RT-10N, and RT-11 and RT-11N District Schedules, Council:

- (a) in section 4.1.1(b), adds “and” after “;”;
- (b) in section 4.1.1(c), strikes out “; and” and substitutes “.”; and
- (c) strikes out section 4.1.1(d).

20. In section 4.1.1 of the RM-1 and RM-1N, and RM-7, RM-7N and RM-7AN District Schedules, Council:

- (a) in section 4.1.1(b), adds “and” after “;”;
- (b) in section 4.1.1(c)(ii), strikes out “; and” and substitutes “.”; and
- (c) strikes out section 4.1.1(d).

21. In section 4.2.1 of the RM-5, RM-5A, RM-5B, RM-5C, and RM-5D, RM-9A and RM-9AN, RM-9, RM-9N and RM-9BN, RM-10 and RM-10N, and RM-11 and RM-11N District Schedules, Council:

- (a) in section 4.2.1(a), adds “and” after “;”;
- (b) in section 4.2.1(b), strikes out “; and” and substitutes “.”; and
- (c) strikes out section 4.2.1(c).

22. In section 4.2.1 of the RM-8, RM-8N, RM-8A, and RM-8AN, and RM-12N District Schedules, Council:

- (a) in section 4.2.1(b), adds “and” after “;”;
- (b) in section 4.2.1(c)(ii), strikes out “; and” and substitutes “.”; and
- (c) strikes out section 4.2.1(d).

23. In section 4.1.2(f)(iv) of the RT-5 and RT-5N Districts Schedule and the RT-11 and RT-11N Districts Schedule, Council strikes out “1.83 m” and substitutes “1.8 m”.

24. In section 4.1.2(h)(iv) of the RM-7, RM-7N and RM-7AN Districts Schedule and the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule, Council strikes out “1.83 m” and substitutes “1.8 m”.

25. In Schedule F, Council:

- (a) adds the following new rows above the row for RM-8 and RM-8N (Marpole):

“

R1-1 (site area from 306 m <sup>2</sup> up to but not including 464 m <sup>2</sup> and site frontage from 10.0 m up to but not including 13.4 m)	Sub-area A - \$32.29 per m <sup>2</sup> Sub-area B - \$32.29 per m <sup>2</sup> Sub-area C - \$32.29 per m <sup>2</sup>
R1-1 (site area from 464 m <sup>2</sup> up to but not including 557 m <sup>2</sup> and site frontage from 13.4 m up to but not including 15.1 m)	Sub-area A - \$699.65 per m <sup>2</sup> Sub-area B - \$538.20 per m <sup>2</sup> Sub-area C - \$322.92 per m <sup>2</sup>
R1-1 (site area from 557 m <sup>2</sup> up to but not including 623 m <sup>2</sup> and site frontage from 15.1 m up to but not including 17.1 m)	Sub-area A - \$699.65 per m <sup>2</sup> Sub-area B - \$538.20 per m <sup>2</sup> Sub-area C - \$322.92 per m <sup>2</sup>
R1-1 (site area of 623 m <sup>2</sup> or greater and site frontage of 17.1 m or greater)	Sub-area A - \$1,506.95 per m <sup>2</sup> Sub-area B - \$1,076.39 per m <sup>2</sup> Sub-area C - \$753.47 per m <sup>2</sup>

”;



- (b) adds a heading above the paragraph starting with “For the purposes of this schedule, “amenity” means”, as follows:

**“Amenities”;**

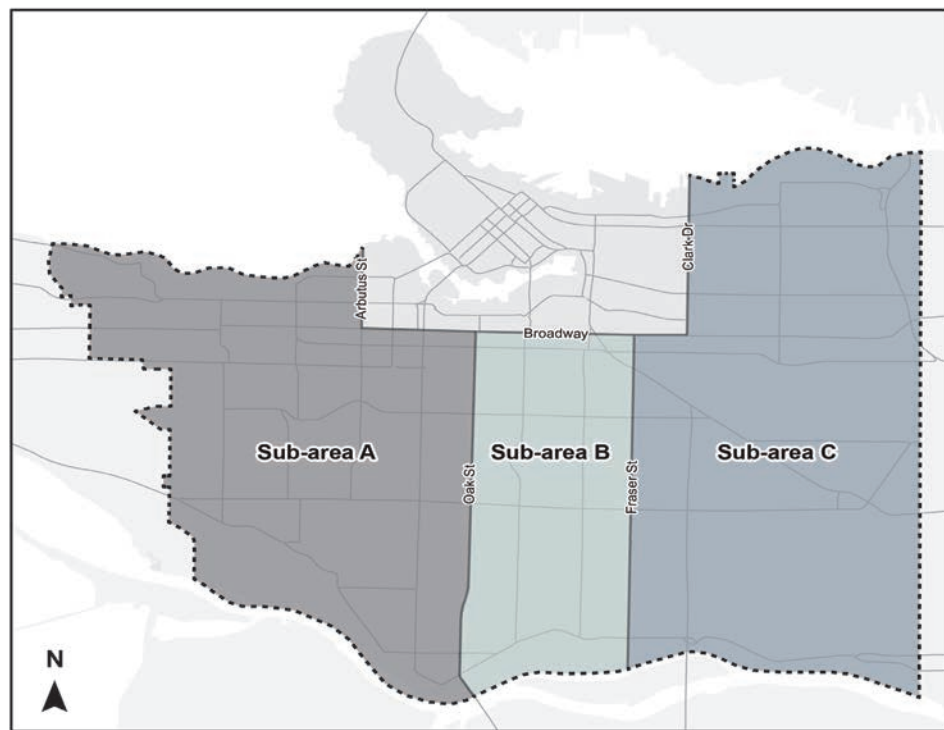
- (c) adds the following new paragraphs below the paragraph starting with “For the purposes of this schedule, “amenity” means”:

**“R1-1 Share Costs and Sub-areas**

For the purposes of this schedule, if an R1-1 site does not meet both the site area and the site frontage conditions set out in the table above, then the amount applied to the site will be the cost that applies to the site area or site frontage condition met by the site that results in the lower Affordable Housing or Amenity Share cost.

For the purposes of this schedule, sub-areas A, B and C of the R1-1 Zoning District are identified in **Map 1: Sub-areas A, B and C for R1-1 Zoning District Affordable Housing and Amenity Share Costs:**

**Map 1: Sub-areas A, B and C for R1-1 Zoning District Affordable Housing and Amenity Share Costs**



**LEGEND**

- Sub-area A
- Sub-area B
- Sub-area C
- Boundaries of the City



”; and

- (d) adds a heading above the paragraph starting with “In May 2016, Council adopted the DCL annual inflationary rate adjustment system”, as follows:

**“Explanatory Note Regarding Annual Rate Adjustments”.**

26. Council strikes out “RS-1 District Schedule” wherever it appears in the by-law, including the district schedules, and substitutes “R1-1 District Schedule”.

27. Council strikes out “RS-1” wherever it appears in the by-law, including the district schedules, and substitutes “R1-1”.

28. Council strikes out “RS” wherever it appears in the by-law, including the district schedules, and substitutes “R1”.

29. This by-law is to come into force and take effect on the date of its enactment, except that sections 2 through 11, and sections 13 through 28 do not come into force or take effect and the Zoning and Development By-law, including the RS-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-5, RS-6 and RS-7 district schedules, existing on [day before enactment date] remains in force and effect with regard to any complete development permit applications for single detached house or single detached house with secondary suite accepted on or before [enactment date].

ENACTED by Council this        day of        , 2023

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Mayor

\_\_\_\_\_  
City Clerk