

**BY-LAW NO. \_\_\_\_**

**A By-law to amend Zoning and Development By-law  
regarding miscellaneous amendments**

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

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. In section 2, Council:
  - (a) in the definition of Rental Housing Unit:
    - (i) in subsection (a), strikes out “section 2.2.8” and substitutes “section 2.2.5”;
    - (ii) in subsection (e) strikes out “section 2.2.7” and substitutes “section 2.2.5”;
    - (iii) in subsection (f), strikes out “section 2.2.6” and substitutes “section 2.2.7”; and
    - (iv) in subsection (k), strikes out “section 2.2.4” and substitutes “section 2.2.5”.
3. In section 9, Council:
  - (a) in section 9.1.1, in the correct alphanumeric order under the Residential heading:
    - (i) adds “RM-8A”;
    - (ii) adds “RM-9N”; and
    - (iii) adds “RM-9BN”;
  - (b) in section 9.4.1(c), strikes out “RS” and substitutes “R1”; and
  - (c) in section 9.4.1(f), strikes out “commencing with the letters “RA”, “RS”, “RT”, “RM”, or “FM”” and substitutes “commencing with the letters or numbers or combination thereof “RA”, “R1”, “RT”, “RM”, or “FM””.
4. In sections 10.5.1(a) and 10.5.1(b), Council strikes out “by up” after “reduced”.
5. In section 11.3.8.4, Council adds “and 2 storeys” after “8.5 m”.
6. In section 4.1.2(c)(i) of the RT-7 District Schedule, Council strikes out “up to a maximum of 42 m<sup>2</sup>, and” and substitutes “up to a maximum of 42 m<sup>2</sup>, or”.
7. In section 4.1.2(c)(i) of the RT-8 District Schedule, Council strikes out “up to a maximum of 42 m<sup>2</sup>, and” and substitutes “up to a maximum of 42 m<sup>2</sup>, or”.

8. In section 1.1 of the RM-4 and RM-4N Districts Schedule, Council strikes out “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.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include the RM-3A, RM-4, and RM-4N Guidelines for Social Housing.”

9. In the RM-6 District Schedule, Council:

- (a) strikes out sections 3.1.1.2 and 3.1.1.3; and
- (b) adds a new section 5 as follows:

**“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.”.

10. In section 4.1.2(d)(i) of the RM-7, RM-7N and RM-7AN Districts Schedule, Council strikes out “up to a maximum of 48 m<sup>2</sup>, and” and substitutes “up to a maximum of 48 m<sup>2</sup>, or”.

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

- (a) in section 1.1, strikes out “Without limitation, applicable Council policies and guidelines for consideration include the RM-8 and RM-8N Guidelines and RM-8A and RM-8AN Guidelines.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include the RM-8, RM-8N, RM-8A and

RM-8AN Guidelines.”;

- (b) in section 4.2.2(d)(i), strikes out “up to a maximum of 48 m<sup>2</sup>, and” and substitutes “up to a maximum of 48 m<sup>2</sup>, or”; and
  - (c) in section 4.2.2(h)(iv), strikes out “1.83 m” and substitutes “1.8 m”.
12. In section 4.2.2(d)(i) of the RM-9A and RM-9AN Districts Schedule, Council strikes out “up to a maximum of 48 m<sup>2</sup>, and” and substitutes “up to a maximum of 48 m<sup>2</sup>, or”.
13. In section 4.2.2(d)(i) of the RM-9, RM-9N and RM-9BN Districts Schedule, Council strikes out “up to a maximum of 48 m<sup>2</sup>, and” and substitutes “up to a maximum of 48 m<sup>2</sup>, or”.
14. In section 4.2.2(d)(i) of the RM-10 and RM-10N Districts Schedule, Council strikes out “up to a maximum of 48 m<sup>2</sup>, and” and substitutes “up to a maximum of 48 m<sup>2</sup>, or”.
15. In the RM-11 and RM-11N Districts Schedule, Council:
- (a) in section 2.1, in the row for “Mixed-Use Residential Building”, adds “Conditional” in the second column under the Approval heading; and
  - (b) in section 4.2.2(d)(i), strikes out “up to a maximum of 48 m<sup>2</sup>, and” and substitutes “up to a maximum of 48 m<sup>2</sup>, or”.
16. In section 4.2.2(d)(i) of the RM-12N District Schedule, Council strikes out “up to a maximum of 48 m<sup>2</sup>, and” and substitutes “up to a maximum of 48 m<sup>2</sup>, or”.
17. In the R1-1 District Schedule, Council:
- (a) in section 1.1, strikes out “Duplexes and single detached houses may include additional dwelling units such as secondary suites, lock-off units and laneway houses.” and substitutes “Duplexes may include additional dwelling units such as secondary suites and lock-off units, and single detached houses may include additional dwelling units such as secondary suites and laneway houses.”;
  - (b) strikes out section 2.2.8(a) and substitutes the following:
    - “(a) consists of a single lot on record in the Land Title Office:
      - (i) prior to October 17, 2023, or
      - (ii) created by subdivision;”;
  - (c) strikes out section 2.2.14(b), and substitutes the following:
    - “(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 0.6 m from the ultimate rear property line; and”.

18. In the RR-1 District Schedule, Council strikes out section 3.1.2.14 and substitutes the following:

“3.1.2.14 The Director of Planning may:

(a) vary the requirement for a partial storey in sections 3.1.2.11 and 3.1.2.12 above; and

(b) 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.”.

19. In the RR-2A, RR-2B and RR-2C Districts Schedule, Council:

(a) strikes out 3.1.1.2(b)(i) and substitutes the following:

“(i) adjoins a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site,”

(b) strikes out 3.1.1.3(b)(i) and substitutes the following:

“(i) adjoins a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site,”; and

(b) strikes out section 3.1.2.15 and substitutes the following:

“3.1.2.15 The Director of Planning may:

(a) vary the requirement for a partial storey in section 3.1.2.13 above; and

(b) 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.”.

20. In the RR-3A and RR-3B Districts Schedule, Council strikes out section 3.1.1.2(a) and substitutes the following:

“(a) adjoins a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site;”.

21. In section 1.1 of the C-2 District Schedule, Council strikes out “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.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include the C-2 Guidelines and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.”.

22. In section 1.1 of the C-2C District Schedule, Council strikes out “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.” and substitutes “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 Guidelines, and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.”.

23. In section 1.1 of the C-3A District Schedule, Council strikes out “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.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include 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.”.

24. In section 3.1.2.5(a) of the C-5, C-5A and C-6 Districts Schedule, Council strikes out the word “not”.

25. In the FC-2 District Schedule, Council

(a) strikes section 3.1.2.11 and substitutes the following:

“3.1.2.11 The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.1.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”;

(b) strikes out section 3.2.2.11 and substitutes the following:

“3.2.2.11 The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.2.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”;

(c) strikes out 3.3.2.11 and substitutes the following:

“3.3.2.11 The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.3.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”; and

(d) strikes out section 3.4.2.11 and substitutes the following:

“3.4.2.11 The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.4.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”.

26. In the I-1 District Schedule, Council:

(a) in section 1.1, strikes out “Without limitation, applicable Council policies and guidelines for consideration include the Mount Pleasant I-1 Guidelines.”;

(b) in section 3.1.1.1(b)(i), strikes out “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) above” and substitutes “to a maximum additional floor space ratio of 1.00 for all other uses combined if an equal amount of floor area is provided for uses listed in section 3.1.1.1(a) above”; and

(c) in section 3.1.1.2(a), strikes out “additional” and substitutes “total”.

27. In section 3.1.1.1(b)(i) of the I-1A District Schedule and the I-1B District Schedule, Council strikes out “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) above” and substitutes “to a maximum additional floor space ratio of 1.00 for all other uses combined if an equal amount of floor area is provided for uses listed in section 3.1.1.1(a) above”.

28. In section 1.1 of the IC-3 District Schedule, Council strikes out “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.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include the 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.”.

29. In the table in Schedule F, Council:

(a) strikes out “914.93 per m<sup>2</sup>” and substitutes “\$914.93 per m<sup>2</sup>”; and

(b) under the first column, in the entry for RM-12N, strikes out “(Grandview-Woodland” and substitutes “(Grandview-Woodland)”.

30. 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.

31. This by-law is to come into force and take effect upon enactment.

ENACTED by Council this

day of

, 2024

\_\_\_\_\_  
Mayor

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

DRAFT