



REFERRAL REPORT

Report Date: May 9, 2024
Contact: Templar Tsang-Trinaistich
Contact No.: 604.829.9474
RTS No.: 16349
VanRIMS No.: 08-2000-20
Meeting Date: May 28, 2024

TO: Vancouver City Council

FROM: General Manager, Planning, Urban Design and Sustainability

SUBJECT: Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Recommendation - To Refer

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments to the RT-7 and RT-9 District Schedules 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 by-laws in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendation For Public Hearing

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add new regulations to the RT-7 and RT-9 District Schedules to enable multiple dwelling housing options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in this report and generally as presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A.

- B. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed

to bring forward for approval by Council the repeal of the Kitsilano Point RT-9 Guidelines and amendments to guidelines generally as presented in Appendix D.

- C. THAT Recommendation A through B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and that any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) 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.

Recommendation – For Future Consideration and Approval

- A. THAT Council instruct staff to bring forward for consideration at a public meeting an application to amend CD-1 (371) for the sole purpose of compliance with the requirements of section 565.03 of the *Vancouver Charter* resulting from Bill 44 generally as presented in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to bring forward for future consideration and enactment of the amendments to the Zoning and Development By-law generally as presented in Appendix B provided that the amendments to the RT-7 and RT-9 schedules are enacted.

- B. THAT Council instruct staff to bring forward for consideration at a public meeting an application to amend CD-1 (463) for the sole purpose of compliance with the requirements of section 565.03 the *Vancouver Charter* resulting from Bill 44 generally as presented in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward for future consideration and enactment of the amendments to the Zoning and Development By-law generally as presented in Appendix C provided that the amendments to the RT-7 and RT-9 schedules are enacted.

Report Summary

The Provincial government enacted three pieces of legislation in November 2023:

- Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023
- Bill 46: Housing Statutes (Development Financing) Amendment Act, 2023
- Bill 47: Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023

This report is a response to aspects of Bill 44. Under Bill 44, local governments are required to make zoning changes in “restricted zones” to enable a prescribed minimum number of dwelling units by June 30, 2024. “Restricted zones” are defined in section 565.03(1) of the *Vancouver Charter* and include districts or zones where residential uses are limited to single detached houses and/or duplexes (including any secondary suites, infill single detached houses, infill

duplexes, and laneway houses) as of the date of Royal Assent for Bill 44 (December 7, 2023). Staff reviewed all zoning districts in Vancouver and evaluated them against the Provincial legislation and guidance to determine which are restricted and require zoning changes. Five zoning districts have been assessed as restricted: RT-7, RT-9, two CD-1 by-laws and First Shaughnessy District (FSD).

A summary of the restricted zone analysis is included in Appendix F.

This report outlines amendments to the RT-7 and RT-9 district schedules to enable small-scale multi-unit housing (SSMUH) to comply with Provincial legislation. It also briefly addresses the necessary changes to two CD-1 by-laws.

Section 566(1.3) of the *Vancouver Charter* now prohibits Council from holding a public hearing if zoning amendments are for the “sole” purpose of complying with the SSMUH legislation. Recommendations A and B include the following proposed amendments that go beyond the minimum requirements of the legislation and are therefore the subject of this public hearing. The changes which staff are recommending that go beyond the SSMUH legislation include:

- allowing up to 6 dwelling units on all lots of 280 m² or greater;
- increasing floor area incentives for pre-1940 character house projects;
- introducing a density bonusing structure similar to the R1-1 District Schedule (existing small-scale multi-unit housing district); and
- aligning regulations with R1-1.

In summary, because the proposed amendments to RT-7 and RT-9 are not solely limited to complying with the SSMUH legislation, a Public Hearing is required.

This report also recommends amendments to CD-1 (371) and CD-1 (463) to align with SSMUH requirements. As the amendments to these CD-1 by-laws are for the sole purpose of complying with the SSMUH requirements, Council cannot hold a public hearing. Therefore, staff are proposing future consideration and approval (see Recommendation A and B).

A separate report (RTS #16350) addresses the amendments to First Shaughnessy District (FSD).

Council Authority/Previous Decisions

- Zoning and Development By-law
- [Vancouver Plan](#) (2022)
- [3-3-3-1 Permit Approval Framework](#) (June 2023)
- [Adding Missing Middle Housing and Simplifying Regulations](#) (October 2023)
- [Response to New Provincial Legislation: Bills 44, 46 and 47](#) (April 2024)

City Manager's Comments

The City Manager concurs with the foregoing recommendations. The changes are primarily required to comply with Provincial Legislation intended to increase housing supply in low density neighborhoods.

REPORT

Background/Context

Vancouver Plan – The Vancouver Plan, approved by Council in 2022, is a land use strategy to guide long-term growth of the city over the next 30 years. The Vancouver Plan includes recommendations on different neighbourhood types across the city. The Vancouver Plan proposes multiplex as the new baseline to be included in all neighbourhoods. Denser housing options such as townhouses and apartments will be enabled in Villages, Neighbourhood Centres and Transit Oriented Areas. Significant new housing opportunities are already enabled through the Broadway Plan (Municipal Town Centre) and more will be possible through the Rupert and Renfrew Station Area Plan now underway and the upcoming Transit Oriented Area Rezoning Policy (Bill 47). This focused approach to growth takes advantage of frequent transit and avoids the cost of upgrading utilities in all areas of the city. The work plan and timelines to advance more housing opportunities through Vancouver Plan implementation will be reported to Council in June.

Recent Low Density Zoning Changes and Provincial Legislative Requirements – In September 2023, Council approved the replacement of all existing RS zones (formerly associated with “single family” zoning) with the new R1-1 Residential Inclusive zone, which allows small-scale multi-unit housing (multiple dwelling containing 3 to 8 units). The R1-1 zoning changes were approved prior to Bill 44 and allow residential uses beyond single detached houses and duplexes. Therefore, the R1-1 zone is not considered restricted and is not subject to the SSMUH requirements.

While most of the remaining low-density zones (RT) provide only a limited range of housing options, they do not meet the Province’s definition of a “restricted zone” and the City is not required to amend these zones to comply with the legislation. Through the Vancouver Plan implementation, additional housing options are contemplated for many of these remaining lower density areas of the City. Staff will bring forward recommendations for increasing housing supply as part of the upcoming work in this regard. The City may consider expanding new multi-unit housing options to other zones in the future, but as per Council direction, staff will prioritize planning work that provides the greatest housing opportunity.

Strategic Analysis

This section provides a summary of the provincial requirements and policy manual and outlines how staff have considered both in the drafting of the proposed amendments. This section also summarizes the utility systems capacity, permit processes and other factors considered as part of the proposal to implement the SSMUH requirements for RT-7 and RT-9 zones and provides the rationale for changes beyond the SSMUH requirements. This section also includes a description of the limited amendments proposed for the two restricted CD-1 zones required to comply with SSMUH legislation.

Provincial Requirements for Small-Scale Multi-Unit Housing

Districts or zones where residential uses are limited to single detached houses and/or duplexes¹ are considered ‘restricted zones’ under Bill 44 and are required to enable a minimum of:

- 3 dwelling units on parcels with a site area less than or equal to 280 m²;
- 4 dwelling units on parcels with a site area more than 280 m²; and
- 6 dwelling units on parcels with a site area more than 280 m² and within 400 m of a bus stop with frequent service.

The legislation and regulations provide for some exemptions and restrictions. Land that is hazardous, agricultural, protected under the Heritage Conservation Act or a heritage designation by-law prior to December 7, 2023, not connected to sewer or water services, or greater than 4,050 m² in site area are exempt from the SSMUH requirements. Sites within Transit-Oriented Areas (TOAs) may also be exempted from these requirements. Properties that are subject to a heritage revitalization agreement (HRA) that was in place prior to Bill 44 are still subject to the limits imposed by those agreements through a transitional provision in section 627 of the *Vancouver Charter*.

Furthermore, following December 7, 2023, municipalities cannot use zoning, heritage alteration permits, or designation of heritage conservation areas to unreasonably prohibit or restrict the use or density required to enable SSMUH. Council must also not establish conditional density rules for the purpose of achieving the minimum number of dwelling units required to be permitted under legislation, though the legislation does allow for density bonusing in certain circumstances.

The legislation is supported by a Provincial policy manual that local governments must consider when bringing forward amendments to zoning by-laws to enable SSMUH. The manual provides an overview of the legislation, advice on zoning changes, and other considerations for implementing SSMUH requirements. It also contains four sets of site standards designed to address different site contexts found in BC municipalities. Although local governments are obligated to consider the manual, local governments are not required to strictly follow its recommendations because the Province recognizes that there is significant diversity amongst municipalities in terms of legal structure, size, geography, and historical and current land use patterns.

Key Regulatory Considerations

The objectives of SSMUH are aligned with those of the City’s recently approved R1-1 Residential Inclusive zoning and the new multiplex option. However, some technical aspects of the SSMUH requirements differ from the R1-1 regulations, which means that R1-1 regulations cannot be applied directly in RT-7 and RT-9. Staff are proposing that changes to RT-7 and RT-9 align with the R1-1 regulations to the greatest degree possible to include standardized and simpler development rules and process for houses and duplexes and include a density bonus structure to help limit land value escalation and help fund growth needs. The regulatory

¹ including any secondary suites, infill single detached houses, and infill duplexes) on the date Bill 44 received Royal Assent (December 7, 2023)

considerations that informed the proposed amendments to RT-7 and RT-9 zoning are outlined below:

1. Lot Eligibility and Exclusions – Not excluding Transit Oriented Area (TOA) or Floodplain

RT-7 zoning applies in two separate areas of Kitsilano, one north of Broadway, between Alma Street and Macdonald Street and the other south of West 12 Avenue, between Vine Street and Arbutus Street. The latter southern area is within a TOA boundary identified by the Province and is also within the Broadway Plan area. While that portion of RT-7 could be excluded from changes required to comply with SSMUH, for simplicity staff are proposing to amend the regulations for all RT-7 lots. All lots are within 400 m of a frequent bus stop and are required to enable a minimum of 6 dwelling units.

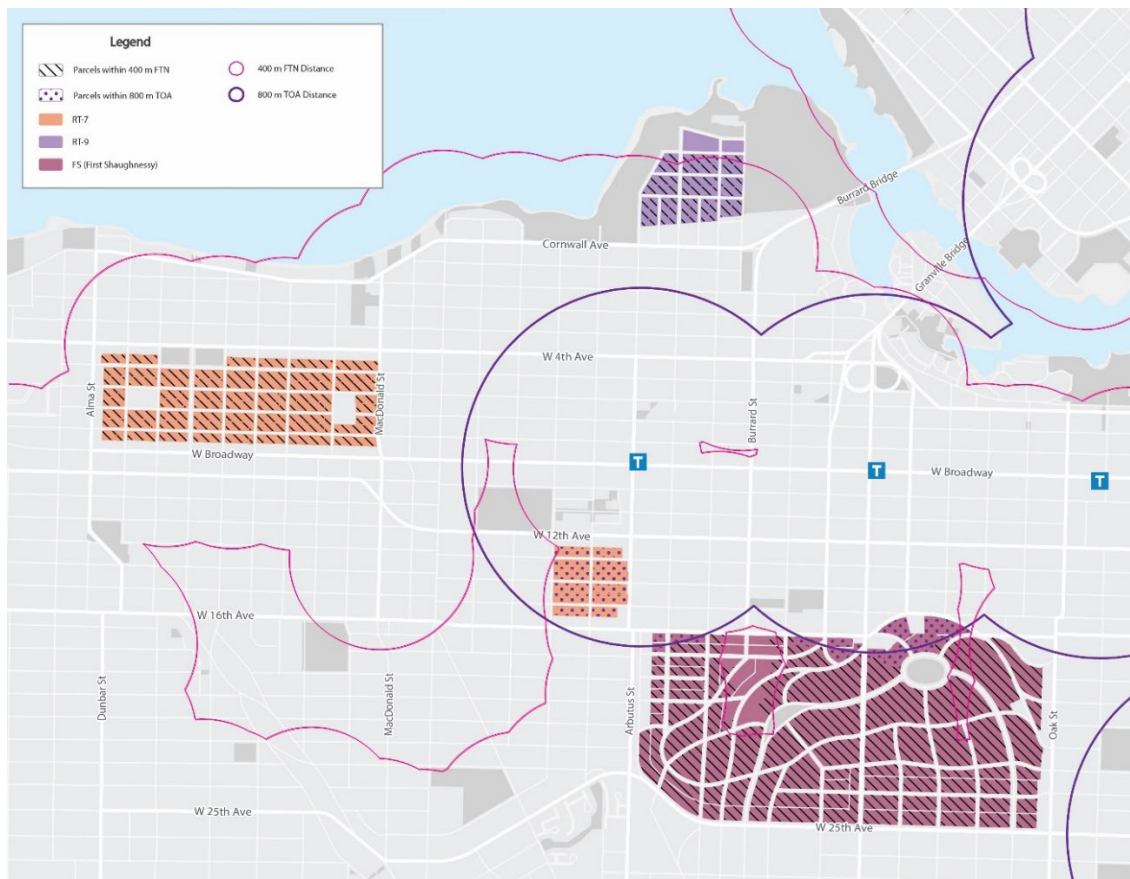


Figure 1: Map showing RT and First Shaughnessy districts within Transit-Oriented Areas and Frequent Transit Network

RT-9 is located at Kitsilano Point adjacent to Kitsilano Beach and 86% of lots are within 400 m of a frequent bus stop. This report recommends all RT-9 lots enable a minimum of 6 dwelling units. A portion of this area is within an identified flood plain subject to sea level rise and storm surge. Flood Construction Levels (FCLs) have been set for this area to ensure that living space is located above a prescribed flood level. New houses and duplexes have been built following this guidance and multi-unit buildings will be subject to the same guidance. FCLs effectively mitigate the impacts of flooding for private property and therefore

an exclusion for sites in this area is not being applied, and new housing options will be extended to all lots in the RT-9 zone. Additionally, the City may further manage flood risk in this area in the future through community-scale flood management infrastructure to reduce public realm flood risk.

2. Managing Impacts – Aligning with R1-1 Multiplex Regulations

While the policy manual suggests a maximum site coverage of 50-60% and height of 3 storeys, the Provincial legislation does not mandate a minimum Floor Space Ratio (FSR). The recently introduced R1-1 multiplex regulations were the result of careful work considering a broad range of factors and rigorously tested with industry. Given the success of those regulations with 146 DP applications as of May 14, 2024 staff are proposing to add an option to RT-7 and RT-9 that is as close to the R1-1 multiplex option as possible. Density above 1.0 FSR poses increased utility risk and would require a longer conditional review process with less certainty and potentially costly utility upgrades. Larger buildings could push projects to underground parking and more building code complexity and related costs. Considering all factors, staff continue to recommend 1.0 FSR.

Staff will be reviewing this further as part of our monitoring of R1-1 application uptake and implementation, as well as responding to Council's direction pursuant to the April 23, 2024 report relating to the implementation approach for the new legislation.

The requirements of the R1-1 multiplex regulations proposed to be included in the new RT-7 and RT-9 multiplex option include:

- An FSR limited to 1.0
- Space required for Pad Mounted Transformer²
- Tree retention required in the front yard. One or two trees must be provided in the front yard (or a retained tree) depending on lot width
- A storm water detention tank (to be included in future VBBL update)
- Density bonusing (no charge on base floor area)

Proposed Amendments to RT-7 and RT-9

The amendments outlined in items 1 and 3 to 5 below are primarily for the purpose of implementing the SSMUH Legislation (notations where proposal exceeds SSMUH). The regulations described in items 2, and 6 through 8 below are proposed to enhance character retention provisions and for alignment and consistency with the R1-1.

1. Lot Size and Number of Units

- Lots up to 280 m² - 3 units
- Lots larger than 280 m² – 6 units

² may not be required for triplex

The legislation requires that SSMUH be allowed on lots that are smaller than those outlined in the R1-1 multiplex regulations. Specifically, up to 3 units must be allowed on lots up to 280 m² and either 4 or 6 units allowed on lots 280 m² or larger whereas R1-1 multiplex requires a minimum lot size of 306 m² for four units.

2. 6 Dwelling Units Across all Sites - Staff are proposing that all lots in RT-7 and RT-9 that are 280 m² or larger be eligible for up to 6 units, even though not all are within 400 m of a prescribed bus stop. This approach exceeds the SSMUH requirements, however it avoids regulatory complexity and processing challenges for staff and applicants.

Staff investigated potential design responses that may arise from the SSMUH requirements of more units on smaller lots. Testing demonstrated several challenges, including building “fit” on the site, unit access and limited opportunity for outdoor space and on-site vehicle and bicycle parking. Properties without a lane face even greater challenges, as most of the site requirements and optional features must be provided in the front yard for access (electrical transformer, rainwater detention tank, garbage and recycling, parking, etc.). Providing 6 units on small lots also means unit sizes are very small and the large number of stairs needed to access units, limits useable space.

Based on the R1-1 multiplex projects received, about 50% of projects are proposing fewer units than allowed and opting to provide larger units with more bedrooms and features to meet market demand. This suggests that it is unlikely that we will receive many applications for 6 units on very small lots as required to be permitted under SSMUH legislation.

3. Lot Eligibility - Lots in RT-7 and RT-9 will be eligible for triplex and multiplex including lots with or without lanes. The current penalty for demolition of a pre-1940 character home in RT-7 will be eliminated as it poses a barrier to the construction on new SSMUH options. Expanded conversion options are proposed (see below).
4. Building Height - In alignment with R1-1 multiplex, height is proposed at 11.5 m and 3 storeys. Under SSMUH regulations relatively small lots and those without lanes are eligible for 6 units. To ensure that 6 units can be accommodated in those conditions, the RT-7 and RT-9 regulations will allow full 3 storeys for infill buildings at the rear of the lot (limited to 2 storeys in R1-1 multiplex).
5. New Build or Conversion – Unlike R1-1 regulations which intentionally limit the opportunity for multiplex to new construction for simplicity and clarity, the opportunity for multiple dwellings in RT-7 and RT-9 will also allow existing buildings of all ages to be converted to include more units through multiple conversion dwelling (MCD) provisions.³ These projects will follow a discretionary development permit process, noting that building code review may be complex due to major building upgrades. Conversions of homes built after 1940 will be provided with the opportunity for additional units and are subject to a density bonus contribution (see section below).

³ It can be very challenging and expensive to convert an existing building to include three or more units as the building code and life safety requirement increase significantly. Substantial reconstruction may be necessary which can be more expensive than new construction.

6. Character Retention – Retention provisions are currently included in the current RT-7 regulations but not in RT-9. However, the incentive of 0.6 FSR is less than what is offered in R1-1. Staff are recommending that retention incentives be increased to a maximum of 1.0 FSR to align with the new build multiplex and multiple conversion dwelling option proposed for houses of all ages. All retention options are enabled through a discretionary development permit process with design guidelines. To offset the significant costs for character houses, the increased floor area is provided with no density bonus contribution. This aligns with the Council motion approved in fall 2023 asking that staff look at ways to increase incentives for character house retention in the R1-1 Residential Inclusive Zone.
7. Basements and Above Grade Construction – In alignment with multiplex in R1, projects can be constructed fully above grade or with basement options to reduce construction costs, greenhouse gas from construction and reduce access barriers.
8. Floor Area and Density Bonus – The provincial guidance prevents the use of density bonusing to achieve the minimum number of dwelling units (i.e. up to 6 units). The provincial guidance allows density bonusing on dwelling units or floor area that exceed the SSMUH requirements and municipalities can specify affordable housing requirements on one of the minimum required dwelling units. The City included density bonus provisions in the R1-1 multiplex regulations. Staff are proposing to apply a similar approach here to help fund the needs of growth and limit land value escalation. The density bonus approach would apply to floor area that is beyond what is required to provide six (6) dwelling units, thus enabling larger units.

A base density (0.7 FSR) is proposed for most lots and ensures that the required number of dwelling units can be achieved without the additional floor available through the density bonus. Lots that are less than 317 m² will be provided with a higher base density (1.0 FSR) and no density bonus provisions, as more floor area is required to achieve 6 dwelling units as follows:

- Lots up to 317 m² – base density of 1.0 FSR
- Lots 317 m² or larger – base density of 0.70 FSR with a density bonus up to an additional 0.3 FSR (total maximum of 1.0 FSR)

Consistent with R1-1, accessing the density bonus will require a pre-set cash contribution based on floor area to support the delivery of public amenities and affordable housing. In lieu of the cash density bonus, an applicant can provide all units as purpose-built rental in perpetuity. The regulations also include a placeholder option of providing one below-market home ownership unit, however as with R1-1, that option will not be available until and unless the City finalizes a partnering agreement with BC Housing.

Note that the density bonus is charged on both new multiplex developments and on conversions of homes built post-1940. The character incentives program for pre 1940 homes provides floor areas incentives for retention and no density bonus contribution applies.

Parking

In alignment with Bills 44 and 47, and with multiplex options in R1-1, the legislation prohibits local governments from establishing on site parking minimums for residential uses. When proposed, parking will generally be regulated in alignment with the R1-1 multiplex regulations.

No amendments to the Parking By-law are proposed concurrently with the zoning changes. The Parking By-law amendments are expected to be brought forward to Council on June 26, 2024 (RTS # 16332) to comply with Bill 44 (SSMUH) and Bill 47 (Transit-Oriented Areas) requirements.

Proposed Amendments to CD-1 371 and CD-1 463

Staff reviewed all CD-1 zones and found that only two CD-1 zones restrict housing options to less than 3 units on a lot. The proposed changes to both zones involve adding a new housing option following the multiplex regulations proposed under RT-7 outlined above. In both cases the properties are located within 400 m of a frequent bus route and all lots in these zones exceed 280 m² and therefore 6 units will be allowed on each lot. The proposed amendments are for the sole purpose of complying with the SSMUH legislation. They can be enacted at a public meeting and do not require a public hearing. No additional floor area or density bonus contribution is provided in these zones.

The amending bylaws are included as Appendix B and C.

Financial Implications

Staff recommend that the pre-set R1-1 density bonus contributions, which are intended to mitigate potential land value impacts, discourage speculative market activity and help fund public amenities and affordable housing, be applied to RT-7, RT-9 and FSD. Based on Coriolis Consulting Corp’s detailed financial feasibility testing, the proposed density bonus rates (as shown in table 1) are consistent with R1-1 and are designed to limit land speculation without compromising development viability.

Table 1. Proposed Fixed-Rate Density Bonus Contribution for RT-7/RT-9 Multiplex (BMHO and Secured Rental Options Exempt)

Site Size	Bonus Density Rate (Applicable to Floor Area Between 0.7 and 1.0 FSR*)
	RT-7 & RT-9
≥317 m ² (~3,400+ ft ²) Area	\$32.29 per m ² (\$3 per ft ²)
≥464 m ² (~5,000+ ft ²) Area	\$699.65 per m ² (\$65 per ft ²)
≥557 m ² (~6,000 ft ²) Area	\$1,506.95 per m ² (\$140 per ft ²)
≥623 m ² (~6,700 ft ²) Area	\$1,506.95 per m ² (\$140 per ft ²)

*For pre-1940 character retention conversions, there is no density bonus contribution applicable.

A table summarizing the proposed development contributions and/or housing requirements are included in Appendix E.

Density bonus contributions will help fund growth needs associated with population increase in low density areas, including public amenity and affordable housing projects across the city.

Take-up and Staffing

The R1-1 zoning approved in fall 2023 that added multiplex and simplified regulations across most low-density areas is already producing a shift in the types and volume of permits processed. Staffing allocation in Development, Buildings and Licensing (DBL) has been shifting to provide more resourcing to respond to the significant take up of multiplex projects.

The RT-7 and RT-9 areas together comprise only 1,002 total lots and the take-up of the new opportunity is anticipated to be low and should not have a major impact on permitting. Aligning the new opportunity with existing multiplex regulations, should make it easier for industry to understand and for staff to process the permits. Slightly different lot size eligibility requirements and unit allowances compared with R1-1 zoning, will require updated training for Development, Building and Licenses (DBL) and Engineering (ENG) staff.

Staff will continue to monitor overall work volume, shifts in permit loads on staff review teams and density bonus fee processing, as well as examine training needs and respond as needed.

Legal Implications

The proposed by-laws are authorized by the *Vancouver Charter*, including Part XXVII – Planning and Development.

The City is required to make the SSMUH changes outlined in this report no later than June 30, 2024 to comply with Provincial legislation.

The *Vancouver Charter* prohibits a public hearing for zoning amendments that are for the “sole” purposes of SSMUH. However, the amendments proposed in this report for the RT-7 and RT-9 Districts extend beyond this limit, so a public hearing is required. The proposed amendments also involve density bonus amendments – which are not required by SSMUH.

The proposed amendments to the CD-1 By-laws are for the sole purpose of complying with SSMUH, and are not subject to a public hearing. Those by-laws will be considered at a future meeting of Council.

Conclusion

The proposed changes to RT-7 and RT-9 are required to comply with the Provincial legislation to modify restricted zones and enable more housing. For simplicity and efficiency staff have added the new multi unit housing options to reflect the R1-1 multiplex regulations, with adjustments for lane access and lot size eligibility as mandated by the Province of BC.

The General Manager of Planning, Urban Design and Sustainability recommends that the amendments to the Zoning and Development By-law and consequential by-law amendments be referred to Public Hearing to introduce new options into these restrictive zones, comply with Provincial Legislation requirements and simplify the regulations.

* * * * *

Appendices

- Appendix A: Amendments to the Zoning & Development By-law
- Appendix B: Amendments to CD-1 (371)
- Appendix C: Amendments to CD-1 (463)
- Appendix D: Summary of By-law and Land Use Documents Amendments
- Appendix E: Development Contribution Summary
- Appendix F: Restricted Zone Analysis
- Appendix G: Summary of SSMUH requirements vs R1-1

Appendix A

DRAFT By-law to amend the Zoning and Development By-law regarding small-scale multi-unit housing in RT-7 and RT-9 and other miscellaneous amendments

Note: An amending 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 and Schedules of the Zoning and Development By-law.
2. Council strikes out the RT-7 District Schedule and substitutes the RT-7 District Schedule attached to this by-law as Schedule A.
3. Council strikes out the RT-9 District Schedule and substitutes the RT-9 District Schedule attached to this by-law as Schedule B.
4. In section 1.1 of the RT-8 District Schedule, Council strikes out “Kitsilano RT-7 and RT-8 Guidelines” and substitutes “Kitsilano RT-8 Guidelines”.
5. In section 1.1 of the R1-1 District Schedule, Council strikes out “Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in the R1-1 Zone” and substitutes “Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones”.
6. In Schedule F, Council adds the following lines to the chart, above the line for RM-8 and RM-8N (Marpole):

“

RT-7 and RT-9 (site area from 317 m ² up to but not including 464 m ²)	\$32.29 per m ²
RT-7 and RT-9 (site area from 464 m ² up to but not including 557 m ²)	\$699.65 per m ²
RT-7 and RT-9 (site area from 557 m ² up to but not including 623 m ²)	\$1,506.95 per m ²
RT-7 and RT-9 (site area of 623 m ² or greater)	\$1,506.95 per m ²

”

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 June 30, 2024.

ENACTED by Council this _____ day of _____, 2024

Mayor

City Clerk

SCHEDULE A

RT-7

RT-7

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to enable a variety of small-scale housing options while retaining the single lot character of the area. Housing options include multiple dwellings (“multiplex” up to 6 dwelling units, or up to 8 rental dwelling units), duplexes and single detached houses. The retention and renovation of existing buildings is encouraged by permitting infill and multiple conversion dwelling where a house is retained.

Without limitation, applicable Council policies and guidelines for consideration include the [Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones](#).

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
557 m ²	Multiple dwelling containing 7 or 8 dwelling units	3.1
	Infill on a site containing a combined total of 7 or 8 dwelling units	3.1
	Multiple conversion dwelling containing 7 or 8 dwelling units	3.1
280 m ²	Multiple dwelling containing 4, 5 or 6 dwelling units	3.1
	Infill on a site containing a combined total of 4, 5 or 6 dwelling units	3.1
	Multiple conversion dwelling containing 4, 5 or 6 dwelling units	3.1
--	Multiple dwelling containing 3 dwelling units	3.1
	Infill on a site containing a combined total of 3 dwelling units	3.1
	Multiple conversion dwelling containing 3 dwelling units	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 the intent of this schedule and all applicable Council policies and guidelines.

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 , 2.2.2 , 2.2.3
Infill on a site containing a combined total of no more than 8 dwelling units	Conditional	2.2.2 , 2.2.3 , 2.2.4
Infill in combination with the retention of a character house, containing a combined total of at least 3 dwelling units and no more than 8 dwelling units	Conditional	2.2.2 , 2.2.3 , 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 containing no more than 8 dwelling units	Conditional	2.2.2 , 2.2.3 , 2.2.4 , 2.2.7
Multiple Conversion Dwelling, resulting from the conversion of a character house, containing at least 3 dwelling units and no more than 8 dwelling units	Conditional	2.2.2 , 2.2.3 , 2.2.4 , 2.2.7

RT-7

Use	Approval	Use-Specific Regulations
Multiple Dwelling, containing no more than 8 dwelling units	Conditional	2.2.2 , 2.2.3 , 2.2.4 , 2.2.8
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	Conditional	2.2.9
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	2.2.10
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Shared E-Scooter System	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	2.2.11 , 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	

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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 A new multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, multiple conversion dwelling containing 3 or more dwelling units, or duplex with secondary suite may only be permitted if:

- (a) on a site less than 15.1 m in width, a minimum of 1 existing tree located in the front yard is retained or, where an existing tree in the front yard cannot be retained or where there are no existing trees in the front yard, a minimum of 1 tree is planted in the front yard; and
- (b) on a site 15.1 m in width or wider, a minimum of 2 existing trees located in the front yard of the site are retained or, where an existing tree in the front yard cannot be retained or where there are no existing trees in the front yard, a minimum of 1 tree in the case where 1 existing tree could be retained, or 2 trees in the case where no trees could be retained or there were no existing trees, are planted in the front yard,

except that for a site without access to a lane, the Director of Planning may vary any requirement in this section [2.2.2](#).

2.2.3 For the purposes of fulfilling the requirements of section [2.2.2](#) above:

- (a) existing trees that are retained must have a trunk or stem the diameter of which, or 2 or more trunks or stems the combined diameter of the 2 or 3 largest trunks or stems of which, measured 1.4 m above the existing grade of the ground adjoining its base, is 20 cm or more; and
- (b) for each tree that must be planted, any of the following may be planted:
 - (i) 1 tree as described in Part 1 of Schedule D of the [Protection of Trees By-law](#),
 - (ii) 2 trees as described in Part 2 of Schedule D of the [Protection of Trees By-law](#), or
 - (iii) a tree or trees acceptable to the Director of Planning,

except that in the case of a sloping site, 1 tree as described in Part 2 of Schedule D of the [Protection of Trees By-law](#) may be planted.

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2.2.4 Multiple dwelling containing 7 or 8 dwelling units, infill on a site containing a combined total of 7 or 8 dwelling units, or multiple conversion dwelling containing 7 or 8 dwelling units are only permitted where all of the dwelling units are non-stratified and secured as residential rental tenure.

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 may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.

2.2.8 For multiple dwelling, 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.

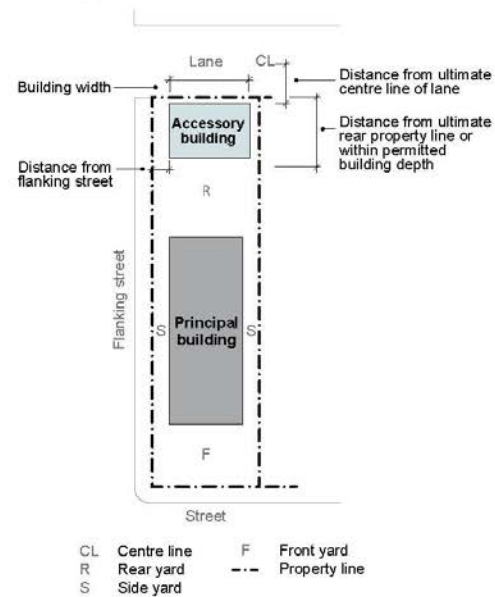
2.2.9 Community care facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.10 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.

2.2.11 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:
 - (i) 3.1 m in height, measured to the highest point of a flat roof, or

Diagram: Building placement for accessory building



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- (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;
 - (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 to allow guards that do not exceed the required minimum height.
- 2.2.12 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and section 4 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.

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3 DENSITY, FORM AND PLACEMENT REGULATIONS

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

3.1 Multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, and multiple conversion dwelling containing at least 3 dwelling units

Multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, and multiple conversion dwelling containing at least 3 dwelling units are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 For multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, and multiple conversion dwelling containing at least 3 dwelling units:

- (a) the maximum floor space ratio is 1.00 for a site with an area of less than 317 m²; and
- (b) the maximum floor space ratio is 0.70 for a site with an area of 317 m² or more, except that the Director of Planning may increase:
 - (i) the permitted floor space ratio to a maximum of 1.00 for developments containing no more than 8 dwelling units where all of the dwelling units are secured as residential rental tenure, except that 1 dwelling unit may be occupied by a registered owner of the site,
 - (ii) the permitted floor space ratio to a maximum of 1.00 for developments containing no more than 6 dwelling units where at least 1 dwelling unit is developed as a below-market homeownership unit, if a partnering agreement between the City and the BC Housing Management Commission that establishes terms and conditions related to a below-market homeownership program has been entered into and is in effect, or
 - (iii) 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 1.00 for developments containing no more than 6 dwelling units,

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

3.1.1.2 For infill in combination with the retention of a character house containing a combined total of at least 3 dwelling units, or for multiple conversion dwelling resulting from the conversion of a character house containing at least 3 dwelling units, 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 1.00 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.3 For the purposes of this schedule, below-market homeownership unit means a dwelling unit with:

- (a) at least 2 bedrooms; and
- (b) a floor area of not less than 90 m²,

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that is subject to a registered agreement with the BC Housing Management Commission with terms that ensure the dwelling unit will be sold at an initial price of a minimum of 50% below fair market value to purchasers that meet income and other eligibility criteria as specified by the BC Housing Management Commission in consultation with the Director of Planning, and that is in compliance with a partnering agreement between the City and the BC Housing Management Commission.

- 3.1.1.4 Despite section 3.1.1.1(b)(iii) 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	RT-7
3.1.2.1 Maximum site area for a site containing a combined total of 3 dwelling units	463 m ²
3.1.2.2 Minimum site area for a site containing a combined total of:	
(a) 7 or 8 dwelling units	557 m ²
(b) 4, 5 or 6 dwelling units	280 m ²
(c) 3 dwelling units	not required
3.1.2.3 Minimum site depth for:	
(a) buildings in a courtyard configuration	33.5 m
(b) all other buildings	not required
3.1.2.4 Maximum building height for:	
(a) rear buildings	8.5 m and 2 storeys
(b) all other buildings	11.5 m and 3 storeys
3.1.2.5 Minimum front yard depth	4.9 m
3.1.2.6 Minimum side yard width	1.2 m
3.1.2.7 Minimum rear yard depth for:	
(a) buildings in a courtyard configuration	0.9 m
(b) all other buildings	10.7 m

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Regulations	RT-7
3.1.2.8 Maximum building depth	19.8 m
3.1.2.9 Maximum building width	17.4 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	6.1 m

Building Height

3.1.2.11 Despite section 3.1.2.4(a) above, for a site with an area less than 306 m² or where a site has no developed secondary access, the maximum building height for the rear building is 11.5 m and 3 storeys.

Building Separation

3.1.2.12 Minimum separation between buildings must be measured from the closest portion of the exterior walls of any other building on the site.

Discretion to Vary Other Regulations

3.1.2.13 For multiple conversion dwelling containing 3 or more dwelling units or a site with an area less than 306 m², the Director of Planning may vary:

- (a) the minimum front yard depth;
- (b) the minimum side yard width;
- (c) the minimum rear yard depth; and
- (d) the maximum building depth,

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

Diagram: Principal building and rear building in a courtyard configuration

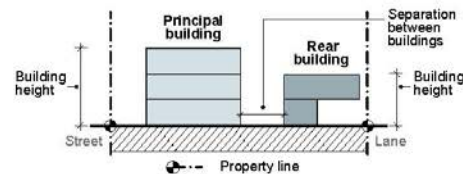
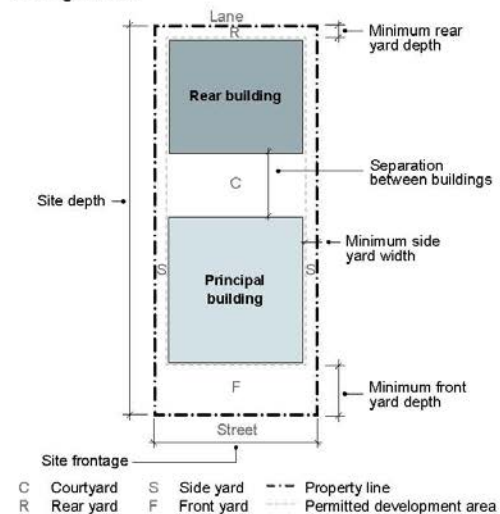


Diagram: Building placement for principal building and rear building in a courtyard configuration



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Diagram: Building placement for principal building

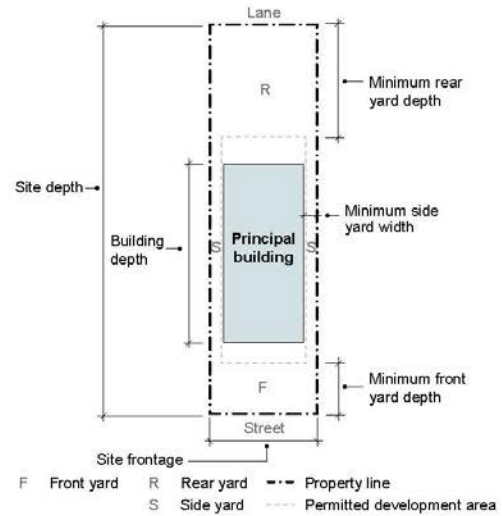
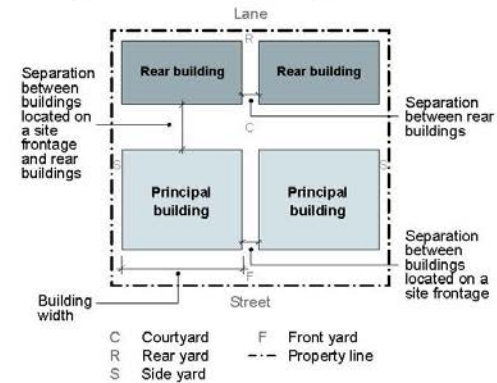


Diagram: Separation between buildings and building width for principal buildings and rear buildings on a wider site frontage



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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 0.60.

3.2.1.2 Despite section 3.2.1.1 above, if the floor space ratio permitted results in less than 185 m² of floor area, the maximum permitted floor area is 185 m².

3.2.2 Building Form and Placement

Regulations	RT-7
3.2.2.1 Maximum building height	10.7 m and 2 storeys
3.2.2.2 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
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 Maximum site coverage for all buildings	45% of the site area
3.2.2.5 Maximum building depth	50% of the site depth

Front Yard

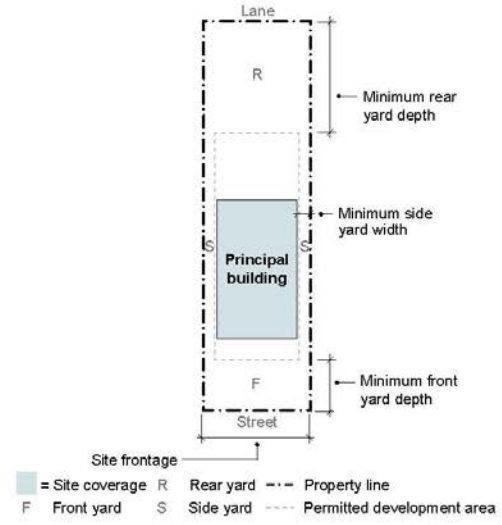
3.2.2.6 Despite the minimum front yard depth in section 3.2.2.2 above:

- (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.

3.2.2.7 Despite section 10.5.1(a) of this by-law, the Director of Planning may decrease the minimum front yard depth where the site is less than 36.6 m in depth.

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Diagram: Building placement for principal building



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4 GENERAL REGULATIONS

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

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity has the meaning set out in [Schedule F: Affordable Housing Share and Amenity Share Cost Schedule](#) of this by-law.

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 RT-7 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; 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.

4.2.2 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:
 - (i) 12% of the permitted floor area for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, and
 - (ii) 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, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, where floors are used for off-street parking or bicycle storage, those floors or portions thereof that are contained within an accessory building, a rear building, or a principal building where a site has no developed secondary access, provided that:
 - (i) each parking space is open on at least 2 sides and does not exceed 7.3 m in length, and
 - (ii) bicycle storage to a maximum of 24 m²;
- (d) for all other uses, where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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:

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- (i) located in an accessory building, or
 - (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;
- (e) for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, floors or portions thereof that are used for heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, up to a maximum of 3.7 m² per dwelling unit;
- (f) 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;
- (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) 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:
 - (A) 16% of the permitted floor area for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, or
 - (B) 13% of the permitted floor area for all other uses;
- (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 **4.2.2(i)** above, to which there is no access from the interior of the building;
- (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 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

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maximum permitted floor area contained in a partial storey must not include floor area excluded in this section **4.2.2(k)**;

- (l) despite section **4.2.1(b)** above, for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, where a dwelling unit is located above another dwelling unit in a multiple dwelling, an area of 7.5 m² per dwelling unit for an internal stairway that provides access to the upper dwelling unit and the area located immediately below the internal stairway.

- 4.2.3 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 **4.2.2** 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.

4.3 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 For the purposes of section **3.1** of this schedule, building depth means the maximum distance from the front exterior wall to the rear exterior wall, except that balconies and entries, porches and verandahs that comply with **Section 10** of this by-law and sections **4.2.2(a)** and **4.2.2(i)** of this schedule may be excluded from the measurement of building depth.

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.
- 4.5.2 For multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, no exterior stairway can exceed the length of 2.4 m.
- 4.5.3 For multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, a minimum area of 7.4 m² per dwelling unit must

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be provided in the form of balconies, decks, roof decks, patios, or other outdoor spaces to the satisfaction of the Director of Planning.

SCHEDULE B

RT-9

RT-9

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to enable a variety of small-scale housing options while retaining the single lot character of the area. Housing options include multiple dwellings (“multiplex” up to 6 dwelling units, or up to 8 rental dwelling units), duplexes and single detached houses. The retention and renovation of existing buildings is encouraged by permitting infill and multiple conversion dwelling where a house is retained.

Without limitation, applicable Council policies and guidelines for consideration include the [Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones](#).

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
557 m ²	Multiple dwelling containing 7 or 8 dwelling units	3.1
	Infill on a site containing a combined total of 7 or 8 dwelling units	3.1
	Multiple conversion dwelling containing 7 or 8 dwelling units	3.1
280 m ²	Multiple dwelling containing 4, 5 or 6 dwelling units	3.1
	Infill on a site containing a combined total of 4, 5 or 6 dwelling units	3.1
	Multiple conversion dwelling containing 4, 5 or 6 dwelling units	3.1
--	Multiple dwelling containing 3 dwelling units	3.1
	Infill on a site containing a combined total of 3 dwelling units	3.1
	Multiple conversion dwelling containing 3 dwelling units	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 the intent of this schedule and all applicable Council policies and guidelines.

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	
Duplex with Secondary Suite	Conditional	2.2.2 , 2.2.3 , 2.2.4
Infill on a site containing a combined total of no more than 8 dwelling units	Conditional	2.2.3 , 2.2.4 , 2.2.5
Infill in combination with the retention of a character house, containing a combined total of at least 3 dwelling units and no more than 8 dwelling units	Conditional	2.2.3 , 2.2.4 , 2.2.5
Mixed-Use Residential Building	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 containing no more than 8 dwelling units	Conditional	2.2.3 , 2.2.4 , 2.2.5 , 2.2.8

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Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a character house, containing at least 3 dwelling units and no more than 8 dwelling units	Conditional	2.2.3, 2.2.4, 2.2.5, 2.2.8
Multiple Dwelling, containing no more than 8 dwelling units	Conditional	2.2.3, 2.2.4, 2.2.5, 2.2.9
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	2.2.10
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	2.2.11
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Shared E-Scooter System	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

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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	
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 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

2.2.3 A new multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, multiple conversion dwelling containing 3 or more dwelling units, or duplex with secondary suite may only be permitted if:

- (a) on a site less than 15.1 m in width, a minimum of 1 existing tree located in the front yard is retained or, where an existing tree in the front yard cannot be retained or where there are no existing trees in the front yard, a minimum of 1 tree is planted in the front yard; and
- (b) on a site 15.1 m in width or wider, a minimum of 2 existing trees located in the front yard of the site are retained or, where an existing tree in the front yard cannot be retained or where there are no existing trees in the front yard, a minimum of 1 tree in the case where 1 existing tree could be retained, or 2 trees in the case where no trees could be retained or there were no existing trees, are planted in the front yard,

except that for a site without access to a lane, the Director of Planning may vary any requirement in this section [2.2.3](#).

2.2.4 For the purposes of fulfilling the requirements of section [2.2.3](#) above:

- (a) existing trees that are retained must have a trunk or stem the diameter of which, or 2 or more trunks or stems the combined diameter of the 2 or 3 largest trunks or stems of which, measured 1.4 m above the existing grade of the ground adjoining its base, is 20 cm or more; and
- (b) for each tree that must be planted, any of the following may be planted:
 - (i) 1 tree as described in Part 1 of Schedule D of the [Protection of Trees By-law](#),
 - (ii) 2 trees as described in Part 2 of Schedule D of the [Protection of Trees By-law](#), or

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(iii) a tree or trees acceptable to the Director of Planning,

except that in the case of a sloping site, 1 tree as described in Part 2 of Schedule D of the **Protection of Trees By-law** may be planted.

2.2.5 Multiple dwelling containing 7 or 8 dwelling units, infill on a site containing a combined total of 7 or 8 dwelling units, or multiple conversion dwelling containing 7 or 8 dwelling units are only permitted where all of the dwelling units are non-stratified and secured as residential rental tenure.

2.2.6 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery 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; 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.

2.2.8 Multiple conversion dwelling may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.

2.2.9 For multiple dwelling, 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.

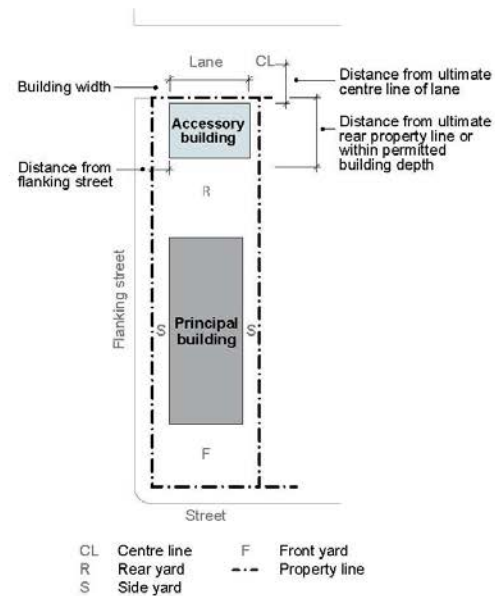
2.2.10 Community care facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.

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:

Diagram: Building placement for accessory building



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- (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,
 - (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.

2.2.13 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4 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.

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3 DENSITY, FORM AND PLACEMENT REGULATIONS

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

3.1 Multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, and multiple conversion dwelling containing at least 3 dwelling units

Multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, and multiple conversion dwelling containing at least 3 dwelling units are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 For multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, and multiple conversion dwelling containing at least 3 dwelling units:

- (a) the maximum floor space ratio is 1.00 for a site with an area less than 317 m²; and
- (b) the maximum floor space ratio is 0.70 for a site with an area of 317 m² or more, except that the Director of Planning may increase:
 - (i) the permitted floor space ratio to a maximum of 1.00 for developments containing no more than 8 dwelling units where all of the dwelling units are secured as residential rental tenure, except that 1 dwelling unit may be occupied by a registered owner of the site,
 - (ii) the permitted floor space ratio to a maximum of 1.00 for developments containing no more than 6 dwelling units where at least 1 dwelling unit is developed as a below-market homeownership unit, if a partnering agreement between the City and the BC Housing Management Commission that establishes terms and conditions related to a below-market homeownership program has been entered into and is in effect, or
 - (iii) 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 1.00 for developments containing no more than 6 dwelling units,

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

3.1.1.2 For infill in combination with the retention of a character house containing a combined total of at least 3 dwelling units, or for multiple conversion dwelling resulting from the conversion of a character house containing at least 3 dwelling units, 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 1.00, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.3 For the purposes of this schedule, below-market homeownership unit means a dwelling unit with:

- (a) at least 2 bedrooms; and
- (b) a floor area of not less than 90 m²,

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that is subject to a registered agreement with the BC Housing Management Commission with terms that ensure the dwelling unit will be sold at an initial price of a minimum of 50% below fair market value to purchasers that meet income and other eligibility criteria as specified by the BC Housing Management Commission in consultation with the Director of Planning, and that is in compliance with a partnering agreement between the City and the BC Housing Management Commission.

- 3.1.1.4 Despite section **3.1.1.1(b)(iii)** 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	RT-9
3.1.2.1 Maximum site area for a site containing a combined total of 3 dwelling units	463 m ²
3.1.2.2 Minimum site area for a site containing a combined total of:	
(a) 7 or 8 dwelling units	557 m ²
(b) 4, 5 or 6 dwelling units	280 m ²
(c) 3 dwelling units	not required
3.1.2.3 Minimum site depth for:	
(a) buildings in a courtyard configuration	33.5 m
(b) all other buildings	not required
3.1.2.4 Maximum building height for:	
(a) rear buildings	8.5 m and 2 storeys
(b) all other buildings	11.5 m and 3 storeys
3.1.2.5 Minimum front yard depth	4.9 m
3.1.2.6 Minimum side yard width	1.2 m
3.1.2.7 Minimum rear yard depth for:	
(a) buildings in a courtyard configuration	0.9 m
(b) all other buildings	10.7 m

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Regulations	RT-9
3.1.2.8 Maximum building depth	19.8 m
3.1.2.9 Maximum building width	17.4 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	6.1 m

Building Height

3.1.2.11 Despite section 3.1.2.4(a) above, for a site with an area less than 306 m² or where a site has no developed secondary access, the maximum building height for the rear building is 11.5 m and 3 storeys.

Building Separation

3.1.2.12 Minimum separation between buildings must be measured from the closest portion of the exterior walls of any other building on the site.

Discretion to Vary Other Regulations

3.1.2.13 For multiple conversion dwelling containing 3 or more dwelling units or a site with an area less than 306 m², the Director of Planning may vary:

- (a) the minimum front yard depth;
- (b) the minimum side yard width;
- (c) the minimum rear yard depth; and
- (d) the maximum building depth,

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

Diagram: Principal building and rear building in a courtyard configuration

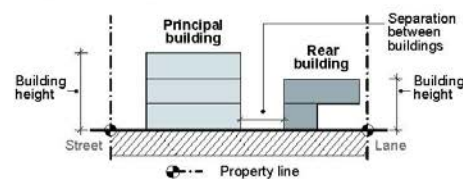
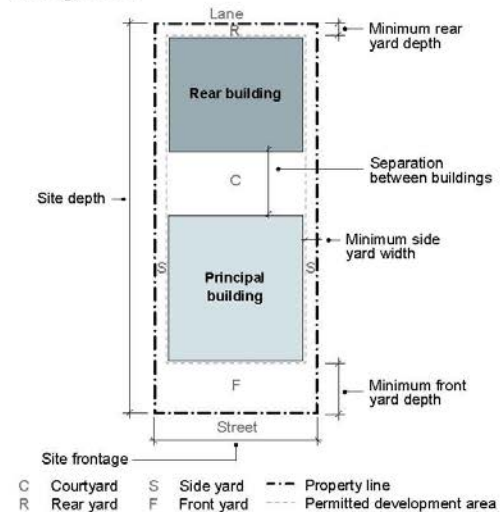


Diagram: Building placement for principal building and rear building in a courtyard configuration



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Diagram: Building placement for principal building

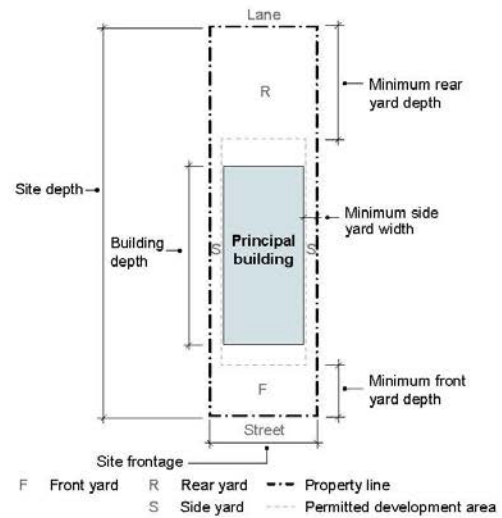
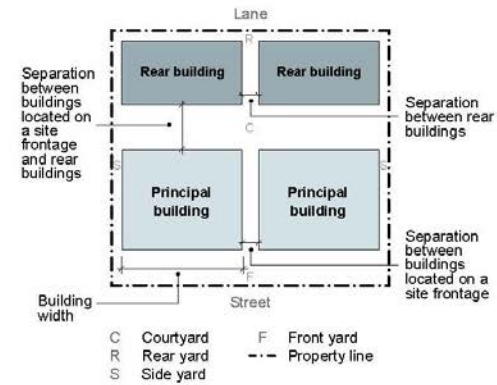


Diagram: Separation between buildings and building width for principal buildings and rear buildings on a wider site frontage



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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.

3.2.2 Building Form and Placement

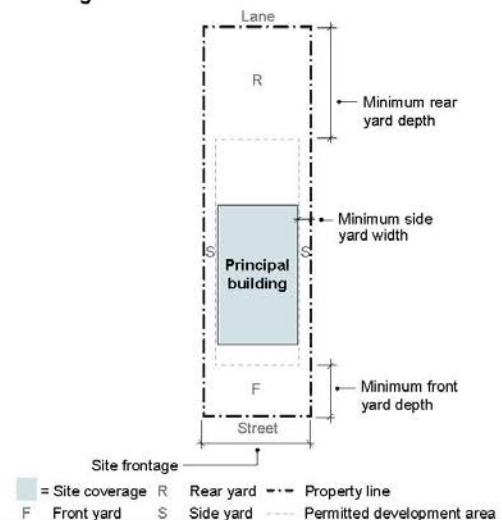
Regulations	RT-9
3.2.2.1 Maximum building height	10.7 m and 2 storeys
3.2.2.2 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.2.2.3 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.4 Maximum site coverage for all buildings	45% of the site area
3.2.2.5 Maximum building depth	50% of the site depth

Front Yard

3.2.2.6 Despite the minimum front yard depth in section 3.2.2.2 above: where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;

- (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

Diagram: Building placement for principal building



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(c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

3.2.2.7 Despite section **10.5.1(a)** of this by-law, the Director of Planning may decrease the minimum front yard depth where the site is less than 36.6 m in depth.

4 GENERAL REGULATIONS

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

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity has the meaning set out in [Schedule F: Affordable Housing Share and Amenity Share Cost Schedule](#) of this by-law.

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 RT-9 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; 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.

4.2.2 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:
 - (i) 12% of the permitted floor area for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, and
 - (ii) 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, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, where floors are used for off-street parking or bicycle storage, those floors or portions thereof that are contained within an accessory building, a rear building, or a principal building where a site has no developed secondary access, provided that:
 - (i) each parking space is open on at least 2 sides and does not exceed 7.3 m in length, and
 - (ii) bicycle storage to a maximum of 24 m²;
- (d) for all other uses, where floors are used for off-street parking and loading, the taking on or discharging of passengers, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are:

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- (i) at or below base surface, 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 **2.2.12** and **2.2.13** of this schedule, provided that the maximum exclusion for a parking space does not exceed 6.7 m in length;
- (e) for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, floors or portions thereof that are used for heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, up to a maximum of 3.7 m² per dwelling unit;
- (f) 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;
- (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) 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:
 - (A) 16% of the permitted floor area for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, or
 - (B) 13% of the permitted floor area for all other uses;
- (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 **4.2.2(i)** above, to which there is no access from the interior of the building;
- (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 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:

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- (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) despite section [4.2.1\(b\)](#) above, for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, where a dwelling unit is located above another dwelling unit, an area of 7.5 m² per dwelling unit for an internal stairway that provides access to the upper dwelling unit and the area located immediately below the internal stairway.

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 For the purposes of section [3.1](#) of this schedule, building depth means the maximum distance from the front exterior wall to the rear exterior wall, except that balconies and entries, porches and verandahs that comply with [Section 10](#) of this by-law and sections [4.2.2\(a\)](#) and [4.2.2\(i\)](#) of this schedule may be excluded from the measurement of building depth.

4.5 External Design

- 4.5.1 For multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, no exterior stairway can exceed the length of 2.4 m.
- 4.5.2 For multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, a minimum area of 7.4 m² per dwelling unit must be provided in the form of balconies, decks, roof decks, patios, or other outdoor spaces to the satisfaction of the Director of Planning.

Appendix D Summary of By-law and Land Use Documents Amendments

Below is a summary of proposed amendments to the City’s By-laws and land use documents resulting from the addition of new regulations to enable multiple dwelling housing options in the RT-7, RT-9, CD-1(371) and CD-1(463) districts as mandated by the new requirements of the *Vancouver Charter* resulting from Bill 44.

By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Should there be any discrepancy between this summary and the draft amending by-laws, the draft amending by-laws prevail. This appendix is a summary of proposed amendments, prepared for convenience.

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Part 1: Summary of Proposed Amendments to the Zoning and Development By-law

Table 1: Amendments to the RT-7 District Schedule

Section	Subsection	Description of Amendment
1	1.1 Intent	<ul style="list-style-type: none"> • Update intent statement to reflect new small scale, multi-unit housing options added to RT-7 • Remove reference to Kitsilano RT-7 and RT-8 Guidelines as they are no longer applicable to RT-7 area • Add reference to the updated Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7, and RT-9 Zones to guide conditional approvals for retention and renovation of existing buildings

	<p>1.2 Overview</p>	<ul style="list-style-type: none"> • Update overview table to include new small scale, multi-unit housing options, including: <ul style="list-style-type: none"> ○ 7 or 8 unit rental option to align with R1-1 ○ Up to 6 units on all lots greater than 280 m² ○ 3 units to align with SSMUH unit and lot requirements • Removing minimum lot size requirements for single detached house, single detached house with secondary suite, and duplex to align with SSMUH requirements which permits 3 units on lots less than 280 m². Change allows for easier administration of all uses in RT-7
<p>2</p>	<p>2.1 Outright and Conditional Approval Uses</p>	<ul style="list-style-type: none"> • Remove clause for Director of Planning to consider the submission of any advisory group, property owner or tenant to align with R1-1 and SSMUH guidance to allow simple approvals. Not proposing to keep for other dwelling unit types for more streamlined administration. • Amend duplex approval from conditional to outright to increase processing efficiencies, provide greater clarity and certainty, and to align with R1-1 processing • Add duplex with a secondary suite as a conditional option for alignment with R1-1 • Add small scale, multi-unit housing options to align with SSMUH requirements including: <ul style="list-style-type: none"> ○ Amend multiple conversion dwelling provisions to allow conversions of all dwellings (regardless of year built). Differs from R1-1 which allows only new construction for multiple dwellings ○ Add multiple dwelling, containing no more than 8 dwelling units to align R1-1 option for up to 8 units if all units are secured as purpose-built rental • Add multiple conversion dwelling and infill options, resulting from the conversion of a character house, containing at least 3 dwelling units as a permitted use to permit incentives for character retention • Change single detached house approval from conditional to outright to increase processing efficiencies, provide greater clarity and certainty, and to align with R1-1 processing • Update section references in table
	<p>2.2 Use-specific Regulations</p>	<ul style="list-style-type: none"> • Add front yard tree requirements for small scale, multi-unit housing options and duplexes with secondary suites to align with R1-1 • Remove restriction for multiple conversion dwellings to allow conversion option for existing dwellings to align with SSMUH requirements • Add use-specific regulations for new small scale, multi-unit housing options to align with R1-1, including: <ul style="list-style-type: none"> ○ Restrictions on housekeeping and sleeping units for multiple conversion dwellings

		<ul style="list-style-type: none"> ○ Provisions to secure dwellings containing 7 or 8 dwelling units, as secured rental ○ Provisions to allow multiple dwellings to be considered in more than 1 principal building on site ● Amend accessory building floor area maximum and conditional increases for processing efficiencies, to provide greater clarity and certainty for applicants. Conditional increases in floor area from 42 m² to 48 m² is permitted in the Kitsilano RT-7 and RT-8 Guidelines which are proposed for repeal ● Reorder some use-specific regulations
3	3.1	<ul style="list-style-type: none"> ● New density, form and placement section for new small scale, multi-unit housing options (dwellings containing at least 3 dwelling units) to align with SSMUH requirements ● New character retention incentives to align with new small, scale multi-unit housing options for both new build and converted houses of all ages. Floor space incentive from 0.70 to 1.0 FSR for character retention is intended to offset the significant costs for character houses, the increased floor area is provided with no density bonus contribution
	3.1.2	<ul style="list-style-type: none"> ● New density and floor area section for new small scale, multi-unit housing options (dwellings containing at least 3 dwelling units) to align with SSMUH requirements ● Add density regulations from R1-1 adjusted to RT-7 context based on financial testing ● Add form and placement regulations from R1-1 adjusted to align with SSMUH requirements ● Add site maximum for 3 unit developments to support 4 or more units on larger lots ● Add provision for rear building height to increase from 2 to 3 storeys for sites with an area less than 306 m² or for sites without a lane ● Amend conditional front yard depth relaxation to align with provisions in the Kitsilano RT-7 and RT-8 Guidelines for processing efficiencies, and to provide greater clarity and certainty for applicants. Conditional decreases in front yard averaging for sites less than 36.5 m in depth are permitted in the Kitsilano RT-7 and RT-8 Guidelines which are proposed to no longer apply in RT-7. Updated provision to 36.6 m in depth to align with section 10.5.1(a) of the By-law ● Add diagrams to reflect section 3.1 provisions
	3.2	<ul style="list-style-type: none"> ● Other uses section amended to remove character house retention provisions as conversions are now regulated in section 3.1 ● Conditional density and floor area provisions removed and outright density increased from 0.4 FSR to 0.6 FSR to increase processing efficiencies and provide greater

		<p>clarity and certainty for applicants. Conditional increases in density to 0.6 FSR is permitted in the Kitsilano RT-7 and RT-8 Guidelines which are proposed to no longer apply in RT-7</p> <ul style="list-style-type: none"> Remove units per hectare restrictions to allow options required by SSMUH
	3.2.2	<ul style="list-style-type: none"> Remove minimum site area regulations as SSMUH allows 3 units on sites less than 280 m² Increase maximum building depth provisions from 30% to 50% to increase processing efficiencies, provide greater clarity and certainty for applicants. Conditional increases in building depth to 50% are permitted in the Kitsilano RT-7 and RT-8 Guidelines which are proposed to no longer apply in RT-7 Remove site area relaxation as site area provisions are already decreased to align with SSMUH requirements Remove yard relaxations for infill as relaxations are applicable to other uses.
4	4.1 Amenity Shares and Affordable Housing Shared	<ul style="list-style-type: none"> Add standard language on amenity shares and affordable housing shares from R1-1 adjusted to RT-7 context based on financial testing
	4.2 Computation of Floor Area	<ul style="list-style-type: none"> Add floor area exclusion regulations from R1-1, including for balconies and decks, off-street parking and bicycle storage, heating and mechanical equipment, entries, porches and verandas, and covered porches above the first storey, and internal stairway, including more permissive requirements for sites without a lane, as per SSMUH requirements Add regulation from R1-1 to incentivize pitched roof forms Remove parking exclusion limitation for multiple conversion dwellings containing 3 or more units
	4.2 Dwelling Unit Density Calculation	<ul style="list-style-type: none"> Remove dwelling unit density calculation as unit density regulation is being deleted
	4.3 Site Coverage	<ul style="list-style-type: none"> Update section numbering
	4.4 Building Depth: Measurement	<ul style="list-style-type: none"> Update building depth measurement to align with R1-1
	4.5 External Design	<ul style="list-style-type: none"> Add exterior stairway limitations for small scale, multi-unit housing options to align with R1-1 Add minimum outdoor space provisions for small scale, multi-unit housing options to align with R1-1

		<ul style="list-style-type: none"> • Update section numbering
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Table 2: Amendments to the RT-9 District Schedule

Section	Subsection	Description of Amendment
1	1.1 Intent	<ul style="list-style-type: none"> • Update intent statement to reflect new small scale, multi-unit housing options added to RT-9 • Remove reference to Kitsilano Point RT-9 Guidelines, which are proposed for repeal as they are no longer applicable to RT-9 area • Add reference to the updated Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7, and RT-9 Zones to guide conditional retention and renovation of existing buildings
	1.2 Overview	<ul style="list-style-type: none"> • Update overview table to include new small scale, multi-unit housing options, including: <ul style="list-style-type: none"> ○ 7 or 8 unit rental option to align with R1-1 ○ Up to 6 units on all lots greater than 280 m² ○ 3 units to align with SSMUH unit and lot requirements • Remove minimum lot size requirements for single detached house, single detached house with secondary suite, and duplex to align with SSMUH requirements which permits 3 units on lots less than 280 m². Change allows for process streamlining and easier administration of all uses in RT-9
2	2.1 Outright and Conditional Approval Uses	<ul style="list-style-type: none"> • Remove clause for Director of Planning to consider the submission of any advisory group, property owner or tenant to align with R1-1 and SSMUH guidance to allow simple approvals. Not proposing to keep for other dwelling unit types for more streamlined administration. • Amend duplex approval from conditional to outright to increase processing efficiencies, provide greater clarity and certainty, and to align with R1-1 processing • Add duplex with a secondary suite as a conditional option for alignment with R1-1 • Add small scale, multi-unit housing options to align with SSMUH requirements including: <ul style="list-style-type: none"> ○ Add infill as a use to enable multiple conversion dwelling with infill option to achieve 3 or more units on a site ○ Amend multiple conversion dwelling provisions to allow conversions of all dwellings (regardless of year built). Differs from R1-1 which allows only new construction for multiple dwellings ○ Add multiple dwelling, containing no more than 8 dwelling units to align R1-1 option for up to 8 units if all units are secured as purpose-built rental

		<ul style="list-style-type: none"> • Add multiple conversion dwelling and infill options, resulting from the conversion of a character house, containing at least 3 dwelling units as a permitted use to permit incentives for character retention • Update section references in table
	2.2 Use-specific Regulations	<ul style="list-style-type: none"> • Add tree requirements for small scale, multi-unit housing options and duplexes to align with R1-1 • Remove restriction for multiple conversion dwellings to allow conversion option for existing dwellings to align with SSMUH requirements • Add use-specific regulations for new small scale, multi-unit housing options to align with R1-1, including: <ul style="list-style-type: none"> ○ Restrictions on housekeeping and sleeping units for multiple conversion dwellings ○ Provisions to secure dwellings containing 7 or 8 dwelling units as secured rental ○ Provisions to allow multiple dwellings to be considered in more than 1 principal building on site • Reorder some use-specific regulations
3	3.1	<ul style="list-style-type: none"> • New density, form and placement section for new small scale, multi-unit housing options (dwellings containing at least 3 dwelling units) to align with SSMUH requirements • New character retention incentives to align with new small, scale multi-unit housing options for both new build and converted houses of all ages. Floor space incentive from 0.70 to 1.0 FSR for character retention is intended to offset the significant costs for character houses, the increased floor area is provided with no density bonus contribution
	3.1.2	<ul style="list-style-type: none"> • New density and floor area section for new small scale, multi-unit housing options (dwellings containing at least 3 dwelling units) to align with SSMUH requirements • Add density regulations from R1-1 adjusted to RT-9 context based on financial testing • Add form and placement regulations from R1-1 adjusted to align with SSMUH requirements • Add site maximum for 3 unit developments to support 4 or more units on larger lots • Add provision for rear building height to increase from 2 to 3 storeys for sites with an area less than 306 m² or for sites without a lane • Amended conditional front yard depth relaxation to align with provisions in the Kitsilano Point RT-9 Guidelines for processing efficiencies, and to provide greater clarity and certainty for applicants. Conditional decreases in front yard averaging for sites less than 36.5 m² is permitted in the Kitsilano Point RT-9 Guidelines which are proposed for repeal. Updated provision to 36.6 m in depth to align with section 10.5.1(a) of the By-law

		<ul style="list-style-type: none"> Remove the regulations for conditional increases in maximum building depth as the maximum building depth provisions were increased from 30% to 50% to increase processing efficiencies and provide greater clarity and certainty for applicants. Conditional increases in building depth to 50% is permitted in the Kitsilano RT-9 Guidelines which are proposed for repeal Add diagrams to reflect section 3.1 provisions
	3.2	<ul style="list-style-type: none"> Other uses section amended to remove conditional density and floor area provisions Outright density increased from 0.6 FSR to 0.75 FSR to increase processing efficiencies, and provide greater clarity and certainty applicants. Conditional increases in density to 0.75 FSR is permitted in the Kitsilano Point RT-9 Guidelines which are proposed for repeal Remove units per hectare restrictions to allow options required by SSMUH
	3.2.2	<ul style="list-style-type: none"> Remove minimum site area regulations to align with SSMUH requirements which allow 3 units on sites less than 280 m² Increase maximum building depth provisions from 30% to 50% to increase processing efficiencies, provide greater clarity and certainty for applicants. Conditional increases in building depth to 50% is permitted in the Kitsilano Point RT-9 Guidelines which are proposed for repeal Remove site area relaxation as site area provisions are already decreased to align with SSMUH requirements
4	4.1 Amenity Shares and Affordable Housing Shared	<ul style="list-style-type: none"> Add standard language on amenity shares and affordable housing shares from R1-1 adjusted to RT-7 context based on financial testing
	4.2 Computation of Floor Area	<ul style="list-style-type: none"> Add floor area exclusion regulations from R1-1, including for balconies and decks, off-street parking and bicycle storage, heating and mechanical equipment, entries, porches and verandas, and covered porches above the first storey, and internal stairway Add regulations from R1-1 to incentivize pitched roof forms
	4.2 Dwelling Unit Density Calculation	<ul style="list-style-type: none"> Remove dwelling unit density calculation as unit density regulation is being deleted
	4.3 Site Coverage	<ul style="list-style-type: none"> Update section numbering

	4.4 Building Depth: Measurement	<ul style="list-style-type: none"> Updated building depth measurement to align with R1-1
	4.5 External Design	<ul style="list-style-type: none"> Add exterior stairway limitations for small scale, multi-unit housing options to align with R1-1 Add minimum outdoor space provisions for small scale, multi-unit housing options to align with R1-1 Section renumbering

Table 3: Amendments to the CD-1(371) District Schedule

Section	Subsection	Description of Amendment
2	2 Uses	<ul style="list-style-type: none"> Add small scale, multi-unit housing options to align with SSMUH requirements including: infill, multiple conversion dwelling and multiple dwelling as use options Add reference that small scale, multi-unit housing options are subject to the regulations of the RT-7 District Schedule except for section 3.1.1 Density Floor Area

Table 4: Amendments to the CD-1(463) District Schedule

Section	Subsection	Description of Amendment
2	2.2 Uses	<ul style="list-style-type: none"> Add small scale, multi-unit housing options to align with SSMUH requirements including: infill, multiple conversion dwelling and multiple dwelling as use options. Add reference that small scale, multi-unit housing options are subject to the regulations of the RT-7 District Schedule except for section 3.1.1 Density Floor Area
3	3.2 Density	<ul style="list-style-type: none"> Remove 6 dwelling units per site limitation because the site refers to a lot that has since been subdivided

Table 5: Amendments to Other District Schedules

District Schedule	Section	Description of Amendment
Zoning and Development By-law: RT-8	1.1 Intent	Update reference to the Kitsilano RT-7 and RT-8 Guidelines to Kitsilano RT-8 Guidelines as the guideline document will no longer apply in the RT-7 district
Zoning and Development By-law: R1-1	1.1 Intent	Update reference to reflect new title of guidelines, “Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones”

Part 2: Summary of Proposed Amendments to Guidelines

Table 6: Proposed Amendments to Guidelines

Document Title	Section	Proposed amendment	Rationale
Kitsilano RT-7 and RT-8 Guidelines	Title	Remove 'RT-7' from title of 'Kitsilano RT-7 and RT-8 Guidelines'	Remove reference to 'RT-7' from the title as the document will no longer apply to the RT-7 district. This document is no longer needed as all new single detached houses in RT-7 will be an outright use, with no regulation of building style. Existing house conversion including character houses in RT-7 will be guided by the updated "Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7, and RT-9 Zone"
	Figure 1	Remove 'RT-7' from 'Kitsilano RT-7 and RT-8 Districts' figure title and replace figure with updated map that only references the RT-8 district	Remove reference to 'RT-7' from Figure 1 as the document will no longer apply in the RT-7 district
	1.2.1	Strike out "While lot sizes differ between subareas of RT-7 and RT-8, within the subareas lot patterns tend to be orderly and consistent" and replace with "Lot sizes within RT-8 tend to be orderly and consistent"	Remove reference to 'RT-7' as the document will no longer apply in the RT-7 district and simplify language in the clause
	4.3(a)	Following "Predate:" and "Post-date", remove ", and January 1, 1932 in RT-7"	Remove reference to 'RT-7' as the document will no longer apply in the RT-7 district

	4.3(a)	Following "Underutilized", under "Frontages up to 14.0 m", remove "RT-7 less than .35 FSR"	Remove reference to 'RT-7' as the document will no longer apply in the RT-7 district
	4.3(a)	Following "Underutilized", under "Frontages 14.0 m", remove "RT-7 less than .30 FSR"	Remove reference to 'RT-7' as the document will no longer apply in the RT-7 district
RT-9 - Kitsilano Point Guidelines		Repeal guideline	Repeal the RT-9 Guidelines. The document is no longer needed as all new single detached houses in RT-9 will be an outright use, with no regulation of building style. Existing house conversion including character houses in RT-9 will be guided by the updated "Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zone"
Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of an Existing House in the R1-1 Zone		See Part 3 for red line version of this guideline for amendments	<ul style="list-style-type: none"> • Update title to include RT-7 and RT-9 districts • Title simplified to "Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7, and RT-9 Zones" • Delete references to former RT-7 and RT-9 district names • Update lane frontage guidance for infill • Update dwelling unit density and parking guidance to include RT-7 and RT-9 districts • Add diagrams for development options for existing houses in RT-7 and RT-9

Part 3: Red Lined Version of Amendments to Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of an Existing House in the R1-1 Zone

 **City of Vancouver** *Land Use and Development Policies and Guidelines*
Planning, Urban Design and Sustainability Department
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**GUIDELINES FOR ADDITIONS, INFILL AND
MULTIPLE CONVERSION DWELLING IN
ASSOCIATION WITH THE RETENTION OF
A CHARACTER HOUSE IN THE R1-1, RT-7,
AND RT-9 ZONES**

*Adopted by City Council on October 3, 2017
Amended January 16, 2018, December 18, 2018, July 20, 2022, and October 17, 2023, June XX,
2024*



October 2023 June 2024

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1 Application and Intent

These guidelines are to be used in conjunction with the R1-1 district schedule 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. These guidelines are also to be used in conjunction with the RT-7 and RT-9 district schedules of the Zoning and Development By-law and pertain to the approval of the conditional uses of infill and multiple conversion dwelling.

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 scale 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.

Throughout this document, references to “character house” are applicable in R1-1. The principles and guidelines outlined can also be applied to any existing house in RT-7 and RT-9.

2 General Design Consideration

2.1 Character House Criteria

A character house is typically a single detached house constructed prior to January 1, 1940 that meets the following character merit criteria as established by the Director of Planning. Refer to Section 2 of the Zoning and Development By-law for its definition. 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 verandah, 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% 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 *Retention and Renovation of Character Merit Buildings – Scope and Documentation* bulletin.

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 minimizes 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 5.6 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.

In some cases, electrical services such as a Pad-mounted Transformer (PMT) equipment may be required on the site, particularly for sites with more than 3 units. An area must be designated within the rear yard to accommodate such equipment unless confirmation is provided from BC Hydro that a PMT is not required. Engaging BC Hydro early in the planning process is recommended.

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 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 where doing so would not unduly detract from the character and pattern of development of the neighbourhood. Infill located at the front of the site should be generally consistent with the regulations for size, building form and location of new principal buildings, including height.

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).

Where the size of an addition would compromise the form or the character of the retained house, infill building may exceed 0.25 FSR, or 186 square metres (2000 square feet).

On large sites, consideration may be given to allow more than one infill to assist in breaking up the massing of buildings at the lane. In such cases the maximum floor area of each infill building should not exceed 186 square metres (2000 square feet).

4.2.3 Yards, Separation and Building Width

The minimum side yard setback should be 1.2 metre (4.0 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.

4.2.4 Infill Building Height

In R1-1, Infill building height is limited to two storeys up to 8.5 metres (28 feet).

While there is no particular architectural style prescribed for infill buildings, careful attention to the design of the infill is necessary to ensure an appropriate scale at the lane. The height provision allows for flexibility to respond to a site's topography, and 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. It is not intended for buildings to maximize the allowable height where not necessary, such as excessive ceiling height.

In RT-7 and RT-9, infill-rear buildings may be 3 storeys on sites less than 306 m² (3300 sqft) or sites without a lane. This is to accommodate on-site parking. Careful attention to design of upper storeys to enhance neighbourliness.

4.2.5 Solar Panels

Solar Panels are excluded from building height in accordance with the *Solar Hot Water and Photovoltaic Panels – Installation Guidelines for Residential Zones* bulletin.

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 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 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 10.11 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 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.

5.2 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.

5.3 Site Coverage

The site coverage of buildings should be responsive to building massing and open space at neighbouring sites. The area of site coverage and impermeable materials may be increased 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.

6 Basements

It is acceptable 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.

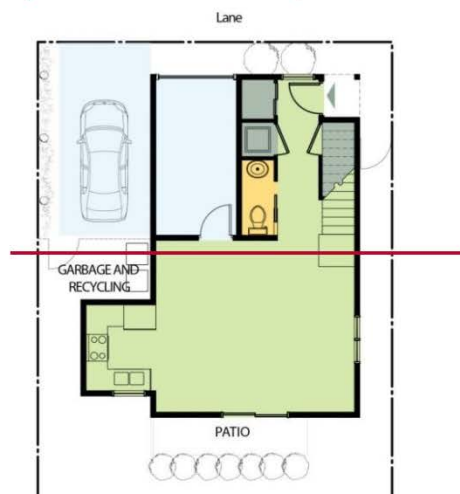
8 Lane Frontage

~~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.

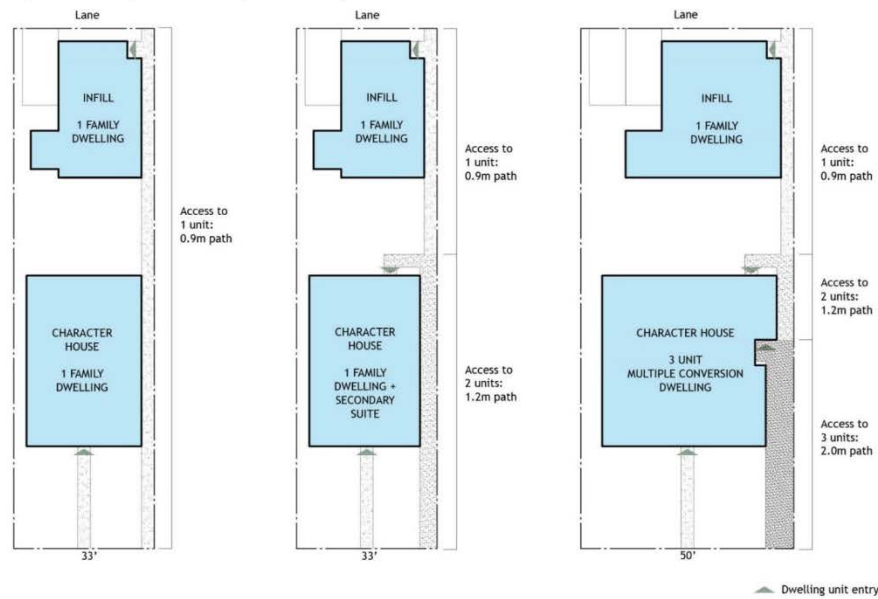
9.2 Infill

Pedestrian access to infill buildings 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. Refer to the current Vancouver Building Bylaw for more information.

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 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

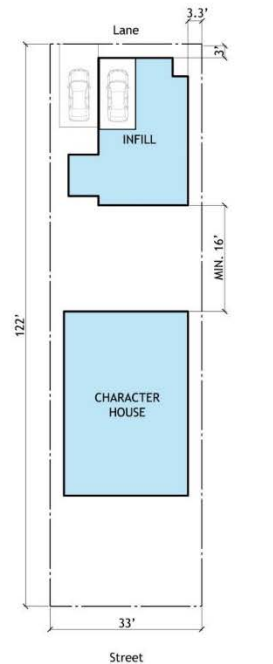
In R1-1 zone, For Multiple Conversion Dwelling and Infill, the dwelling unit density should not exceed 74 units per hectare, except where the calculation of dwelling units per hectare results in a fractional number, the nearest whole number shall be taken and one-half shall be rounded up to the nearest 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 10.0 metres (33 feet), the total number of units should not exceed 4 units. For sites with a width of 13.4 metres (44 feet), the total number of units should not exceed 5 units. For sites with a width of 15.1 metres (50 feet) or more, the total number of units should not exceed 6 units;

In RT-7 and RT-9, 6 units are permissible on any site with an area of 280 m² or larger. On site with an area of 557 m² or larger, 7 or 8 units could be considered if all units are secured for rental (except one unit could be used occupied by the registered owner of the site). Design resolution should consider impacts to livability and privacy.

11 Parking

Refer to the Parking By-Law for minimum parking requirements. 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



In R1-1. 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.

In RT-7 and RT-9, parking spaces may be provided under the second storey or deck overhang of an infill building, within a separate accessory building (open or enclosed), or as surface parking. All parking spaces must be open on at least two sides in order to be excluded from floor area calculations~~SR~~.



Figure 7 (Parking under second storey of infill building.)

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.

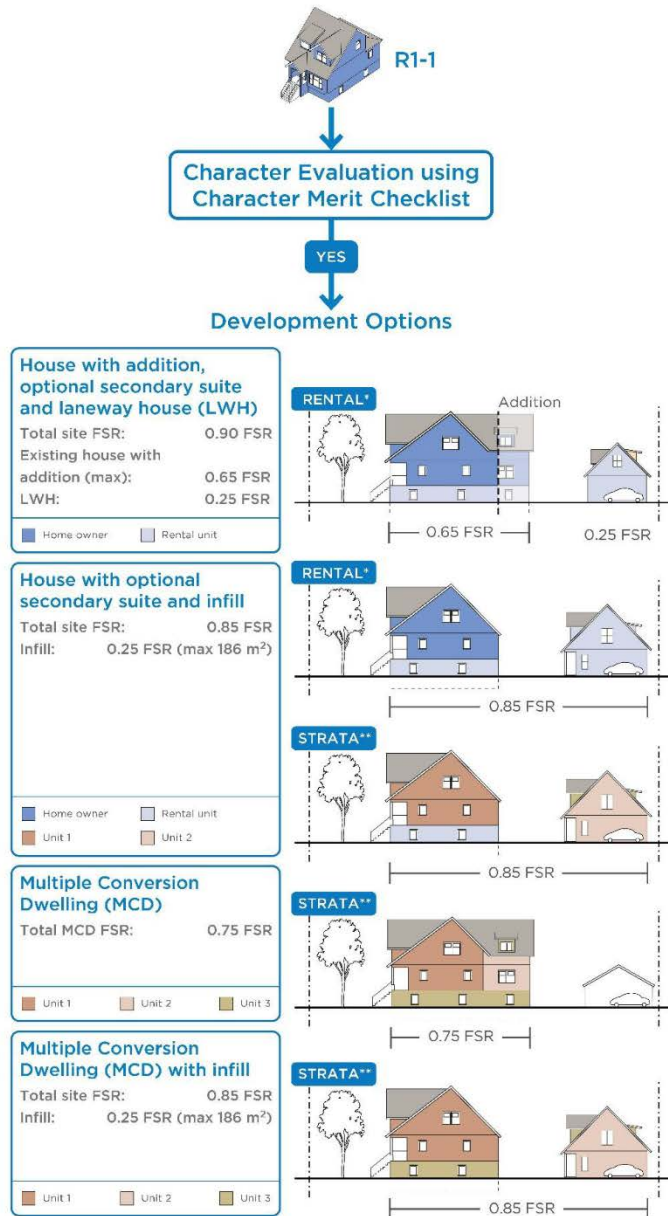
12.4 Lane Frontage

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.

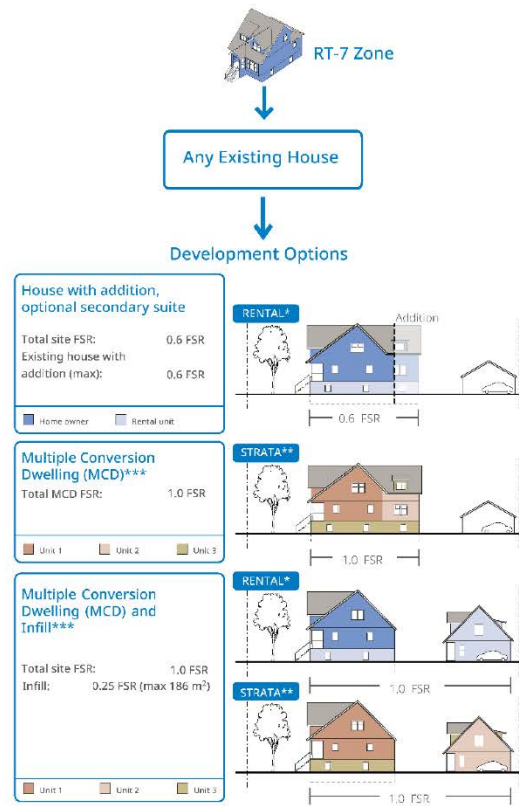
Figure 7 – Development Options for Character Houses in R1-1



* Rental projects cannot 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 existing houses in RT-7



* Rental projects cannot be converted to strata at a later date without meeting the required building upgrades.
 ** Projects that are able to be stratified may be rented.
 *** Density bonus fee not applied to character houses.

Figure 8

Figure 8 – Development options for existing houses in RT-9

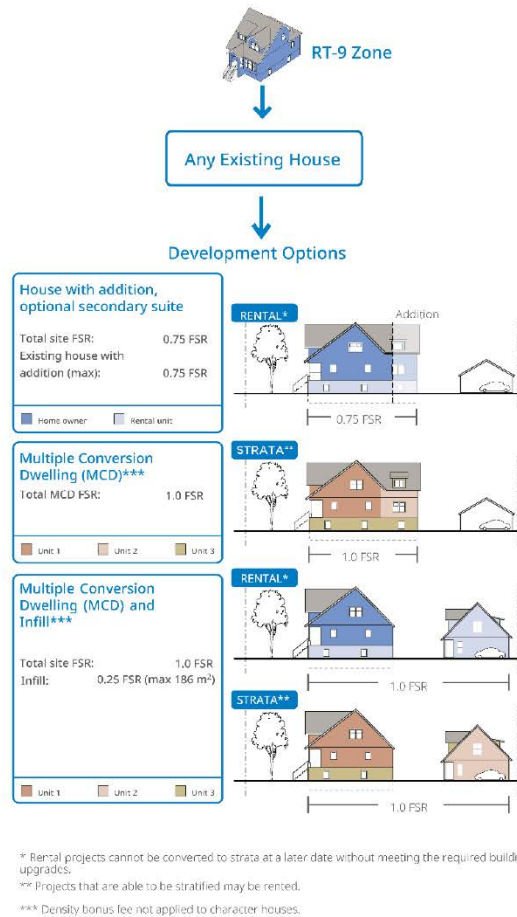


Figure 9

Appendix E Development Contribution Summary

Density Bonus Zoning Contributions Overview

Density bonus zoning contributions are used as a zoning tool that permits developers to build additional floor space, in exchange for amenities and/or affordable housing needed by the community. Amenities can be community centres, libraries, parks, childcare centres, cultural facilities, and more.

Density bonus zones allow for:

- Outright density (or base density) with no density bonus contribution.
- Additional density, up to a specified limit, with a contribution towards amenities and affordable housing.

Financial contributions are determined by the ‘affordable housing and amenity share’ contribution rates set out in Schedule F of the Zoning and Development By-law. Density bonus zoning contributions are currently approved in select zones in Norquay, Marpole, Joyce-Collingwood, Mount Pleasant, Burrard Slopes, False Creek Flats, Grandview-Woodland, Cambie Corridor, and the R1-1 zoning district. New community plan areas are actively pursuing new density bonus zoning contributions areas.

Proposed SSMUH Multiplex Density Bonus Contribution Requirements

Within the RT-7, RT-9, and FSD zones, the outright density enables the development of the minimum number of multiplex units required by legislation (up to 6 units). Should applicants seek additional floor area to enable larger units in new multiplex buildings and post-1940 conversions, a density bonus would be required to choose one of the following contribution options:

1. Paying a set-rate floor area-based contribution (see Table 1 and Table 2), or
2. Providing one below-market homeownership unit, or
3. Securing all units as purpose-built rental housing in perpetuity.

Table 1. Proposed Fixed-Rate Density Bonus Contribution for RT-7/RT-9 Multiplex (Not applicable to BMHO and Secured Rental Options)

Site Size	Bonus Density Rate (Applicable to Floor Area Between 0.7 and 1.0 FSR*)
≥317 m ² (~3,400+ ft ²) Area	\$32.29 per m ² (\$3 per ft ²)
≥464 m ² (~5,000+ ft ²) Area	\$699.65 per m ² (\$65 per ft ²)
≥557 m ² (~6,000+ ft ²) Area	\$1,506.95 per m ² (\$140 per ft ²)
≥623 m ² (~6,700+ ft ²) Area	\$1,506.95 per m ² (\$140 per ft ²)

*For pre-1940 character retention conversions, there is no density bonus contribution applicable.

**Table 2. Proposed Fixed-Rate Density Bonus Contribution for FSD Multiplex
(Not applicable to BMHO, Secured Rental, or Protected Heritage Options)**

Development Type	Bonus Density Rate
New multiplex (Applicable to floor area between 0.25 FSR + 139m ² and 0.5 FSR)	\$1,506.95 per m ² (\$140 per ft ²)
Conversions (Applicable to floor area between 0.25 FSR + 139m ² and 0.45 FSR)	

Appendix F Restricted Zone Analysis

The Small-Scale, Multi-Unit Housing (SSMUH) requirements apply to Provincially-defined “Restricted Zones”. Restricted Zones are zones that did not allow more than the residential uses set out in the definition as of December 7, 2023 (the date on which the legislation received Royal Assent). There are two tiers within the definition; one for zones that were restricted to detached one-family dwellings, and a second for zones that were restricted to one-family dwellings and duplexes, both with or without additional dwelling units in the same building or on the property (e.g. secondary suites or laneway houses).

Restricted zones that are not otherwise exempt from SSMUH by the legislation or regulations must be amended by June 30, 2024 to permit specified new housing options with a minimum number of dwelling units based on parcel size and proximity to a prescribed bus stop. Exemptions include land protected under s. 12.1(2) of the Heritage Conservation Act or s. 593 of the *Vancouver Charter*, land not connected to a water or sewer system, parcels of land larger than 4,050 m² or where subdivision is not permitted to create lots smaller than 4,050m², and lands within Transit-Oriented Areas (TOAs) that must be designated by June 30, 2024 as per other Provincial legislation (Bill 47). Lands outside an urban containment boundary are exempt from requirements to provide more than one additional housing unit on a property (e.g. a secondary suite or laneway house). The SSMUH legislation is intended to remove barriers to SSMUH housing in single-family and duplex zones. It is not intended to apply to non-residential zones like agriculture, commercial, and industrial zones, even if these non-residential zones permit a single family dwelling unit, like a caretaker unit.

Staff conducted a comprehensive review of zones that permit residential uses to determine SSMUH applicability. The table below indicates which zones were determined to be restricted as per the Provincial legislation, which were not, and provides a brief summary of the analysis. Zones which permit 3 or more principal dwelling units are generally not deemed to be restricted per the Provincial definition. This includes the newly consolidated R1-1 Residential Inclusive zone, which was enacted in October 2023 and permits housing options with up to 8 units per lot. R1-1, which replaced 9 previous RS zones, accounts for approximately 84% of the low-density residential lots in Vancouver.

Non-Restricted (No Changes Needed)	Rationale
R1-1, RT-2, RT-3, RT-5, RT-5N, RT-8, RM-1, RM-1N, RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9A, RM-9AN, RM-9, RM-9N, RM-9BN, RM-10, RM-10N, RM-11, RM-11N, RM-12N, FM-1, RR-1, RR-2A, RR-2B, RR-2C	Enable 3+ principal dwelling units by permitting multiple dwelling, townhouse, apartment, or mixed-use residential building
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, I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1,	Exempted as these zones do not fit the province's definition of "restricted" as they are not limited to detached one-family dwellings, or one-family

M-1A, M-1B, M-2, MC-1, MC-2, HA-1, HA-1A, HA-2, HA-3	dwelling and duplexes, both with or without additional dwelling units
RT-10, RT-10N, RT-11, RT-11N	Enable 3+ principal dwelling units by permitting multiple single detached houses and duplexes on one lot
RA-1 (Southlands)	Enable additional housing units in conjunction with a single detached house and is exempted from additional requirements as all lots are outside the Metro Vancouver Urban Containment Boundary
RT-1, RT-4, RT-6	Exempted as all lots are within TOAs
Restricted (Changes required to comply with SSMUH) Rationale	
RT-7, RT-9	Do not enable 3+ principal dwelling units on lots without an existing character house, which require conditional floor area incentives
CD-1 (371), CD-1 (463)	Do not enable 3+ principal dwelling units on each lot
First Shaughnessy District (FSD)	Heritage Conservation Area ODP does not exempt the entire zone and does not enable 3+ principal dwelling units on lots where heritage property is not protected

Appendix G

Summary Comparison of R1-1, SSMUH, and Proposed RT-7, RT-9 and FSD Multiplex Regulations

Table 1. R1-1 , SSMUH and Proposed RT-7, RT-9 and FSD Multiplex Regulations

	R1-1 District Regulations	SSMUH Requirements (Per Regulations)	SSMUH Recommended Regulations (Per Policy Manual)	Proposed RT-7 and RT-9 Regulations	Proposed FSD Regulations (New Build)
Number of Units	3-6 3-8 (rental) Thresholds based on site area and frontage	3-6 Thresholds based on site area and proximity to transit	-	3-6 3-8 (rental) Thresholds based on site area	4-6 4-8 (rental)
Conversion Options	No	Yes	Yes	Yes	Yes, see FSD District Schedule for conversion rules
FSR (max)	1.0	-	None	1.0	0.50
Height (max)	11.5 m & 3 storeys	-	11 m & 3 storeys	11.5 m & 3 storeys	11.5 m & 3 storeys
Front Yard (min)	4.9 m	-	2 m	4.9 m	8.5 m
Side Yard (min)	1.2 m	-	0 m - 1.2 m	1.2 m	4.5 m
Rear Yard (min)	0.9 m - 10.7 m	-	1.5 m	0.9 m - 10.7 m	4.5 - 12.1 m
Site Coverage (max)	None	-	40 - 60%	None	35%
Conversion Options (non- character / heritage)	No	-	-	Yes	Yes
Tree Protection	Required in the front yard	-	-	Required in the front yard	Required per Protection of Trees By-law
Design Guidelines	For additions, infill and conversion only	-	-	For additions, infill and conversion only	Yes
Parking	Not required, enabled	No requirement permitted	None, and no requirement permitted where	Not required, enabled	Not required, enabled

		where 6 units are required	6 units are required		
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Table 2. R1-1, SSMUH and Proposed RT-7, RT-9 and FSD Unit Thresholds

Units	R1-1 District Regulations		SSMUH Requirements (Per Regulations)		Proposed RT-7 and RT-9 Regulations		Proposed FSD Regulations	
	Min Site Area	Min Site Frontage	Min Site Area	Only Within 400 m of Prescribed Bus Stops	Min Site Area	Only Within 400 m of Prescribed Bus Stops	Min Site Area	Only Within 400 m of Prescribed Bus Stops
3	306 m ²	10 m	None	N	None	N	None**	N
4	306 m ²	10 m	280 m ²	N	280 m ²	N		
5	464 m ²	13.4 m	-	-	280 m ²	N		
6	557 m ²	15.1 m	281 m ²	Y	280 m ²	N		
7-8*	557 m ²	15.1 m	-	-	557 m ²	N		

*only permitted for secured rental developments

**all sites in FSD exceed 280 m²