



## REFERRAL REPORT

Report Date: January 21, 2025  
Contact: Chris Robertson  
Contact No.: 604.873.7684  
RTS No.: 17780  
VanRIMS No.: 08-2000-20  
Meeting Date: February 4, 2025

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Regulatory Changes Toward 3-3-3-1 Permitting Targets

### ***RECOMMENDATION TO REFER***

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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 remove and update regulations that impede permitting generally as presented in Appendix A and including the following changes:
- Simplify Horizontal Angle of Daylight regulations and rename the section to "Access to Natural Light";
  - Remove the 10% maximum area limit for building roof elements that are permitted to exceed maximum building height;
  - Remove the acoustic report requirement from various district schedules and as a consequential amendment consolidate the district schedules with N in their title with their base district schedule;
  - Revise the existing FSR incentive for Zero Emission buildings in the RA, R1 and RT districts to simplify the calculation and remove the size limit for eligible buildings to increase access;

- Add a new provision to clarify previously excluded floor area for in-suite storage will continue to be excluded for renovations;
- Allow relaxations for certain public uses to expedite the delivery of capital projects;
- Revise the existing home-based business regulations to restrict the sale of tobacco and electronic cigarette products to align with regulations set by senior levels of government;

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

- B. THAT subject to approval of recommendation A, Council also approve, in principle, related amendments to the Parking By-law, Subdivision By-law, Street and Traffic By-law and Sign By-law to update references to N districts generally as presented in Appendix B through Appendix E;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Parking By-law, Subdivision By-law, Street and Traffic By-law and Sign By-law generally as presented in Appendix B through E.

- C. 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 consequential amendments to land use documents generally as presented in Appendix G.

- D. THAT Recommendations A through C 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 any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact any rezoning by-law; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report recommends amendments to the Zoning and Development By-law and other consequential amendments to the Parking By-law, the Subdivision By-law, Sign By-law, the Street and Traffic By-law and land use documents to implement the recommended regulatory changes to advance 3-1-1-1 permitting targets directed by Council in July 2024. The amendments include updates to remove regulations related to Horizontal Angle of Daylight

requirements, area limits for discretionary building roof elements that exceed maximum building height and acoustic requirements.

Staff have also identified additional updates that will help improve permitting that are proposed in this report, including simplifying the calculation of an FSR incentive for Zero Emission Buildings, providing more flexibility for renovations and introducing relaxations for certain public uses to expedite the delivery of capital projects. Changes to the home-based business regulations, specifically to restrict the sale of tobacco and electronic cigarette products, are proposed to align with regulations set by senior levels of government.

Staff are continuing this work to advance 3-1-1-1 permitting targets and future reports are planned.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

On [July 9, 2024](#), Council approved recommendations in the report titled “Regulatory Changes to Advance Progress Toward 3-3-3-1 Permitting Targets” and directed staff to bring forward regulatory changes related to horizontal angle of daylight, mechanical equipment on rooftops and acoustical report requirements.

### ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The City Manager recommends approval of the foregoing.

### ***REPORT***

#### ***Background/Context***

On July 9, 2024, Council approved the recommendations in the report titled “Regulatory Changes to Advance Progress Toward 3-3-3-1 Permitting Targets”. The recommendations were developed through the Permit Improvement Program, with staff and consultants engaging the Development Policy Rationalization Panel. This panel, consisting of external architects and developers, was convened as part of the Permitting Improvement Program to identify opportunities for enhancing permitting processes. This report recommends amendments to the Zoning and Development By-law and consequential amendments to by-laws and land use documents to implement those to implement changes that advance Council directed permitting improvements changes. Additionally, through ongoing internal reviews, staff have identified several regulatory changes that will create efficiencies in the development review process. The following section summarizes the proposed regulatory amendments.

#### ***Strategic Analysis***

##### **Council Directed Amendments:**

The following amendments were directed by Council on July 9, 2024.

#### **1. Horizontal Angle of Daylight**

Various district schedules that permit multiple dwellings, include Horizontal Angle of Daylight regulations which include complex angle calculations and significant building separation

requirements that often require discretionary variances. Council directed amendments to remove these requirements and rely instead on existing yard, setback and window requirements to ensure access to natural light in habitable rooms.

The changes proposed in this report would remove the complex angle requirements and the section has been renamed to Access to Natural Light. The new name more accurately reflects the intent of the regulation. Habitable rooms, which include all rooms except for bathrooms and kitchens, would continue to be required to have a window on an exterior wall. As noted in the July 2024 report, further changes that would enable more inboard or “borrowed-light” rooms, including bedrooms, raise livability considerations that merit further analysis. Alongside a range of interrelated apartment design parameters such as bedroom mix requirements, staff are exploring further regulation changes through the Apartment Living work program and anticipate reporting back to Council by Q1 2026.

## **2. Area Limits for Rooftop Elements**

Section 10.1 of the Zoning and Development By-law allows the Director of Planning to exercise discretion to permit various building elements to exceed the maximum building height. It also limits the maximum area of some of these elements to 10% of the total roof area. Architectural features, mechanical equipment, chimneys, venting skylights and opening clerestory windows are all subject to the 10% roof area limit. The July 2024 report recommended removing the 10% roof area limit for mechanical equipment. Through further internal review, it is proposed that the 10% roof area limit be removed completely to simplify the regulations and provide additional efficiencies by reducing staff time needed to complete calculations and discretionary variances. Roof areas are programmed to accommodate various building elements and all allowable exclusions under this section are discretionary and will continue to require consideration of the impacts on building placement, massing, views, overlook, shadowing, and noise on a site-by-site basis.

## **3. Acoustic Report Requirements**

Acoustic reports are required at development permit for any dwelling use in many district schedules and CD-1 districts throughout the city. These reports were identified by the Permitting Improvement Program as adding an additional expense and time to the development process. Through the July 2024 report, Council directed amendments to remove the acoustic report requirements as these reports recommend noise mitigation measures at a stage when window and wall assemblies have not been determined and because building technology has advanced since the report requirements were introduced.

Section 10.2 outlines the acoustic report requirements and the district schedules where they apply which includes any district with an N in the title, the C-1, C-2, C-5, C-5A, C-6, C-7, C-8, FC-2, IC-3, MC-1, MC-2, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, RR-2A, RR-2B, RR-2C, RR-3A, or RR-3B districts and the CD-1 districts. This section is proposed to be removed and as a consequential amendment, the districts with an N in the title are also proposed to be removed as the N is only used to indicate that the acoustic regulations in section 10 apply in that district. The properties located in those N districts would then be rezoned to the associated base district in the same district schedule, meaning that none of the other regulations that apply to them would change. For example, properties under the RM-1N district would now be RM-1. This consolidation would also reduce the number of distinct districts by 17.

### **Additional Proposed Amendments:**

The following amendments are also proposed to improve permitting.

#### **4. Zero Emission Buildings**

Section 10.33.1(e) was originally created to provide a floor area incentive for zero emission houses in the RA, R1 and RT districts. Its use is currently limited to buildings that are less than 465 m<sup>2</sup>. In response to applicant feedback, an amendment is proposed to allow more projects to access the incentive by limiting the maximum amount of the floor area exclusion to 88m<sup>2</sup> rather than limiting the incentive to buildings of a certain size.

Section 10.33.1(e) also contains a lengthy description of unit types. Amendments are recommended to simplify the description while defining the same unit types.

#### **5. Floor Area Exclusions for In-Suite Storage**

In-suite storage for multiple dwellings is incentivized in many district schedules through a floor area exemption of up to 3.7 m<sup>2</sup> per dwelling unit. For renovations to existing units, staff perform historical research and plan-checking to confirm the floor area previously approved by Development Permit. Challenges frequently arise where renovations include conversion of storage space that was previously exempted from FSR into living space as that may result in, the building exceeding the maximum allowable floor area.

In order to allow more flexibility for renovations that involve changes to in-suite storage and free up staff time spent verifying floor area, this report recommends adding a provision in Section 10 of the by-law to continue to exempt floor area that was provided for in-suite storage up to the original floor area exemption. Staff are proposing that this new regulation only be applicable to units after two years of occupancy to ensure it is for private owners pursuing renovations.

#### **6. Relaxations to support and expedite the delivery of public projects**

Community centres, neighbourhood houses, rinks, swimming pools, libraries, firehalls, ambulance and police stations are public facilities essential to every part of the city. In many cases, while the use is permitted, the building height, density or setbacks do not allow for the building typology of these permitted uses because the regulations were created for typical uses. For example, almost half (46%) of community centres are located in the R1-1 district and public facilities in this district would be required to follow regulations designed for residential uses. The result is public projects are required to go through rezoning or to the Board of Variance to allow for a slight relaxation of a side yard, density, or building height.

Section 565A.(e)(iii) of the Vancouver Charter provides Council the authority to provide relaxations to zoning regulations where Council determines that the proposed development makes provision for public space or activities. The Zoning and Development By-law already allows for discretion for elementary and secondary schools in Section 5 which was introduced in 1997. To facilitate the development of near-term public projects, staff are proposing to expand this relaxation to include ambulance station, community centre, neighbourhood house, rink, swimming pool, library, and public authority use limited to firehall and police station as uses where the Director of Planning or the Development Permit Board could relax the provisions of the Zoning and Development By-law.

## **7. Home-based business amendments to correct an inadvertent omission that was made during the Fall 2024 regulatory update**

The current home-based business regulations prohibit age-restricted business types from operating as a home-based business, including casinos, liquor and cannabis retail which have a 19-plus age requirement. The age restriction for customers was established by senior levels of government. Provincial and federal regulations also classify the retailing of tobacco, vapour and nicotine products as age-restricted businesses. To align with senior government's regulations, the amendments proposed in this report will add age-restricted tobacco, vapour and nicotine products retail to the list of activities that cannot be licensed as a home-based business.

For further details on the proposed amendments described in this section see Appendix F: Summary of By-law Amendments and Appendix G: Summary of Land Use Document Amendments.

### ***Financial Implications***

Approval of the proposed amendments is intended to improve the efficiency of City permitting processes with the potential of making development more viable and affordable.

### **CONCLUSION**

This report recommends amendments to the Zoning and Development By-law as well as consequential amendments to other by-laws and land use documents to remove complicated regulations and allow more flexibility for certain uses and projects. If approved, these amendments are expected to improve permitting and aid the delivery of more housing and public projects.

### **LIST OF APPENDICES**

- Appendix A: Amendments to the Zoning and Development By-law
- Appendix B: Amendments to the Parking By-law
- Appendix C: Amendments to the Subdivision By-law
- Appendix D: Amendments to the Street and Traffic By-law
- Appendix E: Amendments to the Sign By-law
- Appendix F: Summary of By-law Amendments
- Appendix G: Summary of Land Use Document Amendments

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**APPENDIX A**  
**DRAFT By-law to amend the Zoning and Development By-law No. 3575**  
**regarding acoustics, horizontal angle of daylight 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 No. 3575.
2. Council amends the Zoning District Plan attached as Schedule D to Bylaw No. 3575, and amends or substitutes the boundaries and districts shown on it, by striking out all references to the RM-1N, RM-4N, RM-7N, RM-7AN, RM-8N, RM-8AN, RM-9AN, RM-9N, RM-9BN, RM-10N, RM-11N, RM-12N, RT-4N, RT-4AN, RT-5N, RT-10N, and RT-11N districts and substituting references to the RM-1, RM-4, RM-7, RM-7A, RM-8, RM-8A, RM-9A, RM-9, RM-9B, RM-10, RM-11, RM-12, RT-4, RT-4A, RT-5, RT-10 and RT-11 districts, respectively.
3. Council rezones and moves sites in the RM-1N, RM-4N, RM-7N, RM-8N, RM-8AN, RM-9AN, RM-9N, RM-10N, RM-11N, RT-4N, RT-4AN, RT-5N, RT-10N, and RT-11N districts to the RM-1, RM-4, RM-7, RM-8, RM-8A, RM-9A, RM-9, RM-10, RM-11, RT-4, RT-4A, RT-5, RT-10 and RT-11 districts, respectively.
4. In section 5.1.3, Council strikes out “, RT-10N, RT-11 or RT-11N districts” and substitutes “or RT-11 districts”.
5. In section 10, Council strikes out section 10.2 in its entirety, including the title and section 10.2.1, and substitutes the following:  
  

**“Section 10.2 [Reserved]”.**
6. In section 1.1 of the RM-1 and RM-1N Districts Schedule, Council strikes out “In the RM-1N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.
7. In section 1.1 of the RM-3A District Schedule, Council strikes out “the RM-3A, RM-4, and RM-4N Guidelines for Social Housing” and substitutes “the RM-3A and RM-4 Guidelines for Social Housing”.
8. In section 1.1 of the RM-4 and RM-4N Districts Schedule, Council:
  - (a) strikes out “In the RM-4N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”; and
  - (b) strikes out “the RM-3A, RM-4, and RM-4N Guidelines for Social Housing” and substitutes “the RM-3A and RM-4 Guidelines for Social Housing”.
9. In the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, Council:
  - (a) in section 1.1, strikes out “Acoustic regulations in Section 10 of this by-law apply to all dwelling units.”;

- (b) strikes out sections 4.6 in its entirety, including section 4.6.1; and
  - (c) strikes out Map 1 in its entirety.
10. In section 1.1 of the RM-6 District Schedule, Council strikes out “Acoustic regulations in Section 10 of this by-law apply to all dwelling units.”.
11. In section 1.1 of the RM-7, RM-7N and RM-7AN Districts Schedule, Council:
- (a) strikes out “In the RM-7N and RM-7AN districts, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”; and
  - (b) strikes out “, RM-7AN Guidelines”.
12. In the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule, Council:
- (a) in section 1.1, strikes out “In the RM-8N and RM-8AN districts, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.
  - (b) strikes out “RM-8, RM-8N, RM-8A and RM-8AN” wherever it appears, including the title, and substitutes “RM-8 and RM-8A”;
  - (c) in Map 1, strikes out “RM-8N” wherever it appears and substitutes “RM-8”; and
  - (d) in Map 2, strikes out “RM-8/RM-8N” wherever it appears and substitutes “RM-8”.
13. In section 1.1 of the RM-9A and RM-9AN Districts Schedule, Council strikes out “In the RM-9AN district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.”.
14. In section 1.1 of the RM-9, RM-9N and RM-9BN Districts Schedule, Council strikes out “In the RM-9N and RM-9BN districts, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.”.
15. In section 1.1 of the RM-10 and RM-10N Districts Schedule, Council strikes out “In the RM-10N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.
16. In the RM-11 and RM-11N Districts Schedule, Council:
- (a) in section 1.1, strikes out “In the RM-11N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.”; and
  - (b) in section 5.1:
    - a. strikes out “the acoustic regulations in Section 10 of this by-law and”, and
    - b. strikes out “horizontal angle of daylight” and substitutes “access to daylight”.
17. In the RM-12N District Schedule, Council:
- (a) in section 1.1, strikes out “Acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”; and



- (b) in Map 1, strikes out “RM-12N” wherever it appears and substitutes “RM-12”.
18. In the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule, Council:
- (a) in section 1.1, strikes out “In the RT-4N and RT-4AN districts, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”; and
- (b) strikes out “RT-4, RT-4A, RT-4N and RT-4AN” wherever it appears, including the title, and substitutes “RT-4 and RT-4A”.
19. In section 1.1 of the RT-5 and RT-5N Districts Schedule, Council strikes out “In the RT-5N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.
20. In section 1.1 of the RT-10 and RT-10N Districts Schedule, Council strikes out “In the RT-10N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.
21. In section 1.1 of the RT-11 and RT-11N Districts Schedule, Council strikes out “In the RT-11N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.
22. In section 1.1 of the RR-1 District Schedule, the RR-2A, RR-2B and RR-2C Districts Schedule, the RR-3A and RR-3B Districts Schedule, the FC-2 District Schedule, the IC-3 District Schedule, and the MC-1 and MC-2 Districts Schedule, Council strikes out “Acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.
23. In section 1.1 of the C-2 District Schedule, the C-3A District Schedule, the C-5, C-5A and C-6 Districts Schedule, and the C-7 and C-8 Districts Schedule, Council strikes out “Acoustic regulations in Section 10 of this by-law apply to dwelling units.”.
24. In the C-7 and C-8 Districts Schedule, Council strikes out section 4.3 in its entirety.
25. Council strikes out “RM-1 and RM-1N districts”, “RM-4 and RM-4N districts”, “RM-4 and RM-4N Districts”, “RM-8A and RM-8AN districts”, “RM-9A and RM-9AN districts”, “RM-9A and RM-9AN zoning districts”, “RM-9 and RM-9N districts”, “RM-10 and RM-10N districts”, “RM-10 and RM-10N zoning districts”, “RM-11 and RM-11N districts”, “RM-11 and RM-11N zoning districts”, “RT-4 and RT-4N districts”, RT-4A and RT-4AN districts”, “RT-5 and RT-5N districts”, “RT-5 and RT-5N Districts”, “RT-10 and RT-10N districts”, and “RT-11 and RT-11N districts” wherever they appear, and substitutes “RM-1 district”, “RM-4 district”, “RM-4 District”, “RM-8A district”, “RM-9A district”, “RM-9A zoning district”, “RM-9 district”, “RM-10 district”, “RM-10 zoning district”, “RM-11 district”, “RM-11 zoning district”, “RT-4 district”, RT-4A district”, “RT-5 district”, “RT-5 District”, “RT-10 district”, and “RT-11 district”, respectively.
26. Council strikes out “and RM-1N”, “and RM-4N”, “and RM-8AN”, “and RM-9AN”, “and RM-10N”, “and RM-11N”, “and RT-4AN”, “and RT-5N”, “and RT-10N”, and “and RT-11N” wherever they appear, including the titles of the district schedules.

27. Council strikes out “, RM-1N”, “, RM-4N”, “, RM-7N”, “, RM-8N”, “, RM-8AN”, “, RM-9AN”, “, RM-9N”, “, RM-10N”, “, RM-11N”, “, RT-4N”, “, RT-4AN”, “, RT-5N”, “, RT-10N”, and “, RT-11N” wherever they appear.

28. Council strikes out “RM-7AN”, “RM-9BN” and “RM-12N” wherever they appear, including the titles of the district schedules, and substitutes “RM-7A”, “RM-9B” and “RM-12”, respectively.

29. Council strikes out “RM-1N”, “RM-4N”, “RM-7N”, “RM-8N”, “RM-8AN”, “RM-9N”, “RM-9AN”, “RM-10N”, “RM-11N”, “RT-4N”, “RT-4AN”, “RT-5N”, “RT-10N” and “RT-11N” wherever they appear.

30. In section 5.1, Council:

- (a) renumbers section 5.1.4 as section 5.1.5; and
- (b) adds a new section 5.1.4 as follows:

“5.1.4 Except as otherwise specified in this by-law, the Director of Planning or Development Permit Board may relax the provisions of this by-law for a building that provides for public space or activities containing only 1 or more of the following uses:

- (a) ambulance station;
- (b) community centre or neighbourhood house;
- (c) library;
- (d) a public authority use, limited to fire hall and police station;
- (e) rink;
- (f) school – elementary or secondary; or
- (g) swimming pool;

if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and the impact on the liveability of neighbouring residents.”

31. In section 5.2.1, Council:

- (a) strikes out subsections (e) and (f);
- (b) renumbers subsections (g), (h) and (i) as subsections (e), (f) and (g), respectively; and
- (c) in subsection (e), strikes out “section 5.2.1(g)” and substitutes “section 5.2.1(e)”.

32. In section 10.1.1, Council strikes out “if, except for the items set out in sections 10.1.1(d), 10.1.1(f), 10.1.1(g), 10.1.1(h), they do not in total cover more than 10% of the roof area on which they are located as viewed from directly above, and”.

33. In section 10.33.1(e), Council:

- (a) adds “is limited to a maximum of 88 m<sup>2</sup>, and” after “except that this exclusion”;
- (b) in clause (ii), adds “or” after “under section 10.19.1,”;
- (c) strikes out clause (iii);

- (d) renumbers clause (iv) as clause (iii); and  
(e) in clause (iii), strikes out “December 31, 2025” and substitutes “January 31, 2026”.
34. In section 10, Council adds a new section 10.37 in the correct numerical order as follows:
- “10.37 Floor Area Exclusions for Residential Storage**
- 10.37.1 Despite section 10.9, for renovations to existing buildings, any floor area excluded for residential storage within a dwelling unit will continue to be excluded from the computation of floor area even if not used as residential storage, if:
- (a) it has been at least 2 years since initial occupancy of the dwelling unit; and
  - (b) no exterior walls are relocated.”.
35. In section 11.4.3, Council:
- (a) strikes out section 11.4.3.2;
  - (b) renumbers section 11.4.3.3 as section 11.4.3.2; and
  - (c) in section 11.4.3.2, strikes out “10.7 m” and substitutes “11.5 m”.
36. In section 11.8, Council adds the following new sections in the correct numerical order:
- “11.8.13 Tobacco and Electronic Cigarettes**
- 11.8.13.1 Retail uses that include the sale of tobacco leaves or products produced from tobacco in any form or for any use are not permitted as a home-based business.
- 11.8.13.2 Retail uses that include the sale of electronic cigarettes, electronic pipes, electronic hookahs, or similar devices that can be used to deliver nicotine or other substances, and replaceable cartridges and refills used with those devices are not permitted as a home-based business.”.
37. In section 4.2 of the RR-3A and RR-3B Districts Schedule, the C-1 District Schedule, the C-2 District Schedule, the C-2B District Schedule, the C-2C District Schedule, the C-2C1 District Schedule, the C-7 and C-8 Districts Schedule, and the HA-3 District Schedule, Council:
- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”; and
  - (b) strikes out sections 4.2.3 through 4.2.6.
38. In section 4.3 of the RM-2 District Schedule, the RM-3 District Schedule, the RM-3A District Schedule, the RM-4 District Schedule, the RM-6 District Schedule, the C-3A District Schedule, the C-5, C-5A and C-6 Districts Schedule, and the FC-2 District Schedule, Council:
- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”; and
  - (b) strikes out sections 4.3.3 through 4.3.6.

39. In section 4.4 of the RM-11 District Schedule, the RM-12 District Schedule, the RT-2 District Schedule, the RR-1 District Schedule, the RR-2A, RR-2B and RR-2C Districts Schedule, and the HA-1 and HA-1A Districts Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;  
and
- (b) strikes out sections 4.4.3 through 4.4.6.

40. In section 4.4 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;  
and
- (b) strikes out sections 4.4.3 through 4.4.7.

41. In section 4.5 of the RM-10 District Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;  
and
- (b) strikes out sections 4.5.3 through 4.5.6.

42. In section 4.6 of the RM-1 District Schedule, the RM-7 and RM-7A Districts Schedule, the RM-9 and RM-9B Districts Schedule, and the RM-9A District Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;  
and
- (b) strikes out sections 4.6.3 through 4.6.6.

43. In section 4.7 of the RM-8 and RM-8A Districts Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;  
and
- (b) strikes out sections 4.7.3 through 4.7.6.

44. 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.

45. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this                      day of                      , 2025

\_\_\_\_\_  
Mayor

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



Appendix C

**DRAFT By-law to amend Subdivision By-law No. 5208  
regarding acoustics**

*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 or schedules of Subdivision By-law No. 5208.
2. In Table 1 of Schedule A, Council:
  - (a) strikes out the lines for RT-4N, RT-4AN, RT-5N, RT-10N, and RT-11N;
  - (b) strikes out the lines for RM-1N, RM-4N, RM-7N, RM-8AN, RM-8N, RM-9AN, RM-9N, RM-10N and RM-11N;
  - (c) strikes out "RM-7AN" and substitutes "RM-7A";
  - (d) strikes out "RM-9BN" and substitutes "RM-9B"; and
  - (e) strikes out "RM-12N" and substitutes "RM-12".
3. In Table 2 of Schedule A, Council:
  - (a) strikes out the lines for RT-10N and RT-11N;
  - (b) strikes out the lines for RM-1N, RM-4N, RM-7N, RM-8AN, RM-8N, RM-9AN, RM-9N, RM-10N, and RM-11N; and
  - (c) strikes out "RM-7AN" and substitutes "RM-7A";
  - (d) strikes out "RM-9BN" and substitutes "RM-9B"; and
  - (e) strikes out "RM-12N" and substitutes "RM-12".
4. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Mayor

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



Appendix E

DRAFT By-law to amend Sign By-law No. 11879  
regarding acoustics

*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 of the Sign By-law No. 11879.
2. In Column 2 of Table 1 in section 7.1, Council:
  - (a) strikes out "RT-4N, RT-4AN,";
  - (b) strikes out "RT-5N,"
  - (c) strikes out "RT-10N,";
  - (d) strikes out "RT-11N,";
  - (e) strikes out "RM-1N,";
  - (f) strikes out "RM-4N,";
  - (g) strikes out "RM-7N, RM-7AN" and substitutes "RM-7A";
  - (h) strikes out "RM-8N,";
  - (i) strikes out "RM-8AN,";
  - (j) strikes out "RM-9N, RM-9AN, RM-9BN" and substitutes "RM-9B"; and
  - (k) strikes out "RM-11N, and RM-12N" and substitutes "RM-12".
3. This by-law comes into force and takes effect upon enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Mayor

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



Appendix F

Note: Amendments will be prepared generally in accordance with the provisions listed below. 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.

**Table 1: Summary of By-law Amendments to Related to Acoustics**

By-law	Section/ Schedule Name	Section #	Description of Amendment	Rationale
<b>Zoning and Development By-law</b>	<b>District Schedules</b>	Titles	Delete references to N districts.	Amendments remove Section 10.2 and acoustic reports requirements. A consequential amendment is the consolidation of the district schedules with N in their title with their base district schedule.
	<b>Section 2</b>	Rental Housing Unit Under- Utilized Lots	Delete references to N districts.	
	<b>Section 4</b>	4.3.9 4.8(n)(ii)		
	<b>Section 5</b>	5.1.3 5.2.4		
	<b>Section 9</b>	9.1.1		
	<b>Section 10</b>	10.2	Delete all of section 10.2 – Acoustics.	
	<b>RT-4, RT-4A, RT-4N and RT- 4AN</b>	1.1 1.2 2.1 3.1.2	Delete references to N districts.	
	<b>RT-5 and RT-5N</b>	1.1 1.2		
<b>RT-6</b>	1.1			

By-law	Section/ Schedule Name	Section #	Description of Amendment	Rationale
	<b>RT-10 and RT-10N</b>	1.1 1.2		
	<b>RT-11 and RT-11N</b>	1.1 1.2		
	<b>RM-1 and RM-1N</b>	1.1 1.2		
	<b>RM-4 and RM-4N</b>	1.1 1.2		
	<b>RM-5, RM-5A, RM-5B, RM-5C and RM-5D</b>	1.1 4.6 Map 1	Remove reference to section 10 acoustic requirements that would no longer apply.  Delete map showing where acoustic reports are required.	
	<b>RM-6</b>	1.1	Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>RM-7, RM-7N and RM-7AN</b>	1.1 1.2 2.2.11	Delete references to N districts.	
<b>RM-8, RM-8N, RM-8A and RM-8AN</b>	1.1 1.2 2.2.13 3.1.1.1(b) 3.1.1.3 3.1.2.12 3.2.1.3 4.1.2 Map 1	Delete references to N districts.  Remove reference to section 10 acoustic requirements that would no longer apply.		

By-law	Section/ Schedule Name	Section #	Description of Amendment	Rationale
		Map 2		
	<b>RM-9A and RM-9AN</b>	1.1 1.2 4.1.2	Delete references to N districts.  Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>RM-9, RM-9N and RM-9BN</b>	1.1 1.2 2.1 3.1.1.1 3.3.1.1 3.4.1.1 3.5.1.1 3.6.1.1 3.7.1.1 3.8.1.1 3.9.1.1 4.1.2	Delete references to N districts.  Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>RM-10 and RM-10N</b>	1.1 1.2 2.2.5 3.5 4.1.2	Delete references to N districts.	
	<b>RM-11 and RM-11N</b>	1.1 1.2 1.2 1.2 2.2.6 3.5 4.1.2	Delete references to N districts.  Remove reference to section 10 acoustic requirements that would no longer apply.	

By-law	Section/ Schedule Name	Section #	Description of Amendment	Rationale
		5		
	<b>RM-12N</b>	1.1 1.2 1.2 1.2 2.2.3 3.5 4.1.2 Map 1	Delete references to N districts.  Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>RR-1</b>	1.1	Delete references to N districts.	
	<b>RR-2A, RR-2B and RR-2C</b>	1.1	Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>RR-3A and RR-3B</b>	1.1	Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>C-2</b>	1.1	Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>C-3A</b>	1.1	Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>C-5, C-5A and C-6</b>	1.1	Remove reference to section 10 acoustic requirements that no would longer apply.	

By-law	Section/ Schedule Name	Section #	Description of Amendment	Rationale
	<b>C-7 and C-8</b>	1.1 4.3	Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>FC-2</b>	1.1	Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>IC-3</b>	1.1	Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>MC-1 and MC-2</b>	1.1	Remove reference to section 10 acoustic requirements that would no longer apply.	
	<b>Schedule D</b>	Zoning District Plan	Delete references to N districts.	
	<b>Schedule F</b>		Delete references to N districts.	
<b>Sign By-law</b>	<b>Section 7.1</b>	Table 1	Delete references to N districts.	
<b>Parking By-law</b>	<b>Section 4</b>	4.1.3 (b) 4.2.1(c)	Delete references to N districts.	
	<b>Section 5</b>	5.2.1		
<b>Street and Traffic By-law</b>	<b>Schedule F</b>		Delete references to N districts.	
<b>Subdivision</b>	<b>Schedule A</b>	Table 1 Table 2	Delete references to N districts.	

**Table 2: Summary of Zoning and Development By-law Amendments to Related to the Removal of Horizontal Angle of Daylight Regulations**

Section Name	Section #	Description of Amendment	Rationale
<b>RR-3A and RR-3B</b> <b>C-1</b> <b>C-2</b> <b>C-2B</b> <b>C-2C</b> <b>C-2C1</b> <b>C-7 and C-8</b> <b>HA-3</b>	4.2	Rename the Horizontal Angle of Daylight regulation to Access to Daylight.  Delete regulations requiring angle calculations while leaving in existing window requirements for habitable rooms.	Amendments remove Horizontal Angle of Daylight regulations related to angle and distance calculations.
<b>RM-2</b> <b>RM-3</b> <b>RM-3A</b> <b>RM-4 and RM-4N</b> <b>RM-6</b> <b>C-3A</b> <b>C-5, C-5A and C-6</b> <b>FC-2</b>	4.3		
<b>RT-2</b> <b>RM-5, RM-5A, RM-5B, RM-5C and RM-5D</b> <b>RM-11 and RM-11N</b> <b>RM-12N</b> <b>RR-1</b> <b>RR-2A, RR-2B and RR-2C</b> <b>HA-1</b>	4.4		
<b>RM-10 and RM-10N</b>	4.5		
<b>RM-1 and RM-1N</b> <b>RM-7, RM-7N and RM-7A</b> <b>RM-9A and RM-9AN</b> <b>RM-9, RM-9N and RM-9BN</b>	4.6		
<b>RM-8, RM-8N, RM-8A and RM-8AN</b>	4.7		

**Table 3: Summary of Zoning and Development By-law Amendments to Related to Area Limits for Roof-top Programming**

Section Name	Section #	Description of Amendment	Rationale
Section 10	10.1.1	Removal of 10% roof area limit for items that are permitted to exceed the maximum building height	Removing the 10% area limit will allow more flexibility for rooftop programming

**Table 4: Summary of Zoning and Development By-law Amendments to Related to FSR Incentives for Zero Emission Buildings**

Section Name	Section #	Description of Amendment	Rationale
10	10.33.1(e)	Revise the existing FSR incentive for Zero Emission buildings to allow more buildings to access it by removing the size limit for eligible buildings	Amendment will incentivise more zero emission buildings and simplify the regulation

**Table 5: Summary of By-law Amendments Related to In-suite Storage**

Section Name	Section #	Description of Amendment	Rationale
10	10.14	Add a new provision to section 10 to clarify previously excluded floor area for in-suite storage will continue to be excluded for renovations	Amendment will remove the requirement for staff to verify if storage was excluded when applications for renovations to existing buildings are received, to be applicable after 2 years of occupancy.

**Table 6: Summary of Zoning and Development By-law Amendments to Related to the Delivery of Public Projects**

Section Name	Section #	Description of Amendment	Rationale
Section 5	5.1.4	Add new Section 5.1.4 and renumber subsequent sections	Amendment will allow for an expansion of the existing relaxation for elementary and secondary schools to include ambulance station, community centre, neighbourhood house library, and public authority use limited to firehall and police station as uses where the Director of Planning or the Development Permit Board could relax the provisions of the Zoning and Development By-law
Section 5	5.2.1	Delete 5.2.1(e) and (f) and renumber subsequent sections	Relaxations for elementary and secondary schools are being incorporated to the new section 5.1.4
Section 11	11.4.3	Delete 11.4.3.2 and renumber subsequent sections  Update height limit from 10.7 m to 11.5 m in the renumbered 11.4.3.2	Section is being incorporated into the new section 5.1.4  Height limit should reflect the maximum height for the R1-1 District Schedule but was inadvertently missed when those amendments were brought forward

**Table 7: Summary of Zoning and Development By-law Amendments Related to the Sale of Tobacco and Electronic Cigarettes in Home-based Businesses**

Section Name	Section #	Description of Amendment	Rationale
11	11.8.13	Introduce a new use-specific regulation to restrict the sale of tobacco and electronic cigarettes in home-based businesses to align with senior government regulations	Amendment corrects an inadvertent omission that was made during the Fall 2024 regulatory update for home-based businesses.



Appendix G

Summary of Land Use Document Amendments

*Note: Amendments to Council-adopted policies will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

Document	Section	Description of Amendment	Rationale
<b>C-1 Guidelines</b>	4.4	Delete Section 4.4 Horizontal Angle of Daylight	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
<b>C-2 Guidelines</b>	4.8	Delete Section 4.8 Horizontal Angle of Daylight	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
<b>C-2, C-2B, C-2C, and C-2C1 - Guidelines - Residential Rental Tenure Buildings</b>	4.8	Delete Section 4.8 Horizontal Angle of Daylight	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
<b>Arbutus C-7 and C-8 Guidelines</b>	2.4	Provision of sufficient daylight access to individual units and open spaces is one of the most challenging aspects in the design of high density lowrise housing. <del>The horizontal angle of daylight guidelines in section 4.8 should be supplemented with the following considerations</del> For dwelling uses:	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
	2.6	Non-residential components of mixed use developments, such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. In addition, noise from traffic and a potential transit line should be considered in building design. The restrictions on uses noted in section 3 will ensure a level of compatibility for uses within buildings. <del>In addition, Section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for developments containing dwelling uses and located on 12th Avenue, Arbutus Street, or abutting the rail right-of-way, and for all mixed-use developments containing dwelling uses.</del>	Remove reference to Section 10.2 and acoustic report requirements to align with proposed updates to the Zoning and Development By-law.
	4.8	Delete Section 4.8 Horizontal Angle of Daylight	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
<b>FC-2 - False Creek Flats - The Innovation Hub Guidelines</b>	2.6.1	2.6.1 Residential: For dwelling uses <del>the horizontal angle of daylight (H.A.D.) regulations in section 4.3 of the District Schedule should be supplemented with the following considerations:</del>	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
<b>IC-3 - False Creek Flats Guidelines</b>	2.5	For dwelling uses <del>the horizontal angle of daylight (H.A.D.) regulations in the District Schedule should be supplemented with the following considerations:</del>	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
<b>Norquay Village Character House and Retention Guidelines</b>	1 2.4(b)	Remove all references to “and RM-7N” and “and RT-11N”	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
<b>MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) and False Creek Flats (Malkin Atlantic Prior) Areas</b>	2.4	<del>The horizontal angle of daylight regulations in section 4.2 of the Districts Schedule should be supplemented with the following considerations: For dwelling uses:</del>	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	2.6	The restrictions on uses noted in section 3 of the guidelines will ensure a level of compatibility for uses within buildings, on adjacent sites, and in neighbouring areas. <del>In addition, section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for developments containing residential uses.</del>	Remove reference to Section 10.2 and acoustic report requirements to align with proposed updates to the Zoning and Development By-law.
	4.7	Delete Section 4.7 Horizontal Angle of Daylight	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
<b>RM-1 and RM-1N Guidelines</b>	Title 1 1.1 Appendix A (map labels)	Remove all references to “RM-1N” and “and RM-1N”  Remove all references to “RM-1 and RM-1N districts” and replace with “RM-1 district”	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
	8.1	<del>Section 10.2 of the Zoning and Development By-law which applies along noisy arterials, contains acoustic standards and requires an acoustical</del>	Remove reference to Section 10.2 and acoustic report requirements to align with

Document	Section	Description of Amendment	Rationale
		<del>report.</del> Noise impacts to habitable areas in new development should be minimized through measures which may include:	proposed updates to the Zoning and Development By-law.
<b>RM-3A, RM-4, and RM-4N Guidelines for Social Housing</b>	Title 1.1 1.2 2.1	Remove all references to the “RM-4N” and “and RM-4N”  Remove all references to “RM-3A, RM-4, and RM-4N” and replace with “RM-3A and RM-4”  Remove all references to “RM-3A, RM-4, or RM-4N” and replace with “RM-3A or RM-4”	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
<b>RM-6 West End Georgia/Alberni Guidelines</b>	2.8(a)	Delete 2.8(a) and renumber 2.8(b)	Remove reference to Section 10.2 to align with proposed updates to the Zoning and Development By-law
<b>RM-7 and RM-7N Guidelines</b>	2.2.1	The RM-7 <del>and RM-7N districts</del> district provides an array of options for individual lots and consolidated sites, as shown in Table 1. Lock-off units are permitted as per section 3.1 of these guidelines.	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
	2.2.2	The RM-7 <del>and RM-7N districts</del> district encourages the following forms of development: townhouses, triplexes and freehold rowhouses.	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
	Title 1 1.2(d) 2.2.1(a) 2.2.1(d) 2.2.2 2.3 4.4 4.8.1(a) 4.8.2 9	Remove all references to “RM-7N” “,RM-7N” and “and RM-7N”  Remove all references to “RM-7 and RM-7N districts” and replace with “RM-7 district”  Remove all references to “RM-7AN” and replace with “RM-7A”	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
	2.4.1	Delete 2.4.1 and renumber the rest of 2.4.1	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	2.4.2	(b) The provision of natural ventilation should <del>work in conjunction with Horizontal Angle of Daylight regulations to</del> ensure that each habitable room is equipped with an openable window.	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	4.7	4.7 <del>Horizontal Angle of Daylight Access to Natural Light</del>  The <del>Horizontal Angle of Daylight Access to Natural Light</del> regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.	Remove reference to Horizontal Angle of Daylight regulations and update references to “Access to Natural Light” to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
		<p>(a) The variance of <del>Horizontal Angle of Daylight access to natural light</del> requirements provided for in the RM-7, and RM7N <del>and RM-7AN</del> Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p> <p>(b) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard. Variance of the <del>Horizontal Angle of Daylight- access to natural light regulations</del> cannot be considered for primary living spaces (i.e., living rooms).</p> <p>(c) To ensure the liveability of rooms at the basement level, the basement floor should not be placed more than 0.9 m (3 ft.) lower than the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.</p> <p><del>(d) In the case of lock-off units, the required distance for an unobstructed view is delineated by the Lock-Off Unit Guidelines.</del></p>	
<b>RM-7AN Guidelines</b>	1	<p>These guidelines are to be used in combination with the RM-7AN district in the RM-7, <del>RM-7N</del> and RM-7AN Districts Schedule of the Zoning and Development By-law.</p>	

Document	Section	Description of Amendment	Rationale
	Title 1.2 2.2.1 2.2.1(A) 2.2.1(D) 2.2.2 2.3 4.6 4.10.1(a) 4.10.2	Remove all references to “RM-7N” “, RM-7N” and “and RM-7N”  Remove all references to “RM-7AN” and replace with “RM-7A”	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
	2.4.1	Delete 2.4.1(b) and renumber the rest of 2.4.1	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	2.4.2	(b) The provision of natural ventilation should <del>work in conjunction with Horizontal Angle of Daylight regulations to</del> ensure that each habitable room is equipped with an openable window.	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	2.5(e)	Delete Section 2.5(e)	Remove reference to Section 10.2 to align with proposed updates to the Zoning and Development By-law
	4.9	<del>4.9 Horizontal Angle of Daylight Access to Natural Daylight</del>  The <del>Horizontal Angle of Daylight Access to Natural Daylight</del> regulation helps to ensure the liveability within a dwelling unit by requiring a	Remove reference to Horizontal Angle of Daylight regulations and update references to “Access to Natural Light” to align with proposed updates to the

Document	Section	Description of Amendment	Rationale
		<p>window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p> <p>(a) The variance of <del>horizontal angle of daylight access to natural daylight</del> requirements provided for in the RM-7, and RM-7N and <del>RM-7AN</del> Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p> <p>(b) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard, or for townhouses in a courtyard configuration, the interior courtyard. Variance of the <del>horizontal angle of daylight access to natural daylight regulations</del> cannot be considered for primary living spaces (i.e., living rooms).</p> <p>(c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.</p> <p><del>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.</del></p>	<p>Zoning and Development By-law.</p>
<p><b>RM-8, RM-8N, RM-8A and RM-8AN Guidelines</b></p>	<p>Title 1 1.2 1.1(a) 2.2.1 2.2.2</p>	<p>Remove all references to “RM-8, RM-8N, RM-8A and RM-8AN” and replace with “RM-8 and RM-8A”</p> <p>Remove all references to “RM-8 and RM-8N districts” and replace with “RM-8 district”</p>	<p>Remove references to N districts to align with proposed updates to the Zoning and Development By-law.</p>



Document	Section	Description of Amendment	Rationale
	3.3 4.6 4.6 4.6 4.6 4.7 4.10.1(a) 4.10.2 10		
	2.5.1	Delete 2.5.1(b) and renumber the rest of 2.5.1	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	2.5.2	(b) The provision of natural ventilation <del>should work in conjunction with horizontal angle of daylight regulations to</del> ensure that each habitable room is equipped with an operable window.	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	2.6(e)	Delete Section 2.6(e)	Remove reference to Section 10.2 to align with proposed updates to the Zoning and Development By-law

Document	Section	Description of Amendment	Rationale
<b>RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines</b>	Title	Remove all references to “RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN” and replace with “RM-9, RM-9A and RM-9B”	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
	1		
	1.1		
	2.2.1		
	2.2.2	Remove all references to “RM-9, RM-9N and RM-9BN” and replace with “RM-9 and RM-9B”	
	2.7(g)		
	4.1(a)		
	4.1(b)	Remove all references to “RM-9N, RM-9AN and RM-9BN” and replace with “RM-9, RM-9A and RM-9B”	
	4.2.1		
	4.2.2		
	4.3		
	Figure 8 title	Remove all references to “RM-9N” and replace with “RM-9”	
	Figure 10 title		
4.11			
4.12.1	Remove all references to “RM-9A and RM-9AN Districts” and replace with “RM-9A District”		
4.12.2			
5.1.1			
5.1.2	Remove all references to “RM-9A and RM-9AN zones” and replace with “RM-9”		
5.1.2(a)			
		Remove all references to “and RM-9AN”	
		Remove all references to “RM-9BN” and replace with “RM-9B”	
	2.4.1	Delete 2.4.1 (b) and renumber the rest of 2.4.1	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	2.4.2	(b) The provision of natural ventilation should <del>work in conjunction with Horizontal Angle of Daylight regulations to</del> ensure that each	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the

Document	Section	Description of Amendment	Rationale
		habitable room is equipped with an openable window.	Zoning and Development By-law.
	2.5.1	<del>Noise from vehicular traffic and/or the ALRT affect sites in the RM-9N, RM-9AN and RM-9BN districts. These sites will require special measures to ensure liveability.</del> New development should minimize the potential noise impact on habitable areas. <del>Design buildings on the sites to meet the standards set out in the by-law.</del> This can be achieved through measures which may include:	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
	2.5.2(e)	Delete Section 2.5.2(e)	Remove reference to Section 10.2 to align with proposed updates to the Zoning and Development By-law
	4.9	<del>4.9 Horizontal Angle of Daylight Access to Natural Daylight</del>  The <del>Horizontal Angle of Daylight Access to Natural Daylight</del> regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms. (a) The variance of <del>horizontal angle of daylight access to natural daylight</del> requirements provided for in the RM-9; and RM-9N <del>and RM-9BN</del> Districts Schedule and the RM-9A <del>and RM-9AN</del> Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.	Remove reference to Horizontal Angle of Daylight regulations and update references to "Access to Natural Light" to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
		<p>(b) With the exception of lock-off units, the main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the <del>horizontal angle of daylight</del> <b>access to natural daylight regulations</b> for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in freehold row house, side-by-side townhouse and townhouse in a courtyard configuration;</p> <p>(c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.</p> <p><del>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.</del></p>	
	5.1.2	<p>(a) Massing of Apartment Buildings For apartments, the building face should be articulated so that there are significant recesses. These recesses should be created in the form of inset entry courtyards. This not only assists with a more modulated building massing, but creates the opportunity for additional windows for natural light and ventilation. These entry courtyards should have a minimum width of 8.0 m (26 ft.), <del>and may need to be wider to achieve the required Horizontal Angle of Daylight.</del></p>	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
<b>RM-10 and RM-10N Guidelines</b>	Title 1 1.2	Remove all references to RM-10N.	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
	2.5.2	(b) The provision of natural ventilation should <del>work in conjunction with Horizontal Angle of Daylight regulations to</del> ensure that each habitable room is equipped with an openable window;	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	2.6.1(c)	Delete Section 2.6.1(c)	Remove reference to Section 10.2 to align with proposed updates to the Zoning and Development By-law
	4.9	<p>4.9 <del>Horizontal Angle of Daylight Access to Natural Light</del></p> <p>The <del>Horizontal Angle of Daylight Access to Natural Light</del> regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p> <p>(a) The variance of <del>horizontal angle of daylight access to natural light</del> requirements provided for in the RM-10 <del>and RM-10N</del> Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p> <p>(b) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the <del>horizontal angle of daylight access to natural light regulations</del> for primary living spaces (i.e. living rooms) should not</p>	Remove reference to Horizontal Angle of Daylight regulations and update references to “Access to Natural Light” to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
		<p>reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in courtyard developments;</p> <p>(c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.</p> <p><del>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.</del></p>	
<b>RM-11 and RM-11N Guidelines</b>	Title 1 1.2 2.2.1 Table 1	Remove all references to RT-4N, RT-4AN, RT-5N, RM-8AN and RM-11N	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
	2.5.2	(b) The provision of natural ventilation should <del>work in conjunction with Horizontal Angle of Daylight regulations in the RM-11 and RM-11N Districts Schedule to</del> ensure that each habitable room is equipped with an operable window;	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
	4.9	4.9 <del>Horizontal Angle of Daylight Access to Natural Light</del> The <del>Horizontal Angle of Daylight Access to Natural Light</del> regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and kitchens). Priority is placed on the major living	Remove reference to Horizontal Angle of Daylight regulations and update references to “Access to Natural Light” to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
		<p>spaces in which longer periods of time are spent, such as living rooms.</p> <p>(a) The variance of <del>horizontal angle of daylight access to natural light</del> requirements provided for in the RM-11 <del>and RM-11N</del> Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens, and dining rooms.</p> <p>(b) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the <del>horizontal angle of daylight access to natural light regulations</del> for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in courtyard developments;</p> <p>(c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.</p> <p><del>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.</del></p>	
<b>RM-12N Guidelines</b>	Title 1 1.2 2.2.1 Table 1 2.2.2 3.3 4.11.2	<p>Remove all references to “RM-12N” and replace with “RM-12”</p> <p>Remove all references to “RM-11 and RM-11N” and replace with “RM-11”</p> <p>Remove all references to “RM-11 and RM-11N Districts” and replace with “RM-11 District”</p>	<p>Remove references to N districts to align with proposed updates to the Zoning and Development By-law.</p>

Document	Section	Description of Amendment	Rationale
		<p>Remove “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6” and replace with RT-4, RT-4A, RT-5, and RT-6”</p> <p>Remove “RT-5 and RT-5N Districts” and replace with “RT-5 District”</p> <p>Remove all references to “RT-5N”</p>	
	2.5	<p>(a) Access to natural light and ventilation affects the liveability of dwelling units. Townhouses are required to meet the <del>Horizontal Angle of Daylight</del> <b>Horizontal Angle of Daylight Access to Natural Light</b> requirements of the RM-12N District Schedule which require that all habitable spaces are provided with windows in an exterior wall. Internal rooms with no windows (except storage rooms, bathrooms and small kitchens) are not permitted. The provision of natural ventilation should work in conjunction with <del>Horizontal Angle of Daylight- Access to Natural Light</del> <b>Horizontal Angle of Daylight- Access to Natural Light</b> regulations so that each habitable room is equipped with an openable window.</p>	<p>Remove reference to Horizontal Angle of Daylight regulations and update references to “Access to Natural Light” to align with proposed updates to the Zoning and Development By-law.</p>
	4.9	<p>4.9 <del>Horizontal Angle of Daylight Access to Natural Light</del> <b>Horizontal Angle of Daylight Access to Natural Light</b> The <del>Horizontal Angle of Daylight Access to Natural Light</del> <b>Horizontal Angle of Daylight Access to Natural Light</b> regulation helps to ensure access to day light and liveability within a dwelling unit by requiring a window for each room (except bulk storage rooms, bathrooms and kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p>	<p>Remove reference to Horizontal Angle of Daylight regulations and update references to “Access to Natural Light” to align with proposed updates to the Zoning and Development By-law.</p>



Document	Section	Description of Amendment	Rationale
<b>RR Districts Guidelines</b>	2.4	(c) All dwelling units and all habitable rooms (not including bathrooms and kitchens) must have at least one window on an exterior wall. <del>as per the Horizontal Angle and Daylight regulations.</del>	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
<b>RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines</b>	Title 1 4 4.4 4.5 10	<p>Remove all references to “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6” and replace with “RT-4, RT-4A, RT-5 and RT-6”</p> <p>Remove all references to “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, or RT-6” and replace with “RT-4, RT-4A, RT-5 and RT-6”</p> <p>Remove all references to “RT-4, RT-4A, RT-4N and RT-4AN” and replace with “RT-4 and RT-4A”</p> <p>Remove all references to “RT-4 and RT-4N districts” and replace with “RT-4 District”</p> <p>Remove all references to “,RT-5N”</p> <p>Remove all references to “,RT-5N,”</p> <p>Remove all references to “RT-5 and RT-5N Districts” and replace with “RT-5 District”</p>	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
<b>RT-10 and RT-10N Small House/Duplex Guidelines</b>	Title 1 1.1	<p>Remove all references to “RT-10N”</p> <p>Remove all references to “and RT-10N”</p> <p>Remove all references to “and RT-10N Districts and replace with “District”</p>	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
	8	Additional Guidelines for Arterial Locations ( <del>RT-10N</del> ) 8.1 Noise <del>The RT-10N District Schedule which applies along noisy arterials contains acoustic standards and requires an acoustical report.</del> Noise impacts to habitable areas in new development should be minimized through measures which may include:	Remove references to N districts and acoustic report requirements to align with proposed updates to the Zoning and Development By-law.
<b>RT-11 and RT-11N Guidelines</b>	Title 1 2.1 3 3.2(a) Appendix A	Remove all references to "RT-11N"  Remove all references to "and RT-11N"  Remove all references to "RT-11 and RT-11N Districts" and replace with "RT-11 District"	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
	8	Additional Guidelines for Arterial Locations ( <del>RT-11N</del> ) 8.1 Noise <del>The RT-11N district which applies along noisy arterials contains acoustic standards and require an acoustical report.</del> Noise impacts to habitable areas in new development should be minimized through measures which may include:	
<b>Lock-off Unit Guidelines</b>	3	Delete Section 3 and 3.1 Horizontal Angle of Daylight and renumber subsequent sections.	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.

Document	Section	Description of Amendment	Rationale
<b>Micro Dwelling Policies and Guidelines</b>	3.1	Natural day light and well ventilated spaces are essential to occupant comfort and well-being. The provision of good day lighting and proper ventilation is an especially important design consideration for Micro Dwelling Units, due to their small size and limited window area. Maximum exposure to daylight and ventilation and fresh air for all small units is encouraged. <del>The Horizontal Angle of Daylight provisions should be considered.</del>	Remove reference to Horizontal Angle of Daylight regulations to align with proposed updates to the Zoning and Development By-law.
<b>Strata Title and Cooperative Conversion Guidelines</b>	1(d)	Remove reference to “and RM-4N”	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
<b>Rezoning Policy – Cambie Corridor Townhouses and Rowhouses</b>	Rezoning Process	Eligible sites can be rezoned to <del>the RM-8A or RM-8AN</del> zoning district. The zoning regulations include a unit size range to ensure greater unit size mix, as well as more flexible development options for smaller lots.  <del>The RM-8AN district differs from the RM-8A district in that it requires noise mitigation for dwelling units close to arterial streets.</del>  Rezoning applications should reflect the regulations set out in the relevant district schedule, and respond to the accompanying design guidelines. <ul style="list-style-type: none"> <li>• RM-8 <del>and RM-8A, RM-8A, RM-8N and RM-8AN</del> Districts Schedule</li> <li>• RM-8A <del>and RM-8AN</del> Guidelines</li> </ul>	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.
	Cambie Corridor	Remove references to RM-8N and RM-8AN	Remove references to N districts to align with

Document	Section	Description of Amendment	Rationale
	Townhouse Eligibility Map		proposed updates to the Zoning and Development By-law.
<b>Secured Rental Policy</b>	Background and Context Table 1 2.4	Remove all references to “and RM-1N”  Remove all references to “and RM-1N zones” and replace with “District”  Remove all references to “and RT-5N”  Remove all references to “and RT-10N”	Remove references to N districts to align with proposed updates to the Zoning and Development By-law.