

BY-LAW NO.

**A By-law to amend the Zoning and Development By-law No. 3575
FC-1 District Schedule regarding housing options in Thornton Park**

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

1. This by-law amends the indicated provisions of the FC-1 District Schedule of the Zoning and Development By-law No. 3575.
2. In section 1.1, Council:
 - (a) strikes out in its entirety the third paragraph, which starts with “Higher building forms will be concentrated ...” and ends with “... northerly part of Main Street.”; and
 - (b) strikes out “East False Creek FC-1 Guidelines” and replaces it with “Design and Development Guidelines”.
3. In the table in section 2.1, Council:
 - (a) strikes out the entries under “Dwelling Uses” and replaces it with the following:

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Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.5, 2.2.6
Micro Dwelling	Conditional	2.2.2
Multiple Dwelling	Conditional	2.2.2, 2.2.3, 2.2.4, 2.2.5
Multiple Dwelling, lawfully existing as of [ENACTMENT DATE]	Outright	2.2.2, 2.2.3, 2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.2
Rooming House		
Seniors Supportive or Independent Living Housing		

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- (b) under the heading “Institutional Uses”, adds the following new row after “School – University or College”:

Social Service Centre	Conditional	2.2.1
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- (c) under “Retail Uses”, in the row for “Farmer’s Market”, strikes out “2.2.5” in the Use-Specific Regulations column and replaces it with “2.2.8”;
 - (d) under the heading “uncategorized”, in the row for “Any other use that is not specifically listed and defined as a use in Section 2 of this by-law”, strikes out “2.2.7” and replaces it with “2.2.10”.
4. In section 2.2, Council:
- (a) in section 2.2.3, adds “multiple dwelling, lawfully existing as of [ENACTMENT DATE]” after “multiple dwelling,”;
 - (b) strikes out section 2.2.4 in its entirety and replaces it with the following:

“2.2.4 Multiple dwelling may be permitted only in the area south of National Avenue.”
 - (c) renumbers sections 2.2.5, 2.2.6 and 2.2.7 as 2.2.7, 2.2.8 and 2.2.9
 - (d) adds the following new sections 2.2.5 and 2.2.6:

“

2.2.5 For multiple dwelling or mixed-used residential building, at least 25% of the total number of dwelling units must have 2 or more bedrooms, except that the Director of Planning may vary this regulation if the Director of Planning considers the intent of this schedule and all applicable policies and guidelines.

2.2.6 In the area north of National Avenue, no portion of the first storey of a mixed-use residential building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.”.
5. In section 3.1.1, Council:
- (a) renumbers sections 3.1.1.1 and 3.1.1.2 as sections 3.1.1.2 and 3.1.1.5.
 - (b) adds a new section 3.1.1.1 as follows:

“3.1.1.1 Developments requiring social housing are subject to **Schedule J: Affordable Housing Schedule.**”
 - (c) In the renumbered “3.1.1.2”:
 - (i) strikes out “, except that if a development includes a dwelling use where all dwelling units are social housing, the floor space ratio is 6.00”; and
 - (ii) in subsection (a), strikes out “, or 4.50 for dwelling uses where all dwelling units are social housing”;

(d) adds the following new sections:

“3.1.1.3 Despite section 3.1.1.2 above, the Director of Planning or the Development Permit Board may vary the permitted floor space ratio to a maximum of 11.0 if:

- (a) a minimum of 50% of the total floor area is developed as residential floor area;
- (b) the form of tenure is secured as residential rental tenure for 100% of the residential floor area;
- (c) a minimum of 20% of the residential floor area is developed as social housing; and
- (d) the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.4 For mixed-use residential building in the area north of National Avenue, the minimum floor space ratio for non-dwelling uses on the first storey facing the street is 0.35.”

(e) in the renumbered section “3.1.1.5”:

(i) strikes out “3.1.1.1” and replaces it with “3.1.1.2 and 3.1.1.3”; and

(ii) strikes out subsection (b) in its entirety and replaces it with the following:

“(b) the development includes substantial retention and conservation of the existing structure and its character-defining elements; and”.

6. Council strikes out section 3.1.2 in its entirety and replaces it with the following:

“3.1.2 Building Form and Placement

Regulations		FC-1
3.1.2.1	Maximum unit frontage for uses on the ground level	15.3 m
3.1.2.2	Minimum site frontage	15.0 m
3.1.2.3	Maximum site frontage	45.7 m
3.1.2.4	Maximum building height	69.2 m
3.1.2.5	Minimum front setback for sites:	
	(a) on the west side of Main Street, south of Terminal Avenue	3.0 m
	(b) on the south side of Terminal Avenue, from Main Street to Quebec Street	6.0 m

Site Frontage

- 3.1.2.6 Despite section 3.1.2.3, the Director of Planning or Development Permit Board may increase the maximum site frontage if the Director of Planning or the Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Building Height

- 3.1.2.7 Despite section 3.1.2.4, the Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 100.0 m if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and the height, bulk, location, and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds, and plazas.”
7. Council strikes out section 4.1.1 in its entirety and replaces it with the following:
- “4.1.1 Computation of floor area must include:
- (a) all floors, including earthen floor, measured to the extreme outer limits of the building, including accessory buildings; and
 - (b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.”
8. Council strikes out section 4.1.2 in its entirety and replaces it with the following:
- “4.1.2 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that:
 - (i) the total area of these exclusions does not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks;
 - (c) entries, porches and verandahs, if:
 - (i) open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed

16% of the permitted floor area;

- (d) child day care facilities to a maximum floor area of 10% of the total permitted floor area;
- (e) floors or portions of floors used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage,
 - (iii) heating and mechanical equipment, or
 - (iv) uses that the Director of Planning considers similar to the foregoing;
- (f) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) all residential storage area, except that if storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the storage area above the base surface for that unit; and
- (i) common amenity areas to a maximum of 10% of the total permitted floor area.

9. In section 5.1, Council:

- (a) adds “or Development Permit Board” after “The Director of Planning”; and
- (b) adds “public” before both “pedestrian amenity” and “pedestrian interest”.

10. In section 5.2, Council:

- (a) renumbers section 5.2 as 5.3;
- (b) adds a new section 5.2 as follows:

“5.2 The Director of Planning or Development Permit Board may relax:

- (a) the regulation in section 2.2.4 above to permit multiple dwelling in the area north of National Avenue; and

(b) the non-dwelling use regulations in sections 2.2.6 and 3.1.1.4,

if 100% of the residential floor area is developed as social housing and the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.”

11. In the renumbered section “5.3”, Council:

- (a) strikes out “the Board” and replaces it with “the Development Permit Board”;
- (b) adds “and” to the end of subsection (c);
- (c) in subsection (d), deletes “; and” and replaces it with a “.”; and
- (d) deletes subsection (e) in its entirety.

12. This by-law is to come into force and take effect on the date of its enactment, except that sections 2 through 11 do not come into force or take effect and the Zoning and Development By-law existing on [day before enactment date] remains in force and effect with regard to any complete development permit applications accepted on or before [enactment date].

ENACTED by Council this day of , 2026

Mayor

City Clerk