

BY-LAW NO. _____

**A By-law to amend the Zoning and Development By-law No. 3575
regarding rezoning certain areas to R3 District Schedule and
landscape setback requirements**

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

1. This by-law amends the indicated provisions or schedules of the Zoning and Development Bylaw No. 3575.
2. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
3. The areas shown within the heavy black outline on Schedule A are rezoned and moved from the R1-1 District Schedule to the R3-1 District Schedule.
4. In the I-2 district schedule, Council:
 - (a) adds the following new section in the correct numerical order:

“5 RELAXATIONS

5.1 The Director of Planning may relax the maximum building height regulations in sections 3.1.2.1, 3.1.2.5, and 3.1.2.6 of this schedule by permitting an additional 3.5 m of building height for sites located in the Still Creek flood plain area illustrated in Map 2 at the end of this schedule, as the literal enforcement of the maximum building height regulations for sites in that area would result in unnecessary hardship.”
 - (b) adds a new Map 2 to the end of the schedule, as attached to this by-law as Schedule B.
5. Council strikes section 10.7 and replaces it as follows:

“10.7 Landscape Setbacks in an M, I or CD-1 District

10.7.1 Development in an M, I or CD-1 district where the site abuts any portion of the streets, lanes or other areas set forth in Schedule C to this by-law, is subject to the following:

 - (a) a setback must be provided and maintained at a depth as set forth in Schedule C;
 - (b) no building or structure of any kind, or area for maneuvering aisles, parking, loading or any other like purpose, is permitted within the

setback area;

- (c) except as provided for elsewhere in this section 10.7, the setback area must be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and
- (d) despite section 10.7.1(b) above, the following may be permitted within the landscaped setback area by the Director of Planning:
 - (i) statuary, fountains and other objects of art,
 - (ii) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art,
 - (iii) walks or driveways that, in the opinion of the Director of Planning, may be required to provide direct access to any building or use on the site, and
 - (iv) public amenities, facilities or utilities required as a condition of development under section 4.3.3 of this by-law.”.

6. Council strikes Schedule C and replaces it with the Schedule C attached to this by-law.

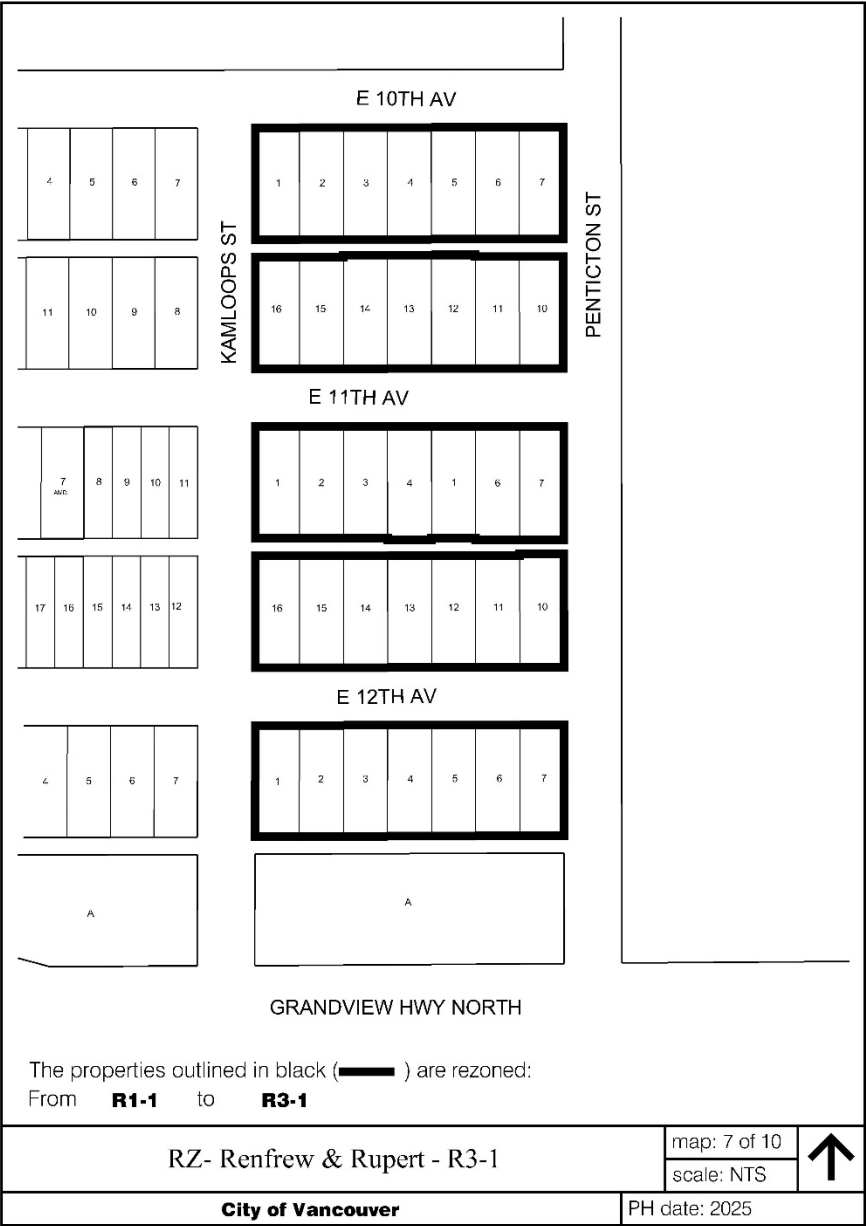
7. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

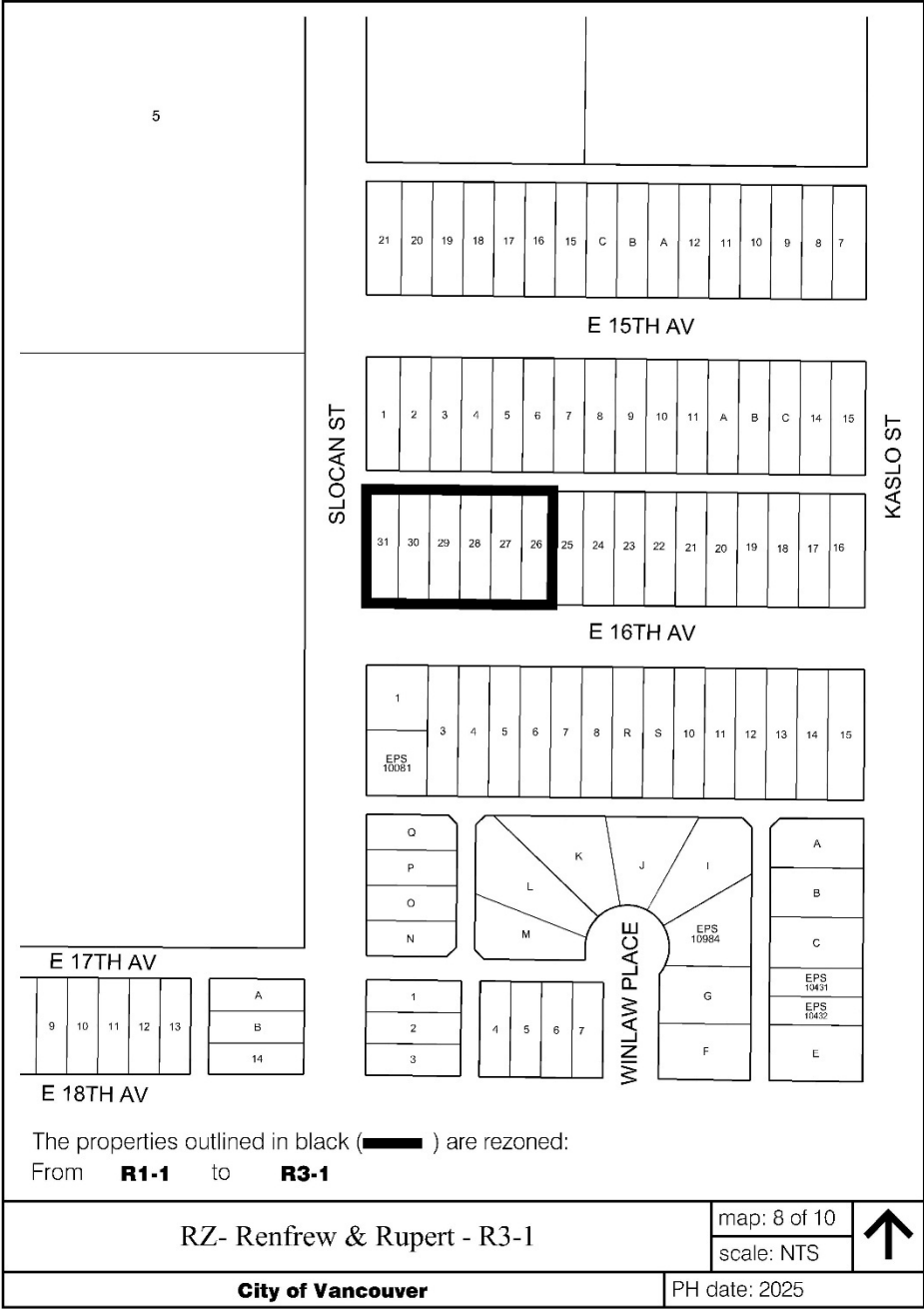
8. This by-law is to come into force and take effect upon enactment, except the amendments made by section 5 and 6 of this by-law shall have no effect on any applications for development permits in any M, I or CD-1 district, if the application for the development permit was submitted prior to the enactment of this by-law. Any such applications are to be governed by the section 10.7 of the Zoning and Development By-law and the related Schedule C in effect immediately prior to the enactment of this by-law.

ENACTED by Council this _____ day of _____, 2026

Mayor

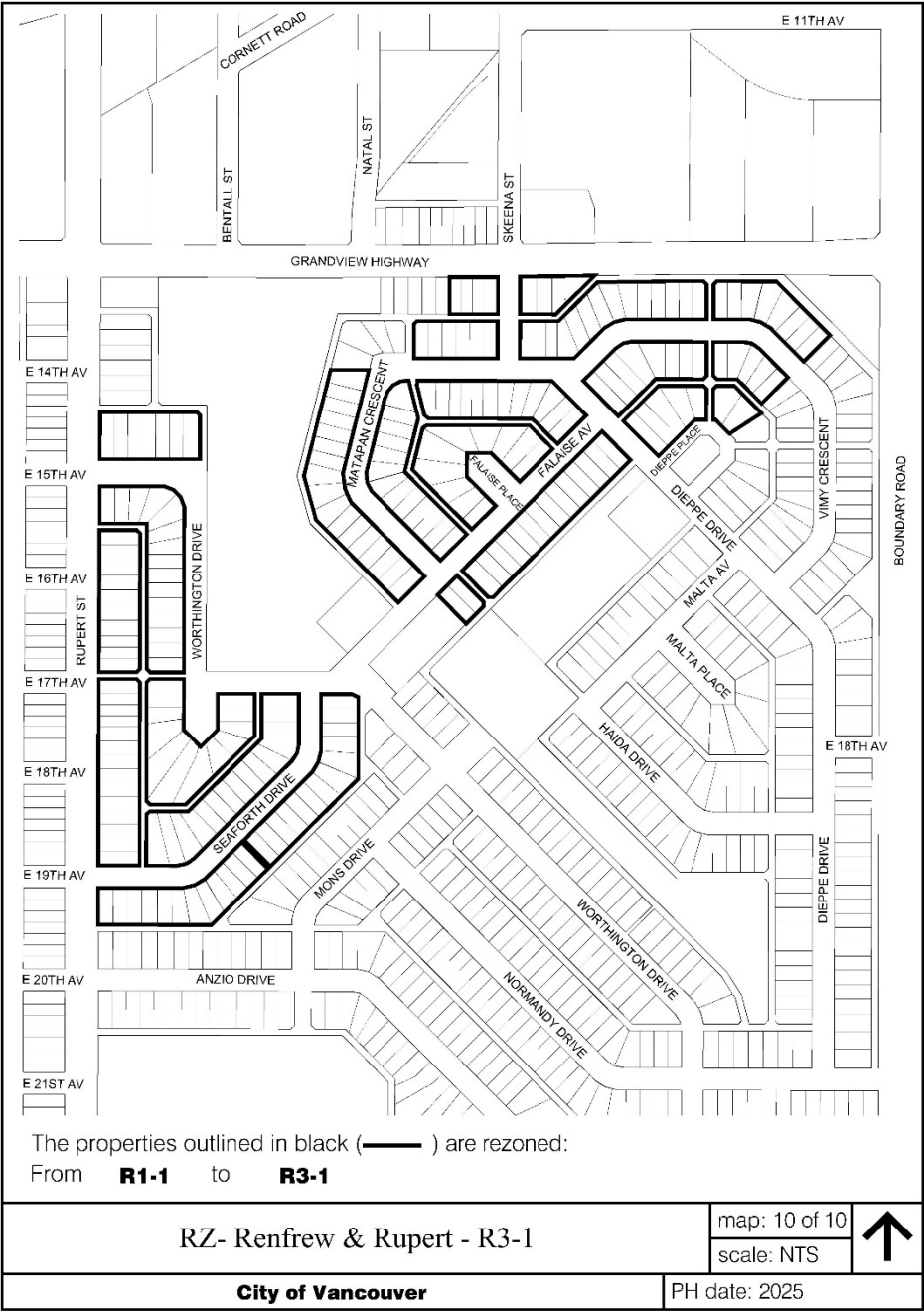
City Clerk



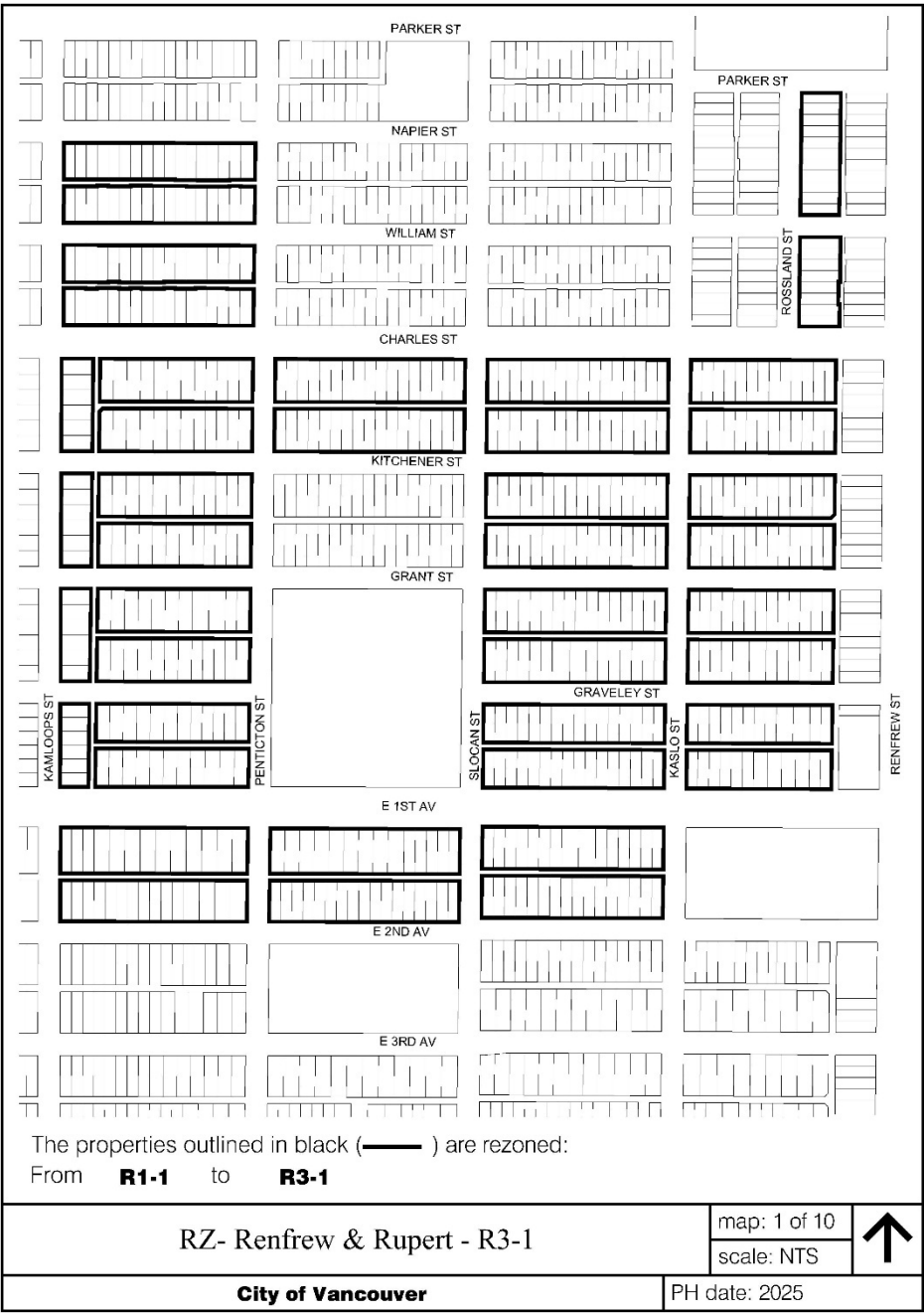


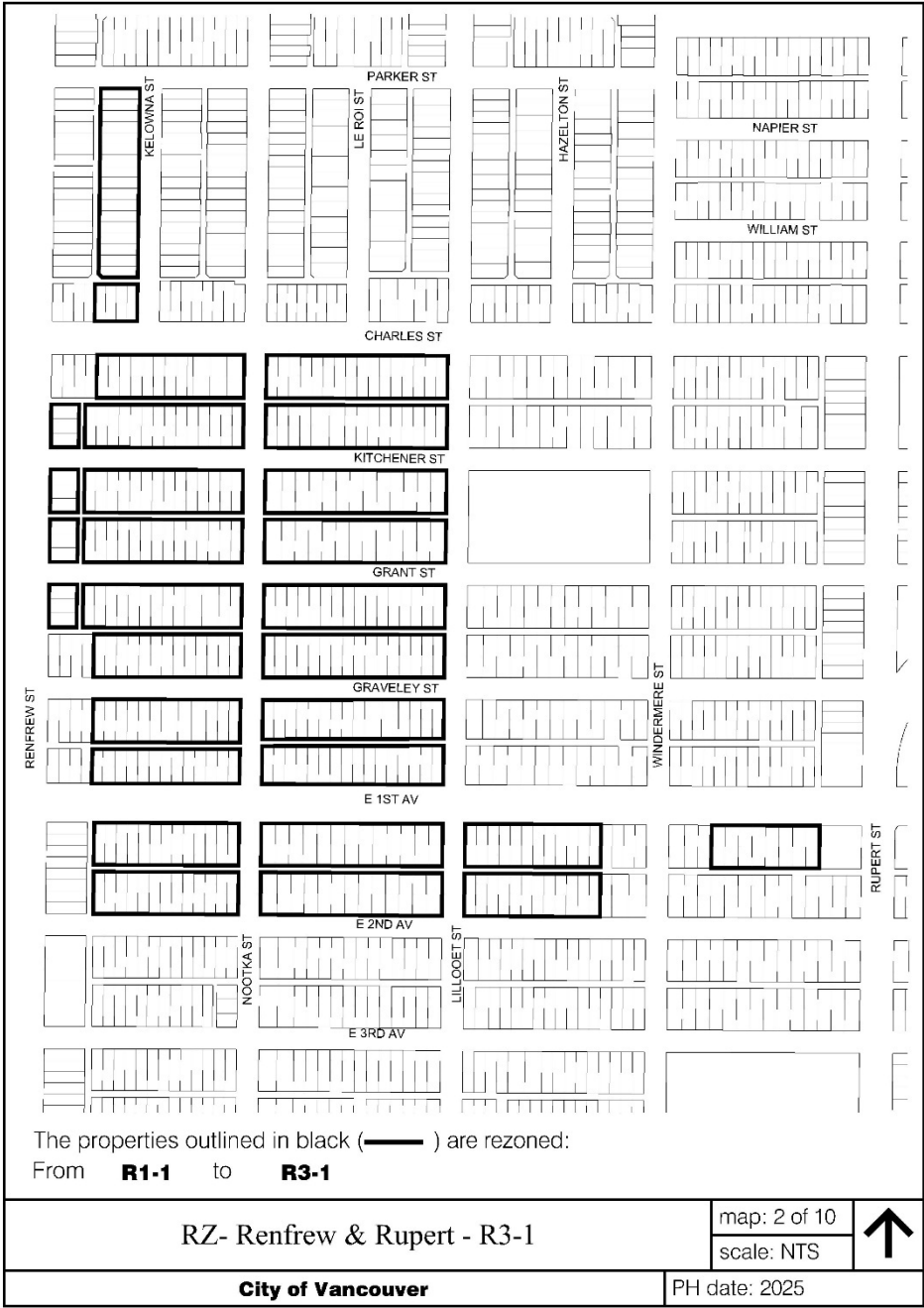


Schedule A



Schedule A

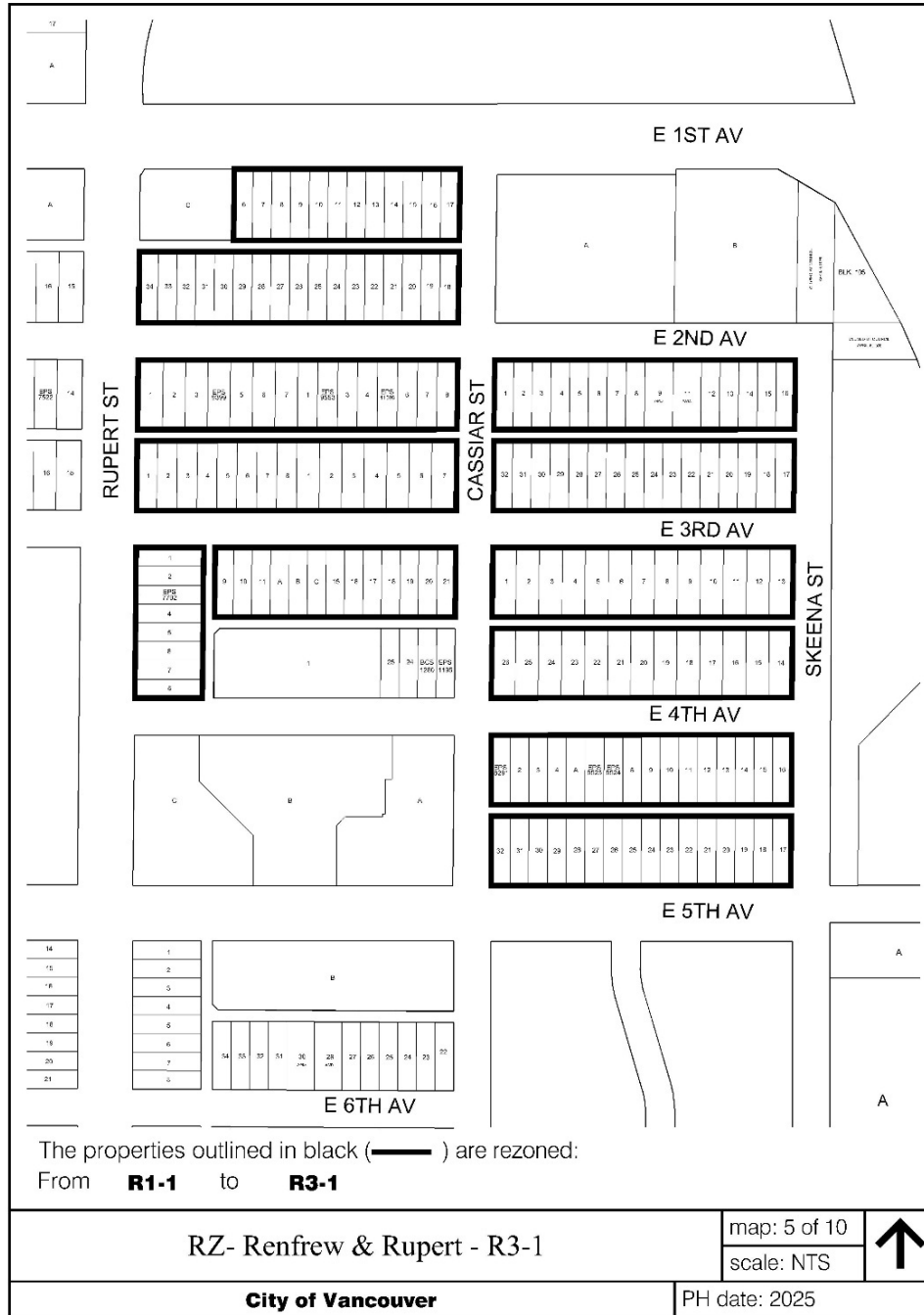


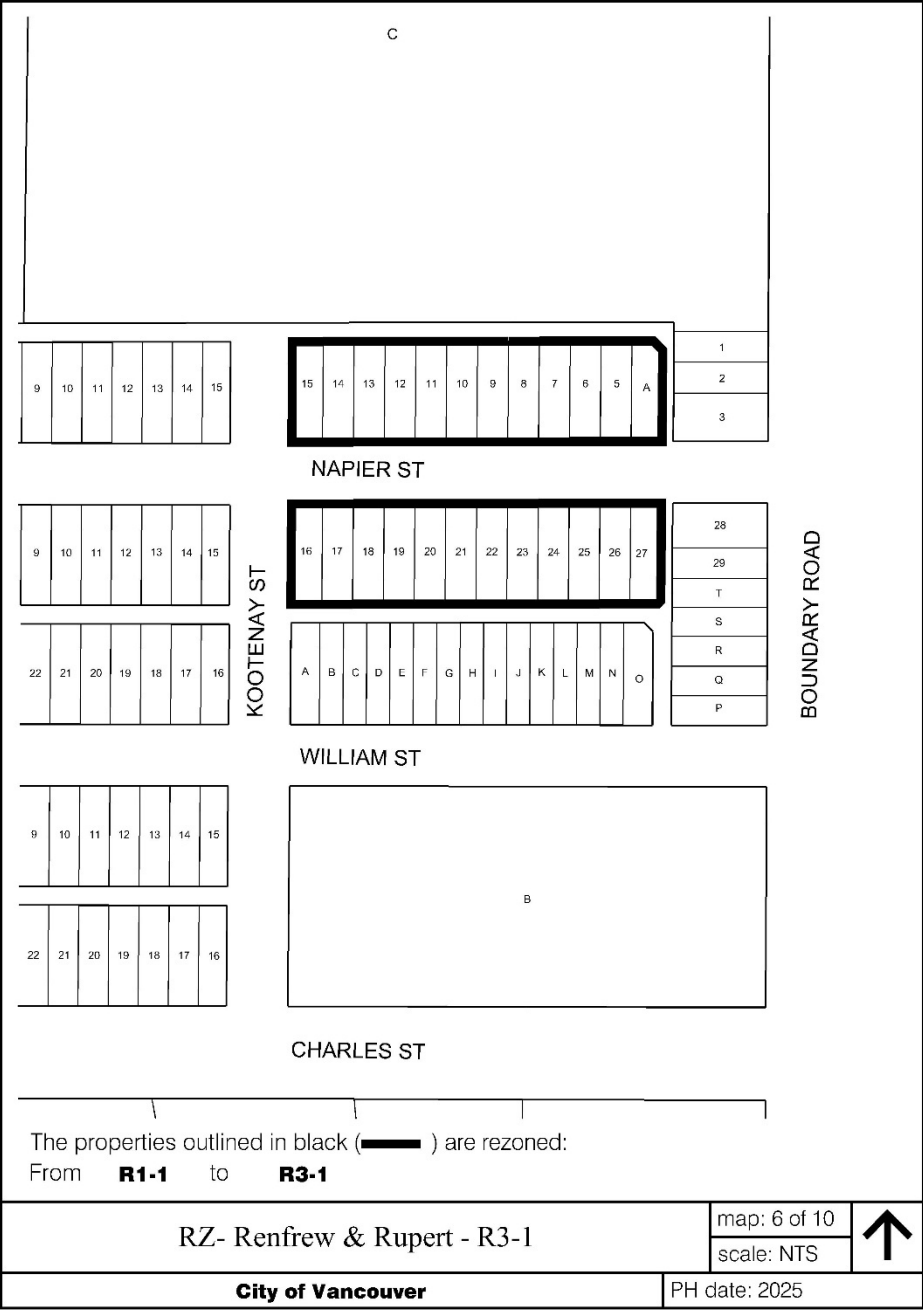






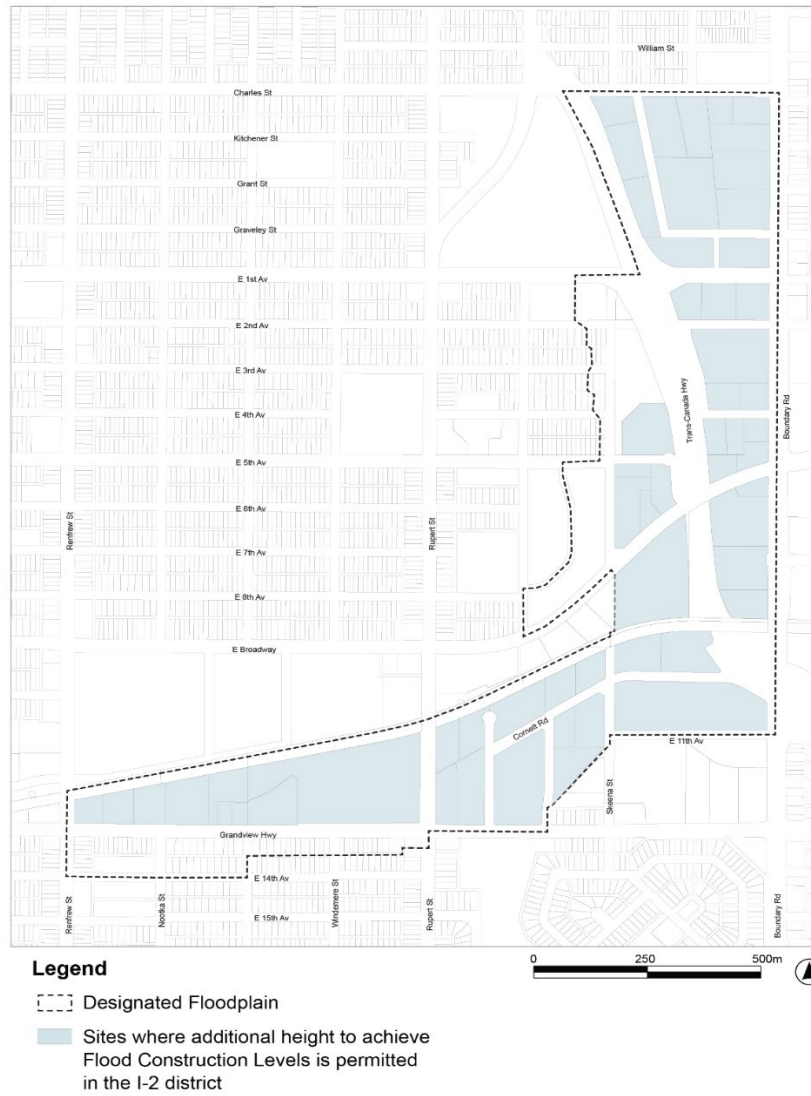
Schedule A





Schedule B

Map 2: Sites where additional height to achieve Flood Construction Levels is permitted in the I-2 district



“Schedule C

Streets Requiring Landscaped Setbacks

This is Schedule “C” to By-law No. 3575, being the “Zoning and Development By-law”.

The following are the streets, lanes or other areas, or portions thereof lying between the specified intersections for which landscaped setbacks are prescribed for the abutting or adjoining sites, as the case may be, by section [10.7](#) of By-law No. 3575, being the “Zoning and Development By-law”, together with the minimum depths of such setbacks, measured from the ultimate property line of each parcel.

Street, Lane or Other Area	Depth of Setback
Argyle Street, west side, from S.E. Marine Drive to Kent Avenue North	3.6 m
Ash Street, east side, from 71st Avenue to 401.8 m northerly	3.6 m
Broadway and Lougheed Highway, north side, from Skeena Street to Boundary Road	4.0 m
Broadway and Lougheed Highway, south side, from Slocan Street to a point 83 m west of Rupert Street	4.0 m
Broadway and Lougheed Highway, south side, from Rupert Street to a point 90 m east of Rupert Street	4.0 m
Broadway and Lougheed Highway, south side, from a point 437 m east of Rupert Street to Boundary Road	4.0 m
Boundary Road, west side, from Lougheed Highway to Charles Street	5.5 m
Boundary Road, west side, from Lougheed Highway to Grandview Highway	5.5 m
Grandview Highway, north side from:	
Renfrew Street to Bentall Street	6.5 m
Bentall Street to Natal Street	6.5 m
Natal Street to Boundary Road	6.5 m
Grant Street, north side, from McLean Drive to a point 160.24 feet west of the westerly limit of Odium Drive	1.8 m
Marine Drive, south side, from:	
Cambie Street to Crompton Street	12.1 m
Laurel Street, northeasterly to the lane lying south of S.W. Marine Drive and 70th Avenue and west of Ash Street	12.1 m
Borden Street to Argyle Street	12.1 m
McLean Drive, west side, from:	
Grandview Highway to 3rd Avenue	3.6 m
Grant Street to William Street	3.6 m
Napier Street, south side, from the westerly limit of Odium Drive to a point 107 feet westerly thereof	1.8 m
Odium Drive, west side, from Napier Street to William Street	1.8 m

Street, Lane or Other Area	Depth of Setback
Parker Street, north side, from McLean Drive to a point 107 feet west of the westerly limit of Odium Drive	1.8 m
Quebec Street, west side, from 1st Avenue to the boundary of the BCPED Zoning District	3.0 m
Raymur Avenue, east side, from the northerly boundary of Union Street to the southerly boundary of East Pender Street	6.0 m
Terminal Avenue, north side, from a point 17.6 m east of the easterly boundary of Thornton Park, eastward to a point in line with the northerly extension of the western boundary of Cottrell Street	3.0 m
Terminal Avenue, south side, from a point 2,060 feet east of the eastern boundary of Station Street, eastward to the western boundary of Cottrell Street	6.0 m
William Street, south side, from McLean Drive to Odium Drive	1.8 m

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