

BY-LAW NO. ____

**By-law to amend Zoning and Development By-law No. 3575
regarding Villages Planning Program**

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

1. This by-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. In section 2, in the definition for “Rental Housing Unit”, in subsection (i), Council strikes out “C-2A District Schedule” and substitutes “C-2A, C-2D and C-2E Districts Schedule”.
3. In Column B of section 4.8.1(n)(ii), Council strikes out “, RM-12”.
4. In section 5.2.4, Council strikes out “the RT-3, RT-4, RT-4A, RT-5, RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-7 and RM-7A, RM-8, RM-8A, RM-9 and RM-9B, RM-9A, RM-10, RM-11, RM-12, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4 district schedules” and substitutes “the RT-3, RT-4 and RT-4A, RT-5, RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-7 and RM-7A, RM-8 and RM-8A, RM-9 and RM-9B, RM-9A, RM-10, RM-11, R3, R4, or R5 district schedules”.
5. In section 9.1.1, Council:
 - (a) under the heading “Residential”:
 - (i) adds “R3-4” after “R3-3”, and
 - (ii) strikes out “RM-12”; and
 - (b) under the heading “Commercial”:
 - (i) adds “C-2D” after “C-2C1”, and
 - (ii) adds “C-2E” after “C-2D”.
6. In the R3 Districts Schedule, Council:
 - (a) in section 1.1, strikes out “and R3-3” and substitutes “, R3-3 and R3-4”;
 - (b) in the table in section 1.2, strikes out “Townhouse in the R3-1 district” and substitutes “Townhouse in the R3-1 and R3-4 districts”;
 - (c) in section 2.1(b), adds “, except that this section 2.1(b) does not apply to uses that must comply with the regulations that apply to the R1-1 district” after “property owner or tenant”;
 - (d) in section 2.2.1(a), strikes out “the RM-8A district if the site is in the R3-1 district” and substitutes “the RM-8A district if the site is in the R3-1 or R3-4 district,”;
 - (e) in section 2.2.6(a), strikes out “R3-1 district” and substitutes “R3-1 and R3-4 districts”;

- (f) in sections 3.1.1.2(a), 3.1.1.3, 3.1.1.4(b), and 3.1.1.5(b), Council strikes out “1.45” wherever it appears and substitutes “1.60”;
- (g) adds new sections 3.1.1.6 and 3.1.1.7 in the correct numerical order as follows:

“R3-4 District

3.1.1.6 In the R3-4 district, if the form of tenure for the residential floor area is secured as 100% residential rental tenure:

- (a) the maximum floor space ratio is set out in the following table:

	Maximum Floor Space Ratio by Minimum Site Area			
	1,470 m²	920 m²	613 m²	460 m²
(i) on a site that does not exceed 33.5 m in depth	2.70	2.70	2.40	1.60
(ii) on a corner site with a minimum site frontage of 40.2 m	2.70	2.40	2.20	1.60
(iii) all other sites	2.40	2.40	2.20	1.60

- (b) despite sections 3.1.1.6(a)(i) and 3.1.1.6(a)(ii) above, the maximum floor space ratio is 3.00 if:

- (i) the site:

- (A) does not exceed 33.5 m in depth and has a minimum site area of 920 m², or

- (B) is a corner site with a minimum site frontage of 40.2 m and has a minimum site area of 1,470 m², and

- (ii) either:

- (A) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units if the site is in a transit-oriented area, or

- (B) 100% of the residential floor area is developed as social housing; and

- (c) despite section 3.1.1.6(a)(iii) above, the maximum floor space ratio is 2.70 if the site has a minimum site area of 920 m² and 100% of the residential floor area is developed as social housing.

3.1.1.7 In the R3-4 district, if the form of tenure for the residential floor area includes any tenure other than residential rental tenure:

(a) the maximum floor space ratio is set out in the following table:

	Maximum Floor Space Ratio by Minimum Site Area			
	1,470 m²	920 m²	613 m²	460 m²
(i) on a site that does not exceed 33.5 m in depth	2.00	2.00	2.00	1.60
(ii) on a corner site with a minimum site frontage of 40.2 m	2.00	1.75	1.75	1.60
(iii) all other sites	1.75	1.75	1.75	1.60

(b) despite section 3.1.1.7(a)(ii) above, the maximum floor space ratio is 2.00 if:

- (i) the site has a minimum site area of 1,470 m²,
- (ii) the site consists of 1 or more lots on record in the Land Title Office prior to [force and effect date] where each lot has an area of 623 m² or more and a frontage of 17.1 m or more, and
- (iii) a minimum of 3% of the residential floor area is developed as social housing or a cash in lieu payment may be provided.”; and

(h) in the heading of Column 2 in the Tables in sections 3.1.2 and 3.2.2, Council strikes out “R3-1, R3-2 and R3-3” and substitutes “R3-1, R3-2, R3-3 and R3-4”.

7. Council strikes out the RM-12 district schedule in its entirety.

8. In the C-2A District Schedule, Council:

- (a) strikes out the title “C-2A District Schedule” and substitutes “C-2A, C-2D and C-2E Districts Schedule”;
- (b) in section 1.2, strikes out “the C-2A district” and substitutes “the C-2A, C-2D and C-2E districts”;
- (c) in section 2.1, strikes out the lines under the title Dwelling Uses in their entirety, and substitutes the following:

“

Dwelling Uses existing as of [force and effect date], except Mixed-Use Residential Building and Principal Dwelling Unit with Lock-Off Unit	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.5

”
,

- (d) in section 2.2.4, strikes out “Development on any site” and substitutes “In the C-2A district, development on any site”;
- (e) in section 2.2.5, strikes out “multiple dwelling or”;
- (f) in section 3.1.1:
- (i) renumbers sections 3.1.1.1 through 3.1.1.3 as sections 3.1.1.2 through 3.1.1.4, respectively,
 - (ii) adds a new section 3.1.1.1 as follows:

“3.1.1.1 Developments requiring below-market rental dwelling units or social housing are subject to Schedule J: Affordable Housing Schedule.”,
 - (iii) strikes section 3.1.1.2 and replaces it with the following:

“3.1.1.2 In the C-2A and C-2D districts, for mixed-use residential building:

 - (a) if the form of tenure for the residential floor area:
 - (i) is secured as 100% residential rental tenure, the maximum floor space ratio is 3.50 provided that in the C-2A district, at least 35% of the total dwelling units have 2 or more bedrooms, or
 - (ii) includes any tenure other than residential rental tenure, the maximum floor space ratio is 2.50; and
 - (b) the floor space ratio for non-dwelling uses on the first storey facing the street must be at least 0.35.”,
 - (iv) renumbers sections 3.1.1.3 and 3.1.1.4 as sections 3.1.1.4 and 3.1.1.5, respectively,
 - (v) adds a new section 3.1.1.3 as follows:

“3.1.1.3 In the C-2E district, for mixed-use residential building:

- (a) if the form of tenure for the residential floor area:
 - (i) is secured as 100% residential rental tenure, the maximum floor space ratio is:
 - (A) 2.50, or
 - (B) 3.50 provided that a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or
 - (ii) includes any tenure other than residential rental tenure:
 - (A) the maximum floor space ratio is 2.50, and
 - (B) if the site consists of 1 or more lots on record in the Land Title Office prior to [force and effect date] where any of the lots have an area of 623 m² or more and a frontage of 17.1 m or more, a minimum of 3% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided; and
- (b) the floor space ratio for non-dwelling uses on the first storey facing the street must be at least 0.35.”,
- (vi) in section 3.1.1.5, strikes out “sections 3.1.1.1(a) and 3.1.1.2(a)” and substitutes “sections 3.1.1.2(a)(i), 3.1.1.3(a)(i)(B) and 3.1.1.4(a)”,
- (vii) in the heading of Column 2 in the Table in section 3.1.2, Council strikes out “C-2A” and substitutes “C-2A, C-2D and C-2E”; and
- (g) in section 5.1, strikes out “sections 2.2.3, 3.1.1.1(a)(i) and 3.1.1.1(b)” and substitutes “sections 2.2.3, 3.1.1.2(a)(i) and 3.1.1.2(b)”.

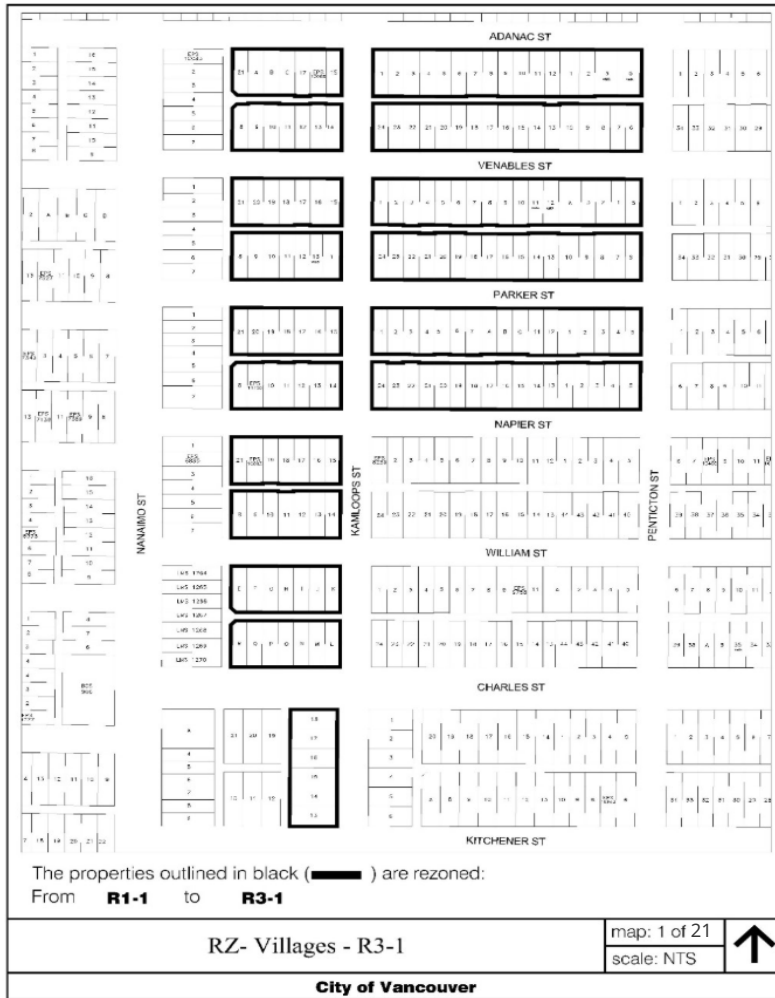
9. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedules A, B, C and D to this by-law, and incorporates Schedules A, B, C and D into Schedule D of By-law No. 3575.

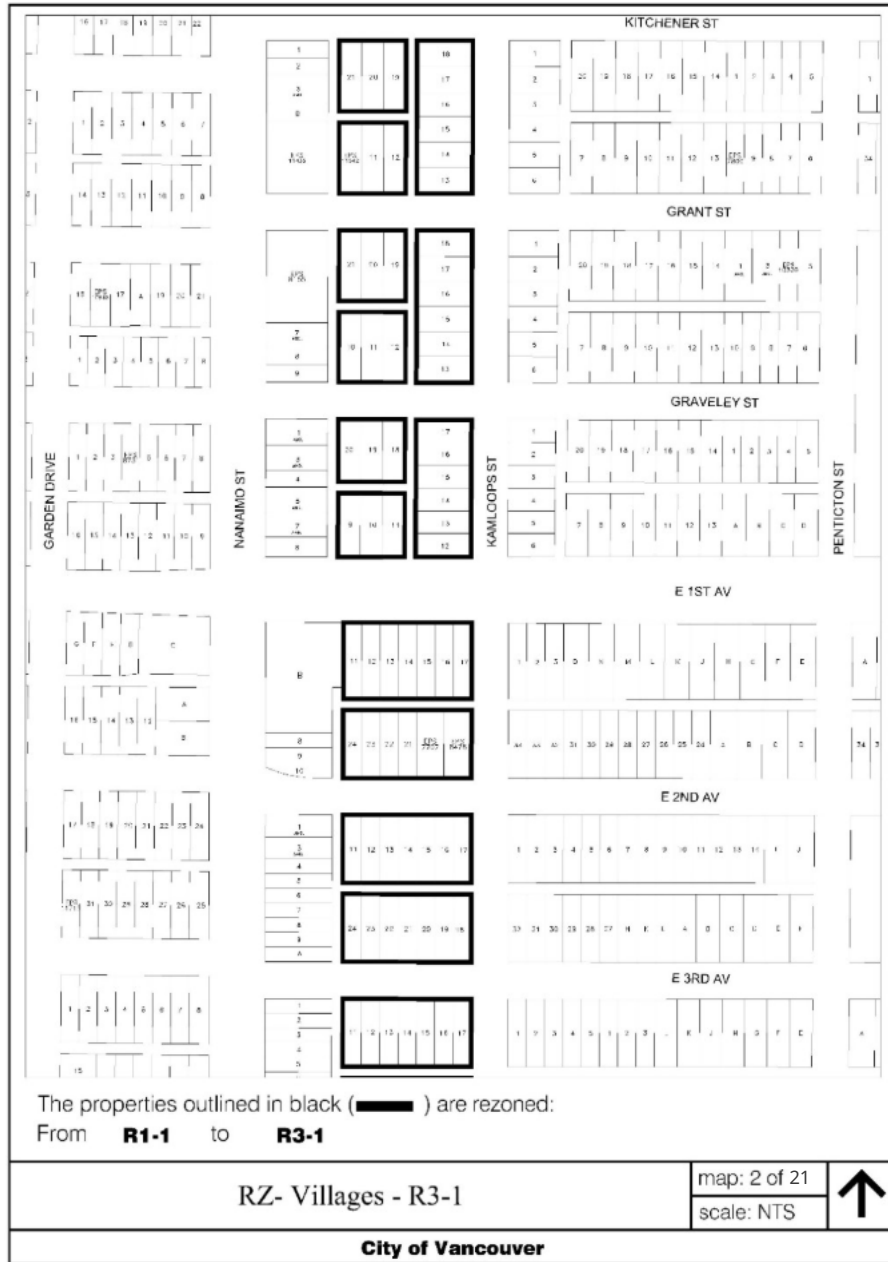
10. The areas shown within the heavy black outlines on Schedule A to this by-law are rezoned and moved to the R3-1 district

11. The areas shown within the heavy black outlines on Schedule B to this by-law are rezoned and moved to the R3-4 district.

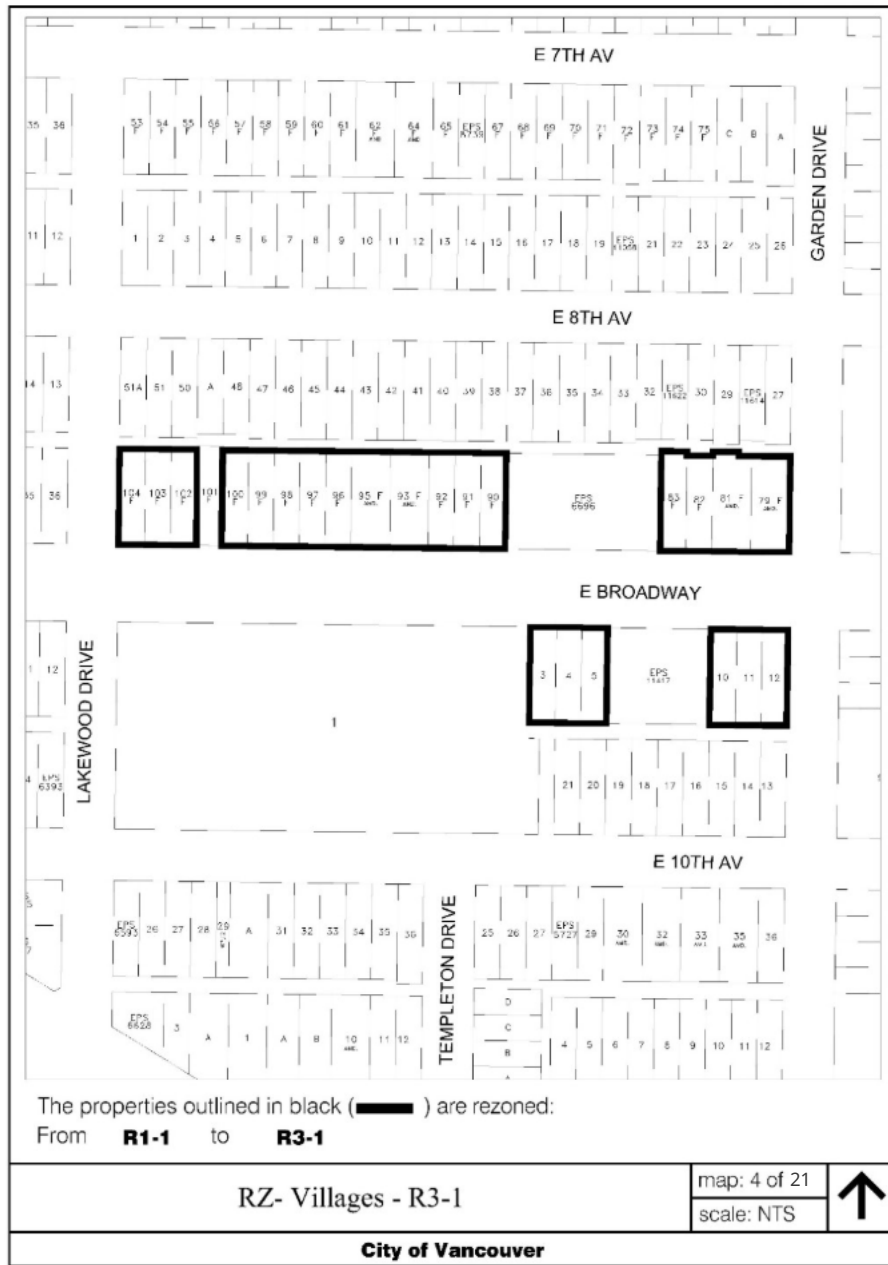
12. The areas shown within the heavy black outlines on Schedule C to this by-law are rezoned and moved to the C-2D district.

Schedule A

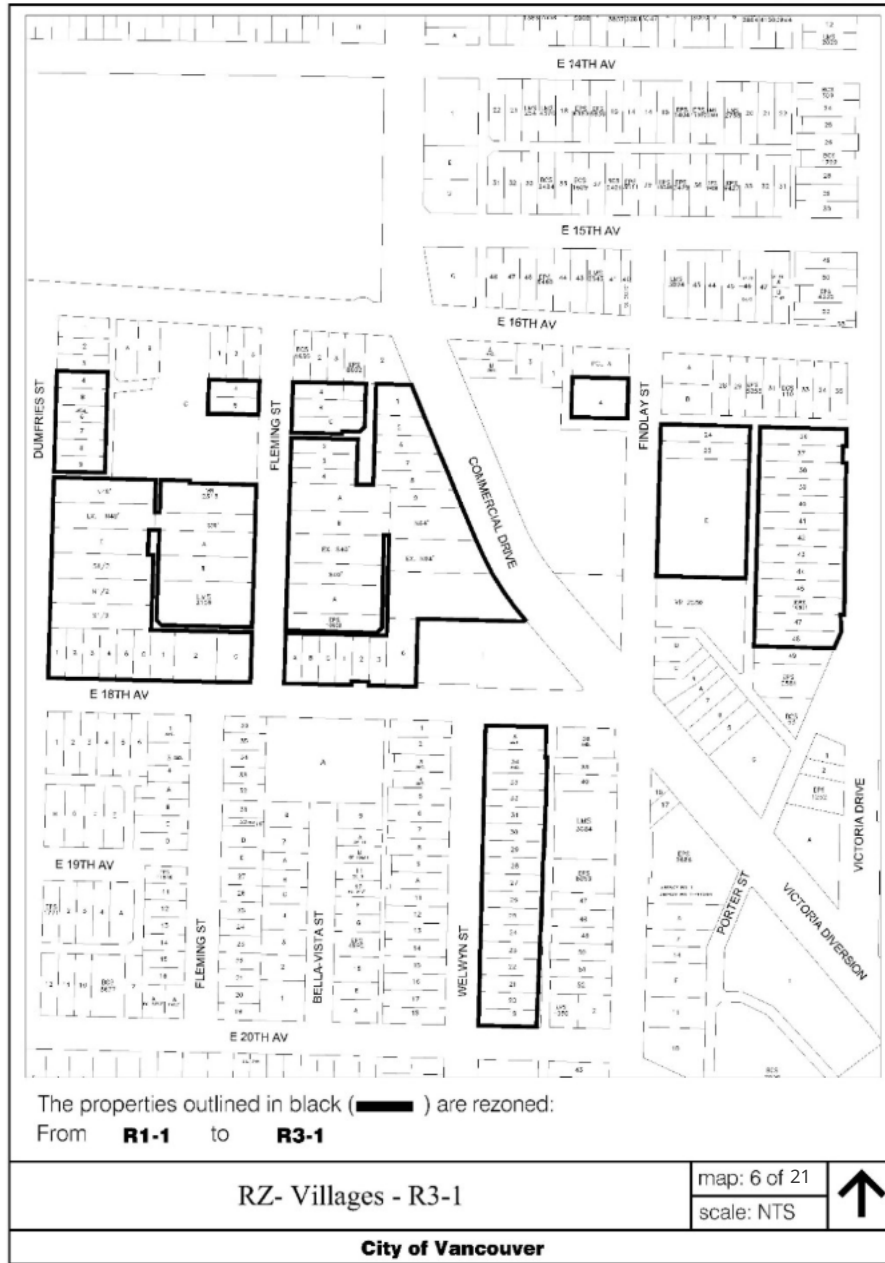














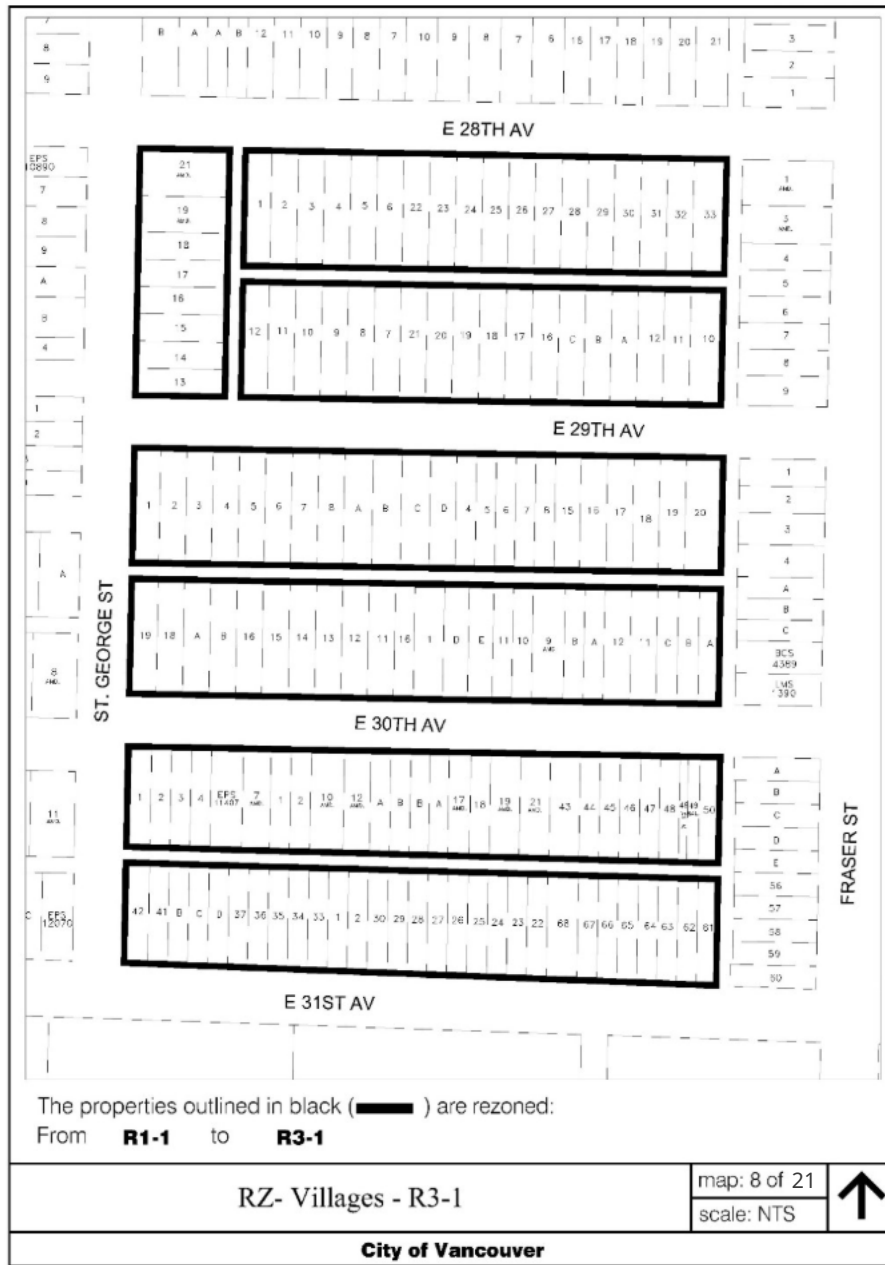
The properties outlined in black (**█**) are rezoned:
 From **R1-1** to **R3-1**

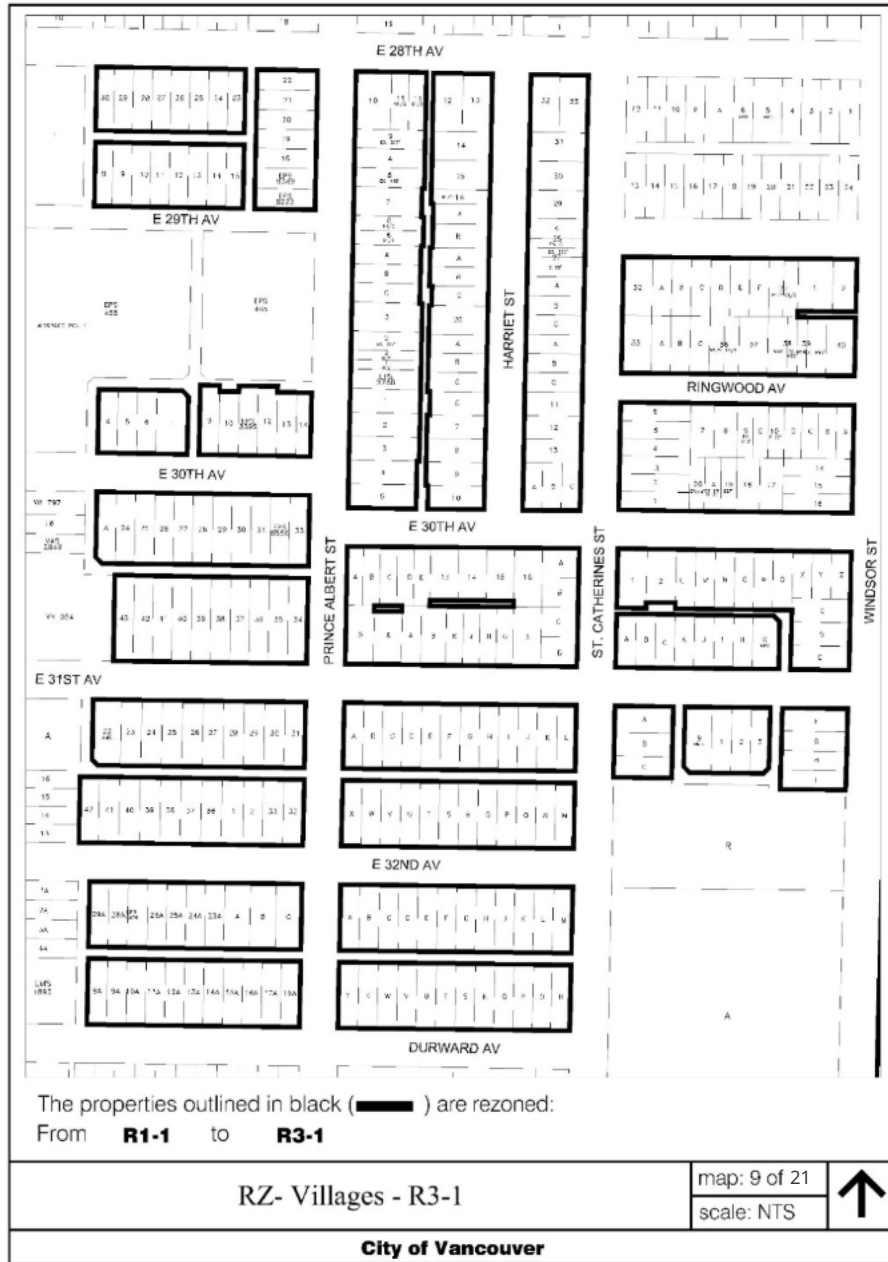
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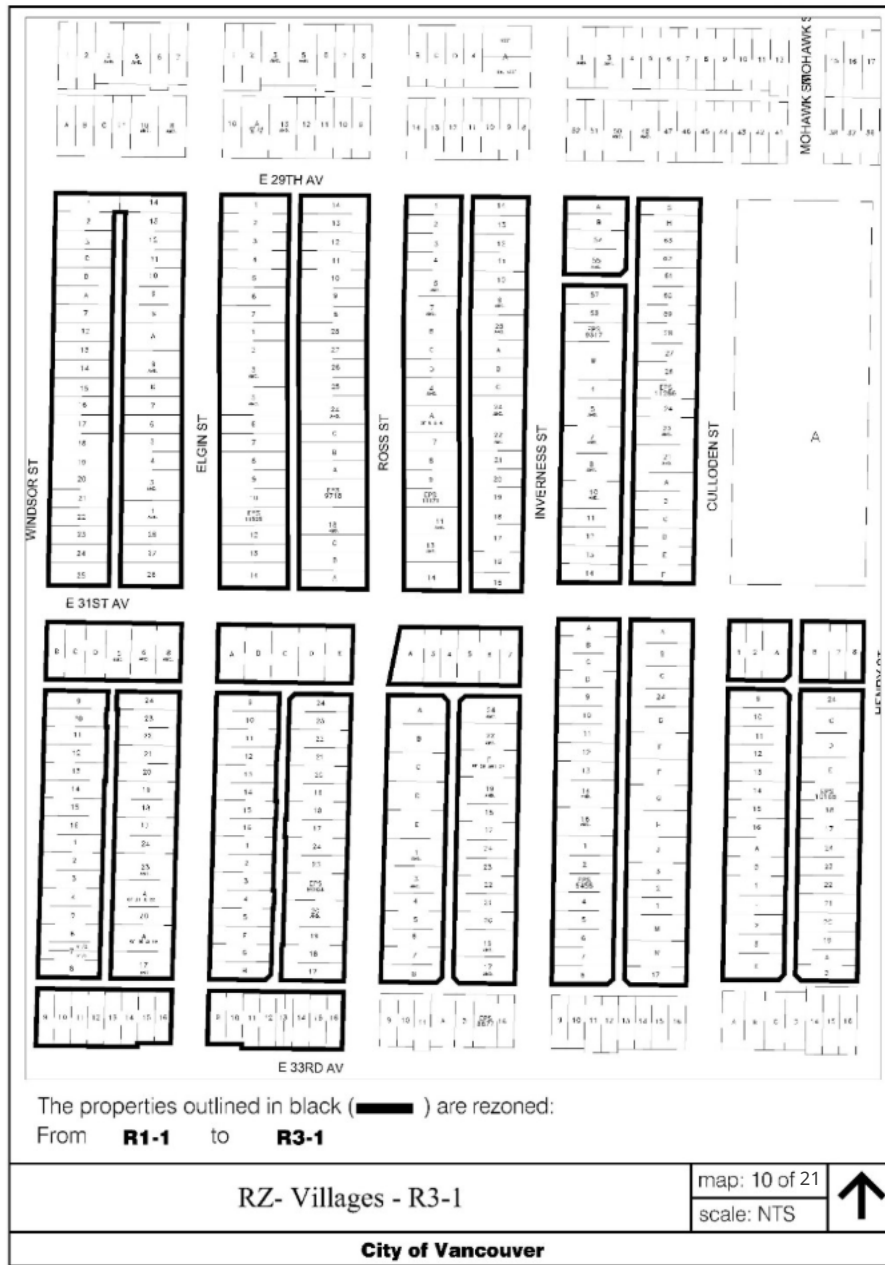
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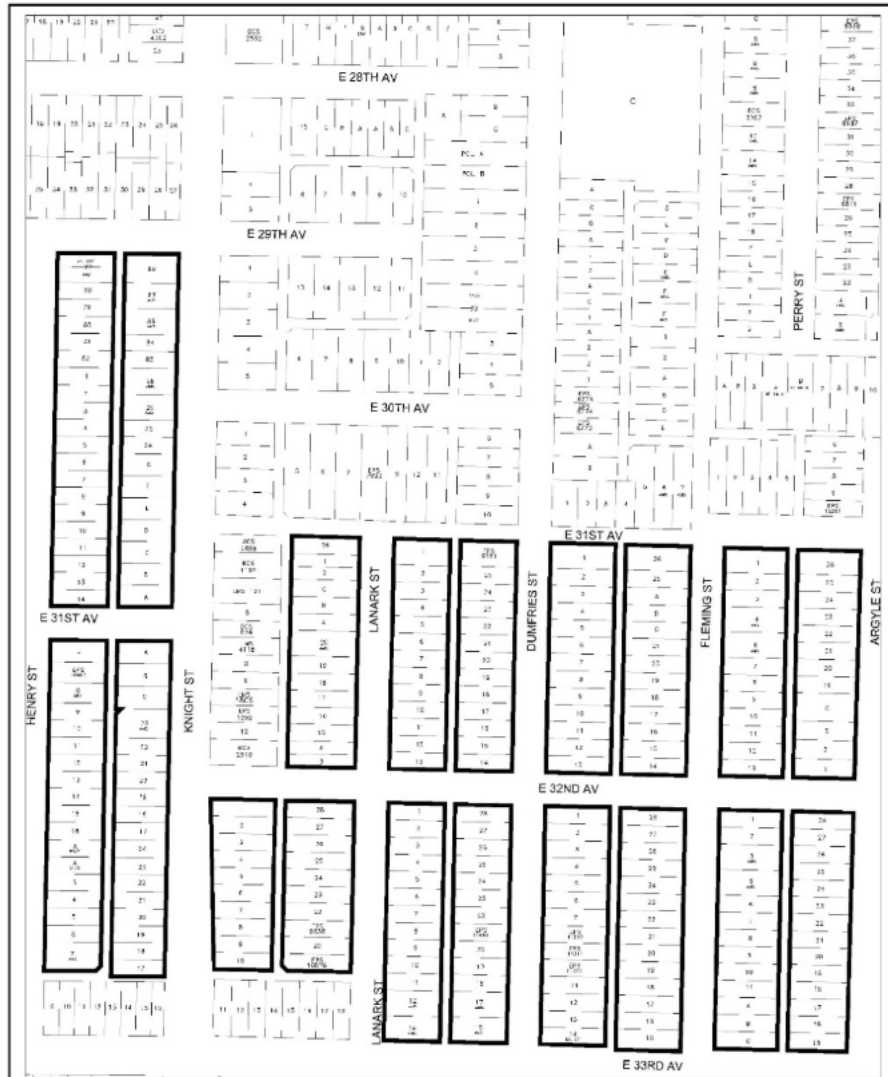


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The properties outlined in black () are rezoned:
 From **R1-1** to **R3-1**

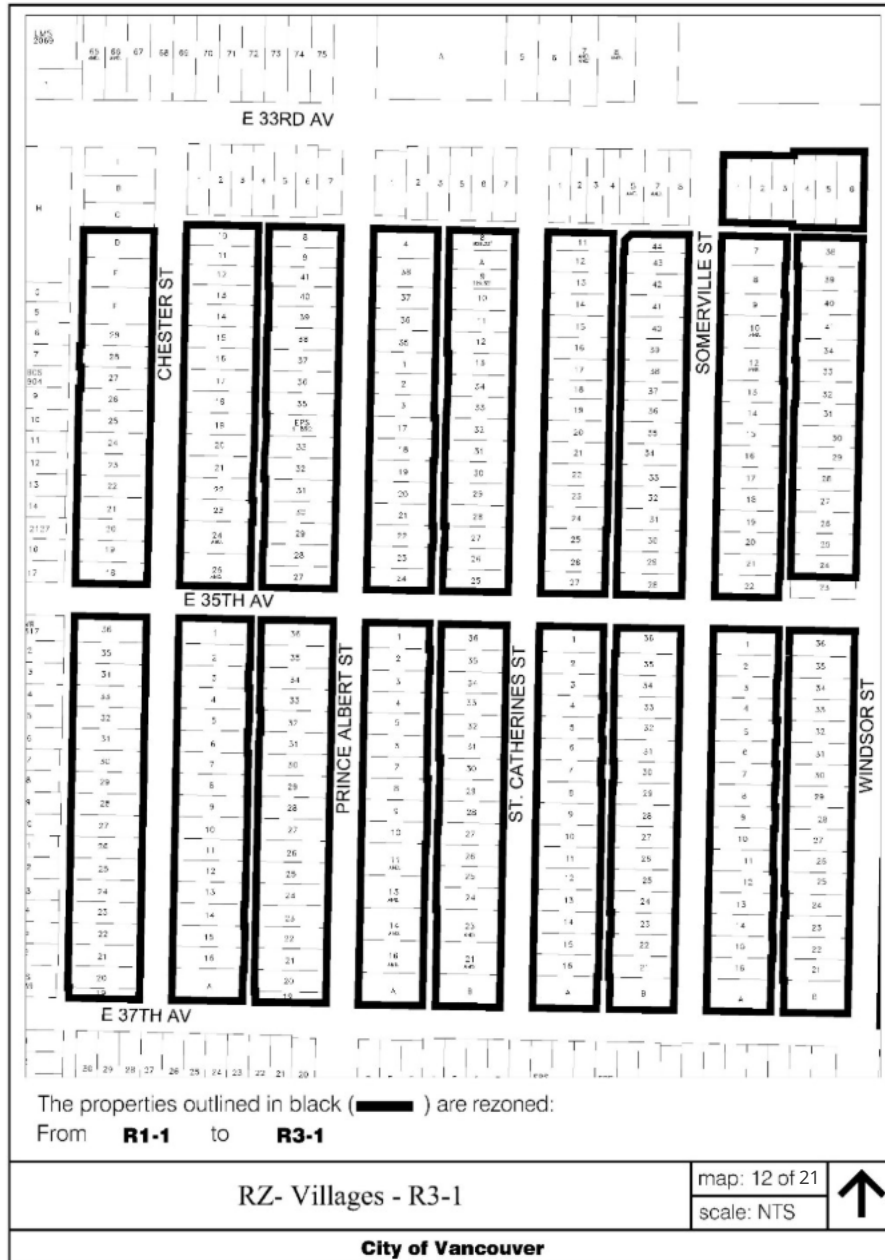
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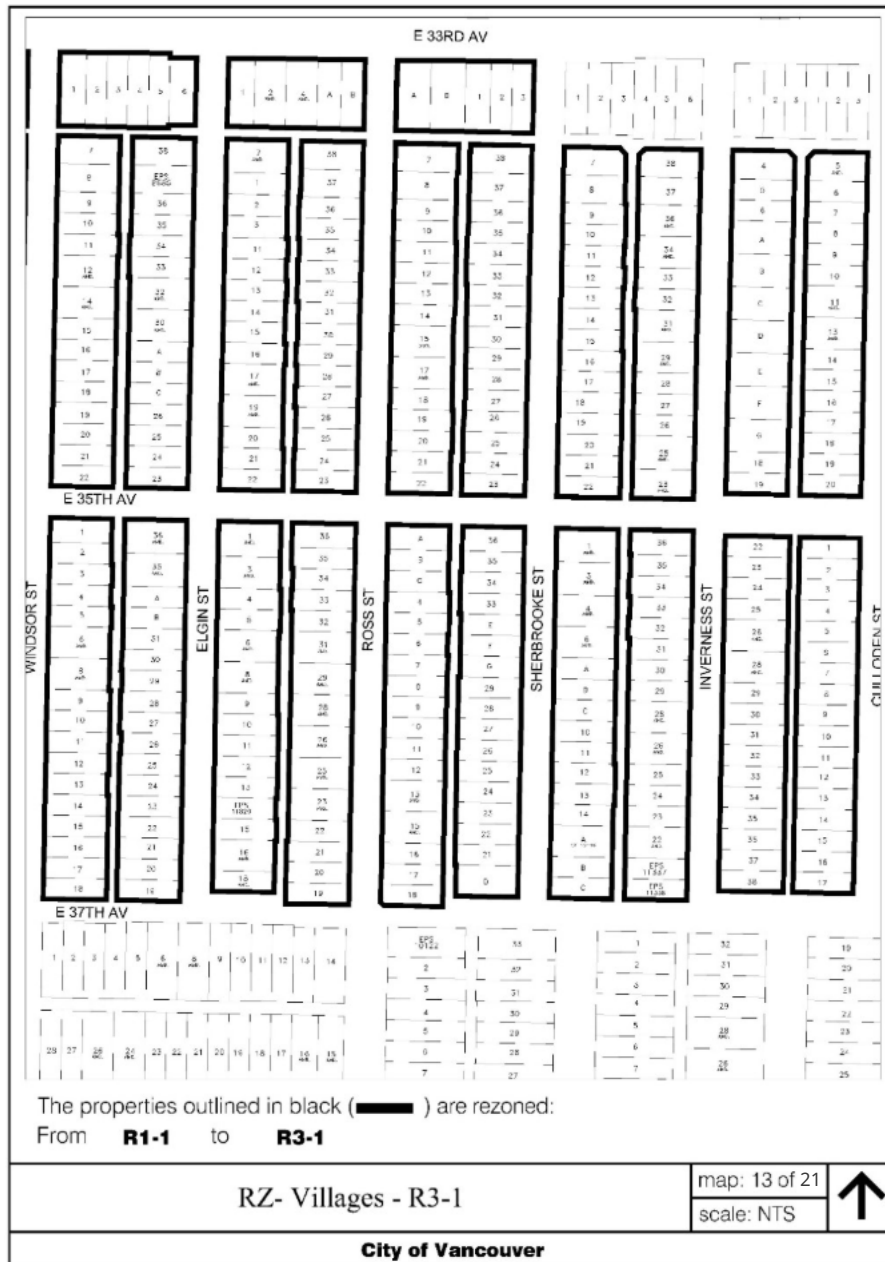
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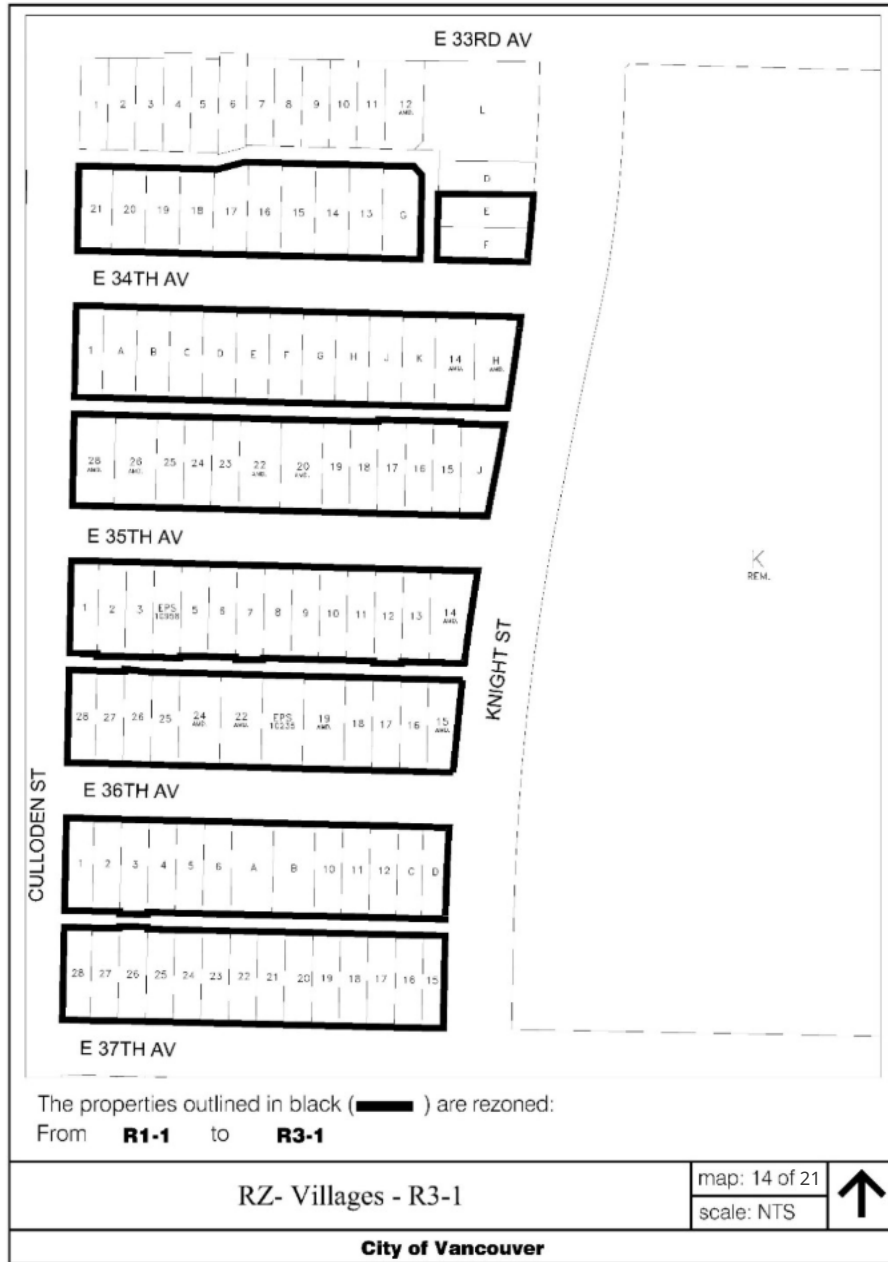
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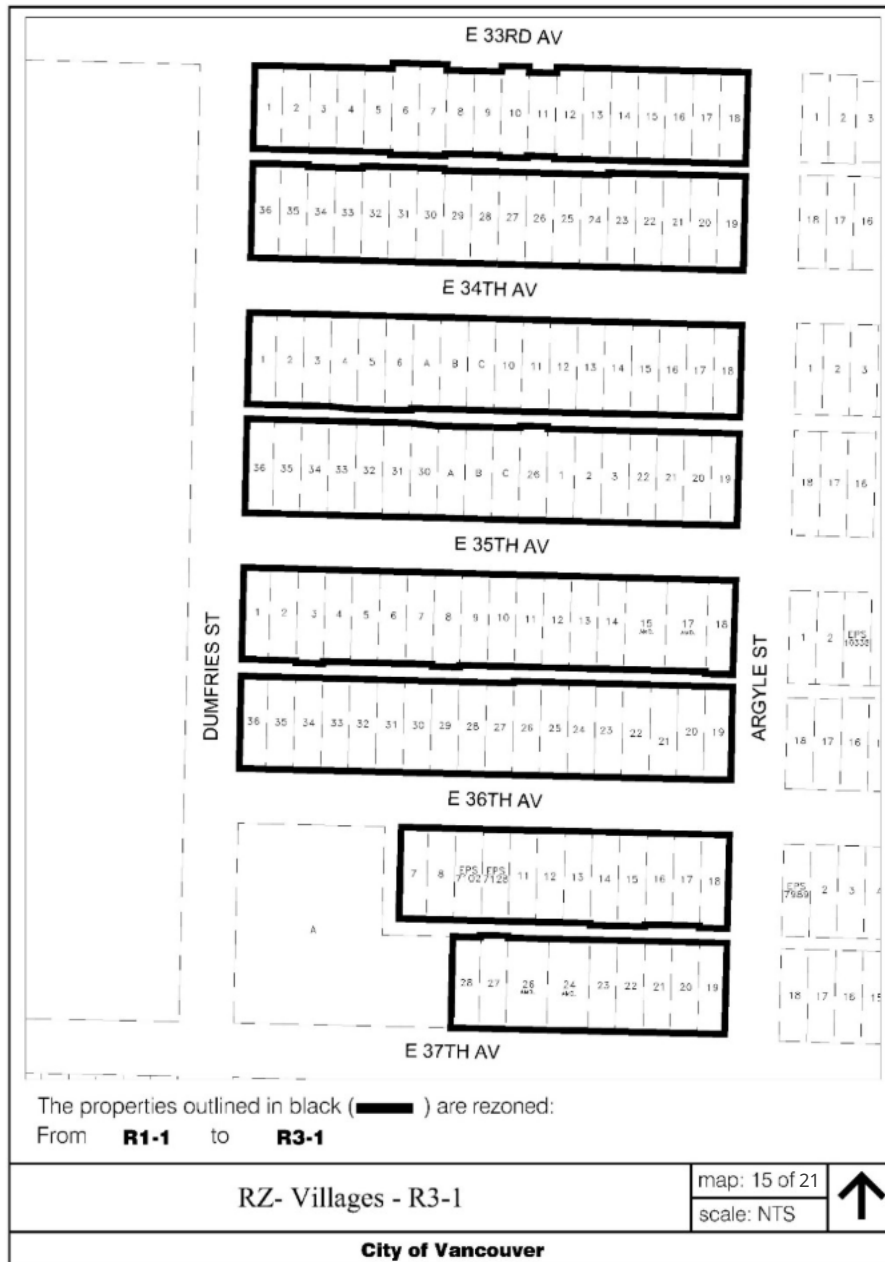


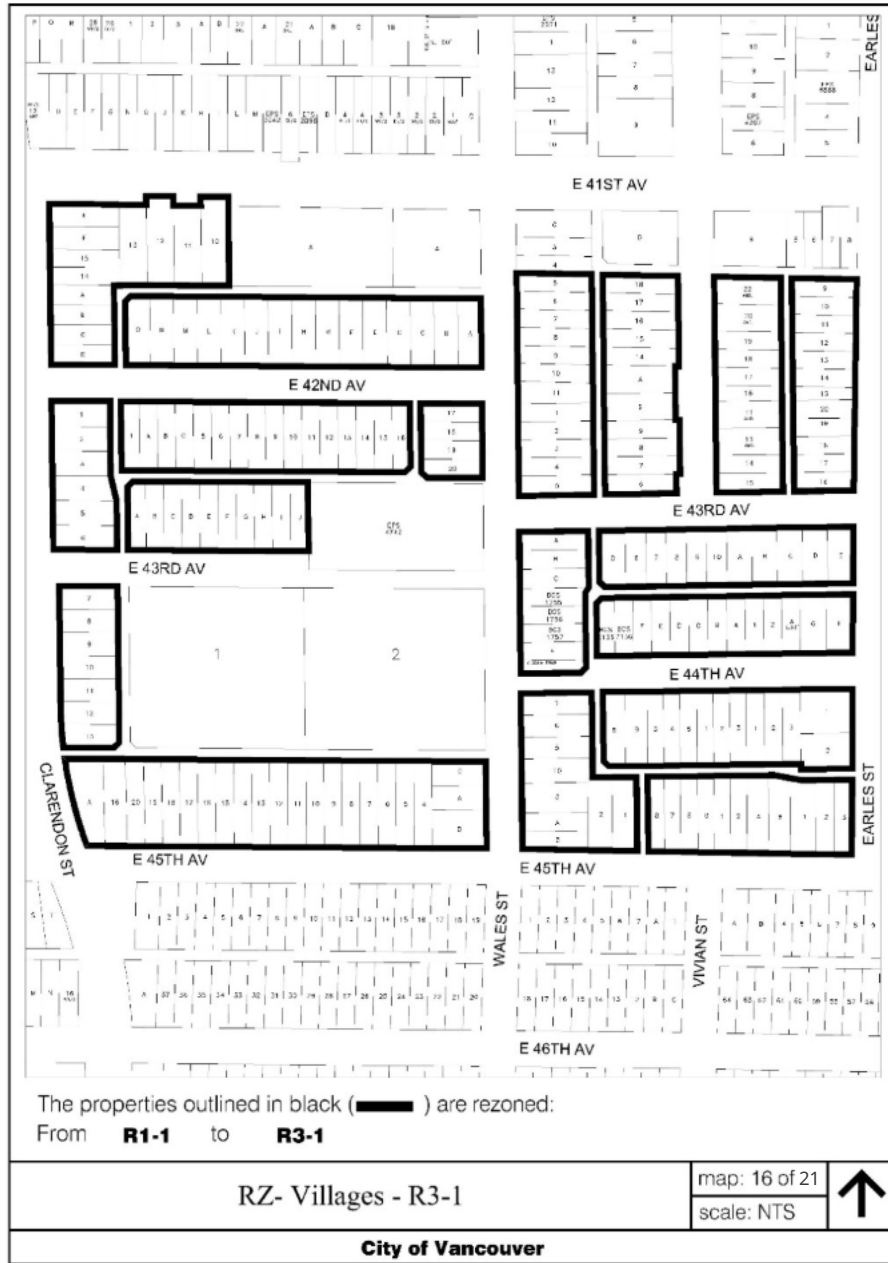
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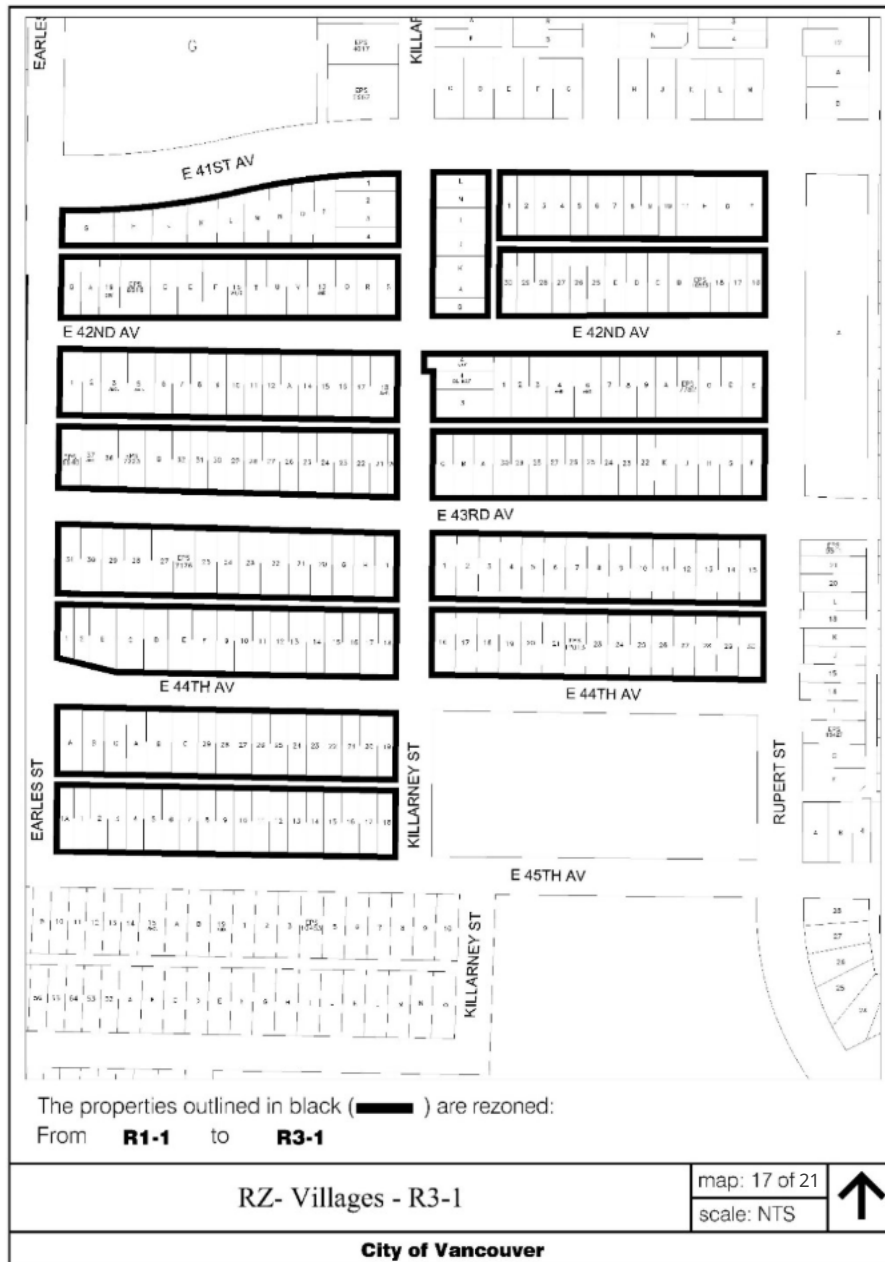


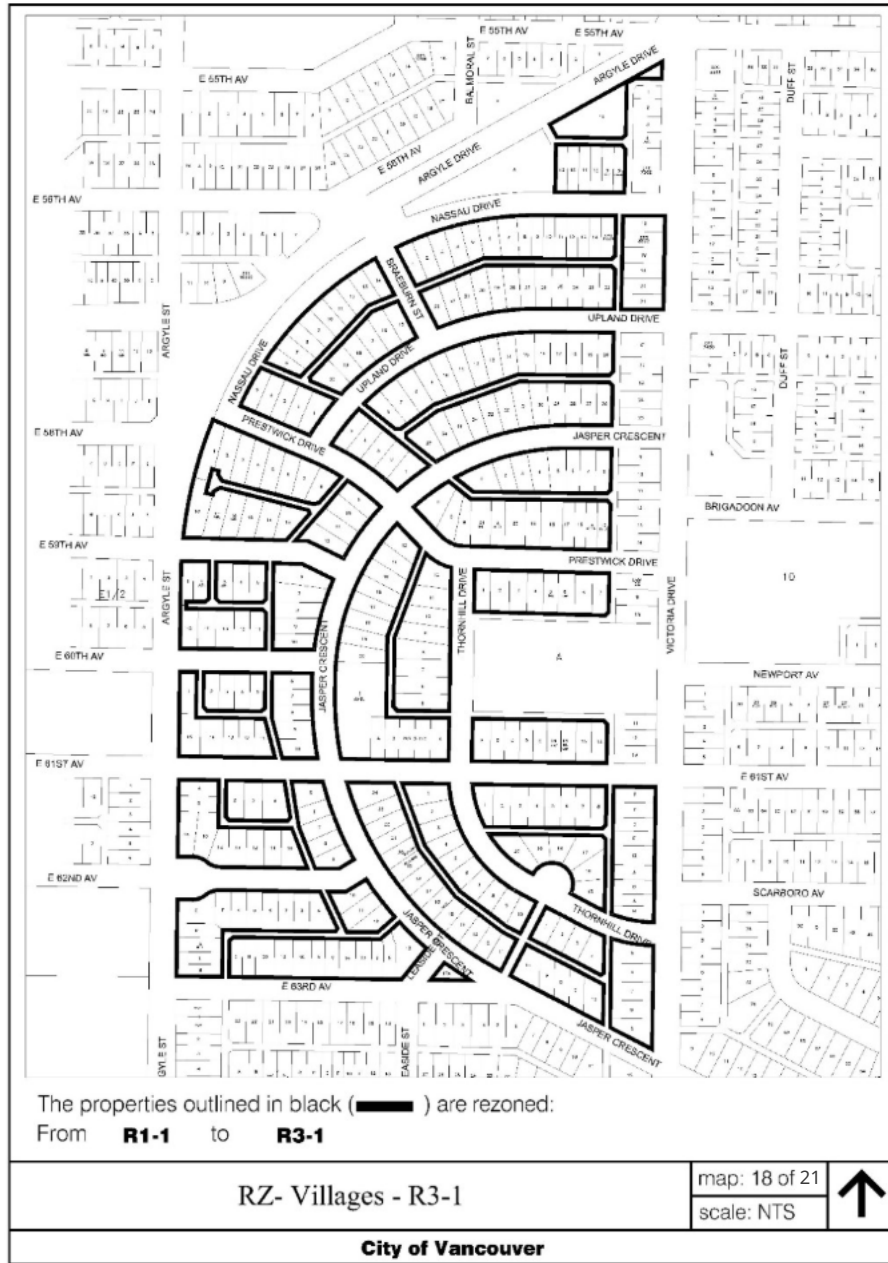


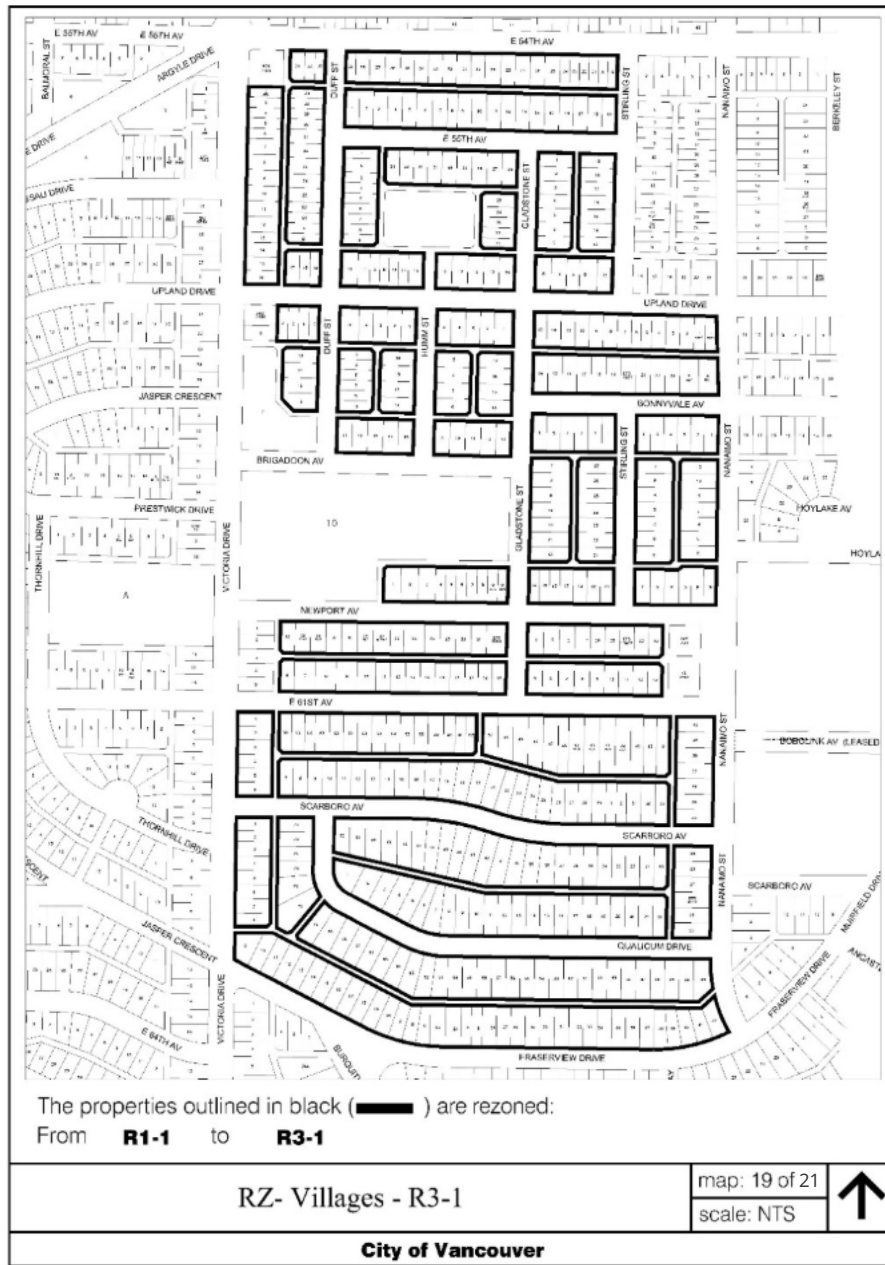


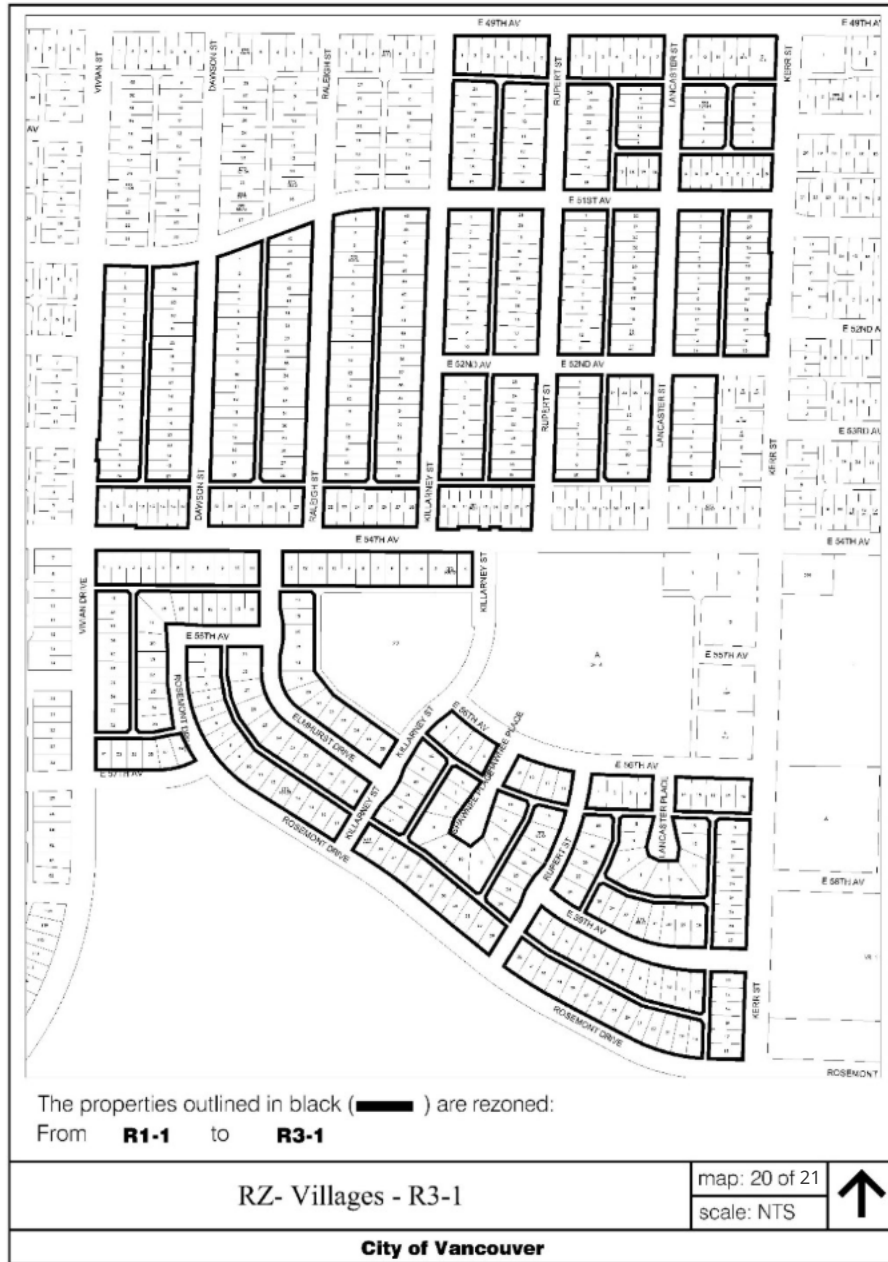


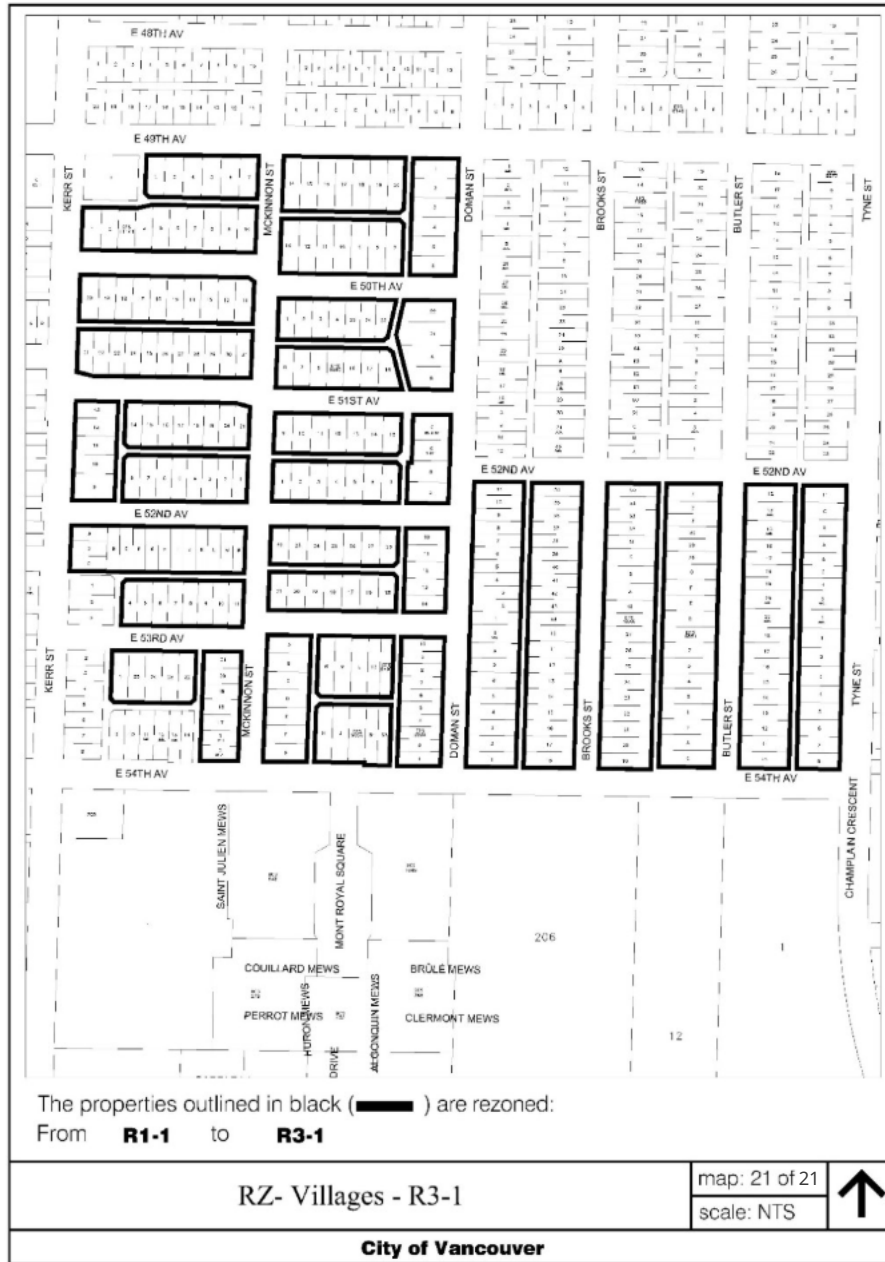








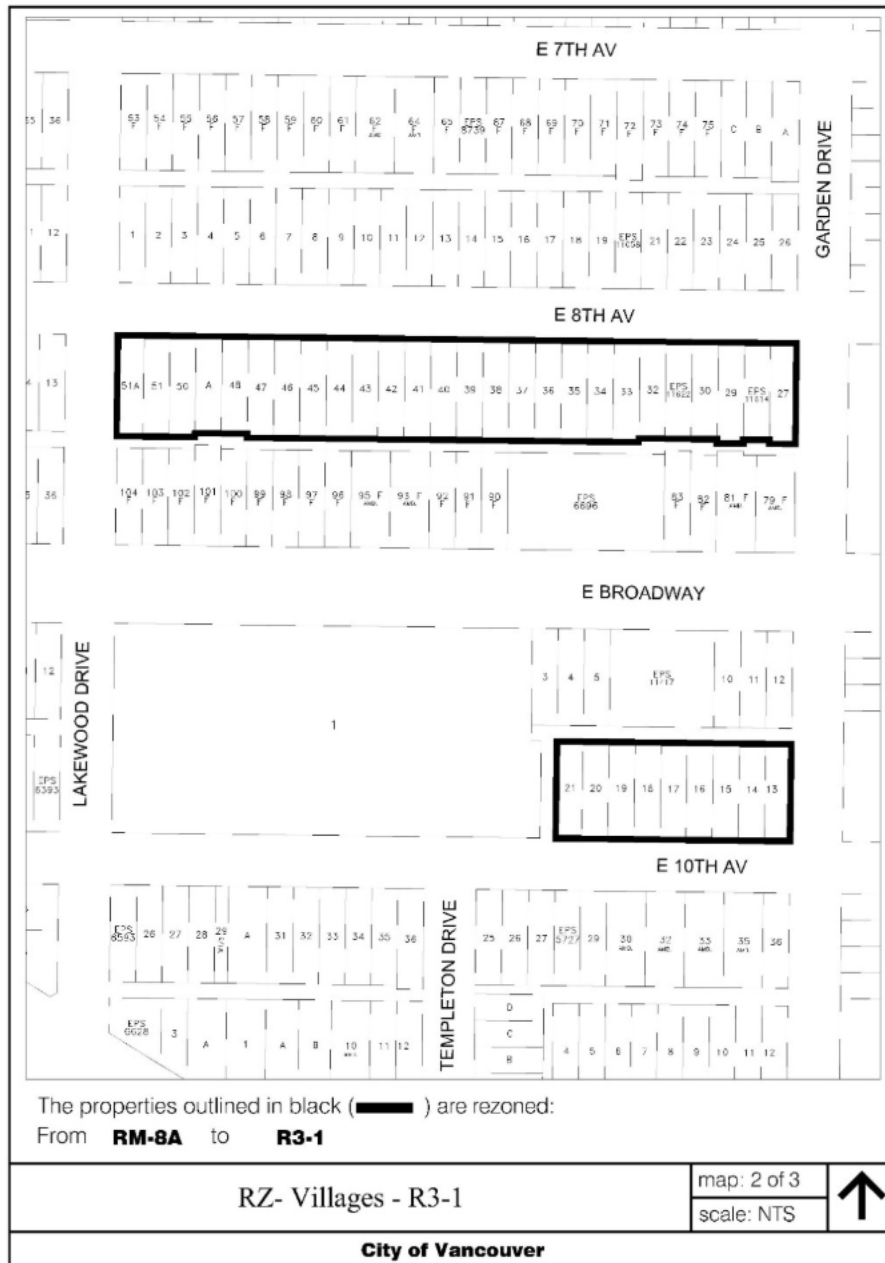


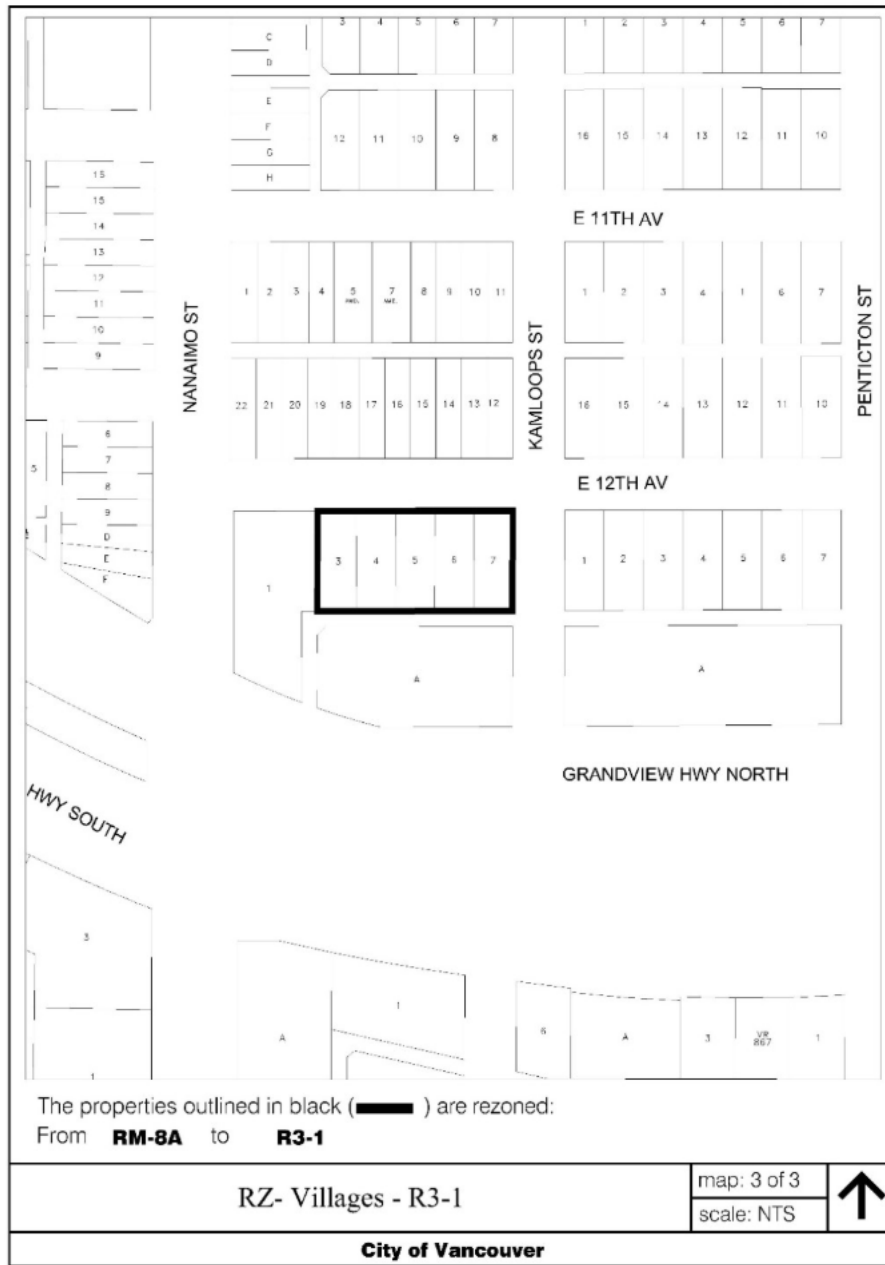




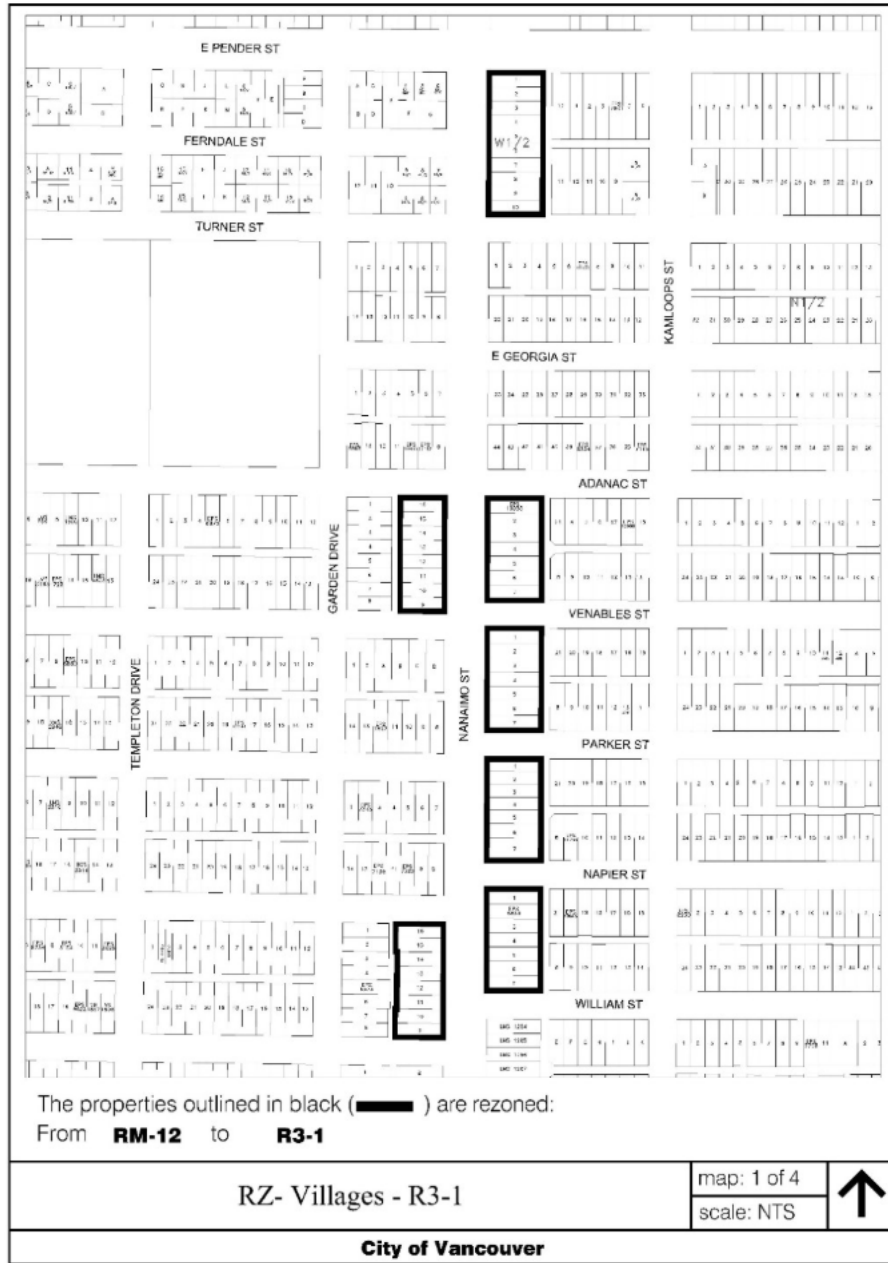


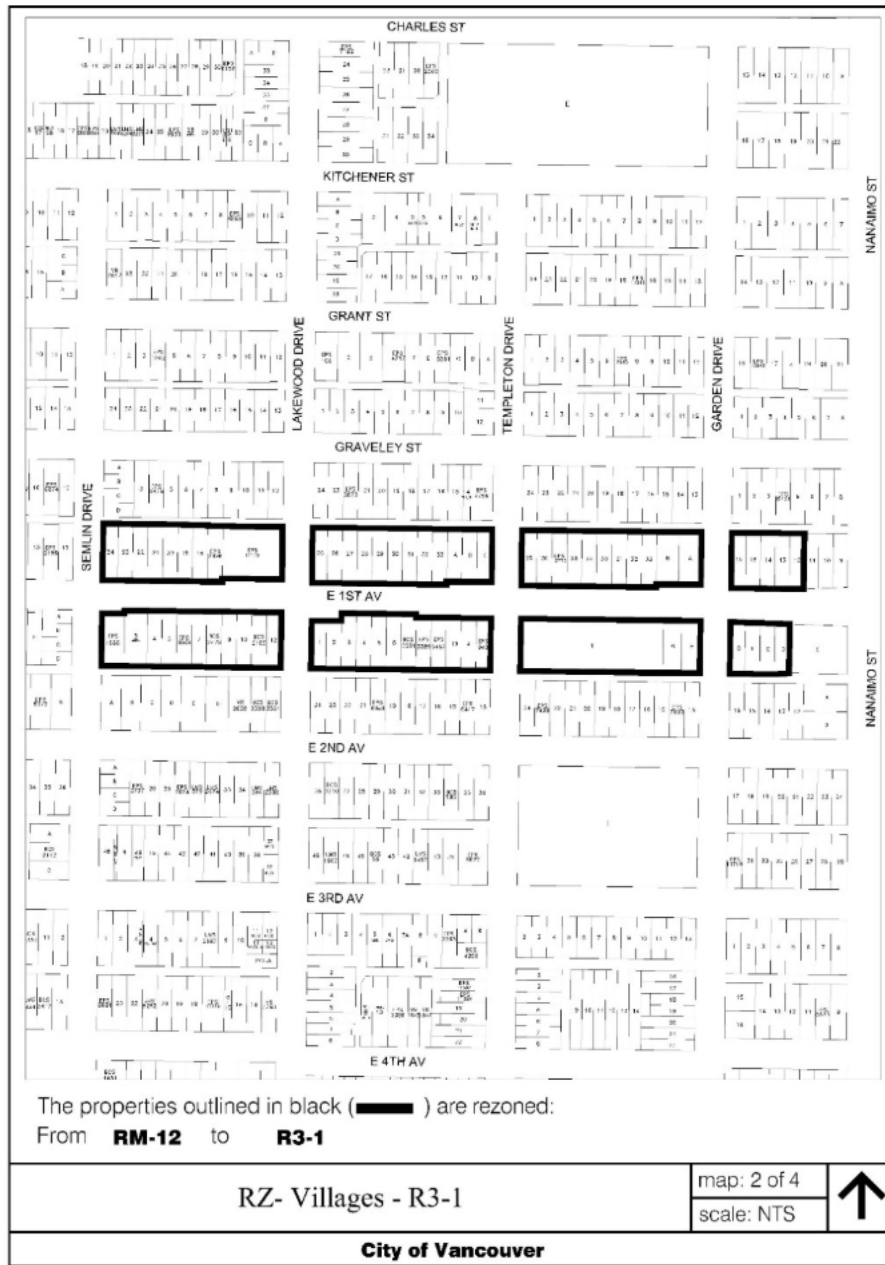


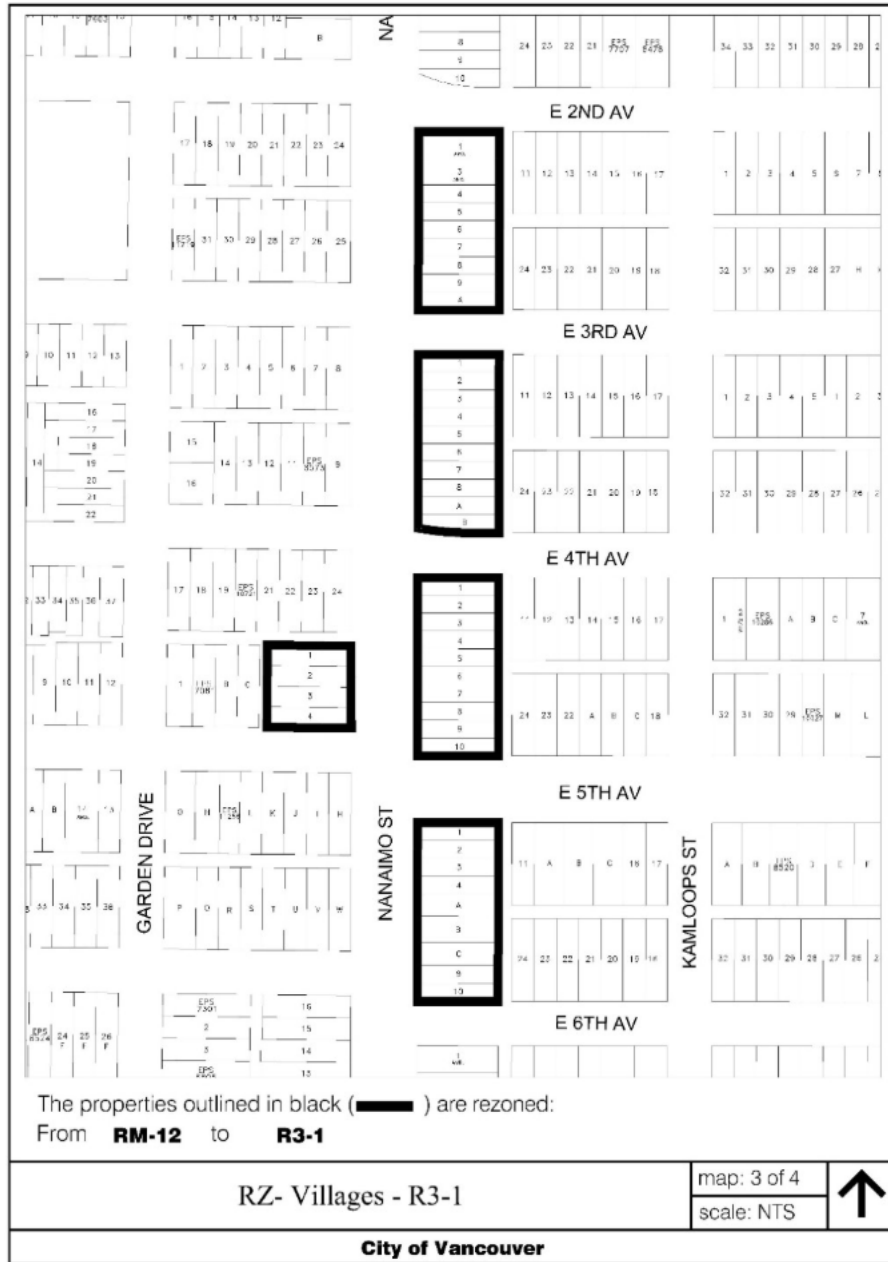




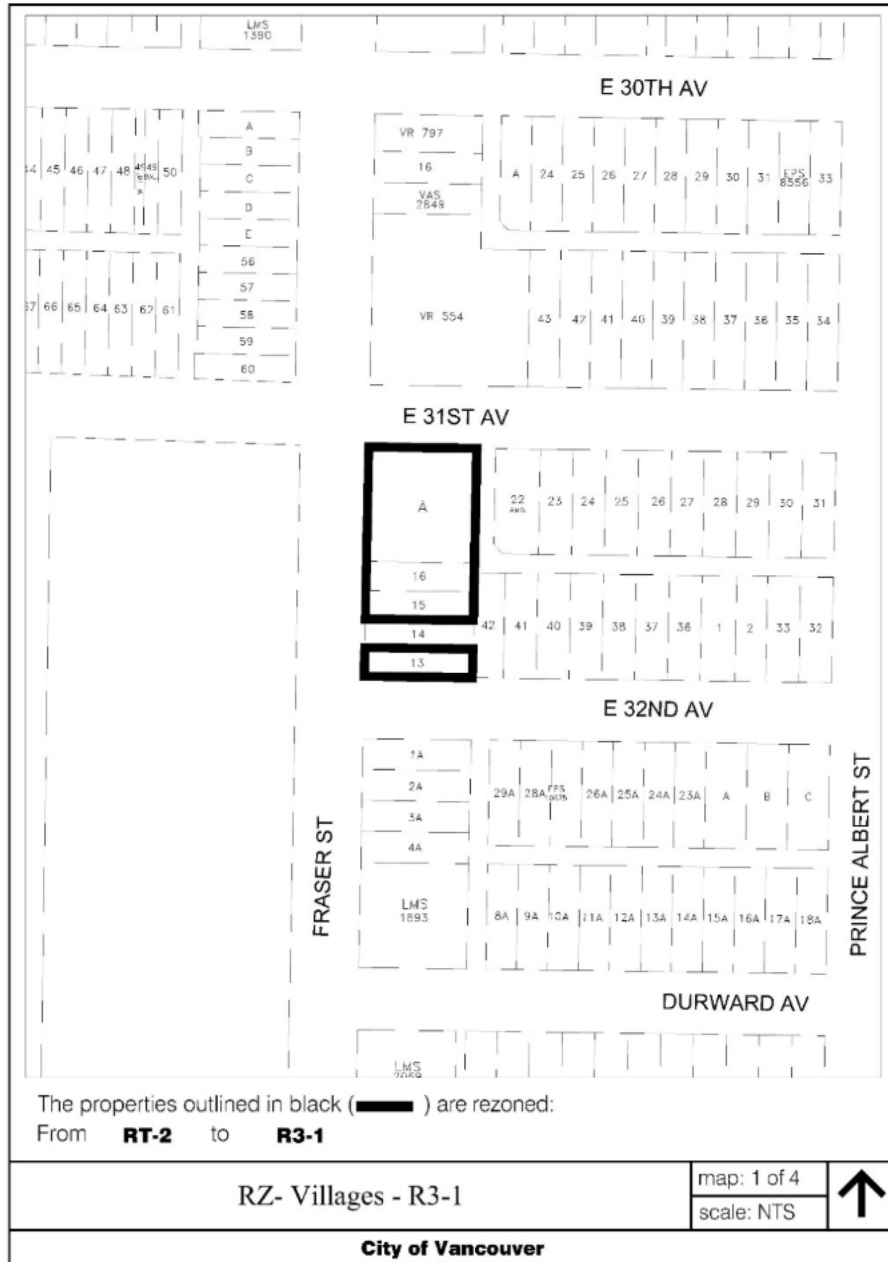


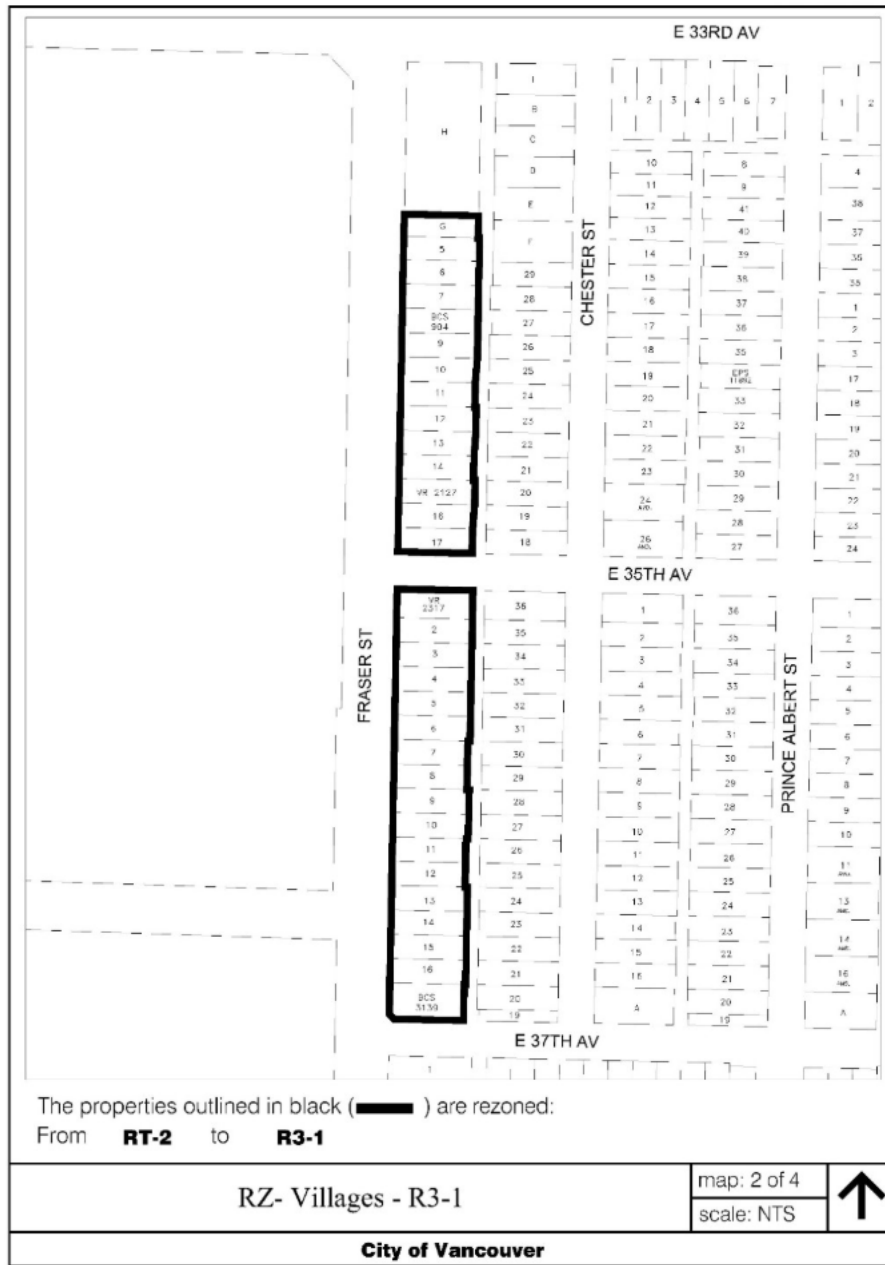




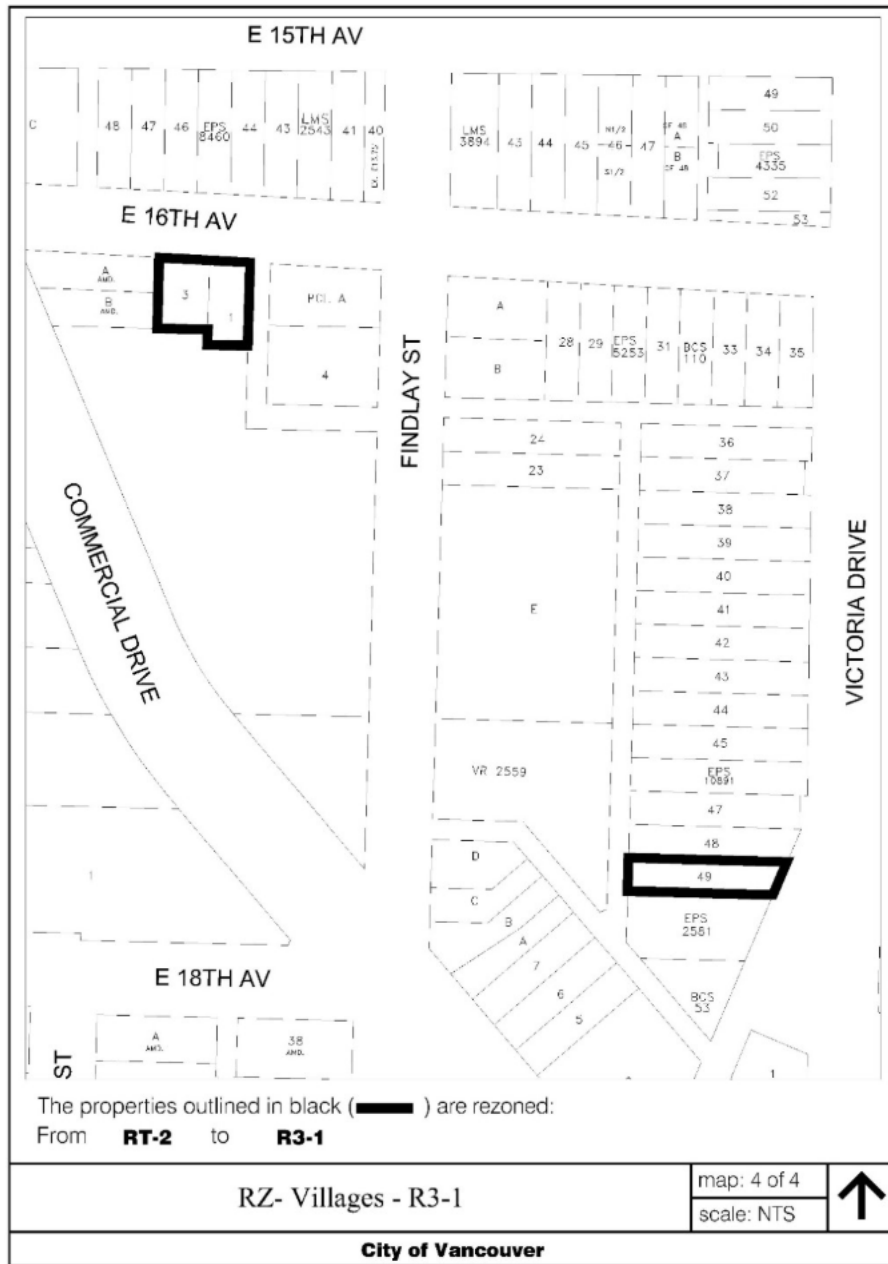


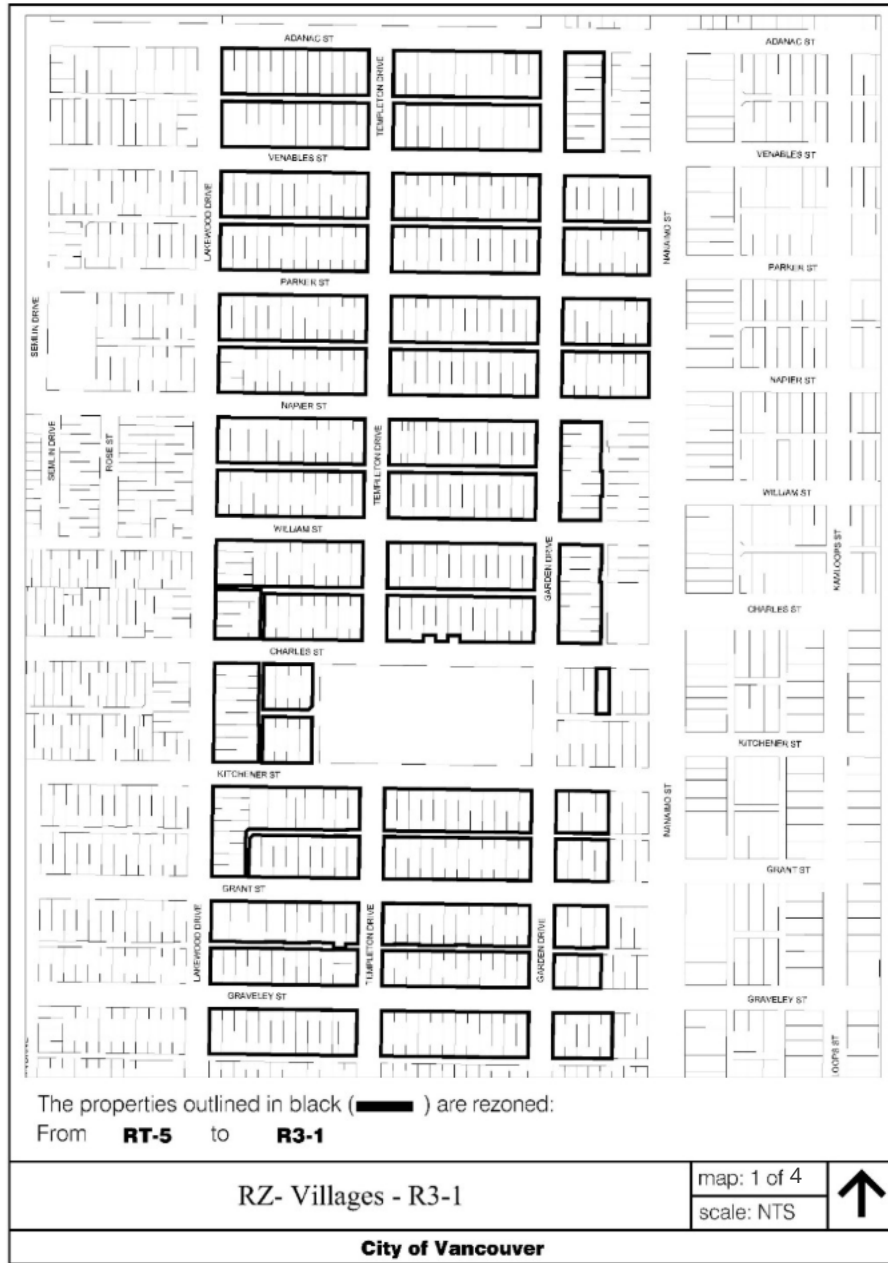


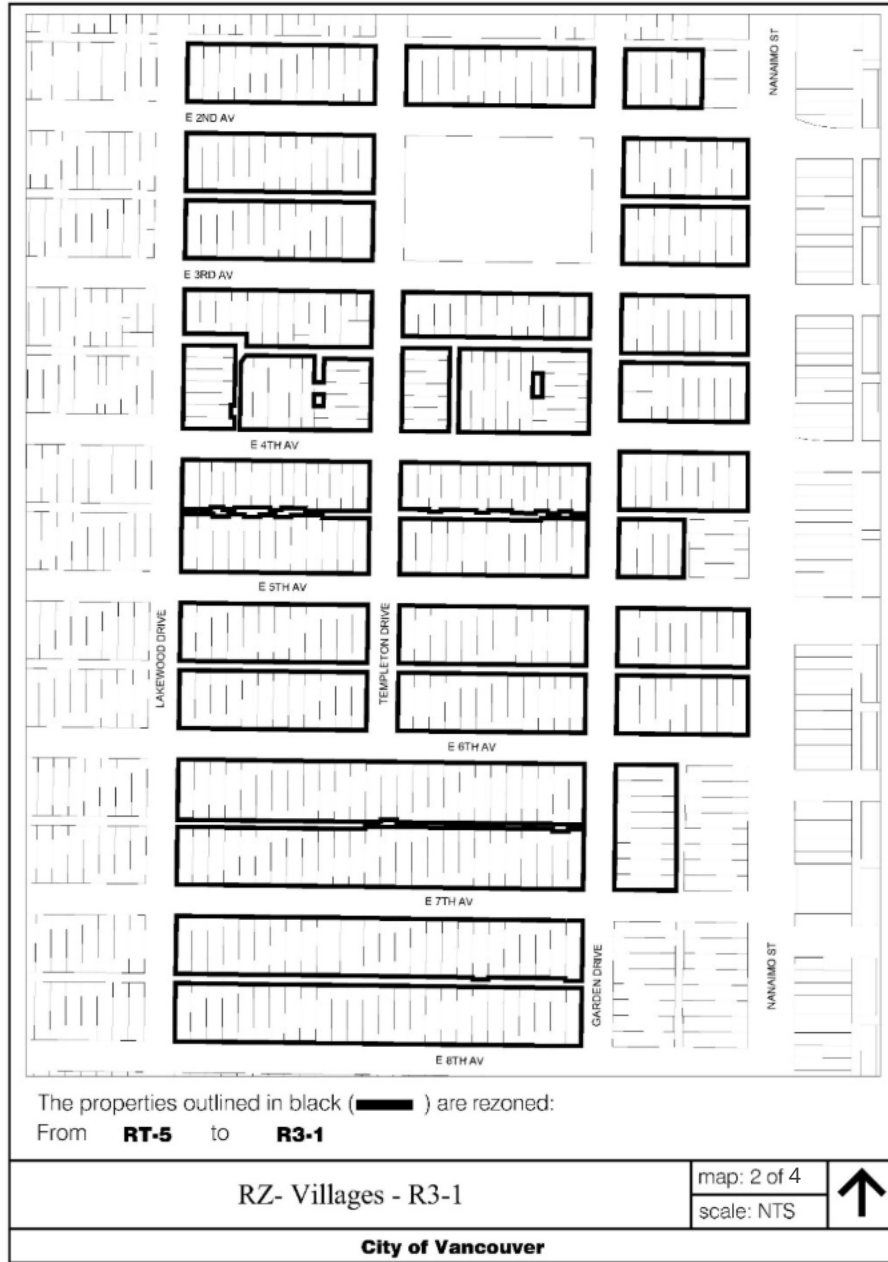






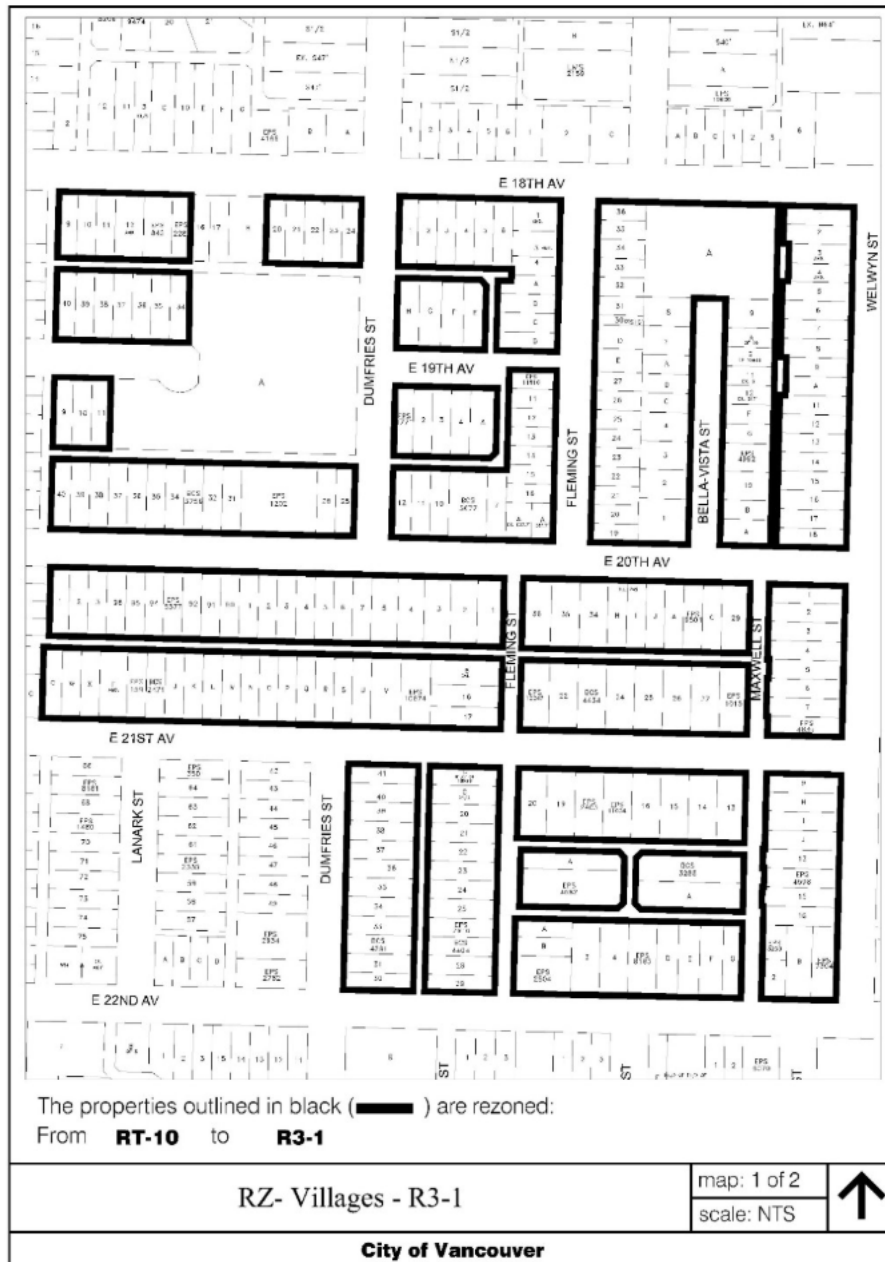


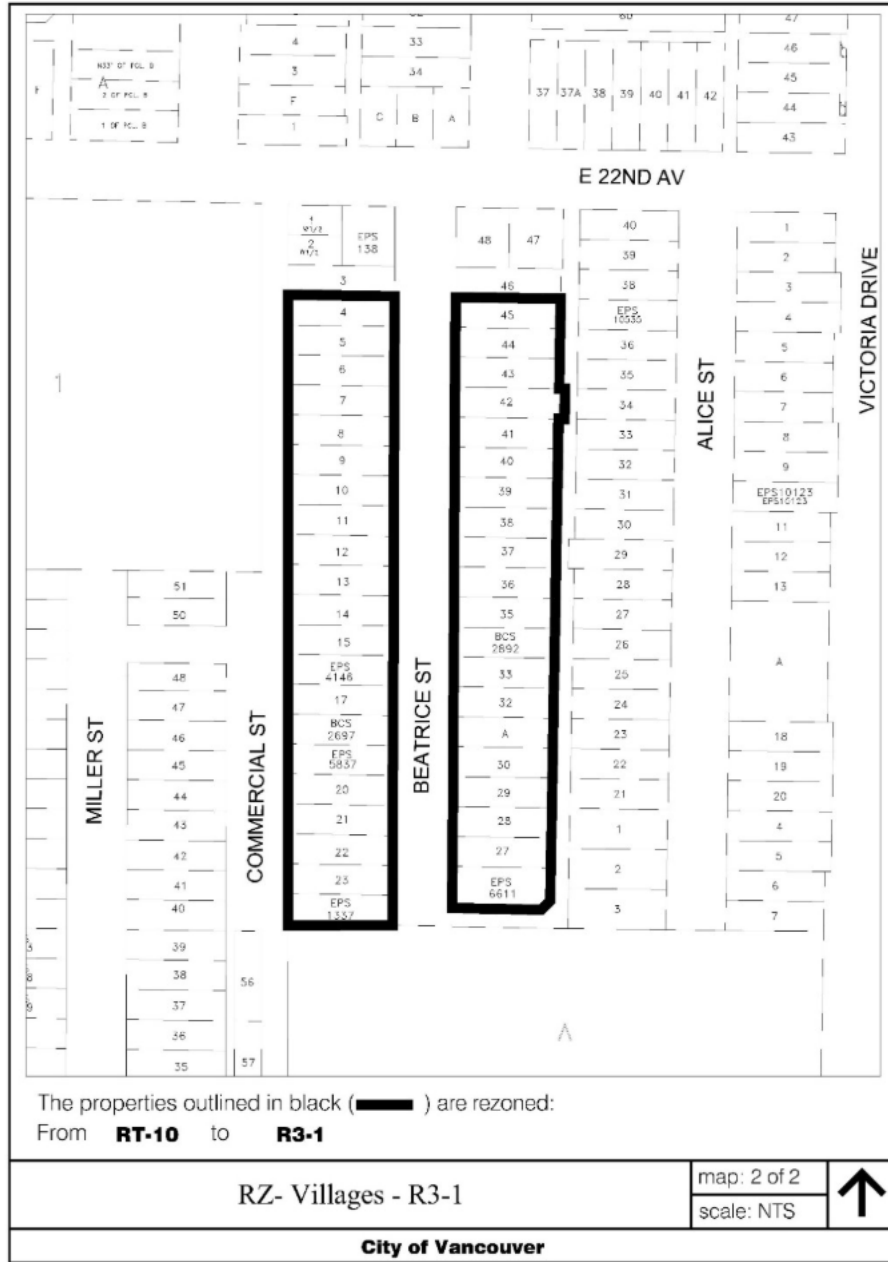


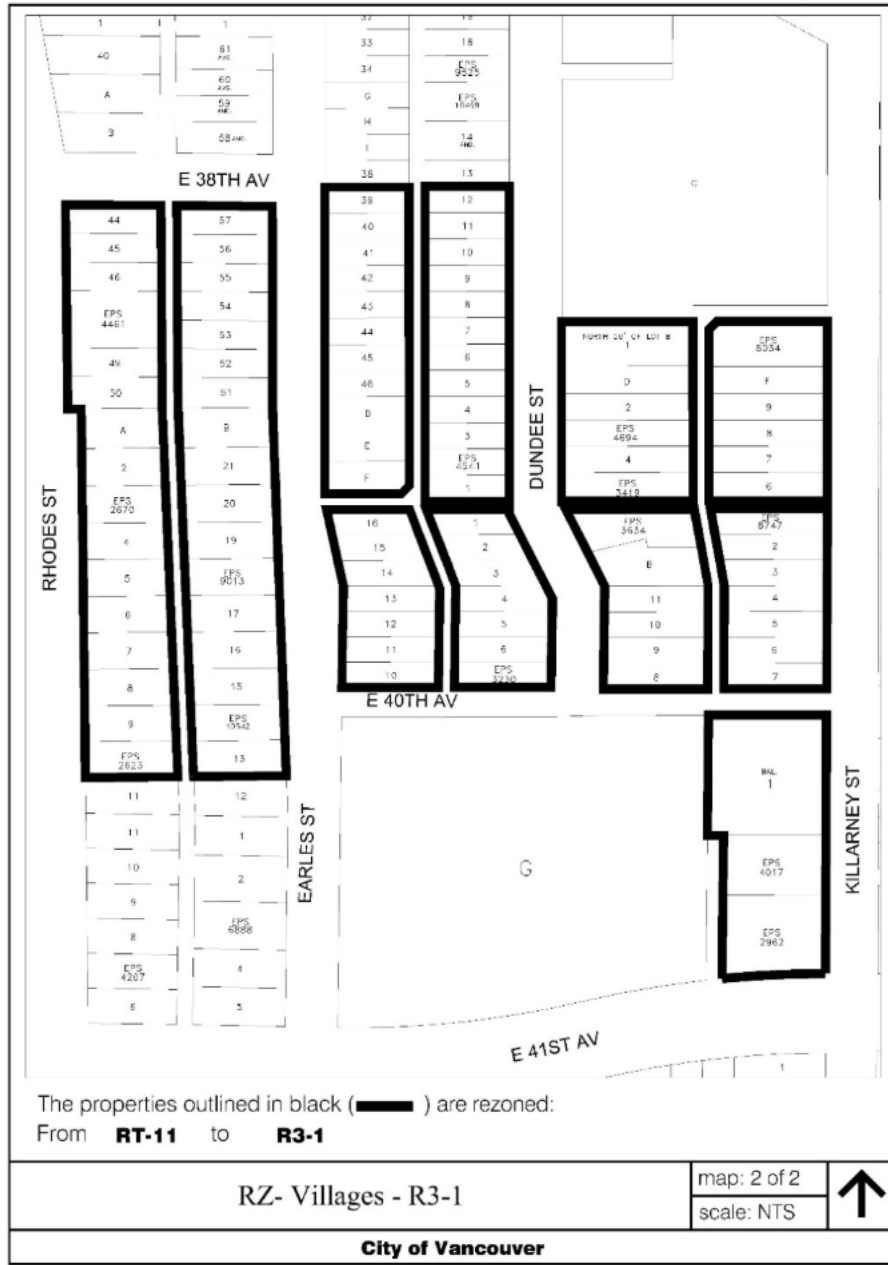




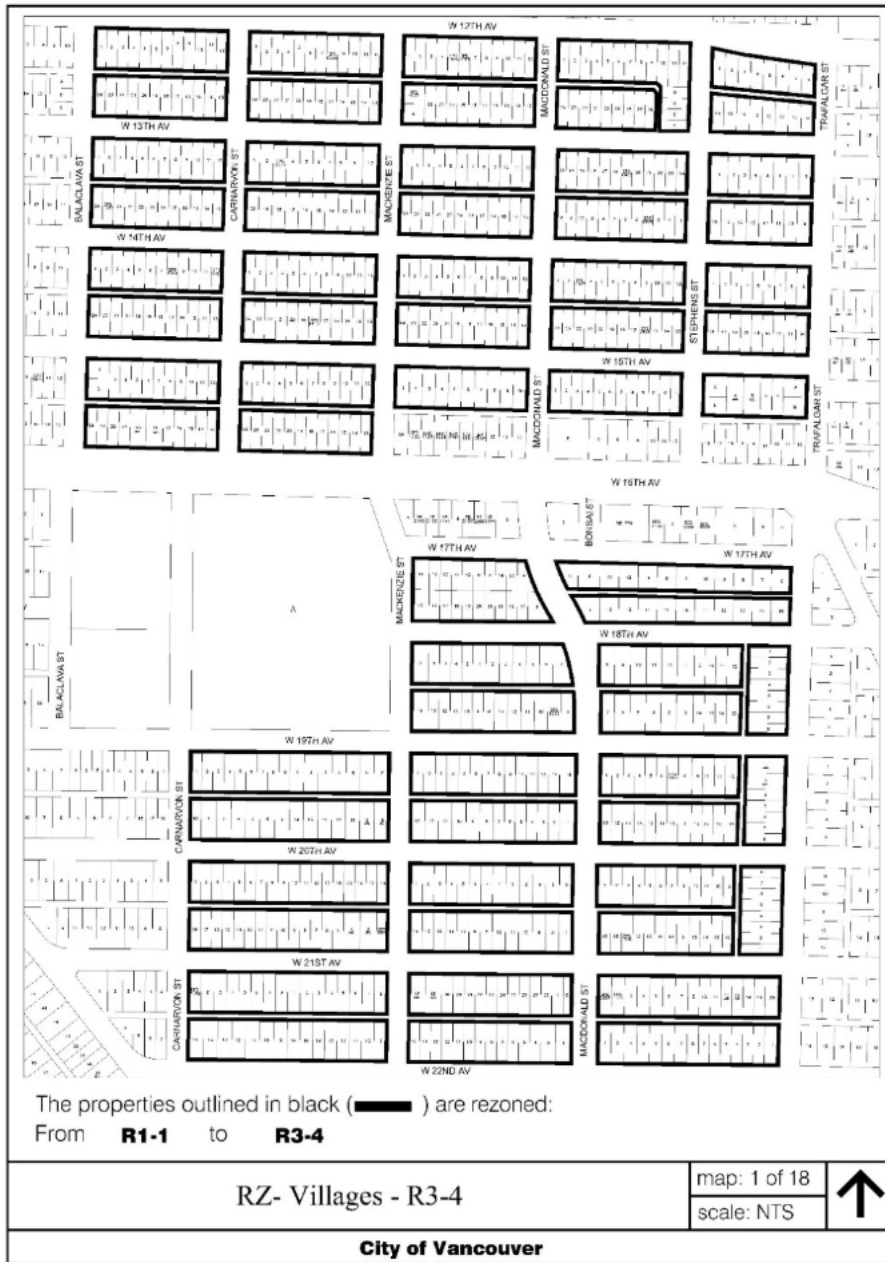


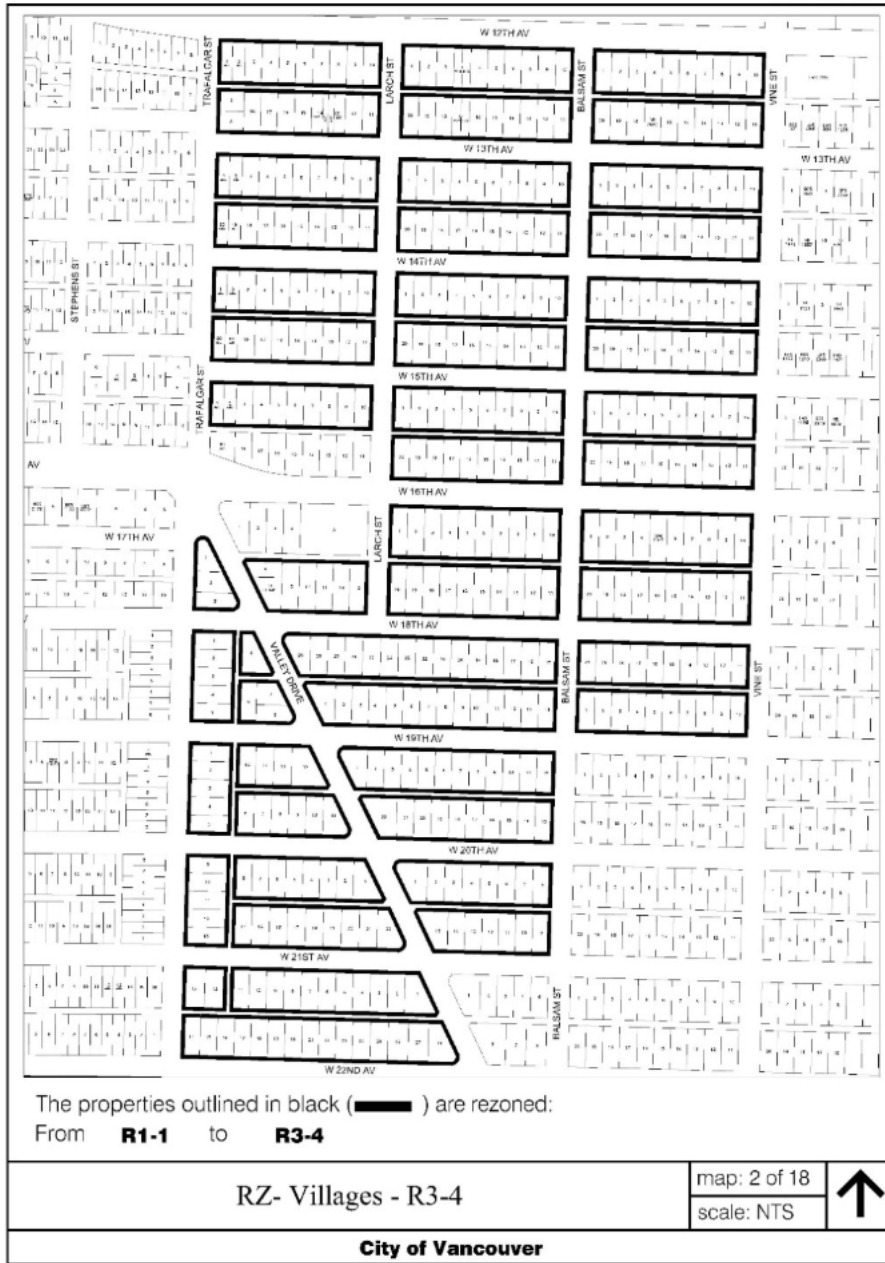


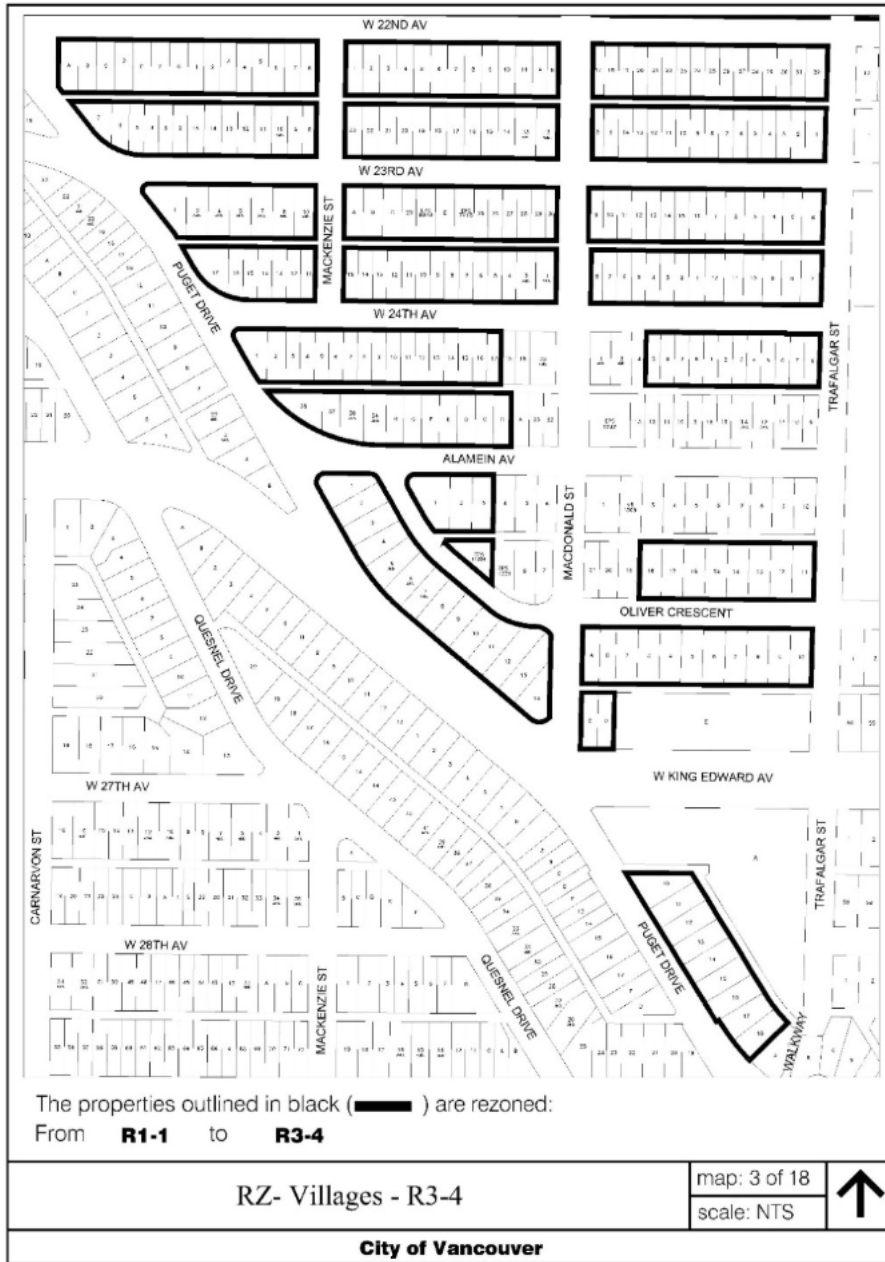


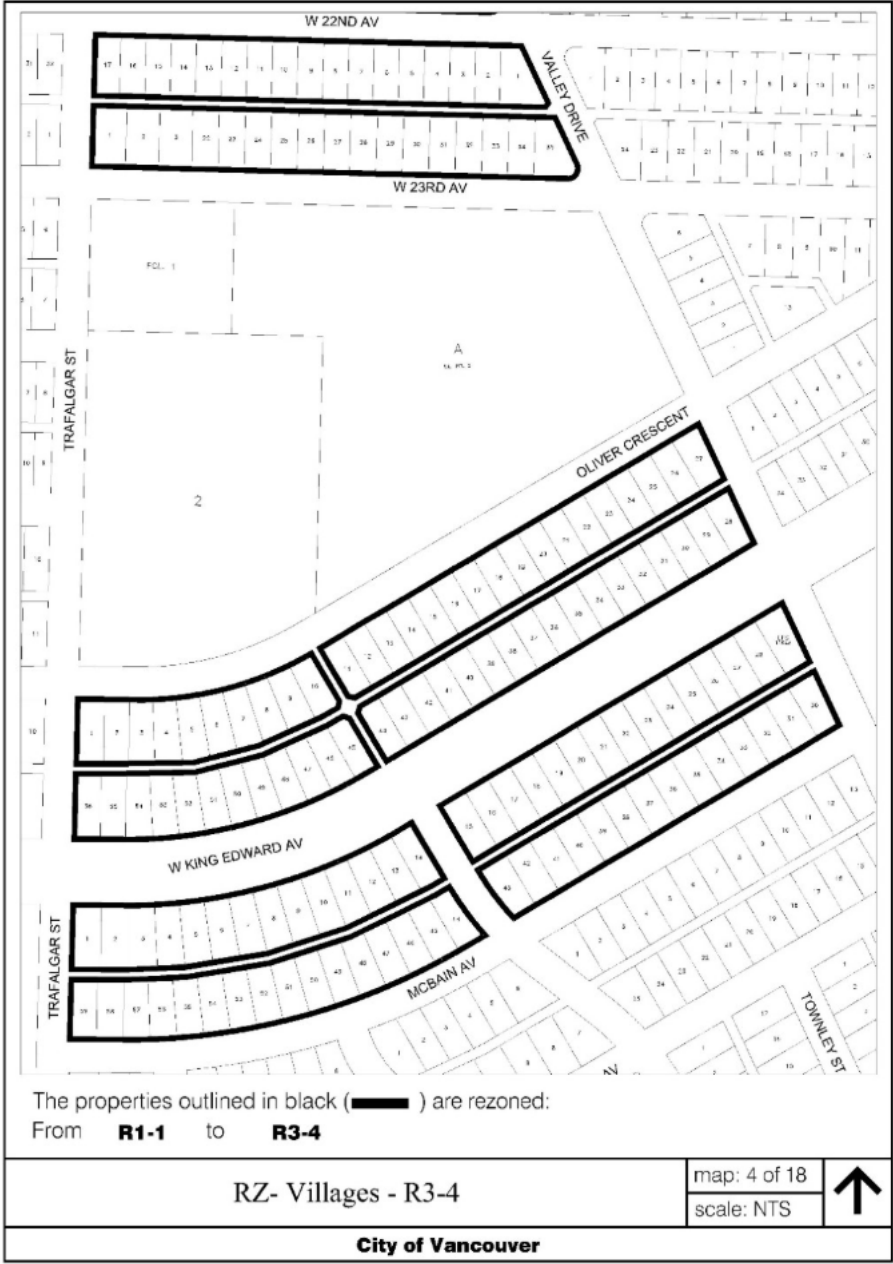


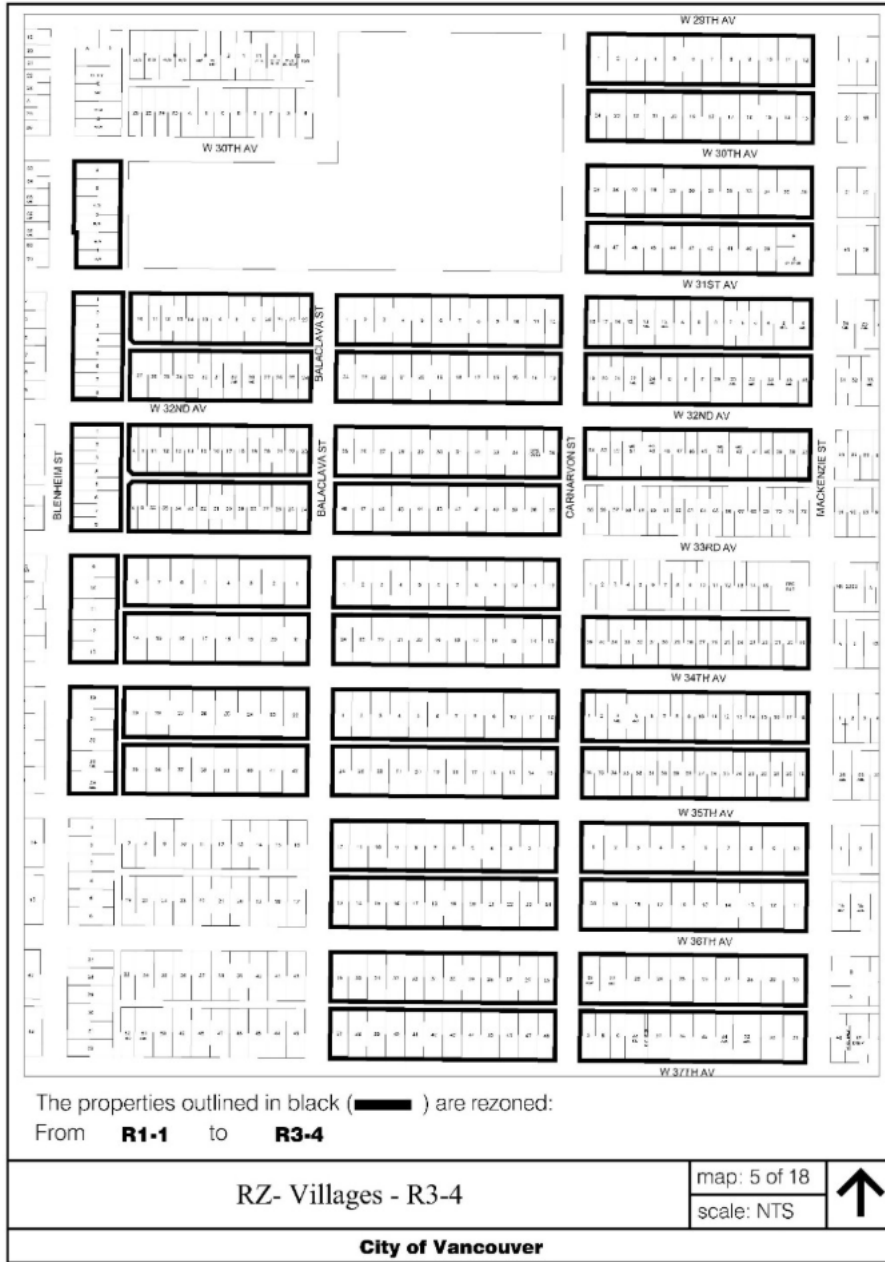
Schedule B

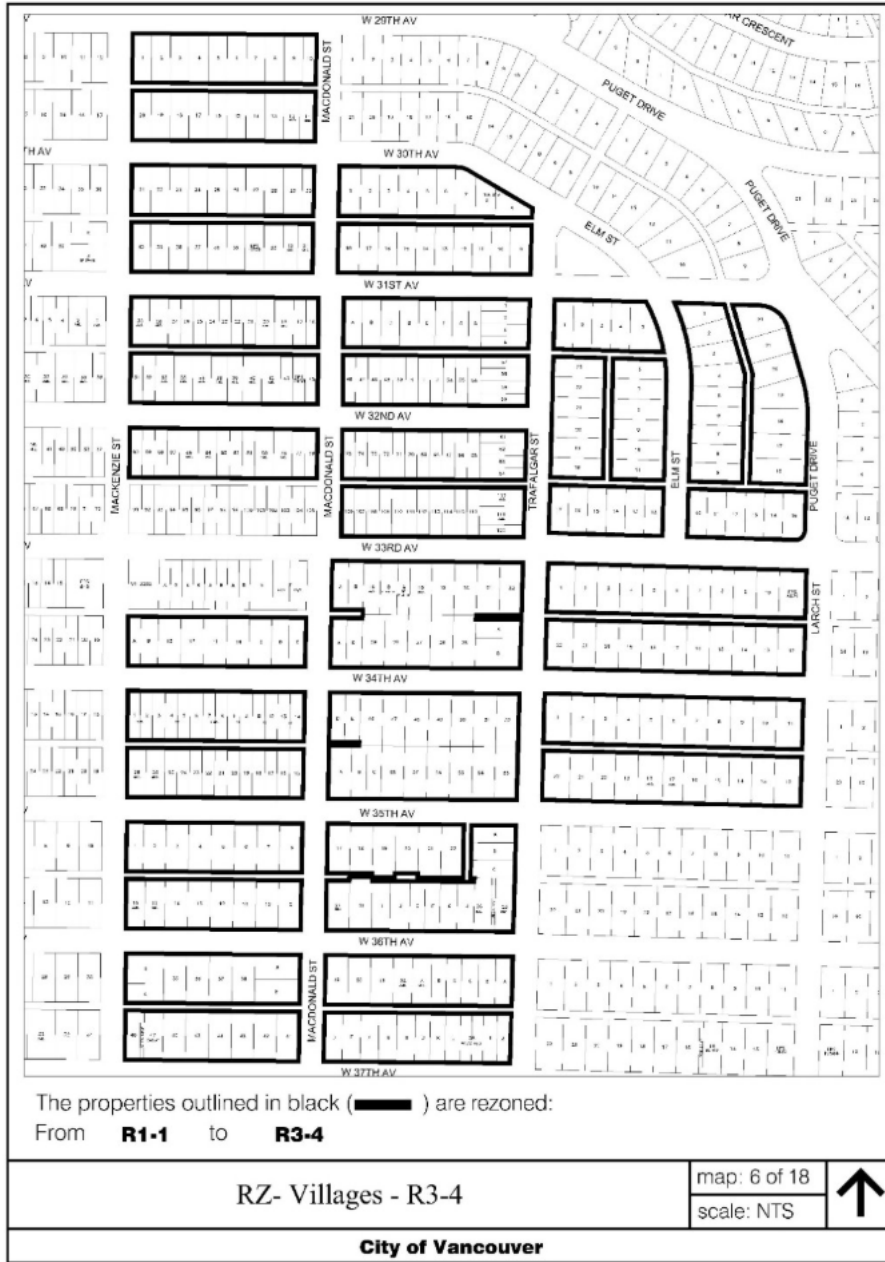


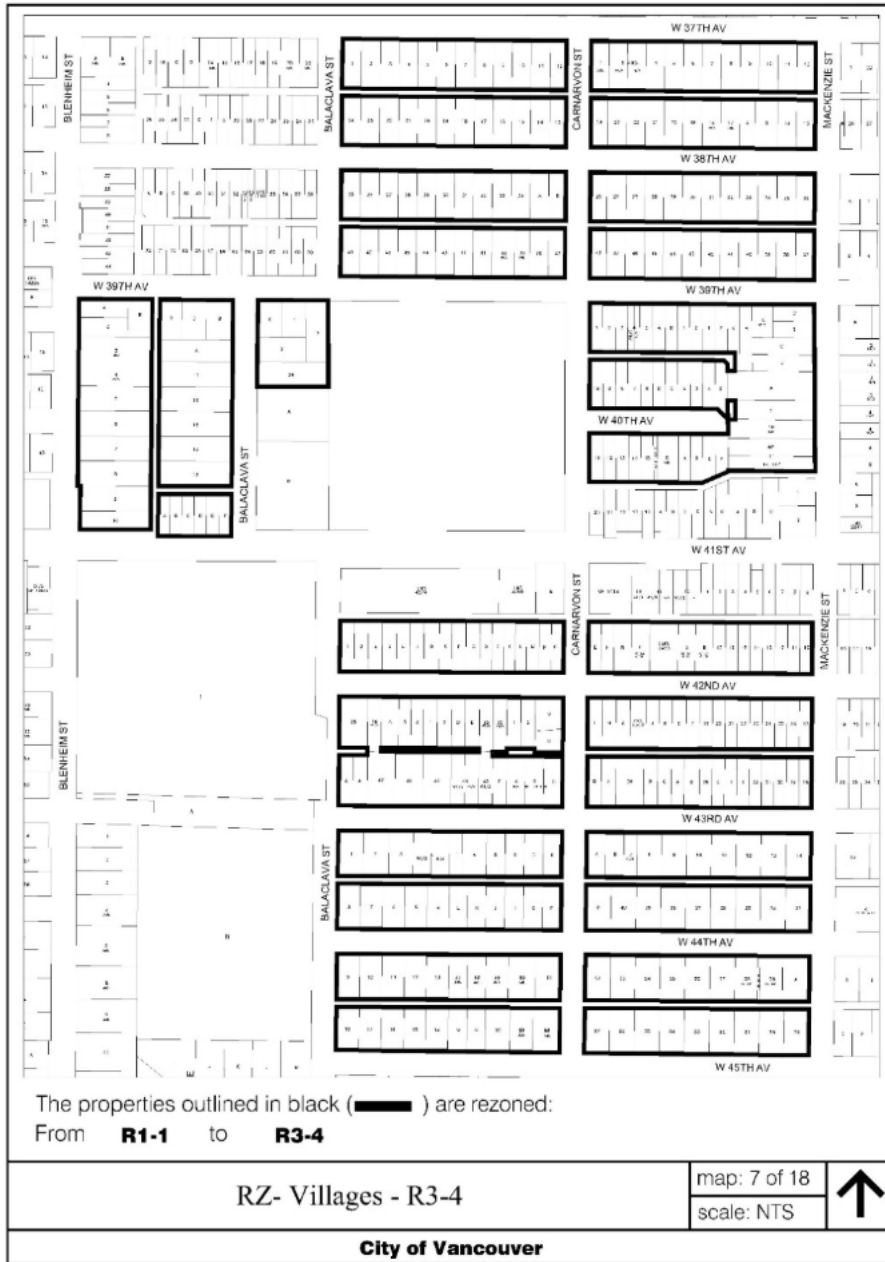


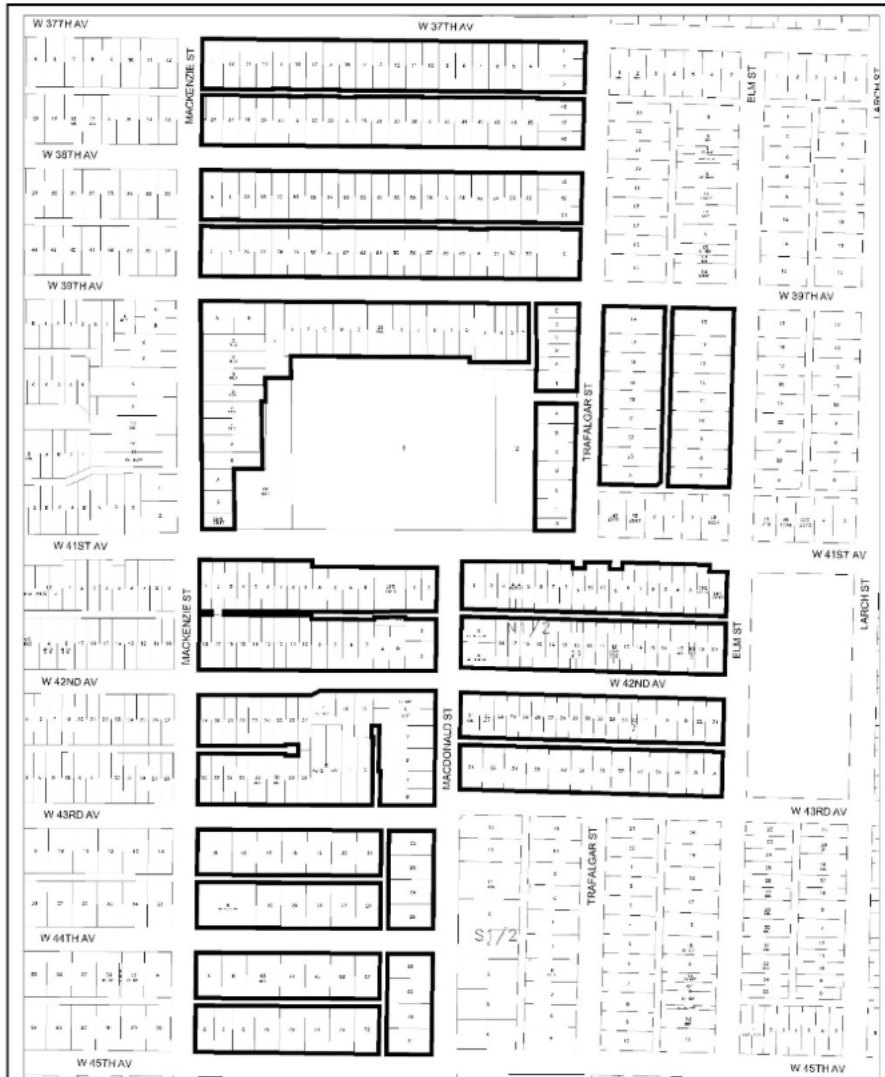












The properties outlined in black () are rezoned:
 From **R1-1** to **R3-4**

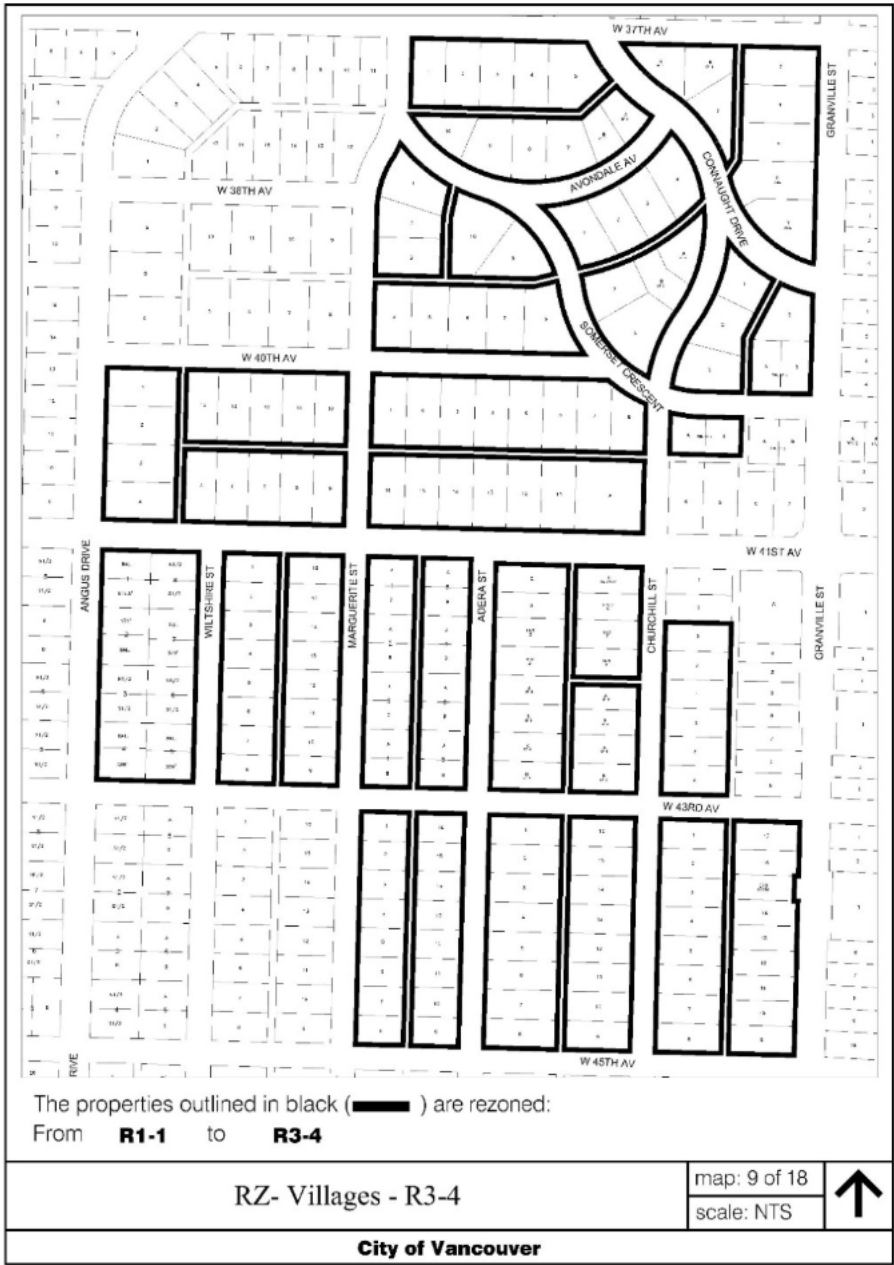
RZ- Villages - R3-4

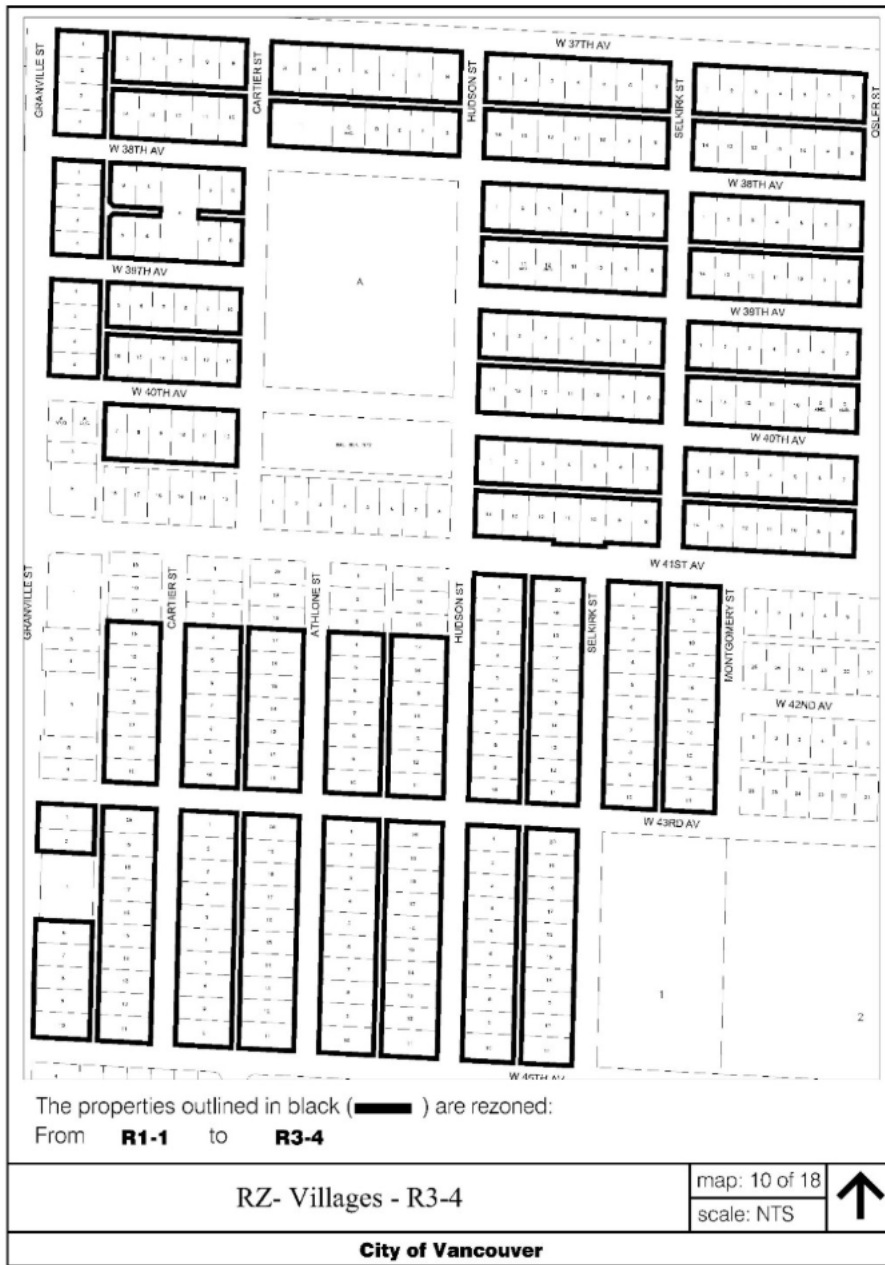
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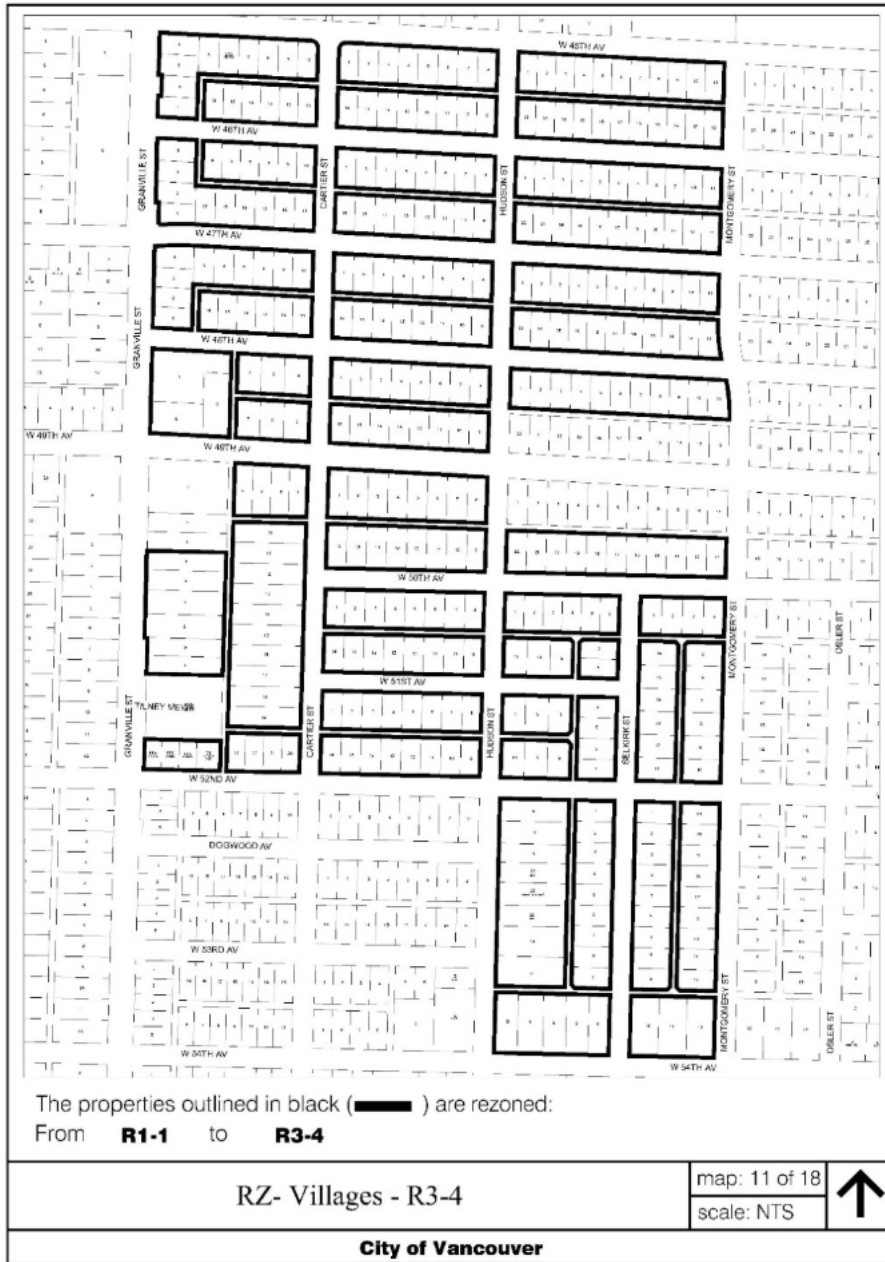
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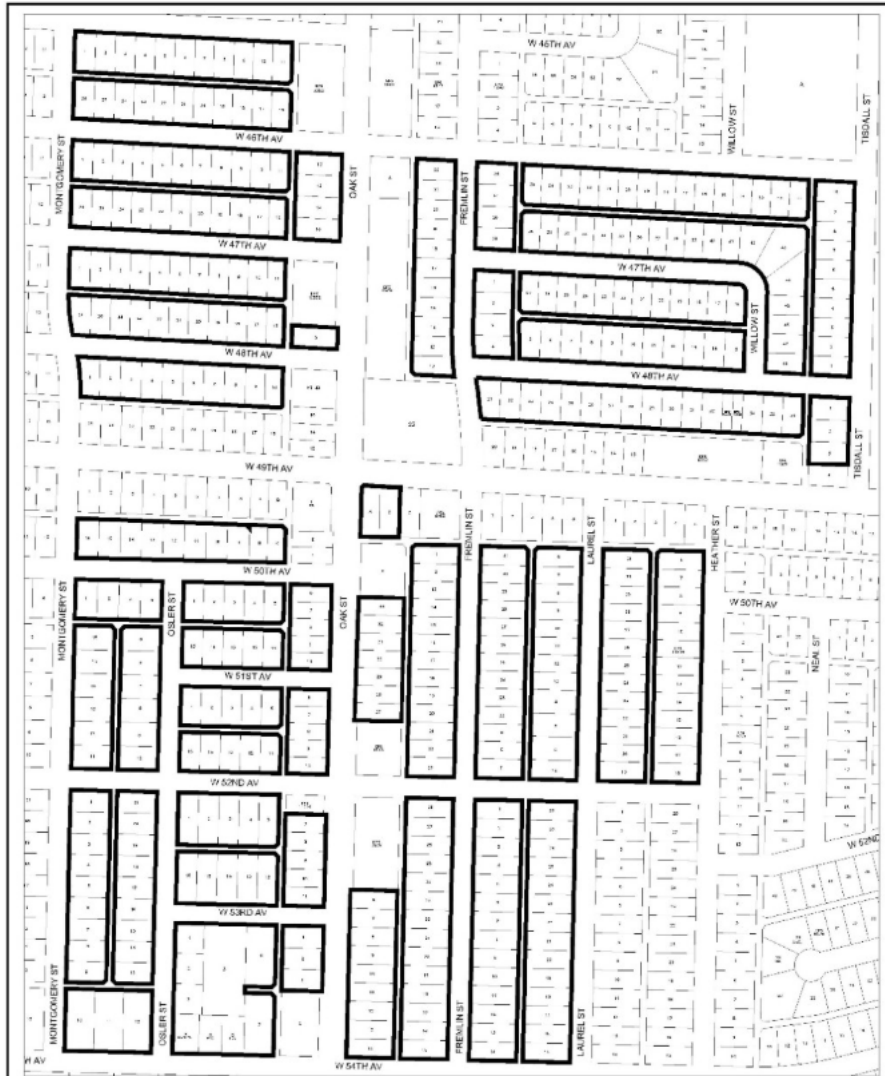


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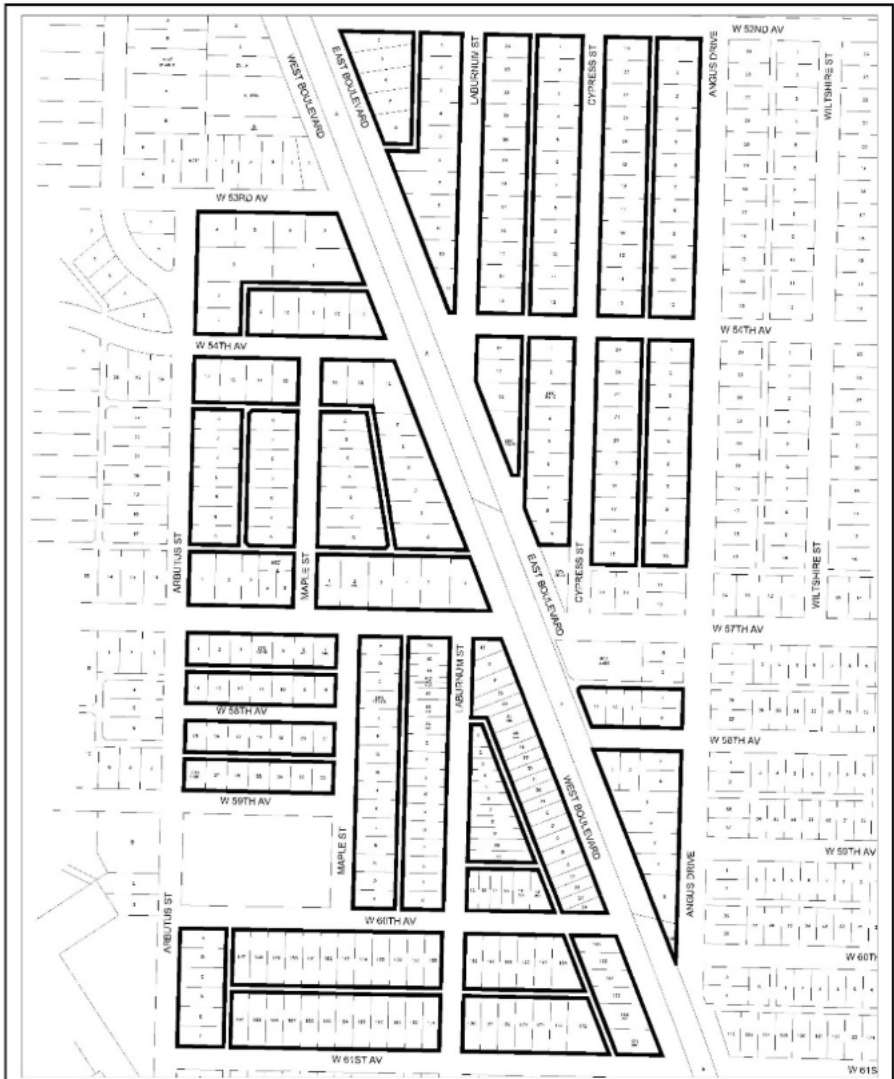
The properties outlined in black () are rezoned:
From **R1-1** to **R3-4**

RZ- Villages - R3-4

map: 12 of 18
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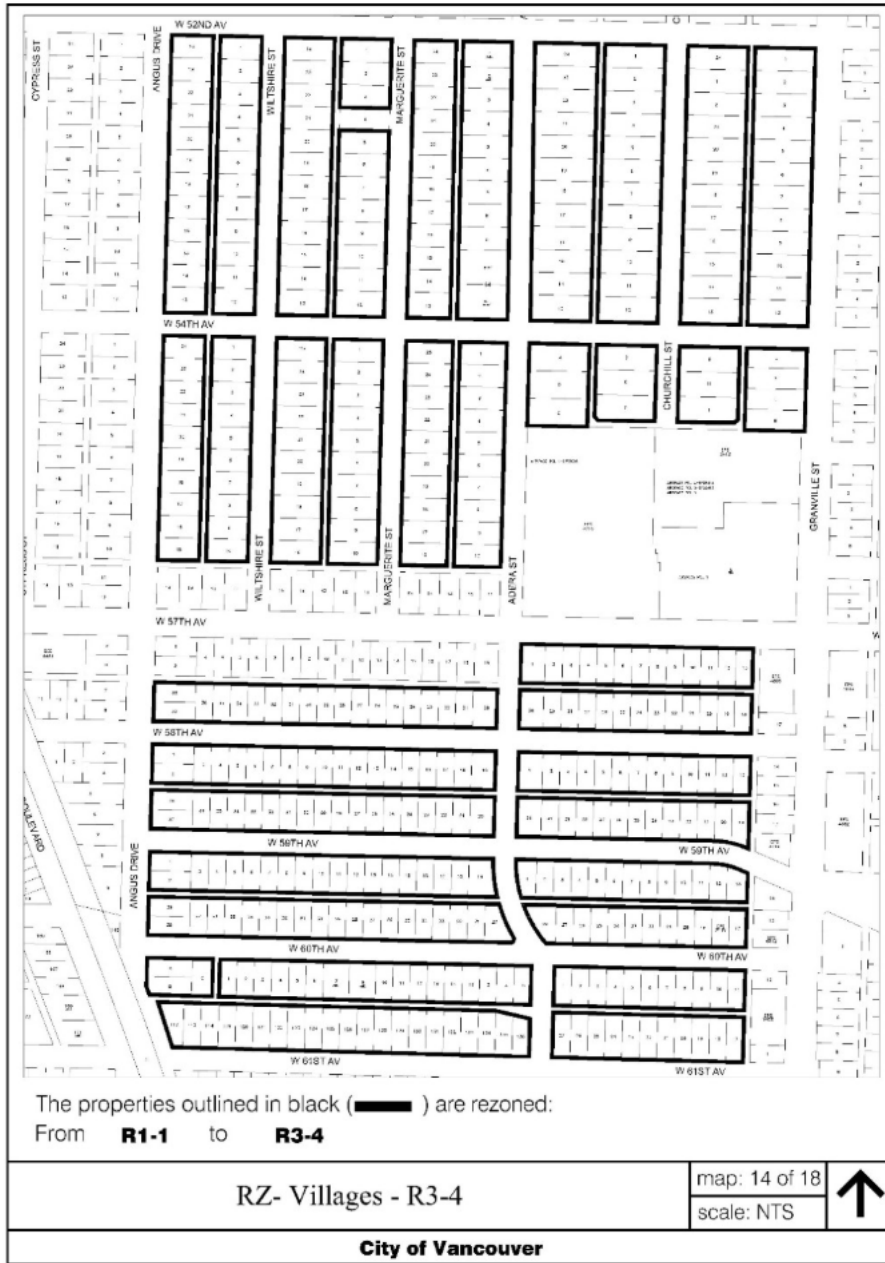
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 From **R1-1** to **R3-4**

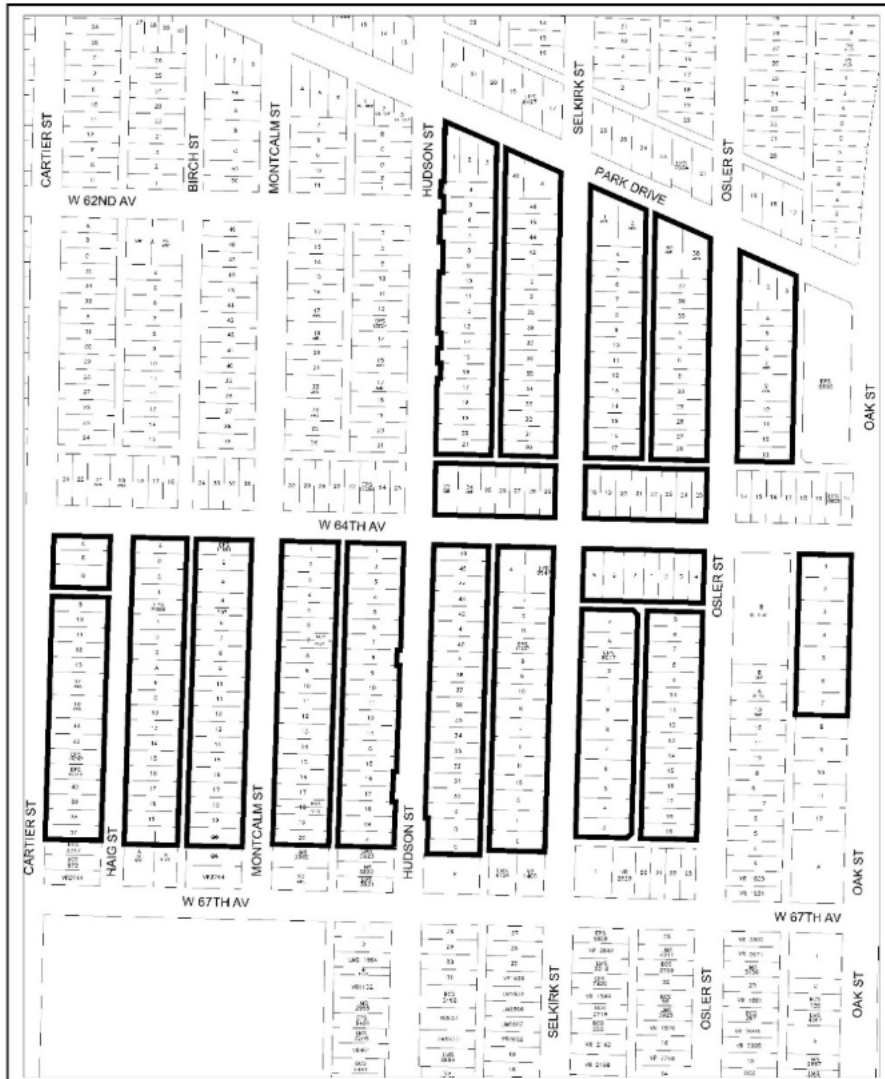
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map: 13 of 18
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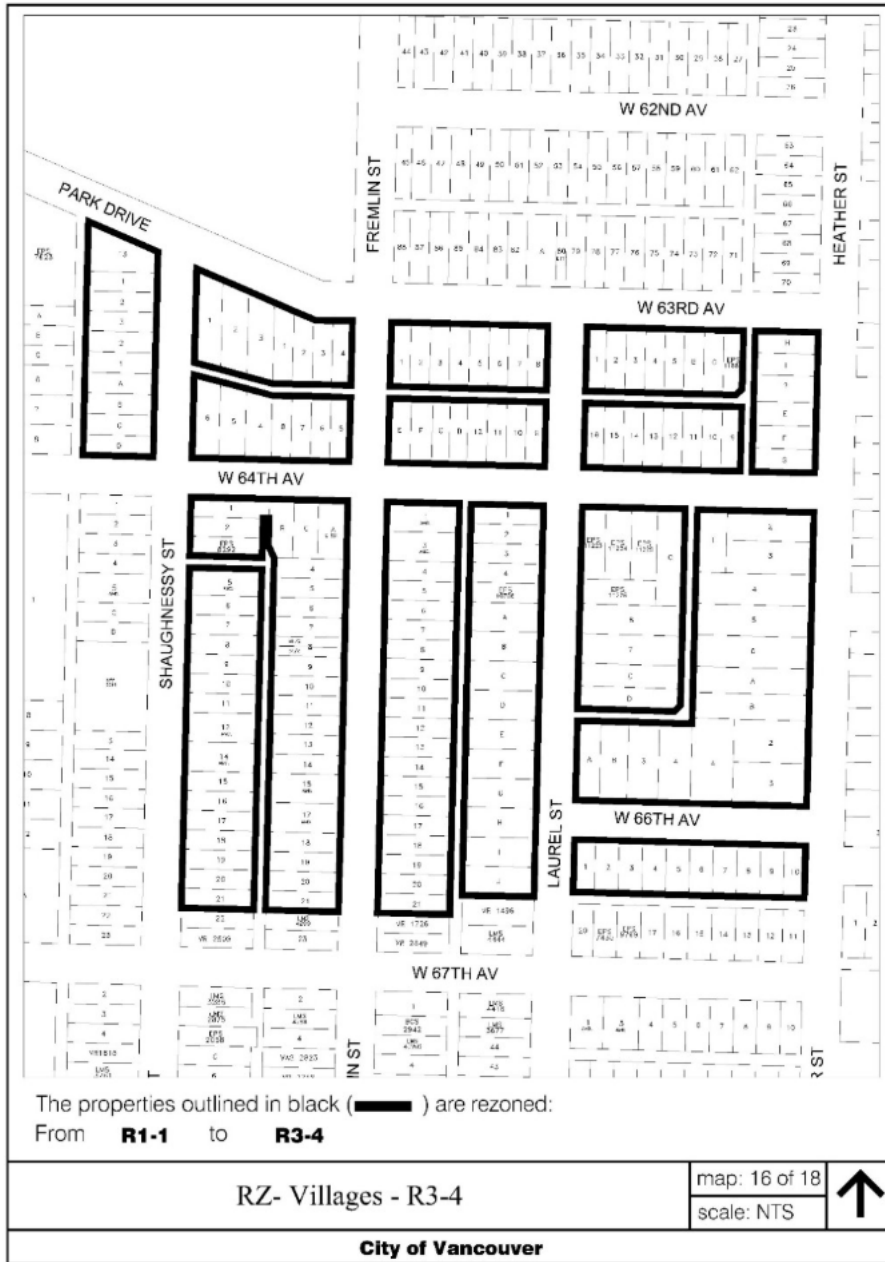
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 From **R1-1** to **R3-4**

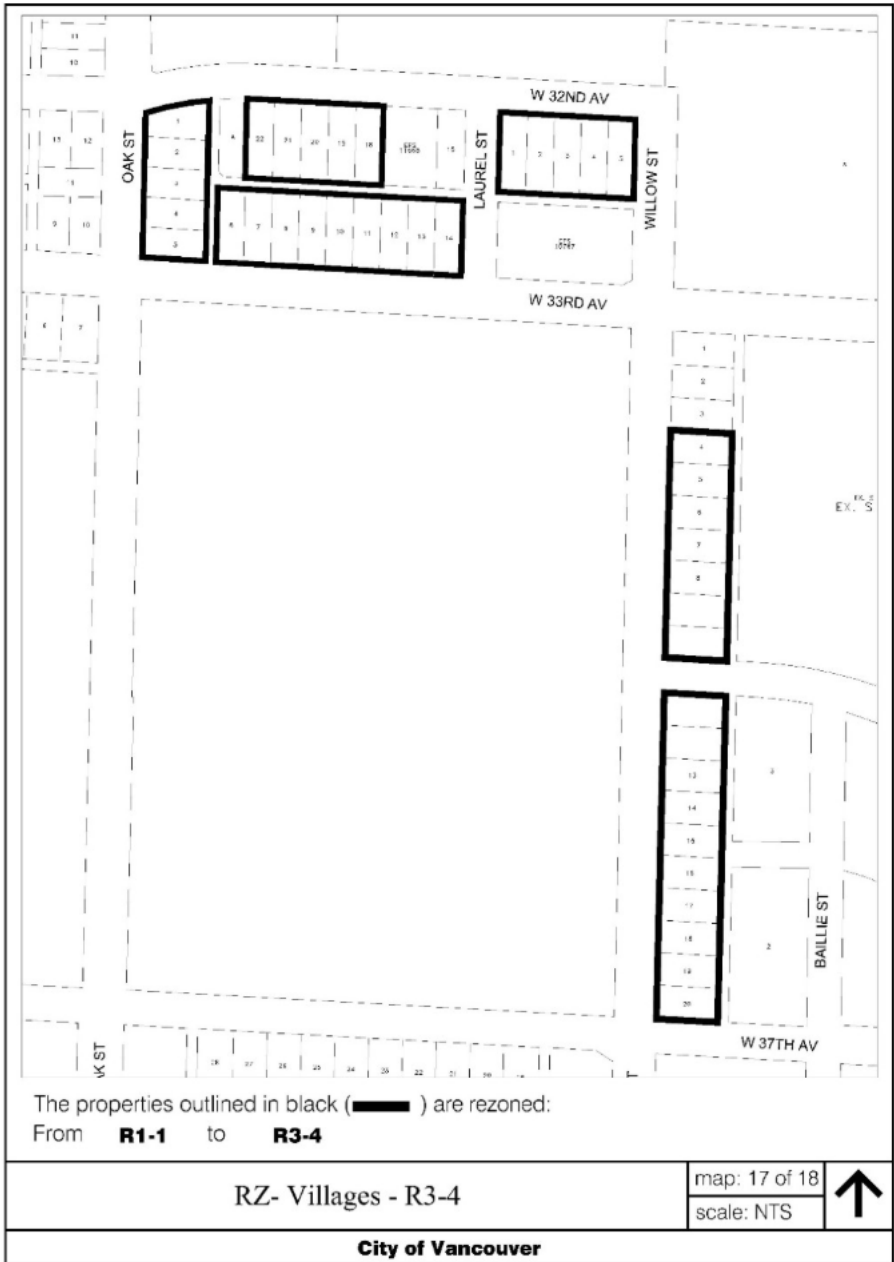
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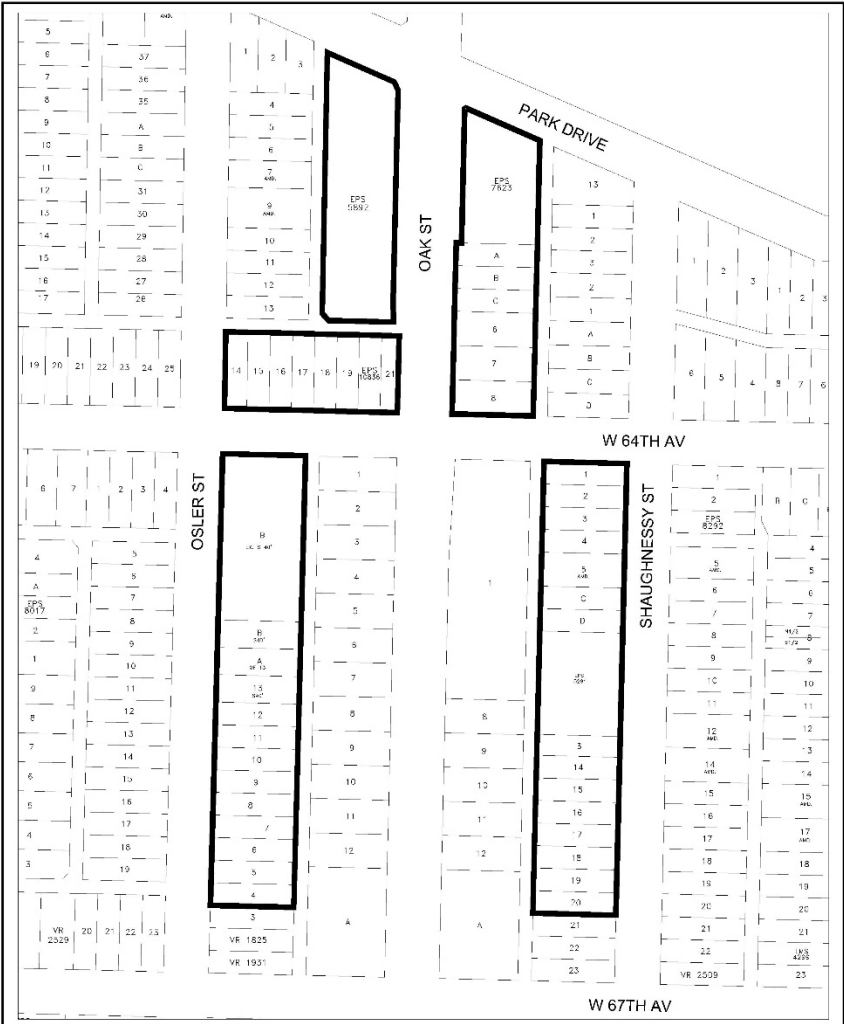


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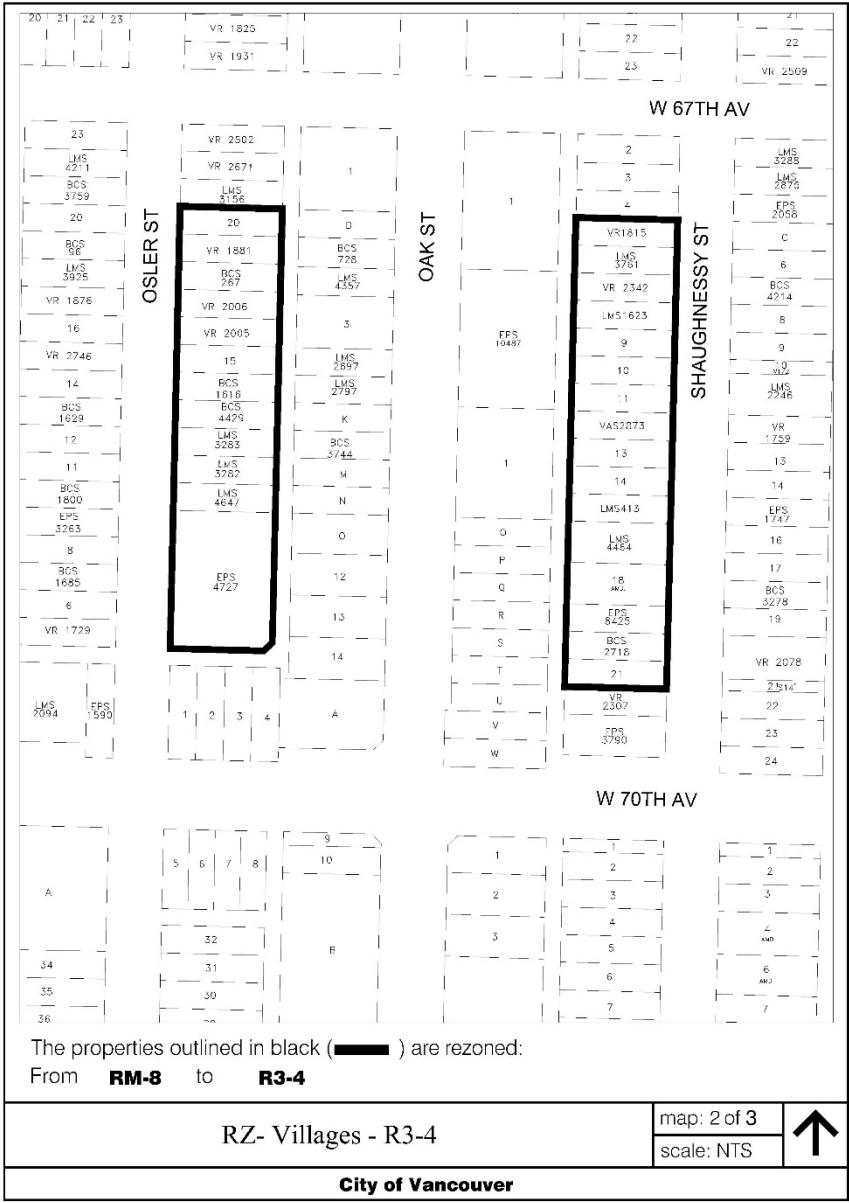




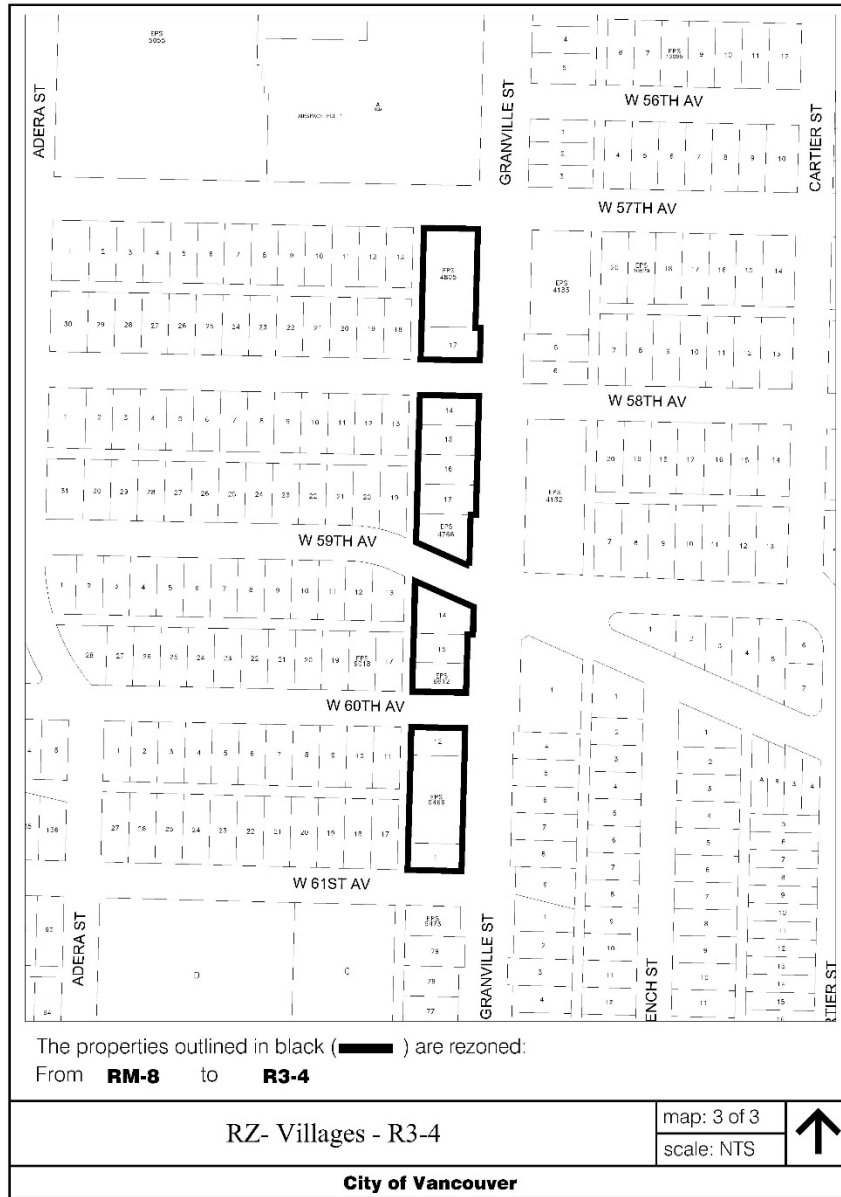
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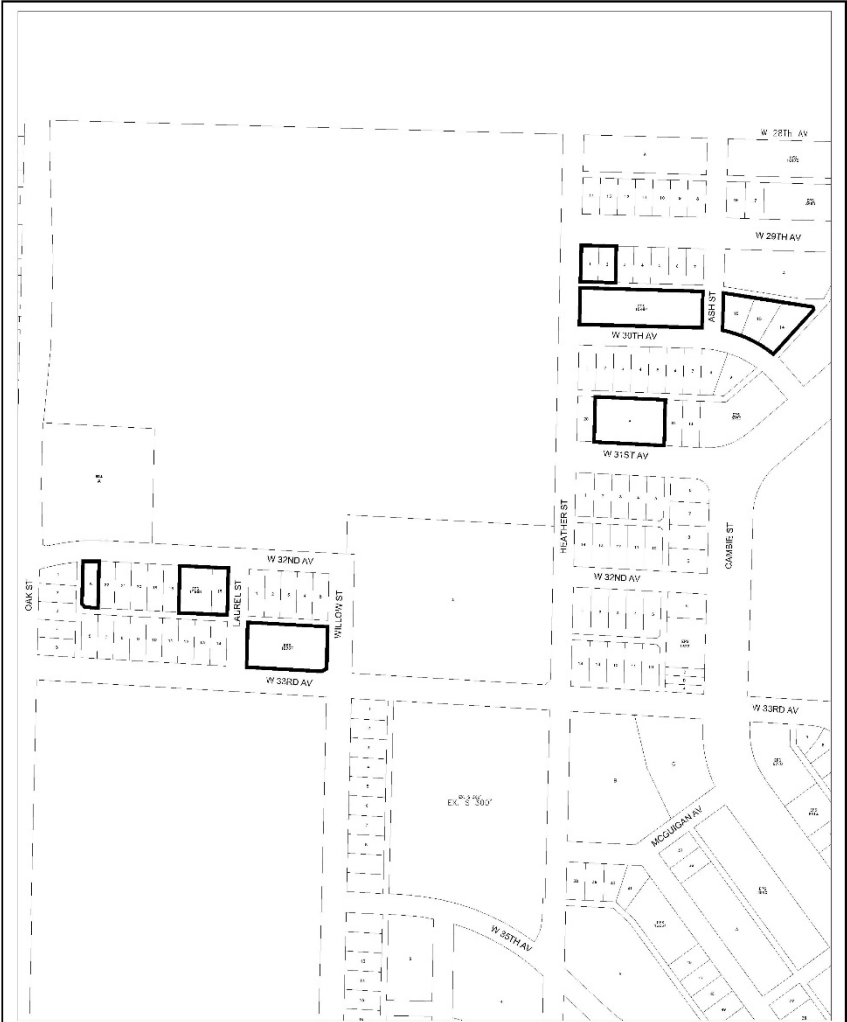
RZ- Villages - R3-4		map: 1 of 3	
		scale: NTS	
City of Vancouver			





Schedule A



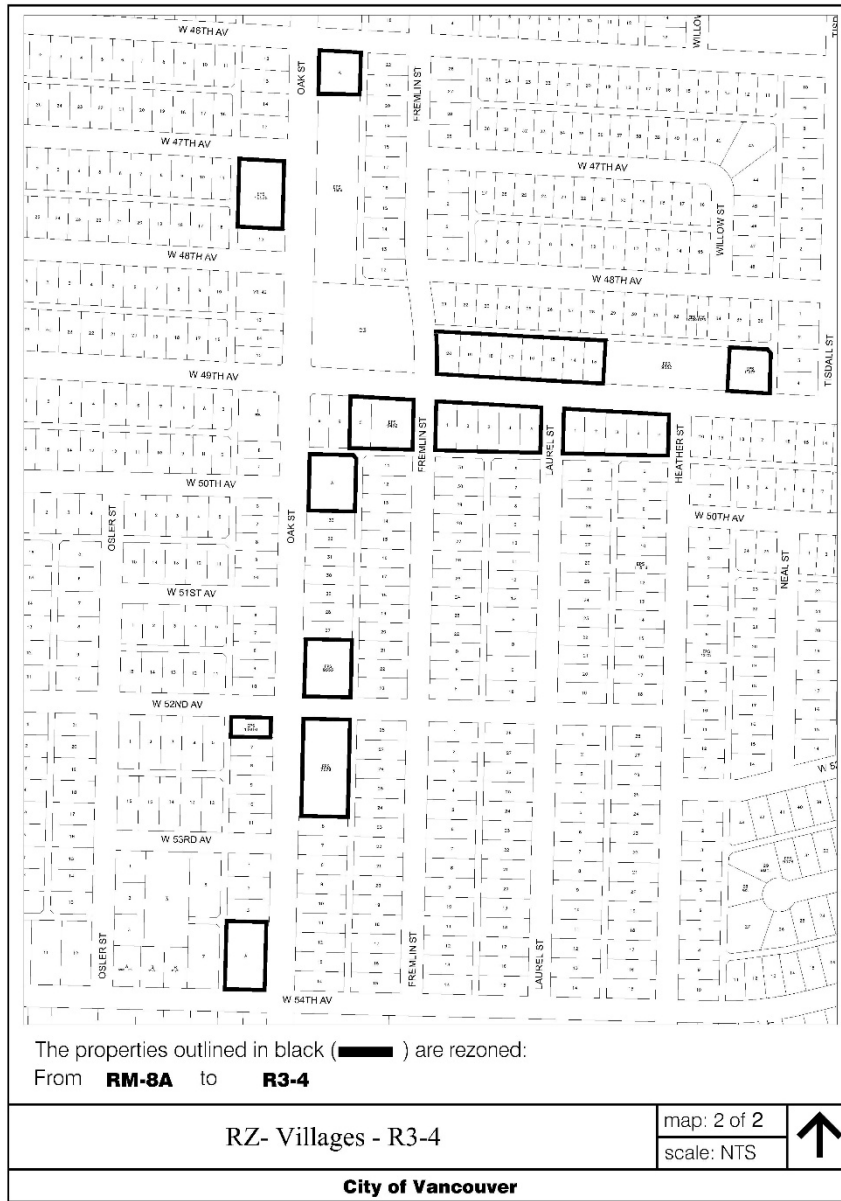


The properties outlined in black () are rezoned:
From **RM-8A** to **R3-4**

RZ- Villages - R3-4	map: 1 of 2	
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City of Vancouver		

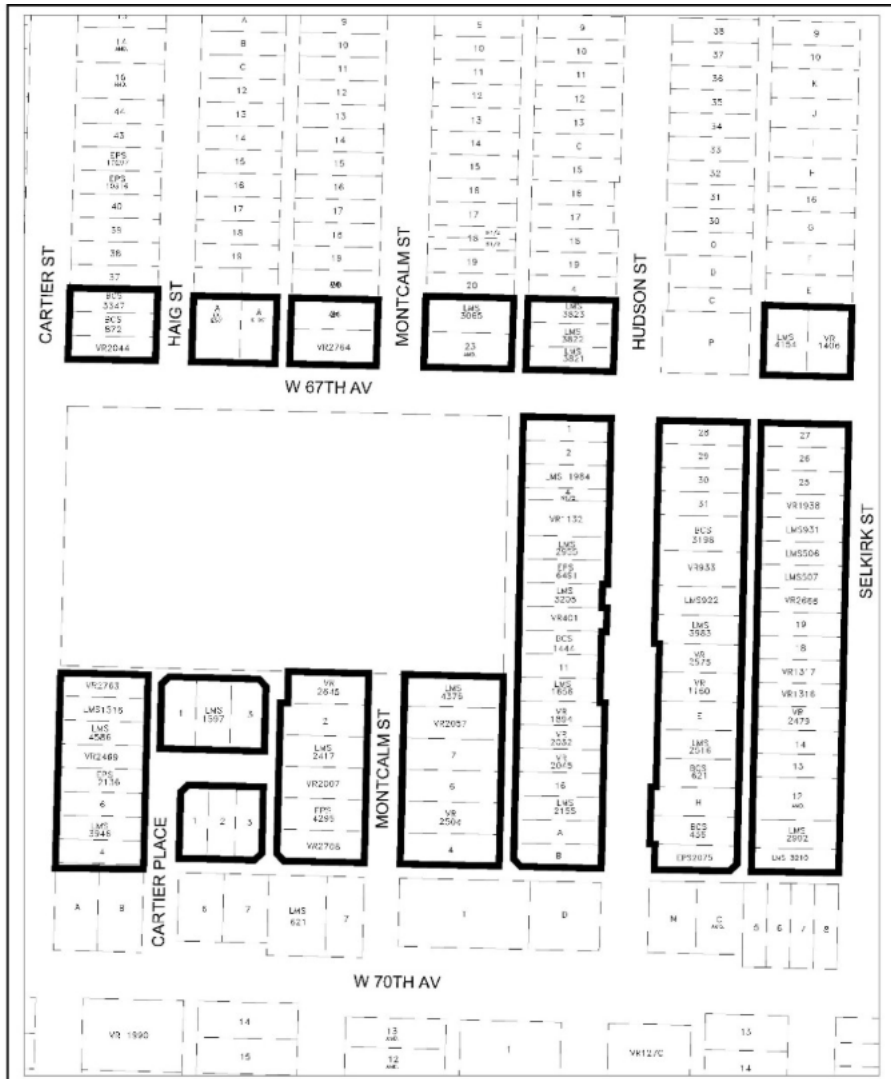


Schedule A




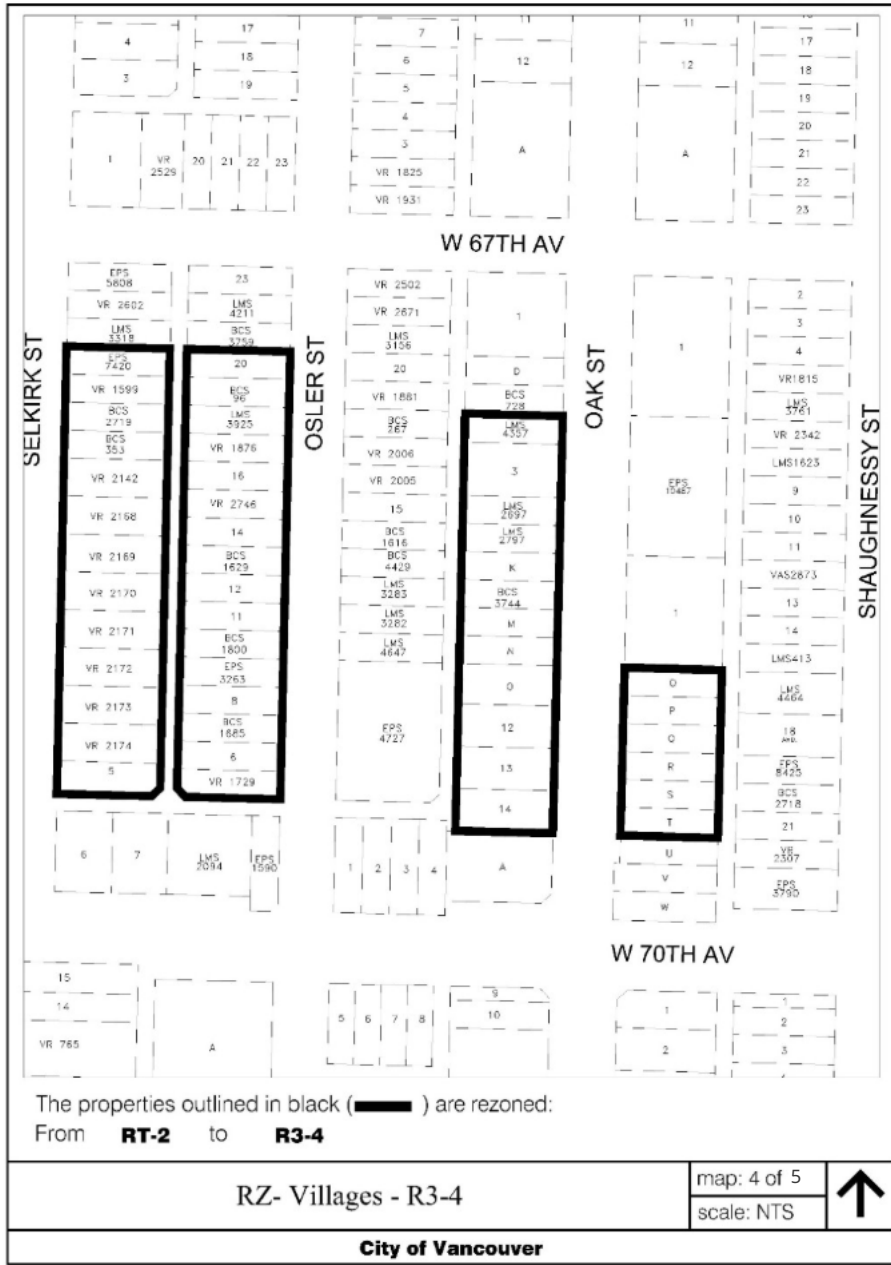


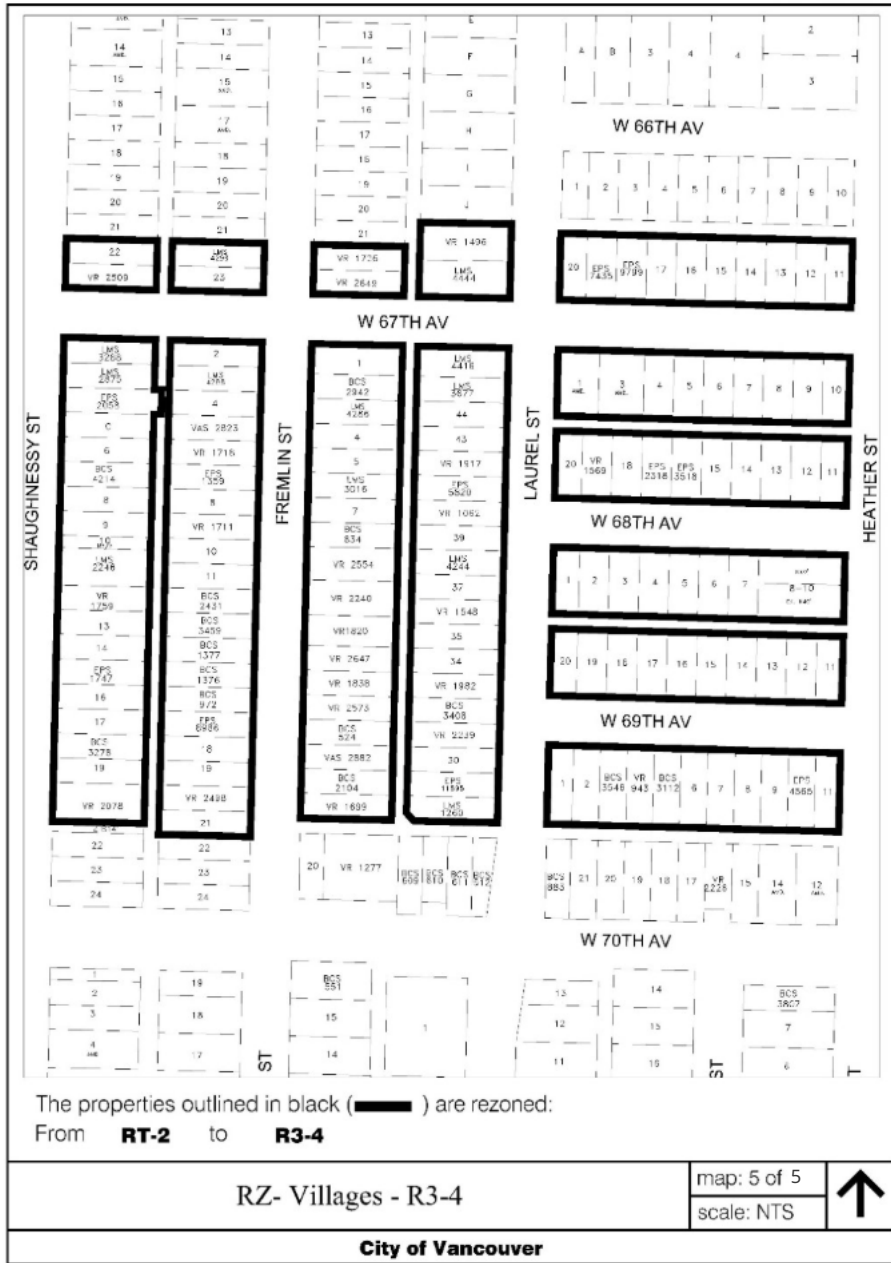




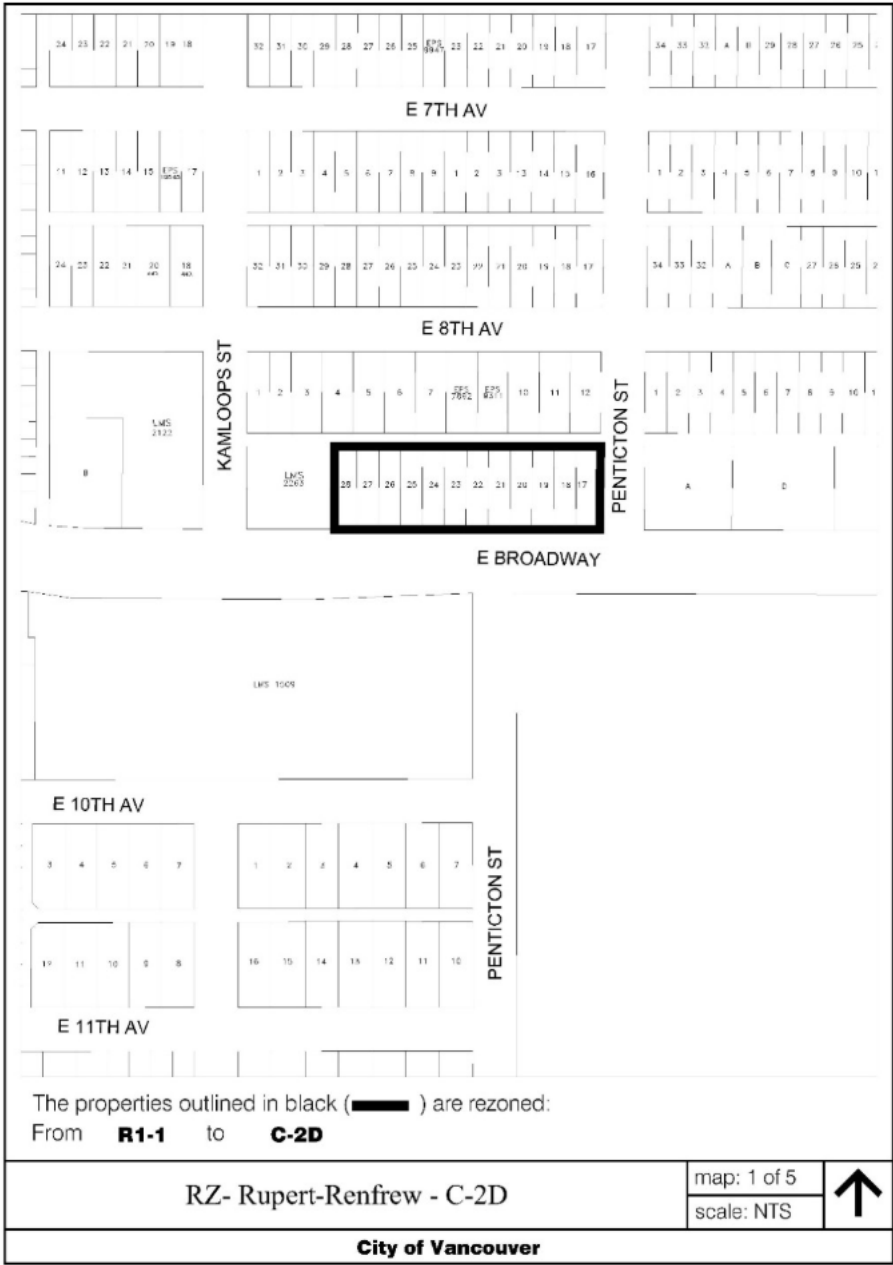
The properties outlined in black () are rezoned:
 From **RT-2** to **R3-4**

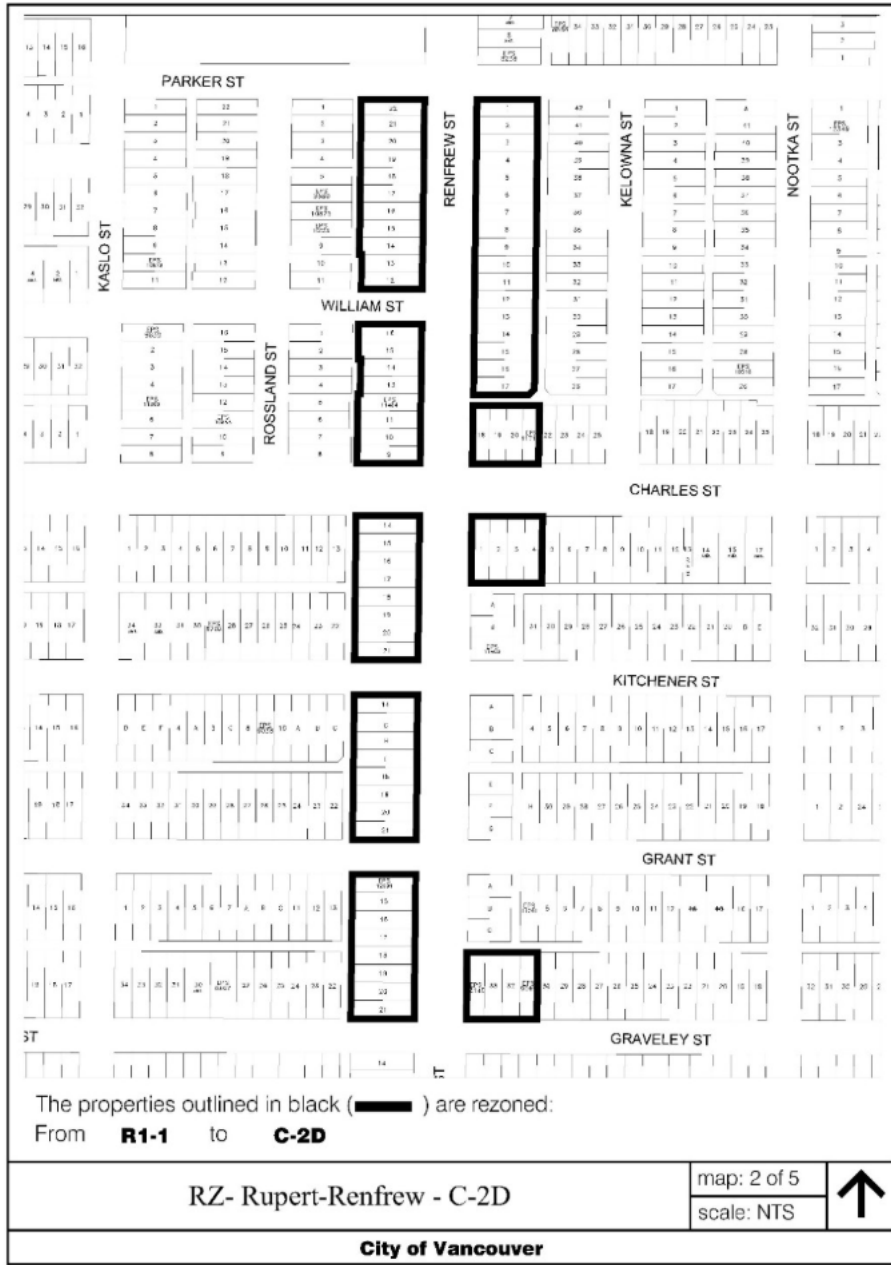
RZ- Villages - R3-4	map: 3 of 5	
City of Vancouver	scale: NTS	

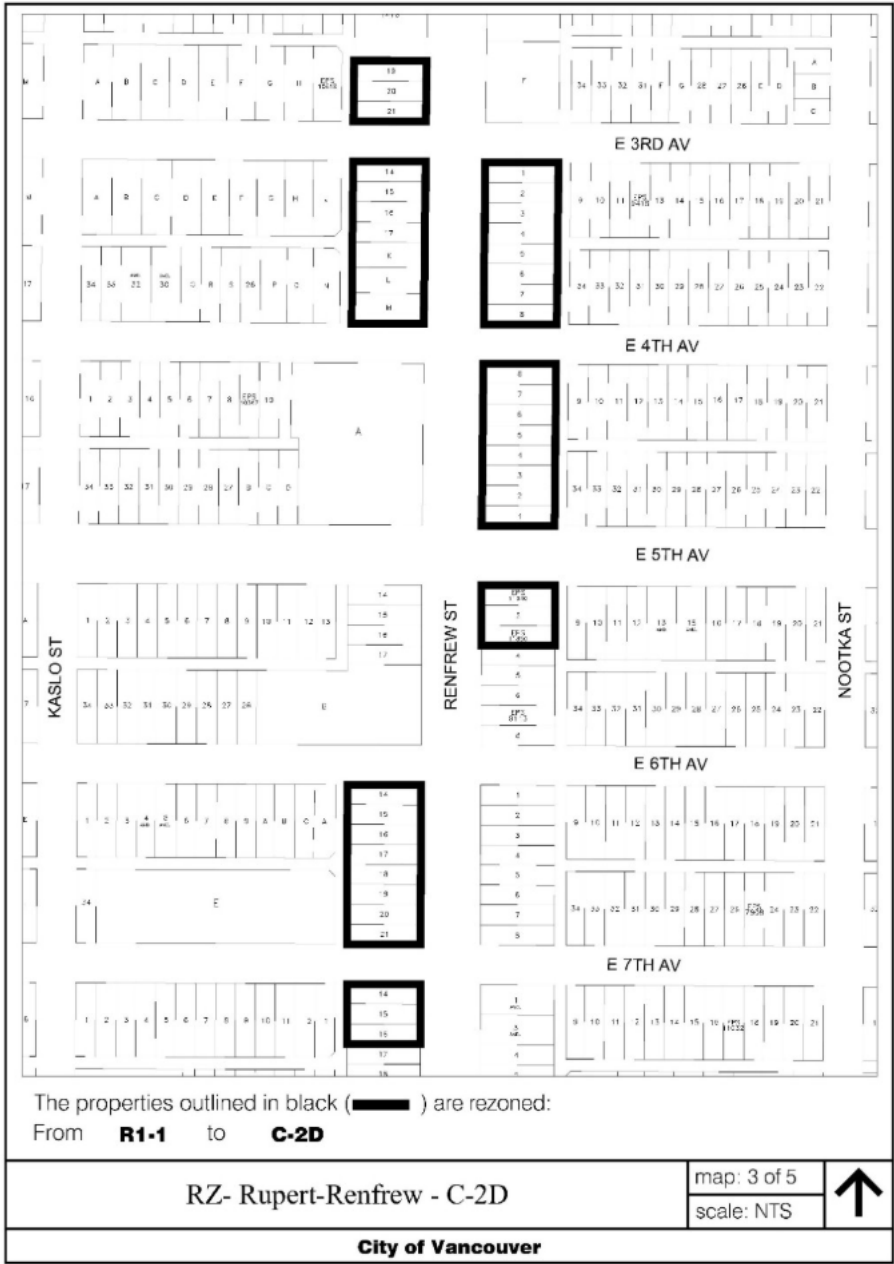


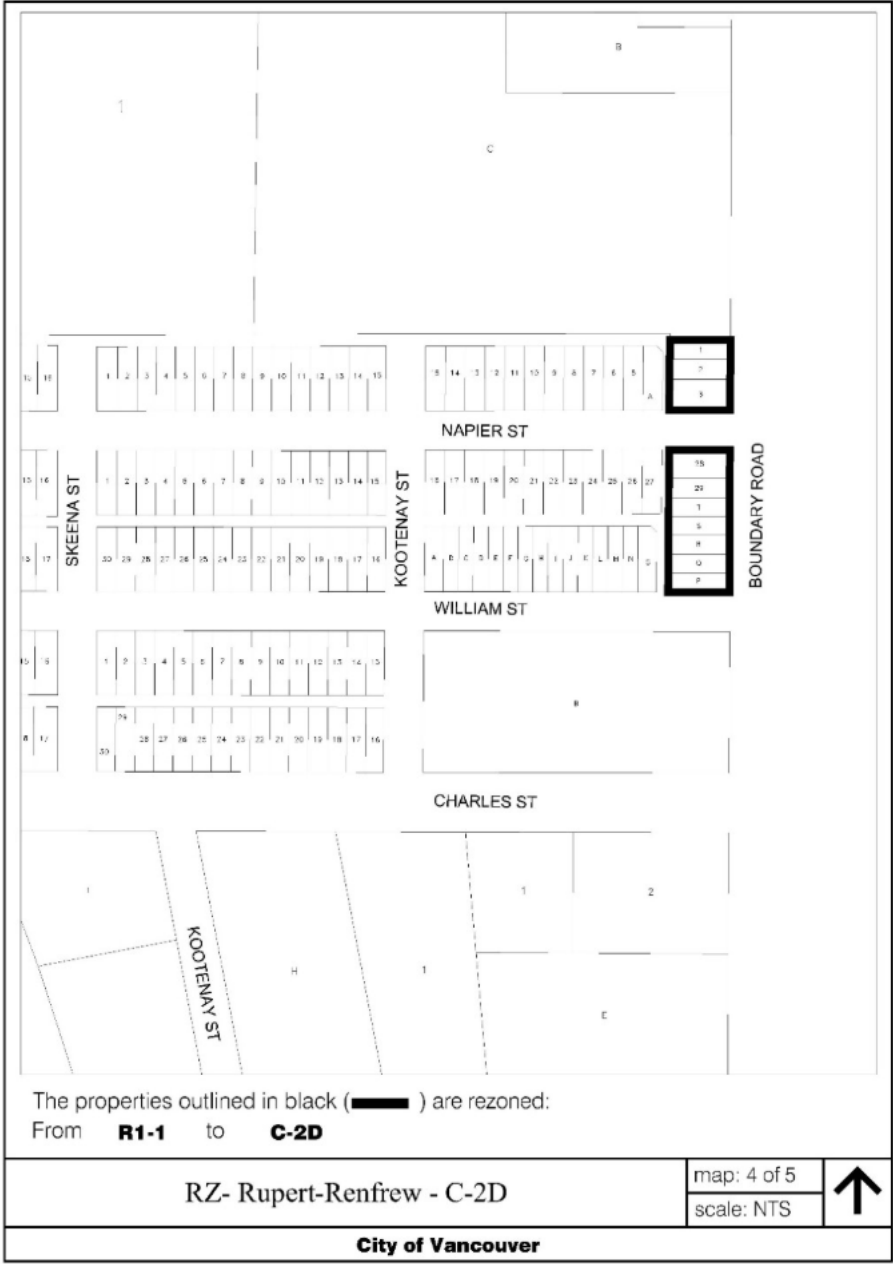




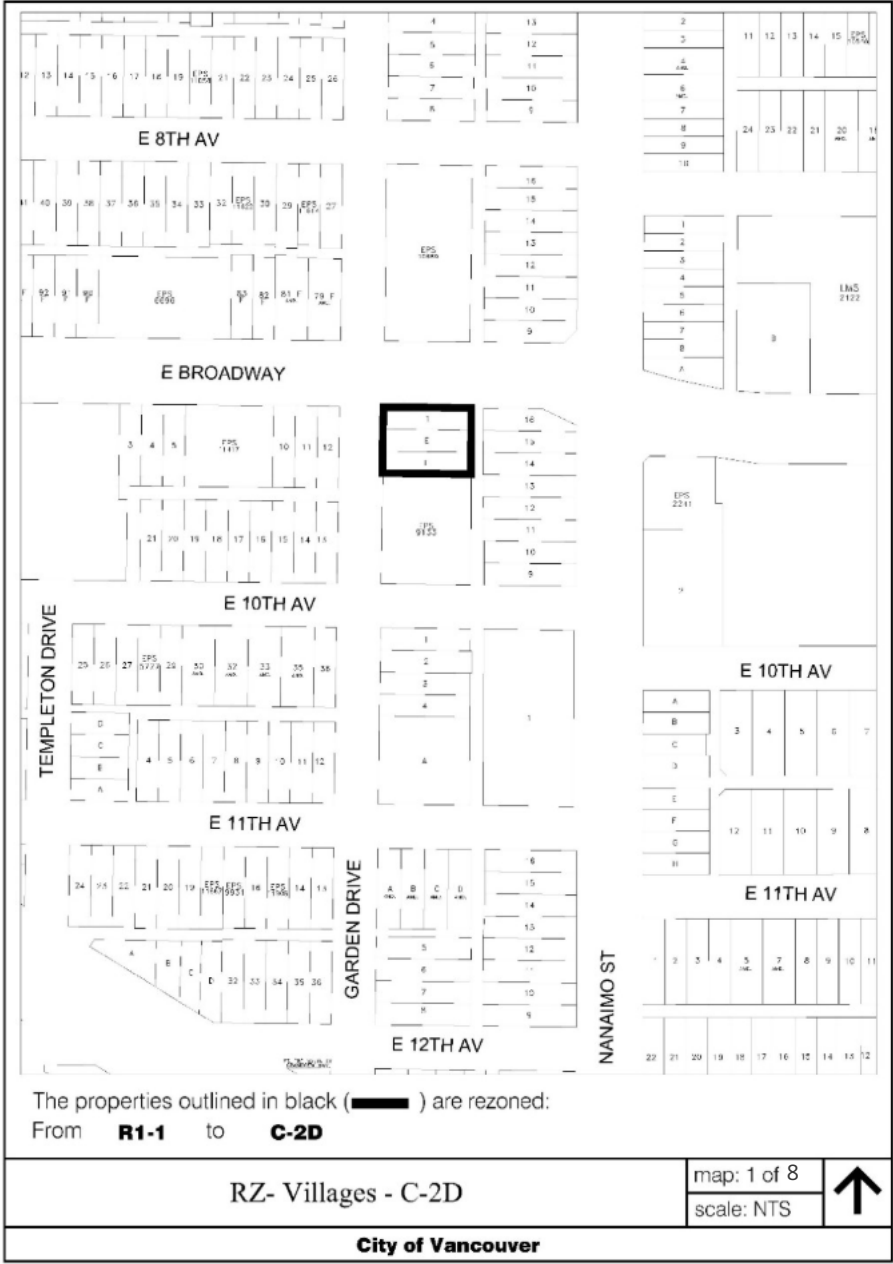


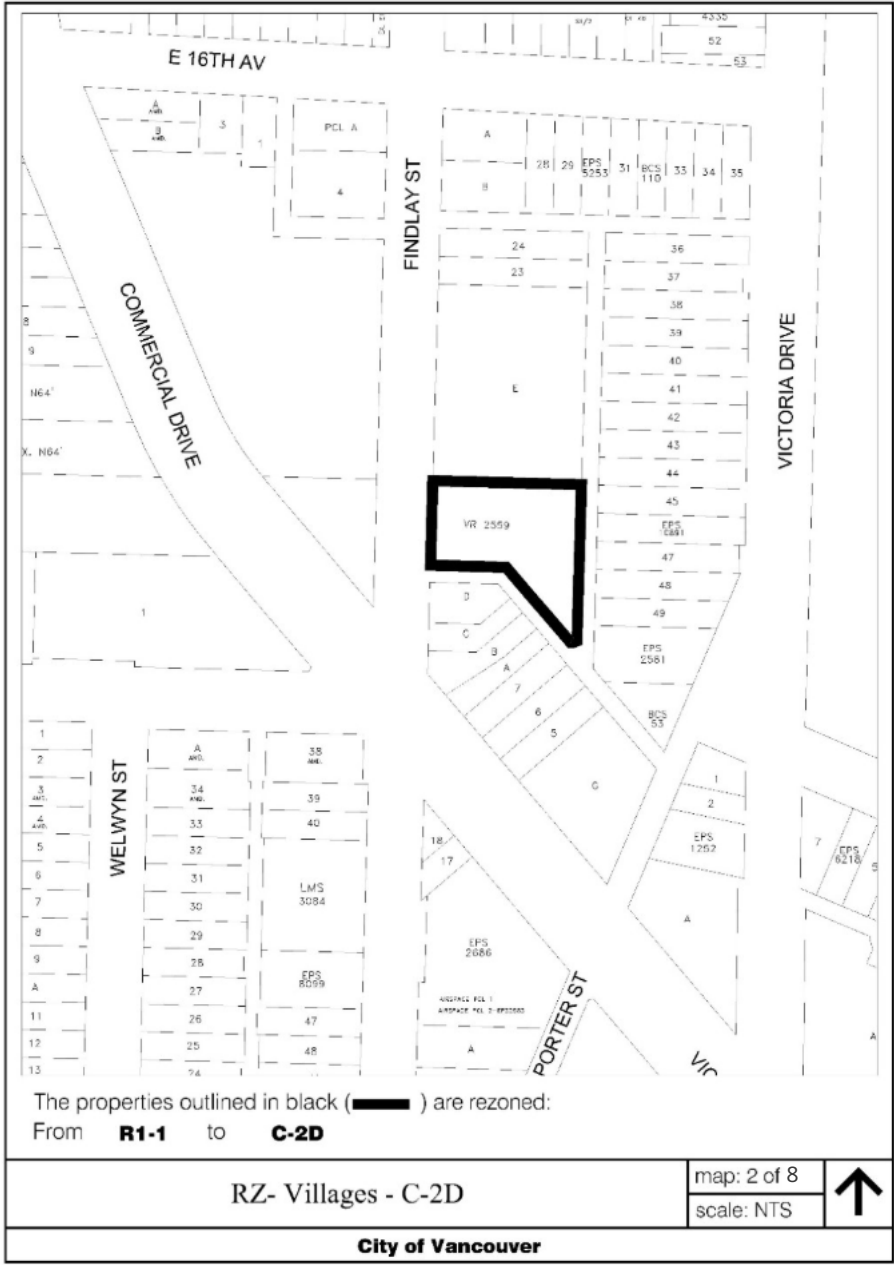




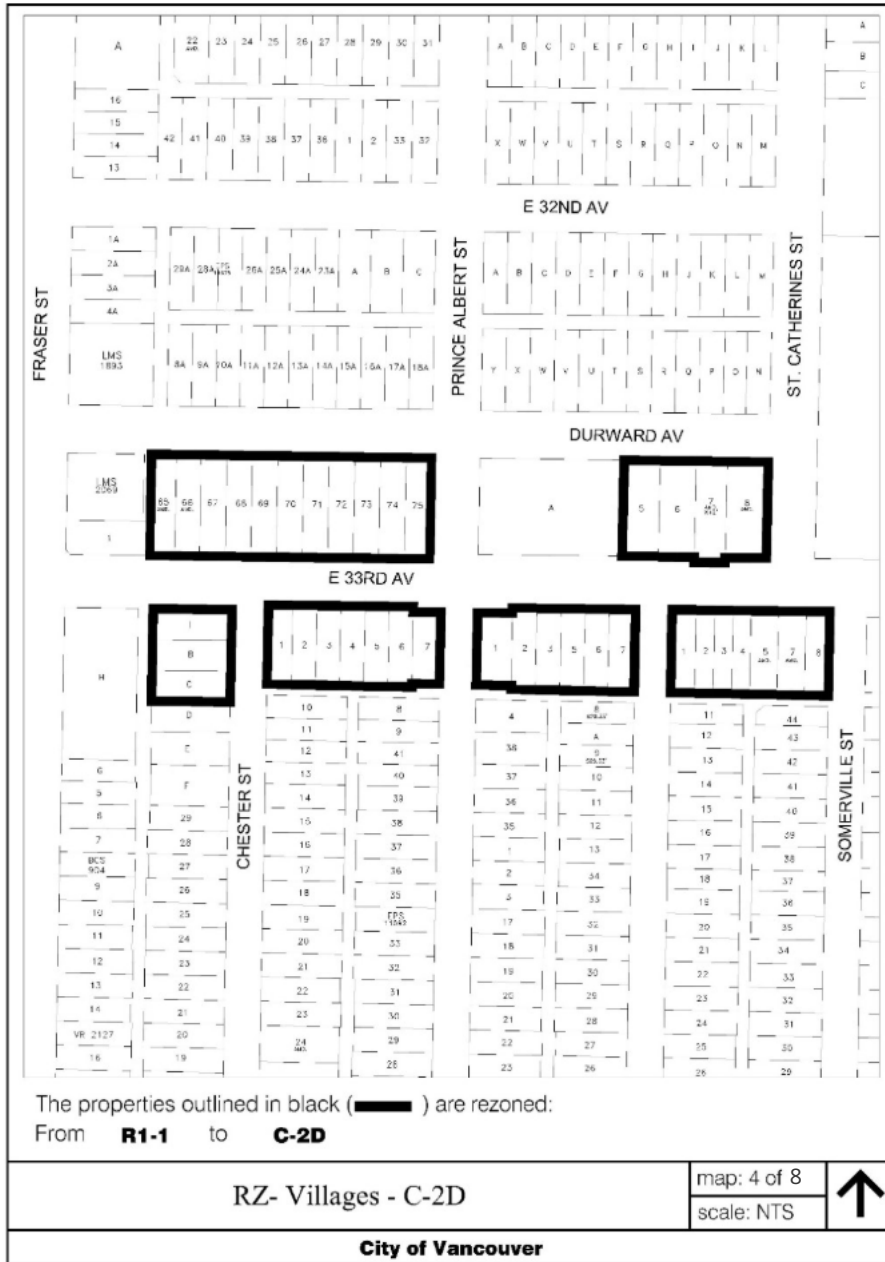


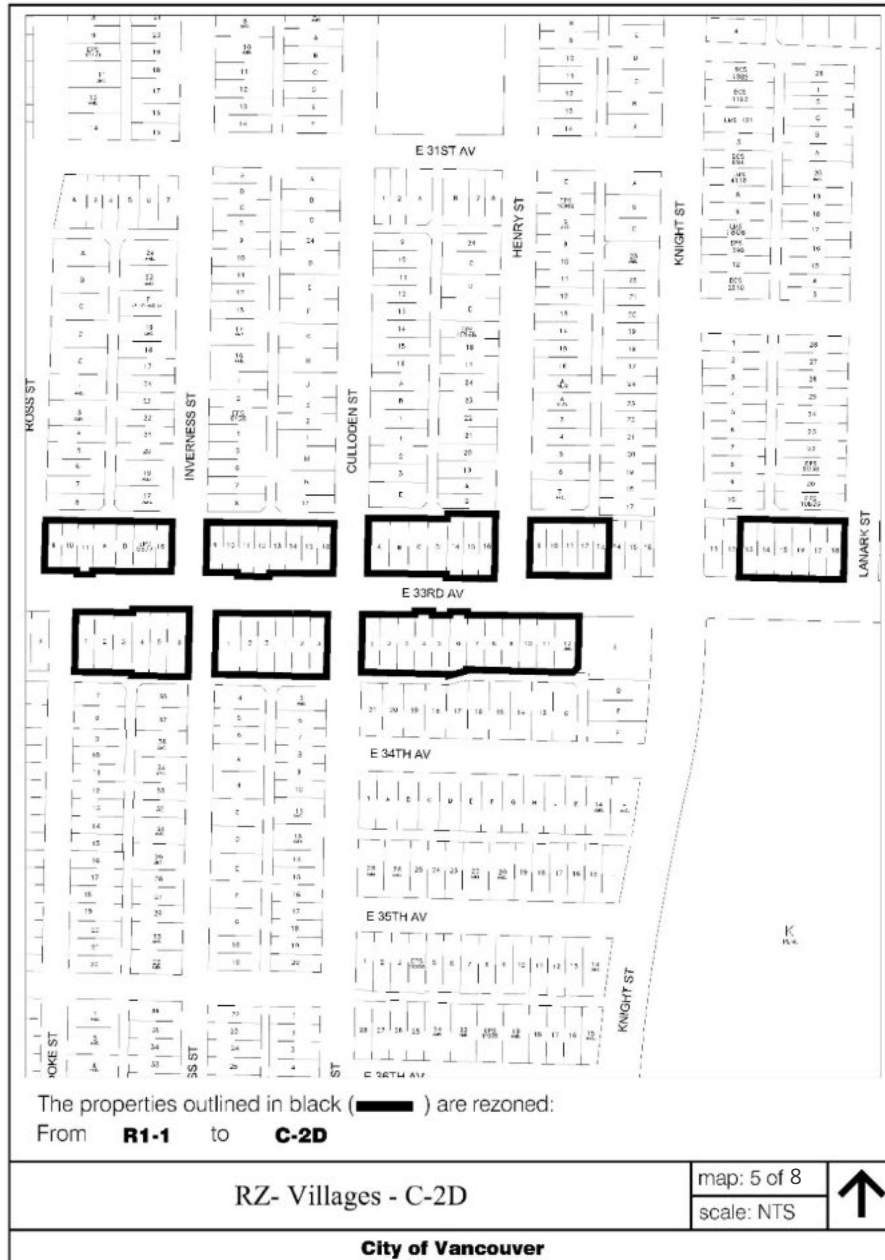




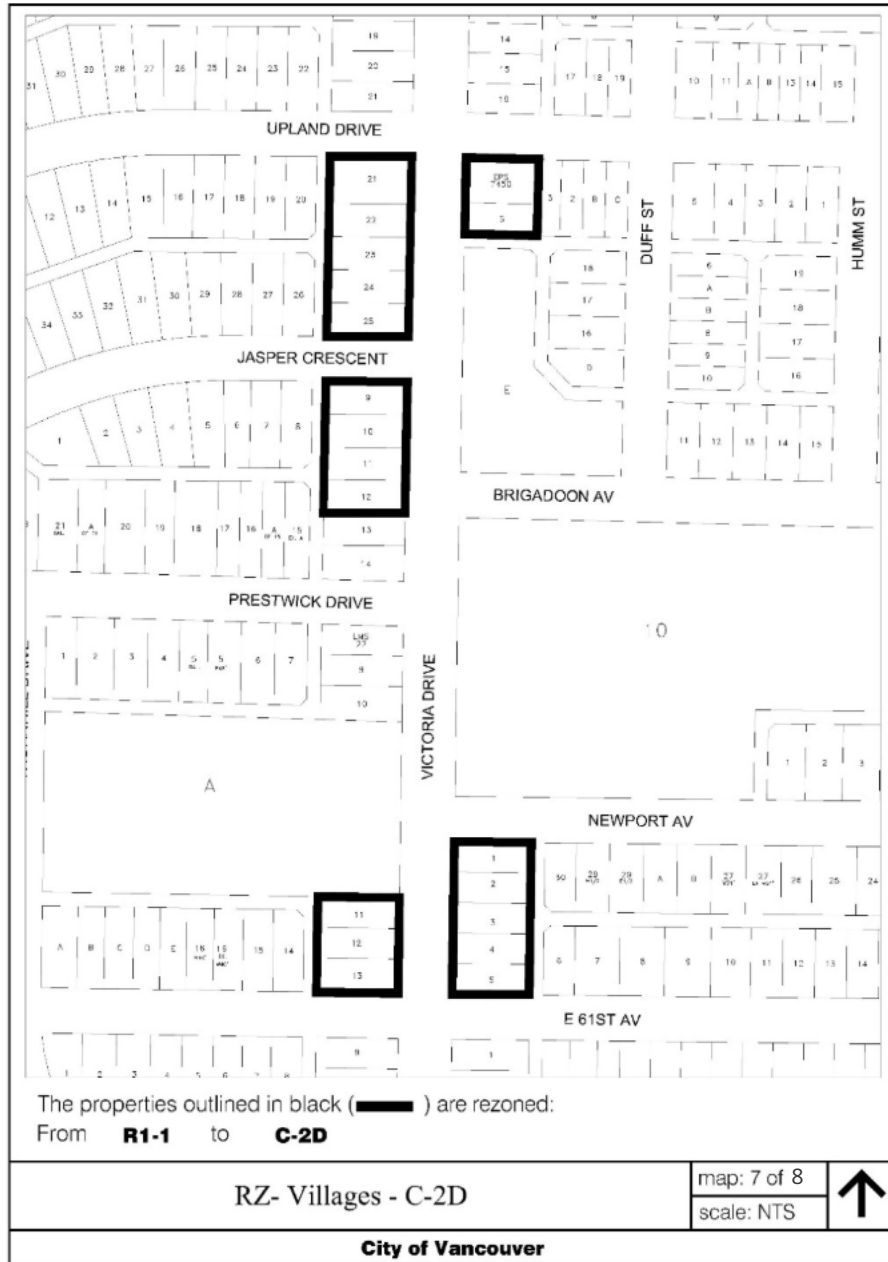


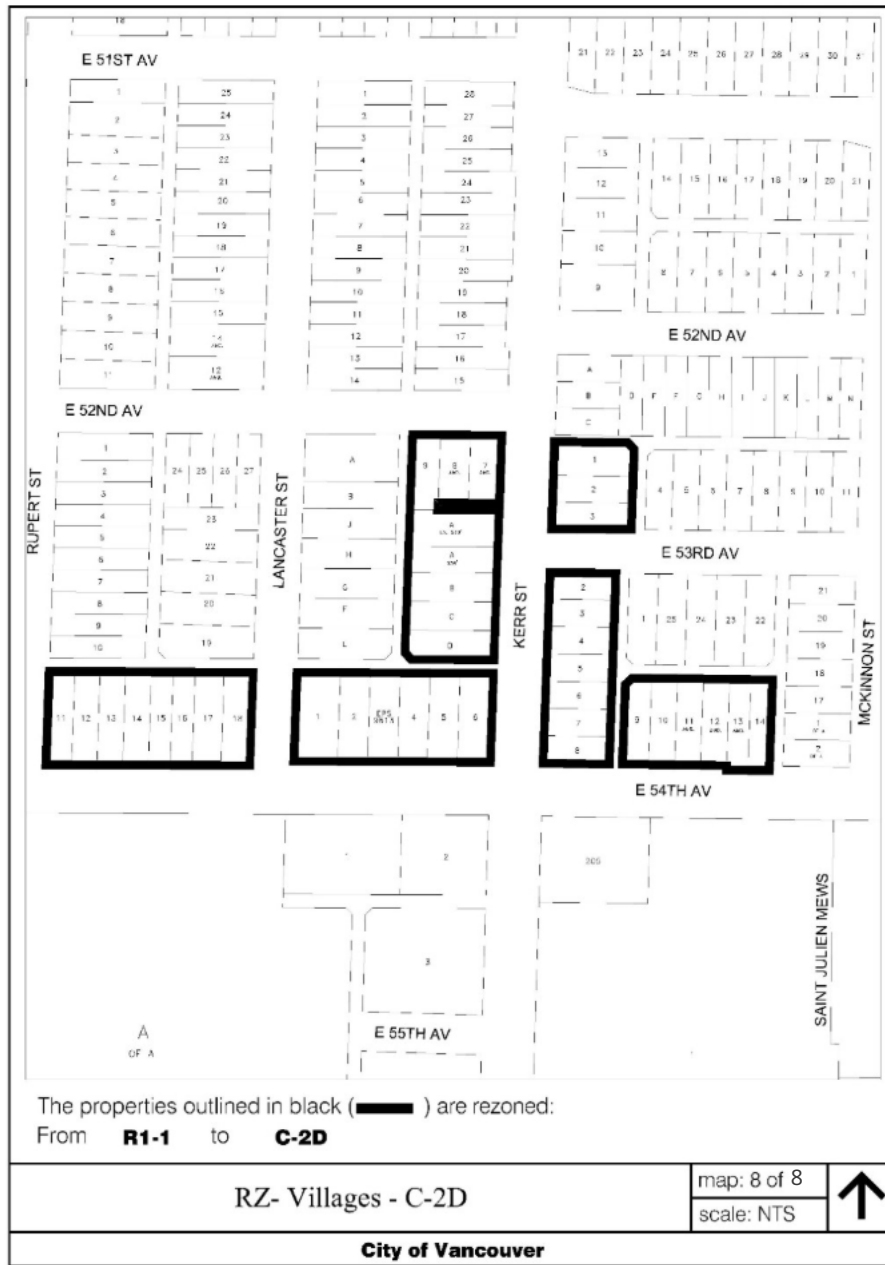


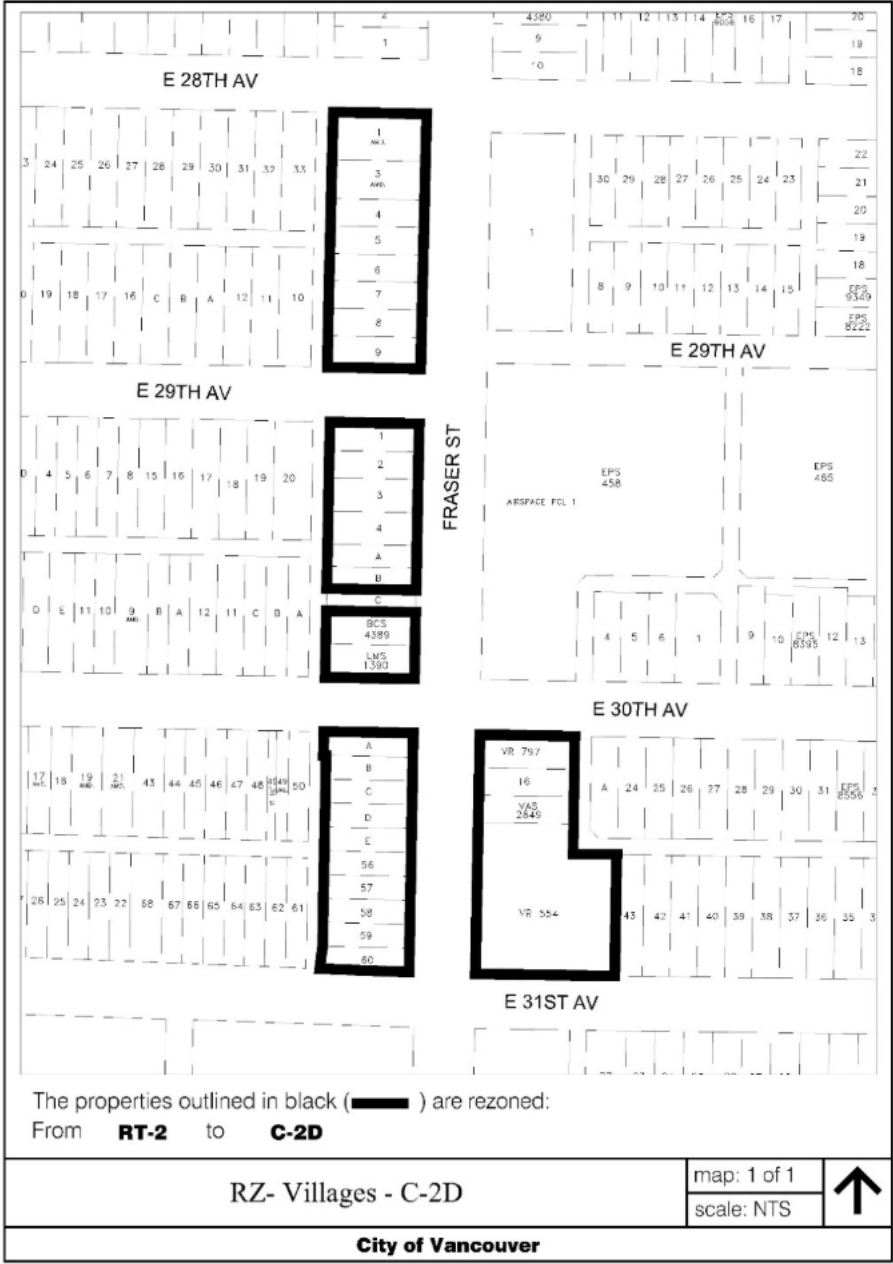




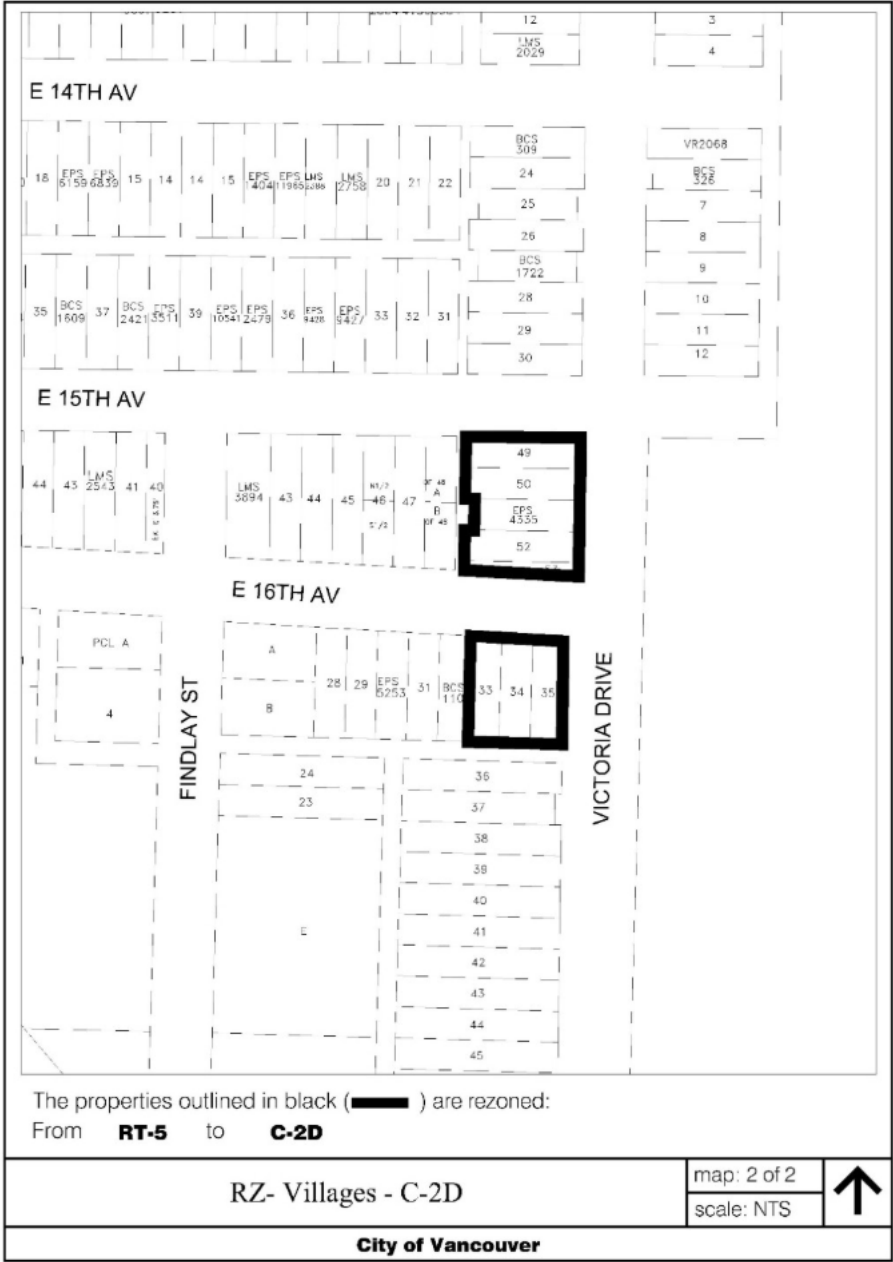


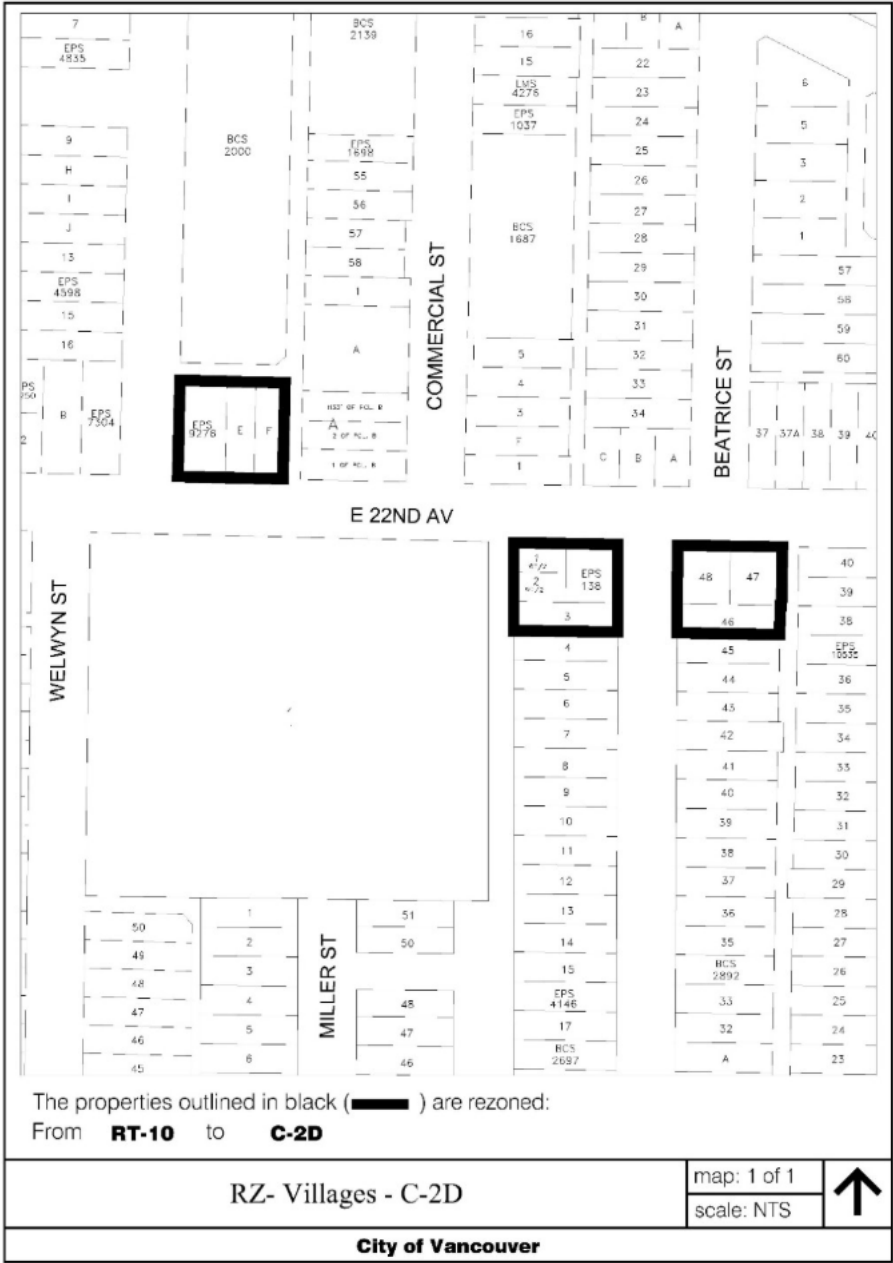


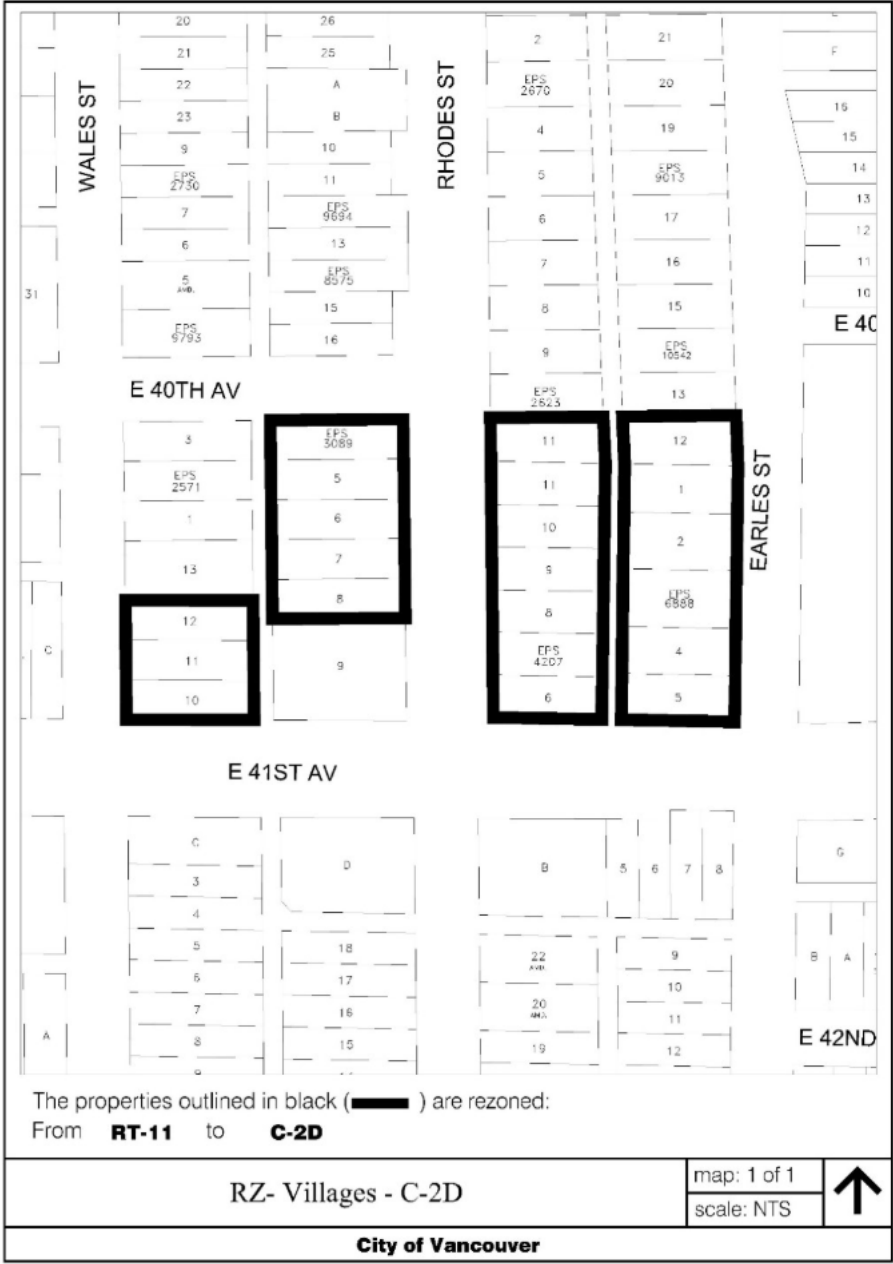






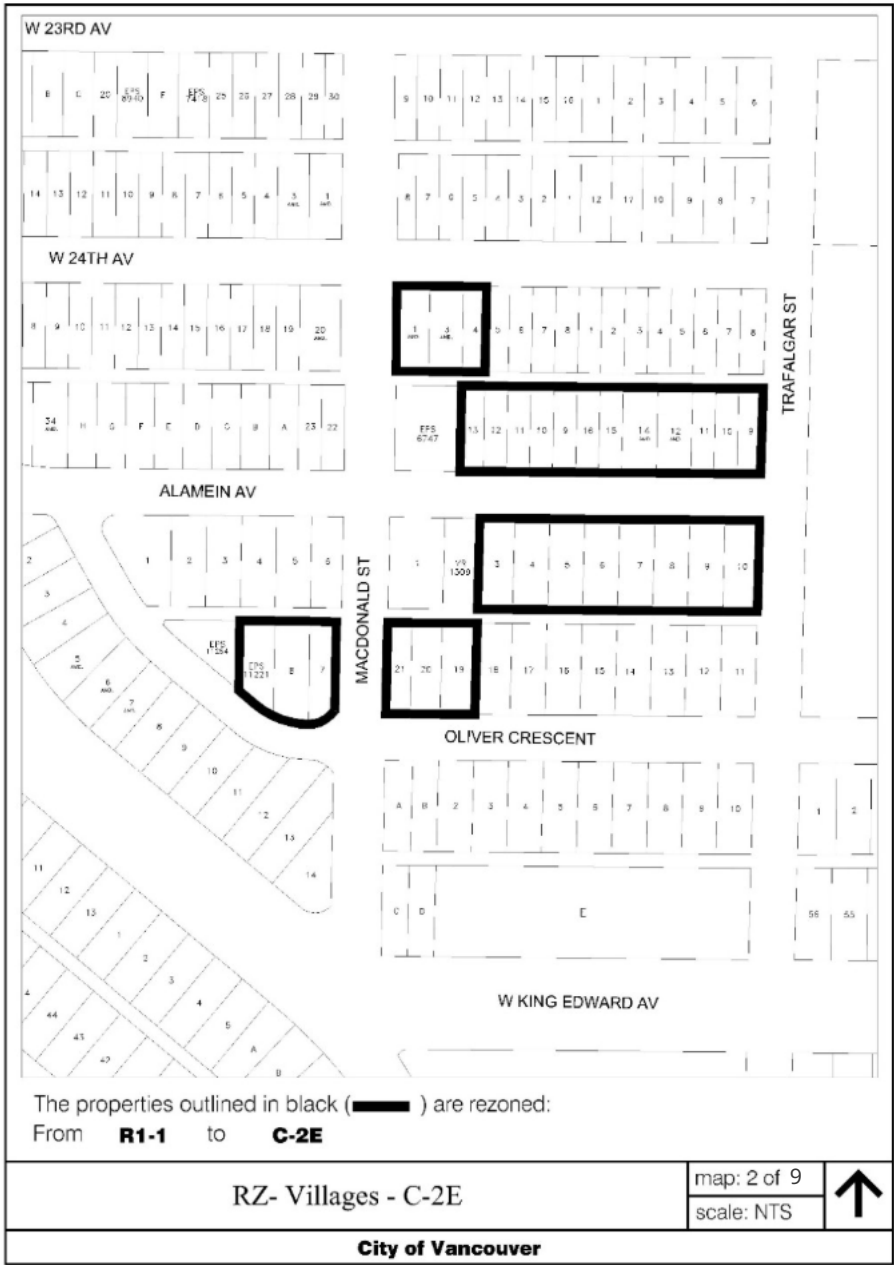


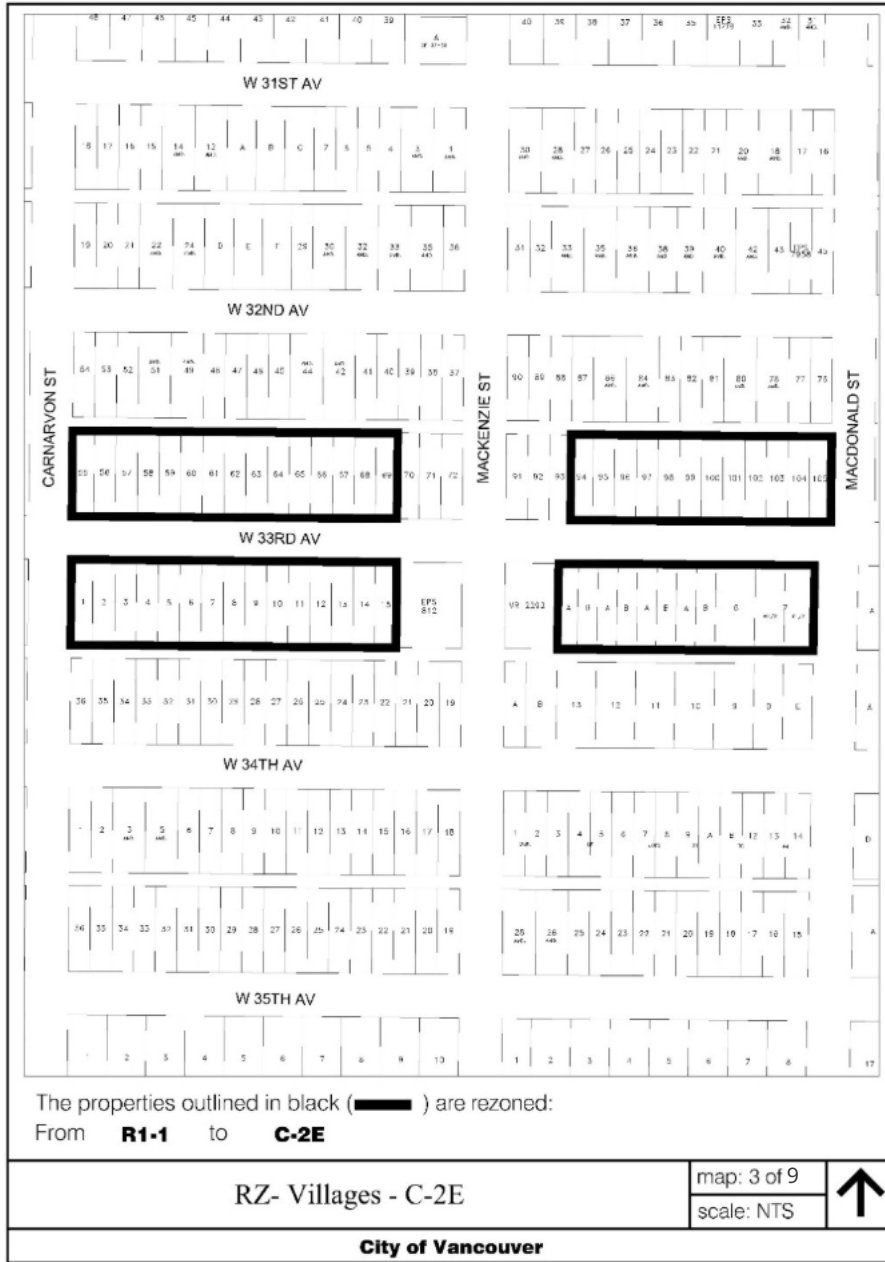


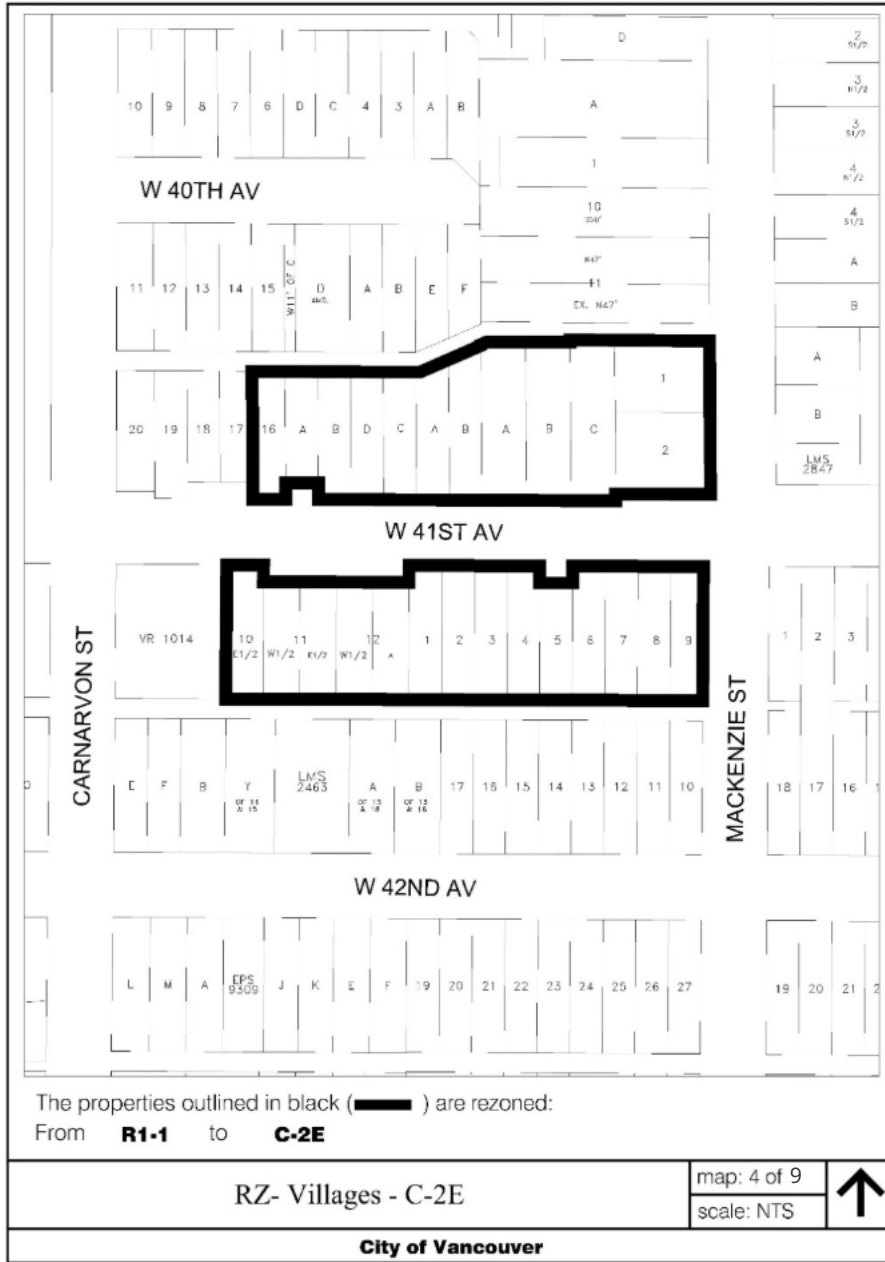


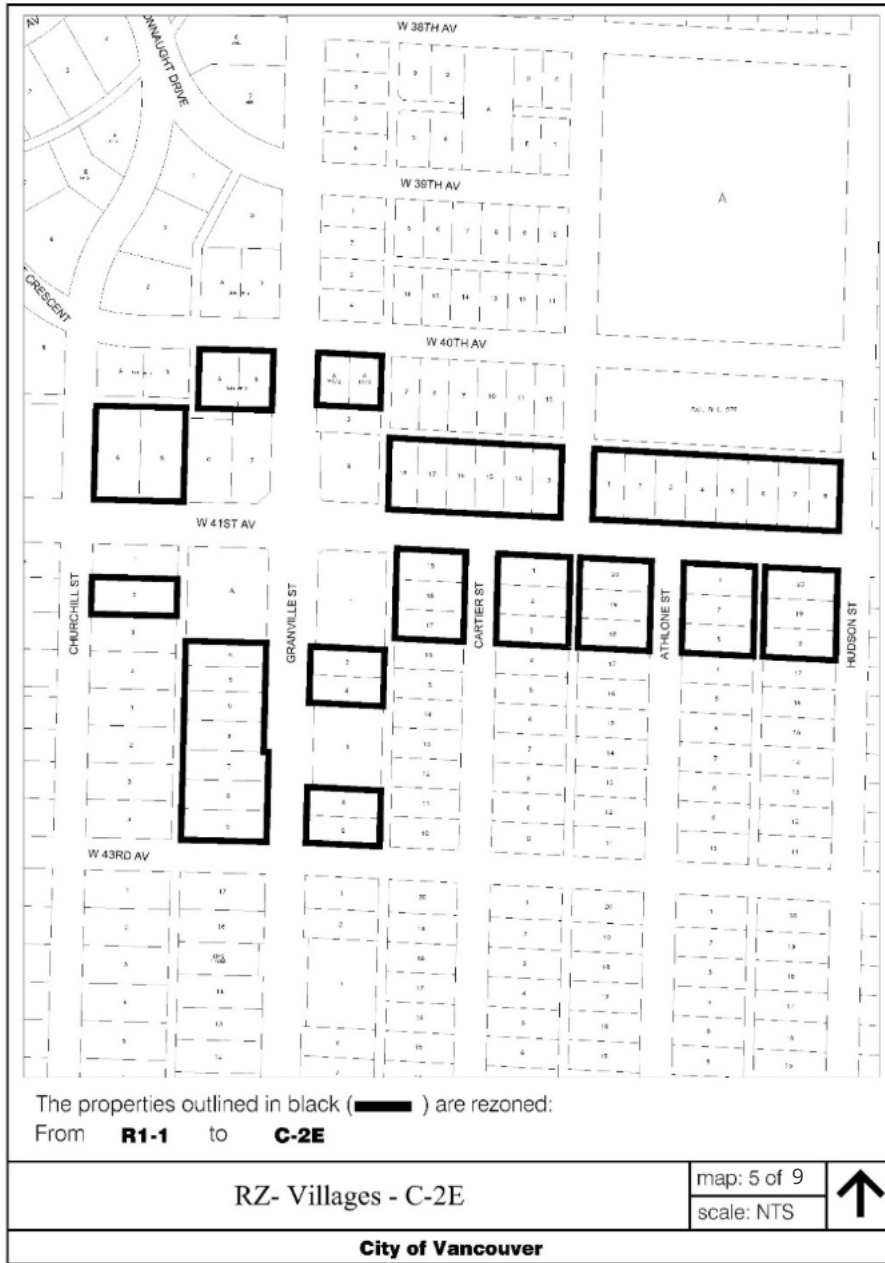
Schedule D

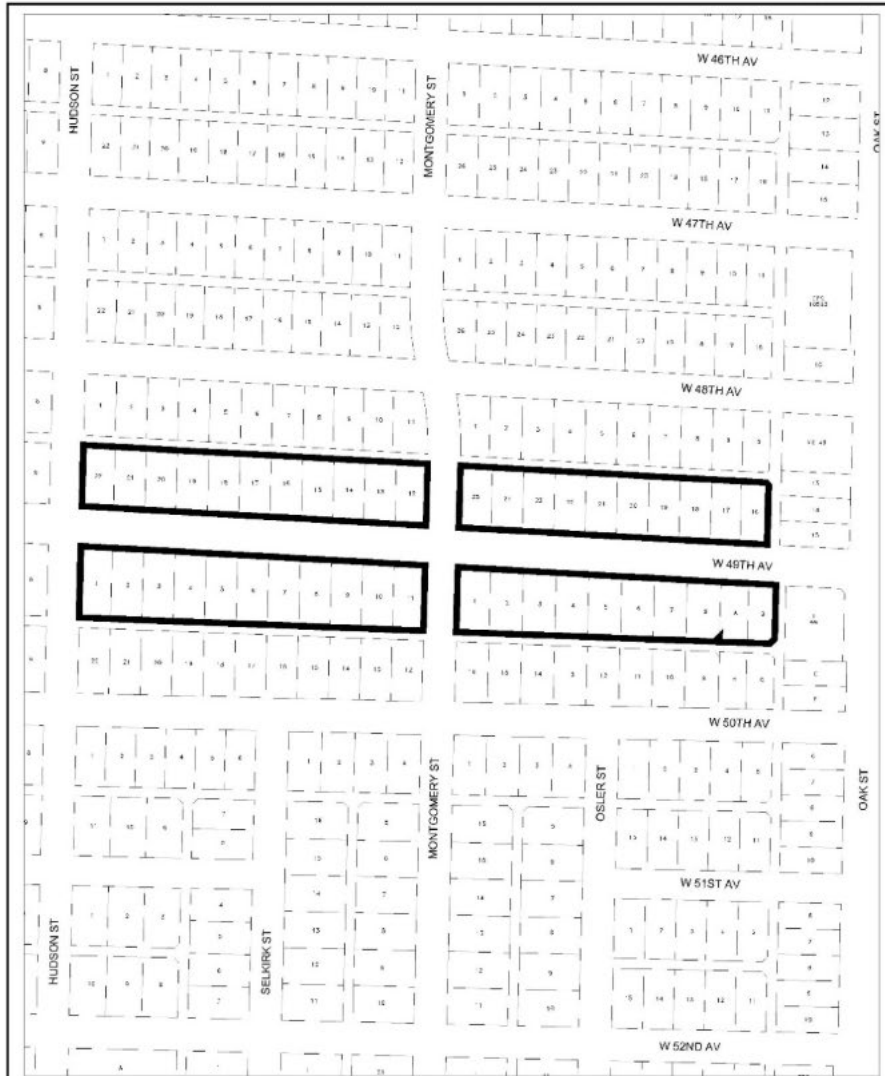












The properties outlined in black () are rezoned:
 From **R1-1** to **C-2E**

RZ- Villages - C-2E

map: 6 of 9

scale: NTS



City of Vancouver



