

**Draft By-law to amend
Zoning and Development By-law No. 3575
regarding updated format for sections 3, 4 and 5, and amendments to district
schedules to clarify relaxations and powers of discretion**

Note: A 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 By-law No. 3575.
2. In section 2, Council adds the following definition in the correct alphabetical order:

“Unnecessary Hardship	Hardship that results from unique physical circumstances that are peculiar to the site and does not include mere inconvenience, preference for a more lenient standard or a more profitable use, or self-induced hardship resulting from the actions of the owner or applicant.”.
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3. Council strikes out section 3 and substitutes section 3 as set out in Schedule A attached to this By-law.
4. Council strikes out section 4 and substitutes section 4 as set out in Schedule B attached to this By-law.
5. Council strikes out section 5 and substitutes section 5 as set out in Schedule C attached to this By-law.
6. In section 10, Council:
 - (a) amends section 10.1.1 to strike out “section 5.15” and substitutes “section 4.8.15”;
 - (b) strikes out section 10.6.1 and substitutes:

“10.6.1 If the Director of Planning first considers the intent of the relevant district schedule and all applicable policies and guidelines, the Director of Planning may vary the requirements in the appropriate district schedule, other than permitted use or permitted floor space ratio (unless otherwise authorized by the district schedule), where a character house is retained.”;
 - (c) strikes out sections 10.6.3 and 10.6.4;
 - (d) amends section 10.8.1 to strike out “section 5” and substitutes “section 4”;
 - (e) amends section 10.18.2 to strike out “section 4.1.3” and substitutes “section 4.1.2”; and

- (f) amends section 10.18.3 to strike out “section 4.1.3” and substitutes “section 4.1.2”.
7. In section 11.26.2, Council strikes out “section 5.19” and substitutes “section 4.8.19”.
8. In section 14.3, Council strikes out “sections 5.3 to 5.8, inclusive, of section 5 of this By-law” and substitutes “sections 4.8.3 to 4.8.8, inclusive, of section 4 of this By-law”.
9. In the RA-1 District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.2 as follows:

“4.1.2 The Director of Planning may permit a reduction in the minimum site area requirements of section 4.1.1 with respect to any developments if the lot was on record in the Land Title Office for Vancouver prior to October 4, 1955.”;
 - (c) strikes out section 5.1; and
 - (d) renumbers section 5.2 as 5.1.
10. In the C-1 District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:
 - The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33 $\frac{1}{3}$ percent of the gross floor area of the principal use.”;
 - (b) adds a new section 2.3.3 as follows:

“2.3.3 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods or an outdoor eating area in conjunction with a restaurant, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;
 - (c) adds a new section 3.3.2 as follows:

“3.3.2 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods or an outdoor

eating area in conjunction with a restaurant, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;

(d) adds a new section 4.4.3 as follows:

“4.4.3 The Director of Planning may vary the front yard requirements of section 4.4 to permit the outdoor display of retail goods or an outdoor eating area in conjunction with a restaurant, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;

(e) in section 4.10.4, strikes out “relax” and substitutes “vary”; and

(f) strikes out section 5 in its entirety, including the title of the section.

11. In the C-2 District Schedule, Council:

(a) adds the following in section 2.2.A as the third bullet point:

“• The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33 $\frac{1}{3}$ percent of the gross floor area of the principal use.”;

(b) adds a new section 2.3.2 as follows:

“2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;

(c) adds a new section 3.3.2 as follows:

“3.3.2 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;

(d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and

- (e) strikes out section 5 in its entirety, including the title of the section.
12. In the C-2B District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:
 - “• The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33 $\frac{1}{3}$ percent of the gross floor area of the principal use.”;
 - (b) adds a new section 2.3.2 as follows:

“2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;
 - (c) adds a new section 3.3.3 as follows:

“3.3.3 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;
 - (d) in section 4, strikes out:

“All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.”

and substitutes:

“All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except that the Director of Planning may vary any of the regulations of this Schedule for the following developments:

 - (a) dwelling units in conjunction with any of the uses listed in this Schedule and residential units associated with and forming an integral part of an Artist Studio, except that the 10.7 m non-residential setback shall not be varied;
 - (b) office uses,

provided that in determining the amount of any variation that may be permitted, the Director of Planning where applicable, consider the amount and quality in the provision of:

- (i) landscaping;
 - (ii) usable resident open space provided by balconies, decks, roof gardens and courtyards;
 - (iii) individual dwelling units and residential units associated with and forming an integral part of an Artist Studio; and
 - (iv) light and air available to individual dwelling units and residential units associated with and forming an integral part of an Artist Studio.”;
- (e) in section 4.10.4, strikes out “relax” and substitutes “vary”;
- (f) strikes out sections 5.1, 5.3 and 5.4; and
- (g) renumbers section 5.2 as 5.1.
13. In the C-2C District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:
 - “• The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33 $\frac{1}{3}$ percent of the gross floor area of the principal use.”;
 - (b) adds a new section 2.3.2 as follows:

“2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;
 - (c) in section 3.3.2, strikes out “relaxed” and substitutes “varied”;
 - (d) adds a new section 3.3.4 as follows:

“3.3.4 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;

- (e) in section 4.10.4, strikes out “relax” and substitutes “vary”;
 - (f) strikes out sections 5.1, 5.3 and 5.4; and
 - (g) renumbers section 5.2 as 5.1.
14. In the C-2C1 District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:
 - “• The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33 $\frac{1}{3}$ percent of the gross floor area of the principal use.”;
 - (b) adds a new section 2.3.2 as follows:
 - “2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;
 - (c) in section 3.2.1, strikes out “relaxations” and substitutes “variations”;
 - (d) in section 3.3.2, strikes out “relaxed” and substitutes “varied”;
 - (e) adds a new section 3.3.5 as follows:
 - “3.3.5 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;
 - (f) in section 4.10.4, strikes out “relax” and substitutes “vary”;
 - (g) strikes out sections 5.1, 5.3 and 5.4; and
 - (h) renumbers section 5.2 as 5.1.
15. In the C-3A District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:

- The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33 $\frac{1}{3}$ percent of the gross floor area of the principal use.”;
- (b) adds a new section 2.3.2 as follows:
- “2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;
- (c) adds a new section 3.3.2 as follows:
- “3.3.2 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;
- (d) in section 4.10.4, strikes out “relax” and substitutes “vary”;
- (e) in section 5.2, strikes out “the Board may permit for any one building, which includes one or more of such facilities, an increase in the maximum” and substitutes “the Board may relax for any one building, which includes one or more of such facilities, the maximum”;
- (f) strikes out sections 5.1 and 5.3; and
- (g) renumbers section 5.2 as 5.1.
16. In the C-5, C-5A and C-6 Districts Schedule, Council:
- (a) in section 4.2.2, strikes out “relax” and substitutes “permit an increase in”;
- (b) adds a new section 4.3.4 as follows:
- “4.3.4 The Director of Planning or the Development Permit Board may vary the regulations in the C-6 district regarding permitted height for dwelling units in conjunction with other permitted uses, if the Director of Planning or the Development Permit Board first considers the intent of the schedule, and all applicable Council policies and guidelines, and
- (a) the maximum height does not exceed 91.4 m.; and

- (b) either a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing, or all dwelling units must be secured market rental housing.”;
 - (c) adds a new section 4.7.9 as follows:

“4.7.9 The Director of Planning or the Development Permit Board may vary the regulations in the C-5A and C-6 districts regarding permitted floor space ratio for dwelling units in conjunction with other permitted uses, if the Director of Planning or the Development Permit Board first considers the intent of this schedule, and all applicable Council policies and guidelines, and:

 - (a) the floor space ratio does not exceed 7.0. in the C-5A district and 8.75 in the C-6 district;
 - (b) the floor space ratio for non-residential uses in the C-6 district must be no less than 1.2; and
 - (c) either a minimum of 20% of the floor area included in the calculation of floor space ratio must be used for social housing, or all dwelling units must be secured market rental housing, except that this does not apply to any portion of floor area increased pursuant to sections 4.7.1.1(b) or 4.7.8.”;
 - (d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
 - (e) strikes out sections 5.2 and 5.3.
- 17. In the C-7 and C-8 Districts Schedule, Council:
 - (a) adds the following in section 2.2.A as the third bullet point:
 - The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ percent of the gross floor area of the principal use.”;
 - (b) adds a new section 2.3.2 as follows:

“2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;
 - (c) adds a new section 3.3.2 as follows:

“3.3.2 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”

(d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and

(e) strikes out section 5 in its entirety, including the title of the section.

18. In the FC-1 District Schedule, Council:

(a) adds a new section 2.3.2 as follows:

“2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods, and may include such other conditions as is deemed necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;

(b) adds a new section 3.3.3 as follows:

“3.3.3 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as is deemed necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;

(c) strikes out section 5.2; and

(d) renumbers section 5.3 as 5.2.

19. In the FC-2 District Schedule, Council:

(a) in section 4.3.2, strikes out “relax” and substitutes “vary”; and

(b) in section 4.10.4, strikes out “relax” and substitutes “vary”.

20. In the First Shaughnessy District Schedule, Council:

(a) adds a new section 4.2.6 as follows:

“4.2.6 The Director of Planning may permit an increase in the maximum permitted building footprint in section 4.2.4 if the Director of Planning first considers:

(a) all applicable policies and guidelines adopted by Council;

- (b) the submissions of any advisory group, property owner or tenant;
 - (c) the height, bulk, location and overall design of the building or buildings and the effect on the site, surrounding buildings, neighbouring sites, streets and views;
 - (d) the amount of open space; and
 - (e) the preservation of the heritage character and heritage value of the area; and
- the increase does not exceed 20% of the maximum building footprint in this Schedule.”;

- (b) adds a new section 4.7.5 as follows:

“4.7.5 The Director of Planning may vary the requirements of section 4.7.3(c) if, in the opinion of the Director of Planning:

- (a) the resulting building massing does not overshadow or adversely affect the site or neighbouring sites;
- (b) the excluded floor area enhances the design, liveability, and architectural expression of the building; and
- (c) the excluded floor area enhances the heritage character and heritage value of the area; and

the total excluded area does not exceed 37 m².”;

- (c) adds a new section 4.16.3 as follows:

“4.16.3 The Director of Planning may permit an increase in the maximum permitted building depth requirements in section 4.16 if the Director of Planning first considers:

- (a) all applicable policies and guidelines adopted by Council;
- (b) the submissions of any advisory group, property owner or tenant;
- (c) the height, bulk, location and overall design of the building or buildings and the effect on the site, surrounding buildings, neighbouring sites, streets and views;
- (d) the amount of open space; and
- (e) the preservation of the heritage character and heritage value of the area; and

the increase does not exceed 50% of the building depth requirements in this Schedule.”;

- (d) strikes out sections 5.2, 5.3 and 5.4; and

- (e) renumbers section 5.5 as 5.2.

21. In the HA-1 and HA-1A Districts Schedule, Council:

- (a) in section 2.2.1.DW, strikes the first bullet point and substitutes the following:

- “• Dwelling Uses, provided that a minimum of 25% of the total number of dwelling units contain 2 or more bedrooms, except that the Development Permit Board may vary such condition where the Dwelling Uses in the proposed development comprise 100% social housing.”;
- (b) adds a new section 2.3.2 as follows:
- “2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, and the hours of operation, provided that the Director of Planning first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (c) adds a new section 3.3.5 as follows:
- “3.3.5 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, and the hours of operation, provided that the Director of Planning first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (d) adds a new section 4.2.5 as follows:
- “4.2.5 The Director of Planning may permit an increase in the frontage regulations of section 4.2, provided that the Director of Planning first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (e) adds a new section 4.3.5 as follows:
- “4.3.5 The Development Permit Board may vary the conditions for Dwelling Uses under subsections 4.3.2(a) and (b) where the Dwelling Uses in the proposed development comprise 100% social housing.”;

- (f) adds a new section 4.6.2 as follows:
 - “4.6.2 The Director of Planning may permit a reduction in the rear yard regulations of section 4.6, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (g) adds a new section 4.7.6 as follows:
 - “4.7.6 The Development Permit Board may vary the conditions for Dwelling Uses under sections 4.7.1(a)(ii) and 4.7.1(b)(ii) where the Dwelling Uses in the proposed development comprise 100% social housing.”;
 - (h) in section 4.10.4, strikes out “relax” and substitutes “vary”;
 - (i) strikes out sections 5.1, 5.2 and 5.4; and
 - (j) renumbers section 5.3 as 5.1 and renumbers section 5.5 as 5.2.
22. In the HA-2 District Schedule, Council:
- (a) adds a new section 2.3.5 as follows:
 - “2.3.5 The Director of Planning may vary the use conditions of section 2.3.1 for the following uses, and may include additional conditions, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council and the submission of any advisory group:
 - (a) restaurant and refreshment facilities;
 - (b) retail uses.”;
 - (b) adds a new section 3.3.3 as follows:
 - “3.3.3 The Director of Planning may vary the use conditions of section 3.3.1 for the following uses, and may include additional conditions, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council and the submission of any advisory group:
 - (a) restaurant and refreshment facilities;
 - (b) retail uses.”;
 - (c) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
 - (d) strikes out section 5 in its entirety, including the title of the section.

23. In section 4.10.4 of the HA-3 District Schedule, Council strikes out “relax” and substitutes “vary”.

24. In the I-1A District Schedule, Council:

(a) adds a new section 4.3.2 as follows:

“4.3.2 The Director of Planning may vary the height requirements of section 4.3.1 as follows:

- (a) the maximum height of a building existing as of May 2, 2017, may exceed 33.5 m by 1.5m to a maximum height of 35 m;
- (b) any floor above 18.3 m may be permitted to extend into the required upper floor setback as follows:
 - (i) on Quebec Street, the width of the building may extend up to 3.0 m into the required 6.1 m upper floor setback for up to one-third of the width of a building fronting the street, and
 - (ii) on 2nd, 3rd , 4th and 5th Avenue, the 4.5 m upper floor setback may be reduced for up to one-third of the width of a building fronting the avenue,

except that:

- (iii) the floor area of any storey located above 18.3 m in height must not exceed 80% of the floor area of the largest permitted storey located at or below 18.3m; and
- (iv) the building must not encroach into the ground floor setbacks as specified in section 4.4.”;

(b) adds a new section 4.6.3 as follows:

“4.6.3 The Director of Planning may vary the computation of floor area exclusions of section 4.6.2 for accessory amenity areas, including child day care facilities and recreation facilities to a maximum of 10 % of the total permitted floor area.”; and

(c) strikes out section 5 in its entirety, including the title of the section.

25. In the I-1B District Schedule, Council:

(a) adds a new section 4.3.2 as follows:

“4.3.2 The Director of Planning may vary the height requirements of section 4.3.1 as follows:

- (a) any floor above 18.3 m may be permitted to extend into the required upper floor setback as follows:
 - (i) on Quebec Street, the width of the building may extend up to 3.0 m into the required 6.1 m upper

- (ii) floor setback for up to one-third of the width of a building fronting the street, and on 5th and 6th Avenue, the 4.5 m upper floor setback may be reduced for up to one-third of the width of a building fronting the avenue,

except that:

- (iii) the floor area of any storey located above 18.3 m in height must not exceed 80% of the floor area of the largest permitted storey located at or below 18.3m; and
- (iv) the building must not encroach into the ground floor setbacks as specified in section 4.4.”;

- (b) adds a new section 4.6.3 as follows:

“4.6.3 The Director of Planning may vary the computation of floor area exclusions of section 4.6.2 for accessory amenity areas, including child day care facilities and recreation facilities, to a maximum of 10 % of the total permitted floor area.”; and

- (c) strikes out section 5 in its entirety, including the title of the section.

26. In section 4.7.5 of the I-2 District Schedule, Council strikes out “relax” and substitutes “vary”.

27. In section 4.7.9 of the I-3 District Schedule, Council strikes out “relax” and substitutes “vary”.

28. In the IC-3 District Schedule, Council:

- (a) adds a new section 4.3.2 as follows:

“4.3.2 In sub-area A, as shown in Figure 1, the Director of Planning may vary the regulations regarding permitted height for dwelling units in conjunction with other permitted uses, if the Director of Planning first considers the intent of the schedule, and all applicable Council policies and guidelines, and:

- (a) the maximum height does not exceed 30.5 m.; and
- (b) a minimum of 20% of the residential floor area included in the calculation of floor space ratio is used for social housing, or
- (c) all dwelling units must be secured market rental housing.”;

- (b) strikes out section 4.7.4;

- (c) renumbers section 4.7.5 as 4.7.4;

- (d) adds a new section 4.7.5 as follows:

“4.7.5 In sub-area A, as shown in Figure 1, the Director of Planning may vary the regulations regarding permitted floor space ratio for dwelling units in conjunction with other permitted uses, if the Director of Planning first considers the intent of this schedule, and all applicable Council policies and guidelines, and:

- (a) the total floor space ratio does not exceed 4.0, except that the maximum floor space ratio for dwelling uses shall not exceed 3.5, and
- (b) for the purpose of this clause an artist studio and its associated residential unit shall together be considered a dwelling use; and
- (c) a minimum of 20% of the residential floor area included in the calculation of floor space ratio must be used for social housing, or
- (d) all dwelling units must be secured market rental housing.”;

(e) strikes out section 4.17.2;

(f) renumbers section 4.17.3 as 4.17.2 and renumbers section 4.17.4 as 4.17.3;

(g) strikes out section 5.1 and substitutes:

“5.1 Where a need for a cultural facility has been demonstrated to the satisfaction of the Development Permit Board, the Development Permit Board may relax the maximum floor space ratio for any one building, which includes one or more of such facilities. The Development Permit Board will require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the increase in floor area that may be permitted, the Development Permit Board or Director of Planning shall consider:

- (a) the construction cost of the facility;
 - (b) any costs to the developer of continuing maintenance required for the facility;
 - (c) the rental value of the increased floor area;
 - (d) the value of any authorized relaxation of other restrictions;
 - (e) the opinion of City Council; and
 - (f) all applicable policies and guidelines adopted by Council.”;
- and

(h) strikes out section 5.2 and substitutes:

“5.2 If the Director of Planning is satisfied that enforcement of section 4.17.1 will result in unnecessary hardship, and that the form of development will otherwise achieve building continuity, the

Director of Planning may relax all or some of the requirements of section 4.17.1.”

29. In the M-1 District Schedule, Council:
 - (a) adds the following in section 2.2.A as the third bullet point:
 - “• The Director of Planning may vary the maximum height, floor area and site area regulations of section 2.2.A for accessory buildings and accessory uses.”; and
 - (b) strikes out section 5 in its entirety, including the title of the section.
30. In the M-1A District Schedule, Council strikes out section 5 in its entirety, including the title of the section.
31. In the M-1B District Schedule, Council:
 - (a) in section 4.1.1, strikes out “The Director of Planning may relax the minimum site area requirement as provided for in section 5.1 of this Schedule.”;
 - (b) adds a new section 4.1.2 as follows:

“4.1.2 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1.1 with respect to any of the uses permitted in this Schedule, provided the Director of Planning considers the intent of this Schedule and all policies and guidelines adopted by Council, and provided that in no case shall the minimum site area be less than 3,100 m² unless comprised of one or more smaller parcels on record in the Land Title Office for Vancouver as of August 12, 1980.”;
 - (c) adds a new section 4.3.2 as follows:

“4.3.2 The Director of Planning may permit an increase in the maximum height prescribed in section 4.3.1, provided the Director of Planning first considers:

 - (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
 - (b) the bulk, location and overall design of the building and its effect on the site, surrounding buildings, streets and views.”;
 - (d) in section 4.6.1, strikes out “The Director of Planning may relax the minimum rear yard requirement as provided for in section 5.3 of this Schedule.”;
 - (e) adds a new section 4.6.3 as follows:

“4.6.3 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and the site is sufficiently large to provide adequate open space.”;

- (f) in section 4.7.1(a), inserts the word “and” after “1 000 m².”;
- (g) strikes out subsection 4.7.1(b);
- (h) renumbers subsection 4.7.1(c) as 4.7.1(b);
- (i) adds a new section 4.7.4 as follows:

“4.7.4 The Director of Planning may permit an increase in the maximum floor space ratio to any figure between 1.50 and 2.00 provided the Director of Planning first considers:

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings, streets and views.”; and

- (j) strikes out section 5 in its entirety, including the title of the section.

32. In the M-2 District Schedule, Council:

- (a) adds the following in section 2.2.A as the third bullet point:

“• The Director of Planning may vary the maximum height, floor area and site area regulations of section 2.2.A for accessory buildings and accessory uses.”; and

- (b) strikes out section 5 in its entirety, including the title of the section.

33. In the MC-1 and MC-2 Districts Schedule, Council:

- (a) adds the following in section 2.2.1A as the third bullet point:

“• The Director of Planning may vary the maximum height, location regulations and floor area in section 2.2.1A for accessory buildings and accessory uses except that, in any event, the varied height shall not exceed the maximum prescribed in section 4.3.1 and the varied floor space shall not exceed 33- $\frac{1}{3}$ percent of the gross floor area of the principal and accessory uses combined.”;

- (b) adds a new section 2.3.6 as follows:

“2.3.6 The Director of Planning may vary the use conditions of section 2.3.4 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;

(c) adds a new section 3.3.6 as follows:

“3.3.6 The Director of Planning may vary the use conditions of section 3.3.3 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”;

(d) adds a new section 4.7.6 as follows:

“4.7.6 The Director of Planning may, provided that the Director Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council and the submission of any advisory group, property owner or tenant, vary the provisions of section 4.7.1 in the MC-1 District, excluding sub-area A as shown in Figure 1, and the MC-2 District, to permit an increase in the total floor space ratio up to a maximum of 2.50, subject to the following:

- (a) none of the following uses shall, subject to clause (b), exceed a floor space ratio of 1.50:
 - (i) cultural and recreational;
 - (ii) in MC-1, dwelling and, for the purpose of this clause, an Artist Studio and its associated residential unit which shall together be considered as a dwelling use;
 - (iii) institutional;
 - (iv) manufacturing, transportation and storage, utility and communication, and wholesale, combined;
 - (v) office;
 - (vi) parking;
 - (vii) service; and
 - (viii) other uses pursuant to section 3.2.Z;
- (b) as part of the increased total floor space ratio permitted under clause (a), the Director of Planning may increase the maximum floor space ratio for dwelling uses to up to 1.80;
- (c) in MC-2, dwelling and, for the purposes of this clause, an Artist Studio - Class B and its associated residential unit which shall together be considered as a dwelling use, the maximum floor space ratio shall be 1.0; and
- (d) the maximum floor area in retail use shall be 1 300 m².”;

(e) in section 4.10.4, strikes out “relax” and substitutes “vary”; and

- (f) strikes out section 5 in its entirety, including the title of the section.
34. In the RS-1 District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.5 as follows:
 - “4.1.5 The Director of Planning may permit a reduction to the minimum site area requirements (but not the minimum site width) of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:
 - (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) one-family dwelling with laneway house;
 - (d) one-family dwelling with secondary suite and laneway house;
 - (e) two-family dwelling;
 - (f) two-family dwelling with secondary suite; and
 - (g) infill or multiple conversion dwelling in conjunction with retention of a character house.”;
 - (c) adds a new section 4.7.5 as follows:
 - “4.7.5 In the case of a corner site, where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R District, the Director of Planning may vary the provisions of section 4.7 to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².”;
 - (d) adds a new section 4.8.8 as follows:
 - “4.8.8 The Director of Planning may vary section 4.8.5 for buildings existing prior to May 30, 2000 to a maximum of 70 percent impermeable materials site coverage provided that:
 - (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
 - (b) the Director of Planning considers the advice of the City Engineer; and
 - (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.”;
 - (e) strikes out sections 5.1, 5.3, 5.4 and 5.6; and
 - (f) renumbers section 5.2 as 5.1 and renumbers section 5.5 as 5.2.
35. In the RS-1A District Schedule, Council:

- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.4 as follows:
 - “4.1.4 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:
 - (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) one-family dwelling with laneway house;
 - (d) one-family dwelling with secondary suite and laneway house;
 - (e) two-family dwelling;
 - (f) two-family dwelling with secondary suite; and
 - (g) infill or multiple conversion dwelling in conjunction with retention of a character house.”;
 - (c) adds a new section 4.8.7 as follows:
 - “4.8.7 The Director of Planning may vary section 4.8.4 for buildings existing prior to May 30, 2000 to a maximum of 70 percent impermeable materials site coverage provided that:
 - (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
 - (b) the Director of Planning considers the advice of the City Engineer; and
 - (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.”;
 - (d) strikes out sections 5.1, 5.2 and 5.4; and
 - (e) renumbers section 5.3 as 5.1.
36. In the RS-1B District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.4 as follows:
 - “4.1.4 The Director of Planning may vary the requirements of section 4.1 after considering the intent of the Schedule and all applicable policies and guidelines adopted by Council.”;
 - (c) adds a new section 4.3.6 as follows:
 - “4.3.6 The Director of Planning may vary the requirements of section 4.3.3 after considering the intent of the Schedule and all applicable policies and guidelines adopted by Council.”;

- (d) adds a new section 4.5.4 as follows:

“4.5.4 The Director of Planning may vary the requirements of section 4.5.1 after considering the intent of the Schedule and all applicable policies and guidelines adopted by Council.”;
 - (e) adds a new section 4.6.6 as follows:

“4.6.6 The Director of Planning may vary the requirements of section 4.6.5 after considering the intent of the Schedule and all applicable policies and guidelines adopted by Council.”;
 - (f) adds a new section 4.8.7 as follows:

“4.8.7 The Director of Planning may vary section 4.8.4 for buildings existing prior to May 30, 2000 to a maximum of 70 percent impermeable materials site coverage provided that:

 - (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
 - (b) the Director of Planning considers the advice of the City Engineer; and
 - (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.”;
 - (g) strikes out section 4.13 in its entirety, including the title of the section and substitutes:

“4.13 Area of Transparent Surface -- Not Applicable”;
 - (h) strikes out sections 5.1, 5.2, 5.3 and 5.5; and
 - (i) renumbers section 5.4 as 5.1.
37. In the RS-2 District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.4 as follows:

“4.1.4 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:

 - (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) one-family dwelling with laneway house;
 - (d) one-family dwelling with secondary suite and laneway house;
 - (e) two-family dwelling;
 - (f) two-family dwelling with secondary suite; and

- (g) infill or multiple conversion dwelling in conjunction with retention of a character house.”;
 - (c) adds a new section 4.5.5 as follows:
 - “4.5.5 The Director of Planning may vary the yard provisions of section 4.5.3 in the case of infill, provided that:
 - (a) the Director of Planning first considers all applicable policies and guidelines adopted by Council; and
 - (b) the variation facilitates an overall better relationship of the infill development with the existing buildings on the development site and abutting sites.”;
 - (d) adds a new section 4.8.9 as follows:
 - “4.8.9 The Director of Planning may vary section 4.8.6 for buildings existing prior to May 30, 2000 to a maximum of 70 percent impermeable materials site coverage provided that:
 - (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
 - (b) the Director of Planning considers the advice of the City Engineer; and
 - (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.”;
 - (e) in section 4.10.4, strikes out “relax” and substitutes “vary”;
 - (f) strikes out sections 5.1, 5.2, 5.3 and 5.5; and
 - (g) renumbers section 5.4 as 5.1.
38. In the RS-3 and RS-3A Districts Schedule, Council:
- (a) in section 2.2.I, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.7.4 as follows:
 - “4.7.4 In the case of a corner site, where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R District, the Director of Planning may vary the provisions of section 4.7 to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².”;
 - (c) adds a new section 4.8.7 as follows:
 - “4.8.7 The Director of Planning may vary section 4.8.4 for buildings existing prior to May 30, 2000 to a maximum of 70 percent impermeable materials site coverage provided that:
 - (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;

- (b) the Director of Planning considers the advice of the City Engineer; and
 - (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.”;
 - (d) strikes out sections 5.2, 5.3 and 5.5; and
 - (e) renumbers section 5.4 as 5.2.
39. In the RS-5 District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.5 as follows:
 - “4.1.5 The Director of Planning may permit a reduction to the minimum site area requirements (but not the minimum site width) of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:
 - (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) one-family dwelling with laneway house;
 - (d) one-family dwelling with secondary suite and laneway house;
 - (e) two-family dwelling;
 - (f) two-family dwelling with secondary suite; and
 - (g) infill or multiple conversion dwelling in conjunction with retention of a character house.”;
 - (c) adds a new section 4.7.5 as follows:
 - “4.7.5 In the case of a corner site, where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R District, the Director of Planning may vary the provisions of section 4.7 to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².”;
 - (d) adds a new section 4.8.7 as follows:
 - “4.8.7 The Director of Planning may vary section 4.8.4 for buildings existing prior to October 8, 1996 to a maximum of 70 percent impermeable materials site coverage provided that:
 - (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
 - (b) the Director of Planning considers the advice of the City Engineer; and
 - (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.”;

- (e) strikes out sections 5.1, 5.3, 5.4 and 5.6; and
 - (f) renumbers section 5.2 as 5.1 and renumbers section 5.5 as 5.2.
40. In the RS-6 District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.5 as follows:
 - “4.1.5 The Director of Planning may permit a reduction to the minimum site area requirements (but not the minimum site width) of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:
 - (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) one-family dwelling with laneway house;
 - (d) one-family dwelling with secondary suite and laneway house; and
 - (e) infill or multiple conversion dwelling in conjunction with retention of a character house.”;
 - (c) strikes out section 4.3.6;
 - (d) adds a new section 4.7.6 as follows:
 - “4.7.6 In the case of a corner site, where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R District, the Director of Planning may vary the provisions of section 4.7 to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².”;
 - (e) adds a new section 4.7.7 as follows:
 - “4.7.7 The Director of Planning may vary section 4.7.1 (d)(ii)(2) for new buildings located in a flood plain to allow a floor space ratio on the first and second storey not exceeding 0.24 plus 130 m² where the development of a half-storey above an existing second storey is not possible due to designated flood construction levels.”;
 - (f) adds a new section 4.7.8 as follows:
 - “4.7.8 The Director of Planning may vary section 4.7.1 (d)(ii)(2) for buildings existing prior to March 26, 1996 to allow a floor space ratio on the first and second storey not exceeding 0.24 plus 130 m² where the development of a half-storey above an existing second storey is not possible due to the structural incapability of the existing building or because of height, access or view blockage concerns.”;

(g) adds a new section 4.8.7 as follows:

“4.8.7 The Director of Planning may vary section 4.8.4 for buildings existing prior to March 26, 1996 to a maximum of 70 percent impermeable materials site coverage provided that:

- (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
- (b) the Director of Planning considers the advice of the City Engineer; and
- (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.”;

(h) adds a new section 4.17.46 as follows:

“4.17.46 The Director of Planning may vary the requirements of sections 4.17.7 roof form, 4.17.9 roof decks, 4.17.10 dormers, 4.17.11 gables, 4.17.12 bay windows, 4.17.13 basements, 4.17.31 chimneys, 4.17.32 and 4.17.33 entry porches, 4.17.34 windows, 4.17.35 exterior wall cladding, 4.17.36 roofing materials, and 4.17.39 window trim provided that:

- (a) the Director of Planning considers the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the Director of Planning considers the effects on adjacent properties with regard to shadowing and loss of privacy;
- (c) the Director of Planning considers the proposed development’s design in relationship to neighbourhood character;
- (d) the Director of Planning may require submission of photographs or drawings showing the subject property and surrounding properties; and
- (e) the Director of Planning may consider the submission or any advisory group, property owner or tenant.”;

(i) adds a new section 4.17.47 as follows:

“4.17.47 Where renovations and additions are proposed to a building existing prior to March 26, 1996, the Director of Planning may vary the requirements of sections 4.17.7 roof form, 4.17.9 roof decks, 4.17.10 dormers, 4.17.11 gables, 4.17.12 bay windows, 4.17.13 basements, 4.17.31 chimneys, 4.17.32 and 4.17.33 entry porches, 4.17.34 windows, 4.17.35 exterior wall cladding, 4.17.36 roofing materials, and 4.17.39 window trim where the Director of Planning considers these requirements to be unduly restrictive, and provided that:

- (a) the Director of Planning considers the intent of this Schedule and all applicable policies and guidelines adopted by Council;

- (b) the Director of Planning considers the effects on neighbouring properties with particular regard to shadowing and loss of privacy;
- (c) the Director of Planning considers the presence of original materials and detailing and their architectural merit;
- (d) the Director of Planning considers the extent and exterior design of the proposed new work as related to the existing buildings character and design;
- (e) the Director of Planning may require submission of photographs and drawings showing the existing property and surrounding properties; and
- (f) the Director of Planning may consider the submission or any advisory group, property owner or tenant.”;

(j) strikes out section 5.1 and substitutes:

“5.1 For sites where the average slope within the allowable building envelope as determined by yard setbacks exceeds 15 percent or for sites exceeding 30.5 m in width and 1 393 m² in area and where, due to conditions peculiar to the site, literal enforcement of sections 4.3.3 and 4.3.4 would result in an unnecessary hardship, the Director of Planning may relax the provisions of section 4.3 to permit the height to be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that height be measured from base surface.”;

(k) strikes out sections 5.3, 5.4 in its entirety (including its title), 5.5 in its entirety (including its title), and 5.7; and

(l) renumbers section 5.6 as 5.3 and renumbers section 5.6.1 as 5.3.1.

41. In the RS-7 District Schedule, Council:

(a) in section 2.2.1, inserts “, variations,” after the word “regulations”;

(b) adds a new section 4.1.4 as follows:

“4.1.4 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:

- (a) one-family dwelling;
- (b) one-family dwelling with secondary suite;
- (c) one-family dwelling with laneway house;

- (d) one-family dwelling with secondary suite and laneway house;
- (e) two-family dwelling;
- (f) two-family dwelling with secondary suite;
- (g) multiple conversion dwelling; and
- (h) infill or multiple conversion dwelling in conjunction with retention of a character house.”;

(c) adds a new section 4.5.5 as follows:

“4.5.5 The Director of Planning may vary the yard provisions of section 4.5.2 for a multiple dwelling.”;

(d) adds a new section 4.5.6 as follows:

“4.5.6 The Director of Planning may vary the provisions of section 4.5 in the case of infill or the placement of more than one principal building on a site, provided that:

- (a) any building not within the building depth specified for a one-family, two-family, or multiple conversion dwelling under section 4.16 of this Schedule shall have a height not exceeding 7.3 m measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of the building may exceed 8.5 m in height; and
- (b) the Director of Planning first considers:
 - (i) all applicable policies and guidelines adopted by Council;
 - (ii) the height, bulk, location, and overall design of buildings and their effect on the site, surrounding buildings, adjacent properties, and the streetscape; and
 - (iii) the amount of open space and the effect of the overall design on the general amenity of the area.”;

(e) adds a new section 4.6.4 as follows:

“4.6.4 The Director of Planning may vary the provisions of section 4.6 in the case of infill or the placement of more than one principal building on a site, provided that:

- (a) any building not within the building depth specified for a one-family, two-family, or multiple conversion dwelling under section 4.16 of this Schedule shall have a height not exceeding 7.3 m measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of the building may exceed 8.5 m in height; and
- (b) the Director of Planning first considers:

- (i) all applicable policies and guidelines adopted by Council;
 - (ii) the height, bulk, location, and overall design of buildings and their effect on the site, surrounding buildings, adjacent properties, and the streetscape; and
 - (iii) the amount of open space and the effect of the overall design on the general amenity of the area.”;
- (f) adds a new section 4.7.6 as follows:

“4.7.6 In the case of a corner site, where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R District, the Director of Planning may vary the provisions of section 4.7 to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².”;
- (g) adds a new section 4.8.7 as follows:

“4.8.7 The Director of Planning may vary the site coverage and impermeability provisions of section 4.8 in the case of a multiple dwelling, infill, or a development with two or more principal buildings.”;
- (h) adds a new section 4.8.8 as follows:

“4.8.8 The Director of Planning may, for buildings existing prior to January 9, 2001, vary the area of impermeable materials specified in section 4.8.4 to a maximum of 70 percent of the total site area provided that:

 - (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
 - (b) the Director of Planning considers the advice of the City Engineer; and
 - (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.”;
- (i) adds a new section 4.17.46 as follows:

“4.17.46 Where renovations and additions are proposed to a building existing prior to January 9, 2001, the Director of Planning may vary the requirements of sections 4.17.7 (roof form), 4.17.9 (roof decks), 4.17.10 (dormers), 4.17.11 (gables), 4.17.12 (bay windows), 4.17.13 (basements), 4.17.31 (chimneys), 4.17.32 and 4.17.33 (entry porches), 4.17.34 (windows), 4.17.35 (exterior wall cladding), 4.17.36 (roofing materials), and 4.17.39 (window trim) where the Director of Planning considers these requirements to be unduly restrictive, and provided that:

- (a) the Director of Planning considers the effects on neighbouring properties with particular regard to shadowing and loss of privacy;
- (b) the Director of Planning considers the presence of original materials and detailing and their architectural merit;
- (c) the Director of Planning considers the extent and exterior design of the proposed new work as related to the existing buildings character and design; and
- (d) the Director of Planning may consider the submission or any advisory group, property owner or tenant.”;

(j) adds a new section 4.17.47 as follows:

“4.17.47 For a multiple dwelling, an infill, a dwelling on a site with two or more principal buildings and, except for Community Care Facility – Class A, a building for non-residential use, the Director of Planning may vary any of the requirements of section 4.17 provided that:

- (a) the Director of Planning first considers all applicable Council adopted policies and guidelines;
- (b) the Director of Planning considers the effects on neighbouring properties with particular regard to shadowing and loss of privacy;
- (c) the Director of Planning considers the neighbourhood character and the general compatibility therewith;
- (d) for infill, the Director of Planning considers the design of the infill in relationship to the existing principal building including its retention of original materials and detailing, and its architectural merit; and
- (e) the Director of Planning may consider the submission or any advisory group, property owner or tenant.”;

(k) strikes out sections 5.1, 5.3, 5.4, 5.5, 5.6, 5.7, 5.9 and 5.10; and

(l) renumbers section 5.2 as 5.1 and renumbers section 5.8 as 5.2.

42. In the RT-1 District Schedule, Council:

(a) in section 2.2.1, inserts “, variations,” after the word “regulations”;

(b) adds a new section 4.1.2 as follows:

“4.1.2 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:

- (a) one-family dwelling;
- (b) one-family dwelling with secondary suite;
- (c) two-family dwelling.”; and

(c) strikes out section 5 in its entirety, including the title of the section.

43. In the RT-2 District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.2 as follows:

“4.1.2 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to September 7, 1965, and has an area of not less than the minimum noted:

 - (a) two-family dwelling, with a minimum lot area of 353 m².”;
 - (c) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
 - (d) strikes out section 5 in its entirety, including the title of the section.
44. In the RT-3 District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:

“• The Director of Planning may vary the area and site coverage limitations for accessory buildings, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”;
 - (b) in section 3.2.1, inserts “, variations,” after the word “regulations”;
 - (c) in section 4, strikes out:

“All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except that section 4.17 shall apply only to uses approved under section 3.”

and substitutes:

“All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except that:

 - (a) section 4.17 shall apply only to uses approved under section 3;
 - (b) the Director of Planning may vary any of the regulations of this Schedule for the following developments where it is demonstrated that the variation will serve to accomplish the provision of affordable housing, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council:
 - (i) multiple dwelling or seniors supportive or assisted housing, provided that:

- a. a minimum of 25 percent of total units within any building shall be owned or leased by a government or non-profit housing society, for housing handicapped persons or individuals or families of low income or providing housing for mixed-income groups; and
 - b. the maximum floor space ratio shall not exceed 1.0;
 - (c) in order to maintain the pre-1920 building character of the neighbourhood and to recognize that some existing buildings exceed regulations established under this Schedule, the Director of Planning may vary any of the regulations of this Schedule for any existing building to allow for minor alterations to provide for increased efficiency and livability of the building;
 - (d) the Director of Planning may vary any regulation of this Schedule for multiple conversion dwellings and infill on a corner site, for the purpose of preserving pre-1920 buildings important to the character of the neighbourhood, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by City Council; and
 - (e) the Director of Planning may vary any of any regulation of this Schedule involving an existing one- or two-family dwelling, provided that:
 - (i) the building is consistent with the pre-1920 character of the neighbourhood;
 - (ii) the building replicates a previously existing or existing building on the site, including restoration of a building's original form, features, materials, and decoration; and
 - (iii) the Director of Planning has regard to the intent of this Schedule and all applicable policies and guidelines adopted by City Council.”;
- (d) adds a new section 4.1.2 as follows:

“4.1.2 The Director of Planning may permit a reduction to the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to November 3, 1992:

 - (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.”;
- (e) adds a new section 4.5.3 as follows:

“4.5.3 The Director of Planning may vary the yard provisions of section 4.5 in the case of multiple conversion dwellings, infill and the placement of more than one principal building on a site, provided that the Director of Planning first considers:

 - (a) all applicable policies and guidelines adopted by Council;
 - (b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views;

- (c) the amount of open space; and
 - (d) the preservation of the character and general amenity desired for the area.”;
 - (f) adds a new section 4.6.4 as follows:
 - “4.6.4 The Director of Planning may vary the yard provisions of section 4.6 in the case of multiple conversion dwellings, infill and the placement of more than one principal building on a site, provided that the Director of Planning first considers:
 - (a) all applicable policies and guidelines adopted by Council;
 - (b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views;
 - (c) the amount of open space; and
 - (d) the preservation of the character and general amenity desired for the area.”;
 - (g) in section 4.8.2, strikes out “relax” and substitutes “permit an increase to”;
 - (h) in section 4.17.4(b), strikes out “relax” and substitutes “vary”;
 - (i) in section 4.17.4(c), strikes out “relax” and substitutes “vary”; and
 - (j) strikes out section 5 in its entirety, including the title of the section.
45. In the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule, Council:
- (a) adds the following in section 2.2.1.A as the third bullet point:
 - “• The Director of Planning may vary the area and site coverage limitations for accessory buildings and sections 4.7 and 4.8 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”;
 - (b) in section 2.2.1.I, inserts “, variations,” after the word “regulations”;
 - (c) adds a new section 4.1.2 as follows:
 - “4.1.2 The Director of Planning may permit a reduction to the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976, or if the lot is consistent in width and area with parcels in the established blockface and development would be consistent with established lawful development in the blockface:

- (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.”;
 - (d) in section 4.4.3, strikes out “relax” and substitutes “reduce”;
 - (e) adds a new section 4.5.3 as follows:

“4.5.3 In order to maintain the character of the neighbourhood, including where possible the retention of existing buildings, the Director of Planning may vary the provisions of section 4.5 in the case of infill, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.”;
 - (f) adds a new section 4.6.4 as follows:

“4.6.4 In order to maintain the character of the neighbourhood, including where possible the retention of existing buildings, the Director of Planning may vary the provisions of section 4.6 in the case of infill, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.”; and
 - (g) strikes out section 5 in its entirety, including the title of the section.
46. In the RT-5 and RT-5N Districts Schedule, Council:
- (a) adds the following in section 2.2.1.A as the third bullet point:
 - The Director of Planning may vary the area and site coverage limitations for accessory buildings and sections 4.7 and 4.8 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”;
 - (b) in section 2.2.1.I, inserts “, variations,” after the word “regulations”;
 - (c) adds a new section 4.1.4 as follows:

“4.1.4 The Director of Planning may permit a reduction to the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976, or if the lot is consistent in width and area with parcels in the established blockface and development would be consistent with established lawful development in the blockface:

 - (a) One-Family Dwelling;
 - (b) One-Family Dwelling with Secondary Suite;

- (c) One-Family Dwelling with Laneway House;
- (d) One-Family Dwelling with Secondary Suite and Laneway House;
- (e) Two-Family Dwelling;
- (f) Two-Family Dwelling with Secondary Suite or Lock-off Unit;
or
- (g) One-Family Dwelling on sites with more than one principal building.”;

(d) in section 4.4.4, strikes out “relax” and substitutes “reduce”;

(e) adds a new section 4.5.3 as follows:

“4.5.3 The Director of Planning may vary the yard provisions of section 4.5 in the case of multiple dwellings or seniors supportive or assisted housing, provided that:

- (a) consideration is first given to all applicable policies and guidelines adopted by Council;
- (b) no fewer than 50 percent of the dwelling units within any building contain two or more bedrooms except in the case of a building designed solely for senior citizen housing or other similar use.”;

(f) adds a new section 4.6.5 as follows:

“4.6.5 The Director of Planning may vary the yard provisions of section 4.6 in the case of multiple dwellings or seniors supportive or assisted housing, provided that:

- (a) consideration is first given to all applicable policies and guidelines adopted by Council;
- (b) no fewer than 50 percent of the dwelling units within any building contain two or more bedrooms except in the case of a building designed solely for senior citizen housing or other similar use.”;

(g) adds a new section 4.17.9 as follows:

“4.17.9 The Director of Planning may vary any of the external design regulations under section 4.17 if consideration is first given to:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.”;

(h) strikes out sections 5.1, 5.2, 5.3, 5.5 and 5.6; and

(i) renumbers section 5.4 as 5.1.

47. In the RT-6 District Schedule, Council:

- (a) adds the following in section 2.2.A as the third bullet point:
- “• The Director of Planning may vary the area and site coverage limitations for accessory buildings and sections 4.7 and 4.8 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”;
- (b) in section 3.2.1, inserts “, variations,” after the word “regulations”;
- (c) adds a new section 4.1.4 as follows:
- “4.1.4 The Director of Planning may permit a reduction to the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976:
- (a) One-Family Dwelling;
 - (b) One-Family Dwelling with Secondary Suite;
 - (c) One-Family Dwelling with Laneway House;
 - (d) One-Family Dwelling with Secondary Suite and Laneway House;
 - (e) Two-Family Dwelling;
 - (f) Two-Family Dwelling with Secondary Suite or Lock-off Unit;
or
 - (g) One-Family Dwelling on sites with more than one principal building.”;
- (d) in section 4.4.4, strikes out “relax” and substitutes “reduce”;
- (e) adds a new section 4.5.3 as follows:
- “4.5.3 The Director of Planning may vary the yard provisions of section 4.5 in the case of Multiple Dwellings or seniors supportive or assisted housing, provided that consideration is first given to all applicable policies and guidelines adopted by Council.”;
- (f) adds a new section 4.6.5 as follows:
- “4.6.5 The Director of Planning may vary the yard provisions of section 4.6 in the case of Multiple Dwellings or seniors supportive or assisted housing, provided that consideration is first given to all applicable policies and guidelines adopted by Council.”;
- (g) adds a new section 4.17.9 as follows:
- “4.17.9 The Director of Planning may vary any of the external design regulations under section 4.17 if consideration is first given to:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (h) strikes out sections 5.1, 5.2, 5.3, 5.5 and 5.6; and
 - (i) renumbers section 5.4 as 5.1.
48. In the RT-7 District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:
 - “• The Director of Planning may vary the area and site coverage limitations for accessory buildings and sections 4.7 and 4.8 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”;
 - (b) adds the following in section 2.2.A as the fourth bullet point:
 - “• If the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may increase, for multiple conversion dwellings having three or more units, the floor area of an accessory building permitted under section 2.2A(d), to a maximum of 48 m².”;
 - (c) in section 3.2.1, inserts “, variations,” after the word “regulations”;
 - (d) adds a new section 4.1.2 as follows:
 - “4.1.2 The Director of Planning may permit a reduction to the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976:
 - (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.”;
 - (e) adds a new section 4.7.4 as follows:
 - “4.7.4 If the rear property line of a corner site adjoins the side yard of a site in an R District, without a lane intervening, the Director of Planning may vary section 4.7 to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².”;

- (f) adds a new section 4.7.5 as follows:

“4.7.5 If the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may increase, for multiple conversion dwellings having three or more units, the excluded parking floor space of an accessory building permitted under section 4.7.3, to a maximum of 48 m².”;
 - (g) adds a new section 4.7.6 as follows:

“4.7.6 If the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may increase, for infill buildings, the excluded parking floor space, permitted under section 4.7.3, to a maximum of 48 m².”; and
 - (h) strikes out section 5 in its entirety, including the title of the section.
49. In the RT-8 District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:
 - “• The Director of Planning may vary the area and site coverage limitations for accessory buildings and sections 4.7 and 4.8 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”;
 - (b) adds the following in section 2.2.A as the fourth bullet point:
 - “• If the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may increase, for multiple conversion dwellings having three or more units, the floor area of an accessory building permitted under section 2.2A(d), to a maximum of 48 m².”;
 - (c) in section 3.2.1, inserts “, variations,” after the word “regulations”;
 - (d) adds a new section 4.1.2 as follows:

“4.1.2 The Director of Planning may permit a reduction to the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976:

 - (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.”;

- (e) adds a new section 4.7.4 as follows:

“4.7.4 If the rear property line of a corner site adjoins the side yard of a site in an R District, without a lane intervening, the Director of Planning may vary section 4.7 to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².”;
 - (f) adds a new section 4.7.5 as follows:

“4.7.5 If the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may increase, for multiple conversion dwellings having three or more units, the excluded parking floor space of an accessory building permitted under section 4.7.3, to a maximum of 48 m².”;
 - (g) adds a new section 4.7.6 as follows:

“4.7.6 If the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may increase, for infill buildings, the excluded parking floor space, permitted under section 4.7.3, to a maximum of 48 m².”; and
 - (h) strikes out section 5 in its entirety, including the title of the section.
50. In the RT-9 District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:
 - The Director of Planning may vary the area and site coverage limitations for accessory buildings and sections 4.7 and 4.8 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”;
 - (b) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (c) adds a new section 4.1.2 as follows:

“4.1.2 The Director of Planning may permit a reduction to the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976:

 - (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.”; and

- (d) strikes out section 5 in its entirety, including the title of the section.
51. In the RT-10 and RT-10N Districts Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:
- “• The Director of Planning may vary the area and site coverage limitations for accessory buildings and sections 4.7 and 4.8 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”;
- (b) in section 2.2.I, inserts “, variations,” after the word “regulations”;
- (c) adds a new section 4.1.3 as follows:
- “4.1.3 The Director of Planning may permit a reduction to the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to November 23, 2005:
- (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.”; and
- (d) strikes out section 5 in its entirety, including the title of the section.
52. In the RT-11 and RT-11N Districts Schedule, Council:
- (a) in section 2.2.I, inserts “, variations,” after the word “regulations”;
- (b) adds a new section 4.1.5 as follows:
- “4.1.5 The Director of Planning may permit a reduction to the minimum site area requirements of sections 4.1.1 and 4.1.2 with respect to any of the following developments, if the lot was on record in the Land Title Office for Vancouver prior to May 15, 2013:
- (a) two-family dwelling;
 - (b) two-family dwelling with secondary suite; and
 - (c) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties, and all applicable Council policies and guidelines.”;
- (c) adds a new section 4.2.2 as follows:

“4.2.2 The Director of Planning may permit a reduction to the minimum frontage provisions of section 4.2.1 with respect to any of the following developments, if the lot was on record in the Land Title Office for Vancouver prior to May 15, 2013:

- (a) two-family dwelling;
- (b) two-family dwelling with secondary suite; and
- (c) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940;

if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties, and all applicable Council policies and guidelines.”;

(d) adds a new section 4.8.6 as follows:

“4.8.6 The Director of Planning may permit an increase to the site coverage provisions to accommodate an accessory building if:

- (a) in the opinion of the Director of Planning, off-street parking on a site less than 36.5 m in depth cannot otherwise be accommodated; and
- (b) the Director of Planning also considers the effect on neighbouring sites of building height, shadow, open space and landscaping, the intent of this schedule and all applicable Council policies and guidelines.”; and

(e) strikes out section 5 in its entirety, including the title of the section.

53. In the RM-1 and RM-1N Districts Schedule, Council:

(a) adds the following in section 2.2.A as the third bullet point:

- “• The Director of Planning may vary the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”;

(b) in section 2.2.I, inserts “, variations,” after the word “regulations”;

(c) adds a new section 4.1.4 as follows:

“4.1.4 The Director of Planning may permit a reduction to the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to November 23, 2005:

- (a) one-family dwelling;
- (b) one-family dwelling with secondary suite; and
- (c) two-family dwelling.”;

- (d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
 - (e) strikes out section 5 in its entirety, including the title of the section.
54. In the RM-2 District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.2 as follows:
 - “4.1.2 The Director of Planning may permit any of the following developments on a lot having a lesser area than prescribed by section 4.1 if the lot was on record in the Land Title Office for Vancouver prior to September 7, 1965, and has an area of not less than the minimum noted:
 - (a) multiple dwelling, with a minimum lot area of 500 m²;
 - (b) rooming house, with a minimum lot area of 500 m²; and
 - (c) seniors supportive or assisted housing, with a minimum lot area of 500 m².”;
 - (c) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
 - (d) strikes out section 5 in its entirety, including the title of the section.
55. In the RM-3 District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.2 as follows:
 - “4.1.2 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to September 7, 1965 and has an area of not less than the minimum noted:
 - (a) multiple dwelling, with a minimum lot area of 500 m²;
 - (b) rooming house, with a minimum lot area of 500 m²; and
 - (c) seniors supportive or assisted housing, with a minimum lot area of 500 m².”;
 - (c) adds a new section 4.1.3 as follows:
 - “4.1.3 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments where the Director of Planning considers the development site to consist of locked-in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:
 - (a) multiple dwelling;

- (b) rooming house; and
- (c) two-family dwelling.”;

- (d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
- (e) strikes out section 5 in its entirety, including the title of the section.

56. In the RM-3A District Schedule, Council:

- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
- (b) adds a new section 4.1.2 as follows:

“4.1.2 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to September 7, 1965, and has an area of not less than the minimum noted:

- (a) multiple dwelling, with a minimum lot area of 500 m²;
- (b) rooming house, with a minimum lot area of 500 m²; and
- (c) seniors supportive or assisted housing, with a minimum lot area of 500 m².”;

- (c) adds a new section 4.1.3 as follows:

“4.1.3 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments where the Director of Planning considers the development site to consist of locked-in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:

- (a) multiple dwelling;
- (b) rooming house; and
- (c) two-family dwelling.”;

- (d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
- (e) strikes out section 5 in its entirety, including the title of the section.

57. In the RM-4 and RM-4N Districts Schedule, Council:

- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
- (b) in section 4, strikes out:

“All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except section 4.15, which shall apply only in the RM-4N District.”

and substitutes:

“All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except that:

- (a) section 4.15 shall apply only in the RM-4N District; and
- (b) the Director of Planning may vary any of the regulations of this Schedule for the following developments where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council:
 - (i) one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling, provided that the floor space ratio shall in no case exceed 1.00;
 - (ii) infill or additions to existing buildings, provided that the floor space ratio shall in no case exceed 1.45;
 - (iii) multiple dwelling or seniors supportive or assisted housing, provided that:
 - a. all required parking spaces shall be provided underground or within the outermost walls of a building (but in no case with the floor of the parking area above the highest point of the finished grade around the building), except in the case of lots of 560 m² or less;
 - b. useable on-site open space shall be provided;
 - c. a minimum of 20 percent of total units within any building shall contain 2 or more bedrooms, except in the case of buildings designed specifically for use as senior citizens' housing or other similar use;
 - d. in no case shall the site coverage exceed 65 percent; and
 - e. the maximum floor space ratio shall be 1.45.”;
- (c) adds a new section 4.1.2 as follows:

“4.1.2 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to March 9, 1976 and has an area of not less than the minimum noted:

 - (a) multiple dwelling with a minimum lot area of 500 m²;
 - (b) rooming house, with a minimum lot area of 500 m²; and
 - (c) seniors supportive or assisted housing, with a minimum lot area of 500 m².”;
- (d) adds a new section 4.1.3 as follows:

“4.1.3 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the

following developments where the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:

- (a) multiple dwelling;
- (b) rooming house; and
- (c) seniors supportive or assisted housing, with a minimum lot area of 500 m².”;

(e) in section 4.10.4, strikes out “relax” and substitutes “vary”; and

(f) strikes out section 5 in its entirety, including the title of the section.

58. In the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, Council:

(a) in section 2.2.1, inserts “, variations,” after the word “regulations”;

(b) adds a new section 4.3.3 as follows:

“4.3.3 The Director of Planning or the Development Permit Board may vary the regulations in the RM-5D district regarding permitted height for multiple dwelling, or for dwelling units, in conjunction with any of the other uses set out in this Schedule, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5D district schedule, and all applicable Council policies and guidelines, and:

- (a) a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing; and
- (b) the maximum height does not exceed 58 m.”;

(c) adds a new section 4.4.4 as follows:

“4.4.4 The Director of Planning or the Development Permit Board may vary the regulations in section 4.4 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:

- (a) the infill multiple dwelling must be used for secured market rental housing;
- (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;
- (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and
- (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have

heritage value must be conserved, to the satisfaction of the Director of Planning.”;

(d) adds a new section 4.5.4 as follows:

“4.5.4 The Director of Planning or the Development Permit Board may vary the regulations in section 4.5 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:

- (a) the infill multiple dwelling must be used for secured market rental housing;
- (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;
- (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and
- (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have heritage value must be conserved, to the satisfaction of the Director of Planning.”;

(e) adds a new section 4.6.3 as follows:

“4.6.3 The Director of Planning or the Development Permit Board may vary the regulations in section 4.6 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:

- (a) the infill multiple dwelling must be used for secured market rental housing;
- (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;
- (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and
- (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have heritage value must be conserved, to the satisfaction of the Director of Planning.”;

(f) strikes out sections 4.7.7 and 4.7.8;

(g) renumbers section 4.7.9 as 4.7.7;

(h) adds a new section 4.7.8 as follows:

“4.7.8 The Director of Planning or the Development Permit Board may vary the regulations in the RM-5D district regarding permitted floor space ratio for multiple dwelling, or for dwelling units, in conjunction with any of the other uses set out in this Schedule, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5D district schedule, and all applicable Council policies and guidelines, and:

- (a) a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing; and
- (b) the floor space ratio does not exceed 7.0.”;

(i) adds a new section 4.7.9 as follows:

“4.7.9 The Director of Planning or the Development Permit Board may vary the regulations in section 4.7 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:

- (a) the infill multiple dwelling must be used for secured market rental housing;
- (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;
- (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and
- (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have heritage value must be conserved, to the satisfaction of the Director of Planning.”;

(j) adds a new section 4.8.5 as follows:

“4.8.5 The Director of Planning or the Development Permit Board may vary the regulations in section 4.8 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:

- (a) the infill multiple dwelling must be used for secured market rental housing;
- (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;

- (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and
 - (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have heritage value must be conserved, to the satisfaction of the Director of Planning.”;
- (k) in section 4.10.4, strikes out “relax” and substitutes “vary”;
- (l) adds a new section 4.10.7 as follows:

“4.10.7 The Director of Planning or the Development Permit Board may vary the regulations in section 4.10 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:

 - (a) the infill multiple dwelling must be used for secured market rental housing;
 - (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;
 - (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and
 - (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have heritage value must be conserved, to the satisfaction of the Director of Planning.”;
- (m) adds a new section 4.17.3 as follows:

“4.17.3 The Director of Planning or the Development Permit Board may vary the regulations in section 4.17 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:

 - (a) the infill multiple dwelling must be used for secured market rental housing;
 - (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;
 - (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and

(d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have heritage value must be conserved, to the satisfaction of the Director of Planning.”;

(n) strikes out section 5.1 and substitutes:

“5.1 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any one building, which includes one or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the increase in floor area that may be permitted, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) all applicable policies and guidelines adopted by Council.”;

(o) strikes out section 5.2 and substitutes:

“5.2 The Director of Planning or the Development Permit Board may relax the maximum floor space ratio for a development which includes the restoration of an existing building, site, landmark or feature, if the existing building, site, landmark or feature is listed in the Vancouver Heritage Register, if Council first approves a heritage designation by-law, and if the Director of Planning or the Development Permit Board first considers:

- (a) all applicable Council policies and guidelines;
- (b) the cost and extent of the heritage restoration;
- (c) the value of the increased floor area; and
- (d) the impact of the development upon neighbourhood livability and environmental quality.”; and

(p) strikes out section 5.3.

59. In the RM-6 District Schedule, Council:

- (a) strikes out section 4.7.5;
- (b) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
- (c) adds a new section 5 as follows:

“5 Relaxation of Regulations

- 5.1 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any one building, which includes one or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the increase in floor area that may be permitted, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) all applicable policies and guidelines adopted by Council.”

60. In the RM-7, RM-7N and RM-7AN Districts Schedule, Council:

- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;

- (b) adds a new section 4.1.4 as follows:

“4.1.4 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments, if the lot was on record in the Land Title Office for Vancouver prior to May 15, 2013:

- (a) two-family dwelling;
- (b) two-family dwelling with secondary suite;
- (c) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; and
- (d) multiple dwelling with no more than three dwelling units, if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.”;

- (c) adds a new section 4.2.2 as follows:

“4.2.2 The Director of Planning may permit a reduction to the minimum frontage provisions of section 4.2 with respect to any of the following developments, if the lot was on record in the Land Title Office for Vancouver prior to May 15, 2013:

- (a) two-family dwelling;
- (b) two-family dwelling with secondary suite;
- (c) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; and

- (d) multiple dwelling with no more than three dwelling units, if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.”;
 - (d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
 - (e) strikes out section 5 in its entirety, including the title of the section.
61. In the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule, Council:
- (a) in section 2.2.I, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.4 as follows:
 - “4.1.4 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments, if the lot was on record in the Land Title Office prior to September 18, 2018:
 - (a) two-family dwelling;
 - (b) two-family dwelling with secondary suite;
 - (c) infill one-family dwelling or infill two-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; and
 - (d) multiple dwelling with no more than three dwelling units, if the Director of Planning first considers the quality and liveability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.”;
 - (c) adds a new section 4.7.11 as follows:
 - “4.7.11 The Director of Planning may vary the regulation in subsection 4.7.3(b) regarding the minimum percentage of dwelling units with floor areas between 83 m² and 112 m² , if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.”;
 - (d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
 - (e) strikes out section 5 in its entirety, including the title of the section.
62. In the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council:
- (a) in section 2.2.I, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.1.5 as follows:
 - “4.1.5 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the

following developments, if the lot was on record in the Land Title Office prior to May 27, 2014:

- (a) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; and
- (b) multiple dwelling with no more than three dwelling units, if the Director of Planning first considers the quality and liveability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.”;

(c) in section 4.10.4, strikes out “relax” and substitutes “vary”; and

(d) strikes out section 5 in its entirety, including the title of the section.

63. In the RM-10 and RM-10N Districts Schedule, Council:

(a) in section 2.2.I, inserts “, variations,” after the word “regulations”;

(b) adds a new section 4.7.10 as follows:

“4.7.10 For Multiple Dwellings consisting of four or more dwelling units, not including lock-off units, or for Seniors Supported or Assisted Housing, the Director of Planning may increase the permitted floor area by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 2.0 FSR, on sites:

- (a) with a frontage greater than 15 m and less than 30 m;
- (b) with a minimum site area of 557 m²; and
- (c) where the Director of Planning considers the development site to consist of Locked in Lots,

provided the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.”;

(c) adds a new section 4.7.11 as follows:

“4.7.11 For Multiple Dwellings consisting of four or more dwelling units, not including lock-off units, where 100% of the residential floor area is developed as “for-profit affordable rental housing” and is subject to a waiver of development costs charges in accordance with the Vancouver Development Cost Levy By-law, as “social housing” exempt from development costs charges in accordance with 523D (10)(d) of the *Vancouver Charter*, or as Seniors Supportive or Assisted Housing that is secured market rental housing subject to an agreed upon rental increase limit, the Director of Planning may increase the permitted floor area to a maximum allowable density of 2.0 FSR, on sites:

- (a) with a frontage greater than 15 m and less than 30 m;
- (b) with a minimum site area of 557 m²; and
- (c) where the Director of Planning considers the development site to consist of Locked in Lots,

provided that the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.”;

- (d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
 - (e) strikes out sections 5.2 and 5.3.
64. In the RM-11 and RM-11N Districts Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.7.10 as follows:
 - “4.7.10 Where the Director of Planning considers the development site to consist of locked in lots, and if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may vary the floor area and density requirements of section 4.7 as follows:
 - (a) For multiple dwellings consisting of no more than three dwelling units, not including lock-off units, and which are on sites with:
 - (i) a minimum site area of 303 m²,
 - (ii) a frontage less than 12.8 m,
 - (iii) a maximum height of 10.7 m,
 - (iv) a minimum side yard width of 1.2 m, and
 - (v) a minimum rear yard depth of 10.7 m,the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 0.9 FSR;
 - (b) For multiple dwellings consisting of no more than three dwelling units, not including lock-off units, where 100% of the residential floor area is developed as secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, and which are on sites with:
 - (i) a minimum site area of 303 m²,
 - (ii) a frontage less than 12.8 m,
 - (iii) a maximum height of 10.7 m,
 - (iv) a minimum side yard width of 1.2 m, and
 - (vi) a minimum rear yard depth of 10.7 m,the permitted floor area may be increased to a maximum allowable density of 0.9 FSR;
 - (c) For multiple dwellings consisting of four or more dwelling units, not including lock-off units, or for seniors supported or assisted housing, and which are on sites with:

- (i) a minimum site area of 566 m²,
 - (ii) a frontage greater than 12.8 m and less than 36.6 m,
 - (iii) a maximum height of 11.5 m,
 - (iv) a maximum height of 10.1 m for buildings adjacent to the lane, and
 - (v) a minimum rear yard depth of 1.8 m;
- the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 1.2 FSR; and
- (d) For multiple dwellings consisting of four or more dwelling units, not including lock-off units, where 100% of the residential floor area is developed as either secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, social housing exempt from development costs charges in accordance with 523D (10)(d) of the *Vancouver Charter*, or seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit, and which are on sites with:
 - (i) a minimum site area of 566 m²,
 - (ii) a frontage greater than 12.8 m and less than 36.6 m,
 - (iii) a maximum height of 11.5 m,
 - (iv) a maximum height of 10.1 m for buildings adjacent to the lane, and
 - (v) a minimum rear yard depth of 1.8 m;the permitted floor area may be increased to a maximum allowable density of 1.2 FSR.”;
- (c) in section 4.10.4, strikes out “relax” and substitutes “vary”;
 - (d) strikes out section 5.1; and
 - (e) renumbers section 5.2 to 5.1.
65. In the RM-12N District Schedule, Council:
- (a) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (b) adds a new section 4.3.6 as follows:
 - “4.3.6 If the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase to the maximum height requirements of section 4.3 as follows:

- (a) For multiple dwellings consisting of four or more dwelling units, or for seniors supported or assisted housing, which are on sites with:
 - (i) a 36.6 m minimum site frontage; and
 - (ii) a minimum site area of 1000 m²,
the maximum height may be increased to 13.7 m; and
 - (b) For multiple dwellings consisting of four or more dwelling units, where 100% of the residential floor area is developed as either secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, social housing exempt from development costs charges in accordance with 523D (10)(d) of the *Vancouver Charter*, or seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit, and which are on sites with:
 - (i) a 36.6 m minimum site frontage; and
 - (ii) a minimum site area of 1000 m²,
the maximum height may be increased to 13.7 m.”;
- (c) adds a new section 4.7.12 as follows:

“4.7.12 If the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase to the maximum floor area and density requirements of section 4.7 as follows:

- (a) For multiple dwellings consisting of four or more dwelling units, or for seniors supported or assisted housing, which are on sites with:
 - (i) a 36.6 m minimum site frontage; and
 - (ii) a minimum site area of 1000 m²,
the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 1.7 FSR; and
- (b) For multiple dwellings consisting of four or more dwelling units, where 100% of the residential floor area is developed as either secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, social housing exempt from development costs charges in accordance with 523D (10)(d) of the *Vancouver Charter*, or seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit, and which are on sites with:
 - (i) a 36.6 m minimum site frontage; and
 - (ii) a minimum site area of 1000 m²,
the permitted floor area may be increased to a maximum allowable density of 1.7 FSR.”;

- (d) in section 4.10.4, strikes out “relax” and substitutes “vary”; and
 - (e) strikes out section 5 in its entirety, including the title of the section.
66. In the FM-1 District Schedule, Council:
- (a) adds the following in section 2.2.A as the third bullet point:
 - “• The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the varied height shall not, in any event exceed the maximum prescribed in section 4.3.1 nor shall the floor space exceed the 33 $\frac{1}{3}$ percent of the gross floor area of the principal use.”;
 - (b) in section 2.2.1, inserts “, variations,” after the word “regulations”;
 - (c) adds a new section 3.3.3 as follows:

“3.3.3 The Development Permit Board may increase, subject to approval of Council, the maximum permissible floor space for commercial uses as established in section 3.3.1 with respect to development on consolidated sites, which, by virtue of their size and location, comprise land in two or more Sub-areas as illustrated in Figure 1 at the end of this schedule provided that:

 - (a) any increase shall be confined to the transfer of the permitted commercial floor space of one Sub-area to other Sub-areas;
 - (b) the Board considers the overall quality of the development, the surrounding developments and potential for redevelopment both within the FM-1 District and other zoning districts that are adjacent to the consolidated site, surrounding traffic patterns, and the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (c) there shall be no transfer of permitted floor space across future lanes, irrespective of existing property consolidation.”;
 - (d) adds a new section 4.3.3 as follows:

“4.3.3 The Development Permit Board may increase, subject to approval of Council, the maximum permitted height of a building as established in section 4.3.1 with respect to any development provided that the Board takes into account the following:

 - (a) the height, bulk, location and overall design of the building and its effects on the site, surrounding buildings and streets, and views;

- (b) the amount of open space and the effects of overall design on the general amenity of the area;
 - (c) peculiarities of the site with respect to traffic, surrounding developments, topography, the potential for development both within the FM-1 District and other zoning districts that are adjacent to the site, and other factors not characteristic of the FM-1 District; and
 - (d) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the compatibility of the development with adjacent buildings.”; and
- (e) strikes out section 5 in its entirety, including the title of the section, but excluding Figure 1.

SCHEDULE A

Section 3

Authorities

Section	
3.1	Authorities
3.1.1	Except as otherwise provided in this By-law, the Director of Planning, the City Building Inspector and the Director of Licenses and Inspections are authorized to: (a) administer and enforce the provisions of this By-law; and (b) ensure that all projects in respect of which a development permit is issued are carried out in conformity with the terms of such development permit.
3.1.2	The Development Permit Board is authorized to carry out those functions delegated to the Development Permit Board in this By-law.
3.1.3	The Director of Planning is authorized to keep copies of all development permit applications, correspondence, permits and orders issued, inspections and documents connected with the administration of this By-law.
3.1.4	The Director of Planning is authorized to provide plans and documents filed pursuant to the provisions of this By-law for inspection, subject to the provisions of the Freedom of Information and Protection of Privacy Act (British Columbia).
3.1.5	The Director of Planning may charge a fee as set out in the Miscellaneous Fees By-law, payable in advance, for the inspection of records referred to in Section 3.1.4.
3.1.6	The Director of Planning, the City Building Inspector or the Director of Licenses and Inspections may enter any building, land or premises at any reasonable time for the purpose of administering or enforcing this By-law.

SCHEDULE B

Section 4

Development Permits

[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]

Section	
4.1	<p>Development Permit Applications</p> <p>4.1.1 Every applicant for a development permit or an amendment to a development permit shall submit to the Director of Planning a written application on forms furnished for such purpose, and the Director of Planning may require the correctness of the information supplied in that application to be verified by statutory declaration.</p> <p>4.1.2 Every application for a development permit or an amendment to a development permit shall include:</p> <ul style="list-style-type: none">(a) the legal description and location of the site, and the purpose of the proposed development, together with such further or additional information as the Director of Planning may require; and(b) no less than three plans or drawings as may be required by the Director of Planning, sufficient to identify the site and to describe fully the proposed development. All plans or drawings, other than one set, shall become the property of the City. The Director of Planning may, however, accept the submission of an application without plans or drawings if in the Director of Planning's opinion the development is of a minor nature. The Director of Planning may require additional information to identify development within the immediate surroundings and may, if the Director of Planning deems it necessary, require the applicant to provide a survey plan of the site verified by a British Columbia Land Surveyor. <p style="text-align: right;"><i>[continued on the next page...]</i></p>

Formerly 4.1.2 and 4.13

	<p>4.1.3 All plans or drawings submitted shall be drawn in metric or imperial measurements on substantial paper, mylar or other material satisfactory to the Director of Planning, to a scale of not less than 1:100 metric or imperial or such less scale as the Director of Planning may approve, and shall be fully dimensioned, accurately figured, explicit and complete.</p> <p>4.1.4 The Director of Planning may, in the Director of Planning's discretion, accept with any development permit application submitted in preliminary form, plans or drawings not in compliance with sections 4.1.2(b) and 4.1.3, provided that such plans or drawings are sufficient to identify the site and satisfactorily indicate preliminary development information.</p> <p>4.1.5 No development permit shall be issued without the prior submission of plans or drawings in compliance with the requirements of sections 4.1.2(b), 4.1.3 and 4.1.4.</p> <p>4.1.6 No development permit shall be issued without the prior submission of plans or drawings showing the proposed development or change of use to be in compliance with the provisions of any by-law regulating the provision of parking and loading within the City of Vancouver.</p>	<p>Formerly 4.14</p> <p>Formerly 4.15</p> <p>Formerly 4.16</p> <p>Formerly 4.17</p>
<p>4.2</p>	<p>Development Permit Application Time Limits</p> <p>4.2.1 Unless otherwise approved, refused or subject to limitations in time as may be imposed by the Director of Planning or the Development Permit Board, any development permit application shall be void 12 months from the date of application.</p> <p>4.2.2 The Director of Planning may allow an extension or extensions of the time period specified in section 4.2.1 for additional periods, if warranted by the circumstances. In no case shall any extension or extensions exceed in total 12 months.</p> <p>4.2.3 If within 30 days or such longer period as may be agreed by the applicant from the date on which the applicant has furnished all the information and material required by the Director of Planning in accordance with the last preceding section, no development permit has been issued to the applicant, then the issue of the development permit shall be deemed to have been refused, so as to enable the applicant to exercise their right to appeal, provided always that if the Council pursuant to the terms of Section 570 of the Vancouver Charter (British Columbia) has withheld or has authorized its proper officer to withhold the issuance of a development or building permit relative to the property in question, then the issue of a development or building permit shall not be deemed to have been refused during such period that issuance of such development or building permit so continues to be withheld.</p>	

4.3	<p>Development Permit Approvals</p> <p>4.3.1 In dealing with applications for development permits the Director of Planning or the Development Permit Board may in every case and in accordance with the provisions of this By-law grant such permits either unconditionally or subject to conditions, including a limitation in time, or may refuse such applications.</p> <p>4.3.2 The Director of Planning, in granting or refusing development permits, granting relaxations or imposing conditions, must give due regard to the spirit and intent of the By-law.</p> <p>4.3.3 Notwithstanding the provisions of this By-law, an application for a development permit may be refused if the development in respect of which application is made:</p> <ul style="list-style-type: none"> (a) does not conform to an amendment to the Zoning and Development By-law for which a formal application has been made prior to the application for the development permit; (b) refers to a site or a portion thereof required for any civic purpose, in which case the Director of Planning shall refer the application to the City Council for authority either to negotiate with the applicant or to issue the development permit; (c) would prejudice the future subdivision of the property; (d) refers to a site where adequate drainage, sanitary facilities or water supply are not available; (e) would in the opinion of the City Engineer adversely affect the public safety; (f) would in the opinion of the Director of Planning or the Development Permit Board adversely affect public amenity. If matters of design are involved, the application may first be referred to the Urban Design Panel for consideration and advice; or (g) includes a conversion or demolition under the Single Room Accommodation By-law but Council has not approved issuance of a conversion or demolition permit for such conversion or demolition. <p>4.3.4 In making a determination regarding the adequacy of drainage under section 4.3.3(d) of this By-law, the Director of Planning or the Development Permit Board may require any development permit applicant to submit a Hydrogeological Study and an impact assessment, and may consider drainage to be inadequate if the proposed development will result in:</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 3.3.1</p> <p>Formerly 3.1.7</p> <p>Formerly 3.3.2</p> <p>Formerly 3.3.2A</p>
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- (a) any groundwater discharge from the site into the City collection system;
- (b) rainwater or stormwater discharge from the site into the City collection system that would increase the downstream flow; or
- (c) water infiltration that could reasonably be expected to compromise the underlying aquifer or geology.

4.3.5 In order to address the inadequacy of drainage the Director of Planning or Development Permit Board may impose conditions on development requiring the applicant to develop the proposed site in accordance with a:

Formerly 3.3.2B

- (a) rainwater management plan designed to achieve prescribed performance targets; and
- (b) groundwater management plan designed to prevent groundwater discharge into the City collection system and limit or reduce environmental impacts, including stricter targets if the development is below the water table.

4.3.6 In order to ensure compliance with a rainwater management plan or a groundwater management plan or both, the Director of Planning or Development Permit Board may refuse to issue the development permit unless the property owner has first entered into a rainwater and groundwater management agreement, to the satisfaction of the Director of Legal Services and the City Engineer, to:

Formerly 3.3.2C

- (a) construct a rainwater management system or groundwater management system, or both, on the site that is designed and certified by a Professional Engineer to:
 - (i) prevent groundwater discharge from entering the City's collection system;
 - (ii) retain the first 24 mm of rainwater in a 24 hour period from all areas, including rooftops, paved areas, and landscape;
 - (iii) treat the first 24 mm of rainwater in a 24 hour period from all pervious and impervious surfaces to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site;
 - (iv) treat an additional 24 mm of rainwater in a 24 hour period to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site of all rainwater flowing from roads, driveways and parking lots; and

[continued on the next page...]

- (v) limit the peak flow rate discharged to the sewer under post-development conditions to a flow not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curves (IDF curves) set out in Schedule I of this By-law, using the City of Vancouver's 2014 IDF curve for pre-development design flow calculations, and the City's 2100 IDF curve for post-development design flow calculations.
- (b) maintain the rainwater management system or groundwater management system or both at the expense of the owner;
- (c) grant a statutory right of way and equitable charge to the City; and
- (d) release and indemnify the City from all liability related to the installation, operation and maintenance of the rainwater management system or groundwater management system or both.

4.3.7 Where in this By-law a development permit application requires the consent of either the Development Permit Board or the Director of Planning, the Director of Planning may in the Director of Planning's discretion approve, approve subject to conditions, or refuse any such development permit application unless, in the Director of Planning's opinion:

- (a) the development would have a significant effect on the existing immediate environment;
- (b) the development would create traffic implications that could affect the general environment;
- (c) the height or density of any proposed building would not be in keeping with the general building heights or density in the immediate environment;
- (d) there may be possible significant buildings of heritage value on the site or in the surrounding area that may be adversely affected by the development;
- (e) the design is not of an acceptable standard and may adversely affect public amenity, in which case the Director of Planning may first request advice from the Urban Design Panel;
- (f) the development is such that special public amenities could be considered for density bonus or other special advantages;

Formerly 3.3.3
and 3.3.4

[continued on the next page...]

	<p>(g) the proposed development could affect any public policy objectives, established or potential, including future transit locations and open space needs; or</p> <p>(h) the public response to the application is such that review by the Development Permit Board is warranted,</p> <p>in which case the Director of Planning shall refer the development permit application to the Development Permit Board who may approve, approve subject to conditions, or refuse such application.</p> <p>4.3.8 The Development Permit Board or the Director of Planning may refer any application for a development permit to the Urban Design Panel for advice and may notify such property owners and tenants it deems necessary.</p> <p>4.3.9 Despite anything to the contrary in this By-law, the Director of Planning or the Development Permit Board must not issue a development permit for:</p> <p>(a) a multiple dwelling with three or more dwelling units in the RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, or FM-1 districts;</p> <p>(b) a multiple conversion dwelling with three or more dwelling units in the RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, or FM-1 districts; or</p> <p>(c) an infill multiple dwelling with three or more dwelling units in the RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, or FM-1 districts,</p> <p>unless the development permit is subject to conditions that comply with the requirements of the applicable districts schedule or district schedule.</p>	<p>Formerly 3.3.5 See By-law No. 4722, Appendix F</p> <p>Formerly 3.3.6</p>
<p>4.4</p>	<p>Development Permit Issuance</p> <p>4.4.1 When an application for a development permit and also the terms of the proposed development conform to the provisions of this By-law, the Director of Planning or the Director of Planning's nominee shall issue a development permit and return one set of the approved plans to the applicant. Of the remaining sets of plans or drawings the City may retain such number as required for record purposes.</p> <p>4.4.2 The approval of plans or drawings and the issuing of a development permit and any inspection in connection therewith made by the Director of Planning or the Director of Planning's accredited representatives shall not in any way</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 4.3.1</p> <p>Formerly 4.3.2</p>

	<p>relieve the applicant from full responsibility for the carrying out of the development in accordance with the provisions of this By-law.</p> <p>4.4.3 The approval of any application and plans or drawings, or issuing of a development permit, shall not prevent the Director of Planning from thereafter requiring the correction of errors or from prohibiting a development from being carried out when the same is in violation of this or any other By-law.</p> <p>4.4.4 Save and except as provided in this By-law, it shall be unlawful for any person to erase, alter or modify any development permit including the application therefor or any plans or drawings accompanying the same.</p> <p>4.4.5 The issue of a development permit shall not absolve the applicant from complying with all City by-laws.</p> <p>4.4.6 In the event of a discrepancy between any written description and the plans or drawings the written description shall prevail.</p> <p>4.4.7 The Director of Planning shall upon application being made therefor issue a development permit in accordance with any decision of the Board of Variance.</p>	<p>Formerly 4.3.3</p> <p>Formerly 4.3.4</p> <p>Formerly 4.3.5</p> <p>Formerly 4.3.6</p> <p>Formerly 4.3.7</p>
<p>4.5</p>	<p>Development Permit Amendment</p> <p>4.5.1 If at any time it is desired to alter in any manner, or to deviate from, the particulars of the application or plans or drawings previously submitted for which a development permit has already been issued, a new application shall be made. However, if an amendment is of a minor nature whereby a new application is deemed to be unnecessary, the Director of Planning may waive this requirement and endorse any necessary amendment to the application, plans or drawings and development permit accordingly.</p>	<p>Formerly 4.4.1</p>
<p>4.6</p>	<p>Development Permit Time Limits</p> <p>4.6.1 Any development permit issued shall be void 12 months after the date of issue of same unless:</p> <p>(a) the development authorized thereunder shall meanwhile have been commenced; or</p> <p>(b) a building permit has been issued and is unexpired.</p> <p>4.6.2 Any development permit issued shall be void 24 months after the date of issuing unless the development authorized thereunder shall meanwhile have been completed in compliance with all conditions attached thereto.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 4.5.1</p> <p>Formerly 4.5.2</p>

	<p>4.6.3 The Director of Planning may allow an extension or extensions of the periods specified in sections 4.6.1 and 4.6.2 above for additional periods if warranted by the circumstances.</p> <p>4.6.4 The Director of Planning may renew on one occasion only, and for a period not exceeding 12 months, a development permit which has become void, provided that at the time of such renewal the permit has not been void for a period of more than 12 months.</p> <p>4.6.5 The Director of Planning may in the case of a public utility grant a development permit valid to such date as the Director of Planning may set but in no case for a period longer than 120 months after the date of issue of the permit.</p> <p>4.6.6 Where a building has been destroyed or demolished, any development permit authorizing its use or form of development shall be deemed to be void and expired.</p> <p>4.6.7 Where a building has been destroyed by fire, any conditional approval use of the building existing at the time of its destruction or demolition shall be issued a development permit authorizing its continuance in the repaired or reconstructed building if:</p> <p style="padding-left: 40px;">(a) the use is configured in the same way as it lawfully existed immediately prior to the fire; and</p> <p style="padding-left: 40px;">(b) a development permit authorizing the repair and reconstruction of the building is issued within 90 days of the building's destruction or demolition.</p> <p>4.6.8 The Director of Planning may renew, on more than one occasion, a development permit issued with specified time limitations where the conditions of approval have not changed.</p>	<p>Formerly 4.5.3</p> <p>Formerly 4.5.4</p> <p>Formerly 4.5.5</p> <p>Formerly 4.5.6</p> <p>Formerly 4.5.7</p> <p>Formerly 4.5.8</p>
<p>4.7</p>	<p>Building Permit Validity</p> <p>4.7.1 Notwithstanding the provisions of any other By-law, no building permit issued for any operation with respect to which a development permit is required under this By-law shall be valid unless and until a development permit has been issued.</p>	<p>Formerly 4.6.1</p>
<p>4.8</p>	<p>Exemptions from Development Permit Requirements</p> <p>A person who complies in all other respects with this By-law, the Parking By-law, other City by-laws, any Official Development Plan, and any development permit, to the extent any of them apply to that person's site, need not obtain a development permit for the following development and uses:</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	

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| 4.8.1 | The maintenance or minor repair of any building, structure or use, except for a building, structure, use or site designated under the Heritage By-law or located in an HA District. The Director of Planning may exempt an applicant from the requirement of a development permit in an HA District where the Director of Planning is satisfied that the maintenance or repair does not contravene the relevant provisions of the By-law or any applicable Official Development Plan, policies or guidelines adopted by Council. | Formerly 5.1 |
| 4.8.2 | The construction or use of an accessory building or an accessory use that is permitted outright in the District Schedule and located on the same site as the principal building or use. | Formerly 5.2 |
| 4.8.3 | The construction or placing of tool sheds, construction shacks, scaffolding or similar temporary buildings, required for a limited period of time, intended solely to serve a development or activity that is being carried out in compliance with this By-law, and located on the same site or on an adjoining parcel. | Formerly 5.3 |
| 4.8.4 | The installation, inspection, repair or renewal of sewers, mains, pipes, cables, wires or other similar apparatus required in connection with any lawful use of buildings or land. | Formerly 5.4 |
| 4.8.5 | The construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement. | Formerly 5.5 |
| 4.8.6 | The construction, widening, improvement, maintenance or repair of any highway, lane, street, bridge or other public thoroughfare. | Formerly 5.6 |
| 4.8.7 | The demolition of any building, except for a building:
(a) used for residential rental accommodation;
(b) listed on the Heritage Register; or
(c) used for residential accommodation in the RS-1, RS-3 and RS-3A, RS-5, RS-6, RS-7 or First Shaughnessy District (FSD), except that this section 4.8.7 does not apply to any building that is:
(i) residential rental accommodation subject to the provisions of section 10.8.3,
(ii) subject to a demolition order,
(iii) subject to demolition as a condition of subdivision approval, or | Formerly 5.7 |

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| <p>(iv) used for residential accommodation in the RS-1, RS-3 and RS-3A, RS-5, RS-6, RS-7 or First Shaughnessy District (FSD), not listed on the Heritage Register, and for which a building permit has been issued to demolish by deconstruction.</p> | | |
| 4.8.8 | The placing or maintenance of any fence or similar enclosure structure except those requiring the permission of the Director of Planning or the Development Permit Board. | Formerly 5.8 |
| 4.8.9 | The keeping of not more than two boarders or lodgers or the keeping of not more than five foster or eight daycare children in each dwelling unit. | Formerly 5.9 |
| 4.8.10 | The keeping of animals or birds for domestic purposes, except as otherwise prohibited or regulated by the Health By-law. | Formerly 5.10 |
| 4.8.11 | The renting of no more than one off street parking space accessory to a one family or a two family dwelling, so long as the space is surplus to the minimum parking requirements of the dwelling. | Formerly 5.11 |
| 4.8.12 | The provision of recreation rooms or extra bedrooms in the basement of a one or two family dwelling. | Formerly 5.12 |
| 4.8.13 | The engaging in a homecraft, subject to the provisions of section 11 of this By-law. | Formerly 5.13 |
| 4.8.14 | The change in use from a lawfully existing use that is listed in Column A to a use listed opposite in Column B. | Formerly 5.14 |

COLUMN A

COLUMN B

From

To

1. Multiple conversion dwelling or rooming house.

One-family dwelling.

2. Multiple conversion dwelling.

Multiple conversion dwelling containing the same or fewer units in total, except in RT-4, RT-4A, RT-4AN and RT-4N, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, RM-7, RM-7N and RM-7AN,

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Check Parking By-law

		RM-8, RM-8A, RM-8N and RM-8AN or RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN, RM-10 and RM-10N, RM-11 and RM-11N, and RM-12N district or districts and in the First Shaughnessy District (FSD).	
3.	Except as provided in clause 4 herein, any use located in any district and listed in the applicable District Schedule as an outright or conditional use, except for live-work use.	Any outright use listed in the same District Schedule.	
4.	Any use located in an industrial district and listed in the applicable District Schedule as an outright or conditional use, but not including a storage warehouse or any use where the number of parking and loading spaces has been relaxed.	Any outright use listed in the same District Schedule.	
4.8.15	The construction of antennae, including satellite dishes, provided: (a) they are used for domestic purposes if located in an R district; and (b) they are located in the rear yard and are no higher than 1.9 m above the existing grade, or in the case of satellite dishes, comply with the height regulations of the district in which they are located and do not exceed 77 cm in diameter		Formerly 5.15
4.8.16	The placing of a mural on a hoarding where at least 50% of the hoarding is located on a street or lane.		Formerly 5.16
4.8.17	The repair or alteration of any building, structure or use to rectify an unsafe condition if correction of such unsafe condition has been ordered by the City Building Inspector.		Formerly 5.17

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4.8.18 Outside the projected area of the outermost walls of all principal or accessory buildings on the site, the installation, repair, or replacement of impermeable materials permitted under section 4.8 of each of the RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, and RS-7 District Schedules.	Formerly 5.18
4.8.19 The installation and maintenance of a Public Bike Share Station as part of a Public Bike Share use, provided that the Public Bike Share Station: (a) does not include any enclosed structures; (b) is automated; (c) does not interfere with any public works, facilities or amenities; and (d) is part of a network comprised of no fewer than 50 Public Bike Share Stations.	Formerly 5.19
4.8.20 An arts and culture indoor event.	Formerly 5.20
4.8.21 An Urban Farm - Class A, provided that: (a) the planting area of the parcel does not exceed 325 m ² (0.0325 hectares); and (b) the Urban Farm - Class A otherwise complies with sections 11.29.3 to 11.29.11 of the Zoning and Development By-law.	Formerly 5.21
4.8.22 Short Term Rental Accommodation, provided that the Short Term Rental Accommodation otherwise complies with section 11.32 of the Zoning and Development By-law.	Formerly 5.22

SCHEDULE C

Section 5

By-law Relaxations and Powers of Discretion

[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]

Section	
5.1	<p>Relaxation of By-law Provisions</p> <p>5.1.1 Except as otherwise specified in this By-law, in any case where enforcement of this By-law would result in unnecessary hardship, the Director of Planning or the Development Permit Board, in the exercise of their jurisdiction, may relax the provisions of this By-law to the extent necessary to relieve such hardship. In granting any such relaxation, the Development Permit Board or the Director of Planning, as the case may be, shall consider whether the relaxation would result in any adverse effects on adjacent properties and shall have regard to the intent of this By-law, the regulations and policies of any Official Development Plan, and such other applicable policies and guidelines adopted by Council.</p> <p>5.1.2 Except as otherwise specified in this By-law, the Director of Planning or the Development Permit Board, in the exercise of their jurisdiction, may relax the provisions of this By-law where Council determines that the proposed development would make a contribution to conserving a building or site designated by Council as protected heritage property or a building or site on the Heritage Register. Any development permit issued shall specify the heritage aspects of the building or site that merit the relaxation authorized by this section. Before granting any relaxation, the Director of Planning or the Development Permit Board shall:</p> <p>(a) consider any advice from the Vancouver Heritage Commission or any other body established by Council for</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>
	Formerly 3.2.4
	Formerly 3.2.5

	<p style="padding-left: 40px;">this purpose defining the aspects of the building or site that give it heritage value and advising on the proposed conservation work;</p> <p>(b) notify such adjacent property owners and tenants as deemed necessary, consider the responses received, and if there is significant objection, refer the matter to Council for advice; and</p> <p>(c) consider the provisions of this By-law and all applicable policies and guidelines adopted by Council.</p> <p>5.1.3 Except as otherwise specified in this By-law, the Director of Planning or the Development Permit Board, in the exercise of their jurisdiction, may relax the provisions of this By-law where the proposed development makes provision for low cost housing for persons receiving assistance, if the Director of Planning or the Development Permit Board first considers:</p> <p>(a) all applicable Council policies and guidelines;</p> <p>(b) the impact on the liveability of neighbouring residents; and</p> <p>(c) the proposed development is not in the RS-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-5, RS-6, RS-7, RT-1, RT-4, RT-7, RT-9, RT-10 or RT-11 zoning district or in any other zoning district that permits one family dwellings and does not permit multiple dwellings.</p> <p>For the purposes of this section, low cost housing for persons receiving assistance means social housing, except that 70% of the dwelling units must be occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and must be rented at rates no higher than the shelter component of Income Assistance, and the remainder of the dwelling units must be occupied by households with incomes below housing income limits, as set out in the current 'Housing Income Limits' table published by the British Columbia Housing Management Commission, or equivalent publication.</p> <p>5.1.4 The authority of the Director of Planning or the Development Permit Board to relax any provision of this By-law pursuant to this section 5.1 includes the authority to impose conditions, including but not limited to time limitations.</p>	<p>Formerly 3.2.10</p> <p>Formerly 3.2.11</p>
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5.2

Powers of Discretion Related to Zoning Matters

5.2.1 Unless otherwise approved, refused or subject to limitations in time as may be imposed by the Director of Planning or the Development Permit Board, any development permit application shall be void 12 months from the date of application.

(a) alterations or additions to an existing building which lacks minimum yards required by the appropriate district schedule, except that any variation in this case shall be with respect to yard requirements only, and provided that the Director of Planning first considers the impact on neighbouring properties; Formerly 3.2.1 (a)

(b) erection of more than one principal building on one site or structural alterations or additions to two or more principal buildings existing on the same site and located in a C, M, I or CD District; Formerly 3.2.1 (b)

(c) erection of more than one principal building on one site or structural alterations or additions to two or more principal buildings existing on the same site where such principal buildings consist of multiple dwellings located within any R district, subject to the arrangement of such principal buildings being satisfactory to the Director of Planning; Formerly 3.2.1 (c)

(d) retention of more than one principal building on one site where an application for a development permit has been made but the permit cannot be issued because of a requirement to consolidate or subdivide the site; Formerly 3.2.1 (d)

(e) placement of one or more portable classrooms on an elementary or secondary school site, where the existing or proposed development exceeds permitted floor space ratio or site coverage, or lacks minimum yards or setbacks, as specified in the district schedule or section 11; Formerly 3.2.1 (e)

(f) erection of a new elementary or secondary school building, or alterations or additions to an existing elementary or secondary school building, where the existing or proposed development exceeds permitted floor space ratio or site coverage, or lacks minimum yards or setbacks, as specified in the district schedule or section 11; Formerly 3.2.1 (f)

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	<p>(g) Low Operational Cost Housing containing 6 or more dwelling units, except that permitted floor area or density of units may not be increased or varied above the maximum permitted within the district schedule under this By-law, and may be granted by the Director of Planning after consideration of all Council adopted policies and guidelines. This subsection (g) does not apply to Comprehensive Development zones, and shall not apply to applications made after December 31, 2025;</p>	Formerly 3.2.1 (h)
	<p>(h) required setbacks to off-street parking areas where, in the opinion of the Director of Planning, the landscaping provided or to be provided is adequate to warrant such reduction, except that in a C-1 or R District, no reduction shall be granted which has the effect of reducing the front yard to less than the required depth of an adjoining front yard; and</p>	Formerly 3.2.2 (a)
	<p>(i) the maximum projection of balconies into required yards, horizontal daylight control angles and limitations on building length.</p>	Formerly 3.2.2 (b)
5.2.2	<p>Despite anything to the contrary in this By-law, if</p> <p>(a) the construction or alteration of, or addition to, a building is to include enhanced accessibility to and from the dwelling by way of ramps, lifts, or other like means, for persons who find conventional access impossible or difficult because they have a loss or reduction of functional ability or activity, and</p> <p>(b) the Director of Planning first considers all applicable guidelines and policies adopted by Council,</p> <p>the Director of Planning may vary the requirements in the appropriate district schedule regarding yards, setbacks, site coverage, impermeability, building depth, and side door entrance to the extent necessary to allow such enhanced accessibility.</p>	Formerly 3.2.1 (g)
5.2.3	<p>The Director of Planning may vary the provisions of this By-law regulating the siting of a building, provided that:</p> <p>(a) the proposed siting of a building will accommodate the retention of an existing tree which, in the opinion of the Director of Planning, warrants retention; and</p> <p>(b) the resulting siting of a building will not, in the opinion of the Director of Planning, result in unduly adverse effects on adjacent properties.</p>	Formerly 3.2.8

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5.2.4	<p>The Director of Planning, on the advice of the Chief Building Official, may vary any necessary provisions in an RS district schedule in order to permit additional above grade floor area if soil or hydrological conditions on a site are not suitable to below grade construction, provided that:</p> <p>(a) the soil or hydrological conditions are documented to the satisfaction of the Director of Planning; and</p> <p>(b) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.6.</p>	Formerly 3.2.11
5.2.5	<p>If an owner applies to replicate a Multiple Conversion Dwelling or Infill use damaged by fire to the extent of 60% or more of its value above its foundations, and the Director of Planning has previously given a bonus, relaxation or variation under the RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, RM-7, RM-7N and RM-7AN, RM-8, RM-8A, RM-8N and RM-8AN, RM-9, RM9A, RM-9N, RM-9AN and RM-9BN, RM-10 and RM-10N, RM-11 and RM-11N, or RM-12N District Schedules in respect of such use, and the proposed replication is in accordance with the most recently issued development or building permits for that use, the Director of Planning must vary the provisions of the applicable districts schedules to the extent necessary to permit the replication.</p>	Formerly 3.2.7
5.2.6	<p>The Director of Planning must vary the provisions in regards to minimum site width in the RS-1, RS-5, and RS-6 district schedules to permit the construction of a one-family dwelling on an existing lot which is on record in the Land Title Office as of June 24, 2014 if the use was previously approved under issued development or building permits.</p>	Formerly 3.2.9
5.2.7	<p>The Director of Planning is authorized to determine whether or not a building is a character house and, in making that determination, may consider the age and architectural form and style of the building, in accordance with all applicable Council policies and guidelines.</p>	Formerly 3.2.6
5.2.8	<p>The Director of Planning, before exercising its powers of discretion pursuant to this section 5.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.</p>	Formerly 3.2.3

**DRAFT By-law to amend
Zoning and Development By-law No. 3575
regarding porches, decks and balconies**

Note: A 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 By-law No. 3575.
2. In section 2, Council adds the following definitions in the correct alphabetical order:
 - (a) “Awning A semi-rigid or retractable framed structure that:
 - (a) projects from a building face;
 - (b) generally provides weather and shade protection;
 - (c) is covered in a flexible material; and
 - (d) is entirely supported by the building.”;
 - (b) “Balcony A platform providing useable outdoor space that:
 - (a) projects from a building or is recessed into a building;
 - (b) is only accessed from within the building;
 - (c) may be covered by a roof or floor above; and
 - (d) is not enclosed, except for a required guard, or where it is recessed between adjacent walls.”;
 - (c) “Balcony, Enclosed A platform that is enclosed on all sides to provide protection from weather or noise that:
 - (a) projects from a building or is recessed into a building;
 - (b) is only accessed from within the building; and
 - (c) is not conditioned by heat or air conditioning.”;
 - (d) “Canopy A rigid, roof-like structure that:
 - (a) projects from a building face;
 - (b) generally provides weather and shade protection; and
 - (c) is entirely supported by the building.”;
 - (e) “Deck A platform providing useable outdoor space that:
 - (a) projects from a building and is generally supported on posts;
 - (b) is accessed from within the building, and may also be accessed from grade;
 - (c) generally has a surface height, at any point, greater than 600mm above grade; and
 - (d) is not enclosed, except for a required guard.”;

- (f) “Entry, Porch and Verandah A platform that is located at an entrance to a building that:
- (a) projects from the building or is recessed into the building;
 - (b) is covered by a roof or floor above to provide weather protection;
 - (c) may be supported on posts;
 - (d) is at grade or has stairs from grade; and
 - (e) is open, other than with a required guard, on at least one side.”;
- (g) “Patio A platform providing useable outdoor space that:
- (a) is not enclosed; and
 - (b) generally has a surface height, at any point, no greater than 600 mm above finished grade.”;
- (h) “Porch See definition for Entry, Porch and Verandah.”;
- (i) “Roof Deck A platform providing useable outdoor space that:
- (a) is located in such a way as to form a roof over an existing or proposed floor below;
 - (b) is primarily accessed from within a building;
 - (c) is not covered;
 - (d) is not enclosed, except for a required guard, or where it is located next to a portion of the same building or an adjacent building; and
 - (e) may include a garden or planted area.”; and
- (j) “Verandah See definition for Entry, Porch and Verandah.”.

3. In section 2, Council:

- (a) under the definition for “Dwelling Uses”, strikes out “Principle Dwelling Unit with Lock-off” and substitutes “Principal Dwelling Unit with Lock-off”; and
- (b) strikes out the definition of “Service Bay”.

4. In section 10, Council:

- (a) in section 10.6.2(a)(iii), strikes out “guard rails which do not exceed the minimum height specified in the Building By-law” and substitutes “guards that do not exceed the required minimum height”;
- (b) renumbers section 10.18.5 as 10.18.4;
- (c) renumbers section 10.18.6 as 10.18.5;

- (d) in the renumbered section 10.18.5, strikes out “10.18.5” and substitutes “10.18.4”; and
 - (e) in section 10.32.1(c)(i), strikes out “1.2 m” and substitutes “1.8 m”.
5. In section 11, Council:
- (a) in section 11.17.1, strikes out “covered porches” and substitutes “entries and porches”;
 - (b) in section 11.17.9, strikes out “Open balconies, sundecks” and substitutes “Balconies, decks”;
 - (c) in section 11.17.24(c), strikes out “covered porches” and substitutes “entries and porches”;
 - (d) in section 11.17.24(c)(iv), strikes out “from the porch floor” and substitutes “from the entry or porch floor”;
 - (e) in section 11.17.25(a), strikes out “open balconies, sundecks” wherever it appears and substitutes “balconies, decks”;
 - (f) in section 11.17.25(b), strikes out “approves the design of sunroofs, walls, and railings” and substitutes “considers the effect on privacy and overlook”; and
 - (g) in section 11.17.26(a), strikes out “an open balcony, sundeck” and substitutes “a balcony, deck”.
6. In the district schedules, including the comprehensive development district schedules, Council:
- (a) strikes out “sundeck” wherever it appears and substitutes “deck”;
 - (b) strikes out “sun deck” wherever it appears and substitutes “deck”;
 - (c) strikes out “sundecks” wherever it appears and substitutes “decks”;
 - (d) strikes out “sun decks” wherever it appears and substitutes “decks”;
 - (e) except in section 4.17.9 of the RS-6 and the RS-7 district schedules, strikes out “roof gardens” wherever it appears and substitutes “roof decks”;
 - (f) strikes out “roof garden” wherever it appears and substitutes “roof deck”;
 - (g) except in section 4.17.4 of the RS-2 District Schedule, section 4.17.8 of the RS-5 District Schedule, sections 4.4.4(b), 4.6.3(b), 4.17.13(d) and 4.17.42 of the RS-6 District Schedule, sections 4.17.13(d) and 4.17.42 of the RS-7 District Schedule, and section 4.17.4 of the RT-5 and RT-5N Districts Schedule, strikes out “covered entry” wherever it appears and substitutes “entry, porch or verandah”;

- (h) in section 4.17.4 of the RS-2 District Schedule, section 4.17.8 of the RS-5 District Schedule, sections 4.4.4(b), 4.6.3(b), 4.17.13(d) and 4.17.42 of the RS-6 District Schedule, sections 4.17.13(d) and 4.17.42 of the RS-7 District Schedule, and section 4.17.4 of the RT-5 and RT-5N Districts Schedule, strikes out “a covered entry” wherever it appears and substitutes “an entry, porch or verandah”;
- (i) strikes out “covered porches and entries” wherever it appears and substitutes “entries, porches and verandahs”;
- (j) strikes out “Covered porches” wherever it appears and substitutes “Entries, porches and verandahs”;
- (k) strikes out “covered porches” wherever it appears and substitutes “entries, porches and verandahs”;
- (l) strikes out “covered porch” wherever it appears and substitutes “entry, porch and verandah”;
- (m) strikes out “30 percent” wherever it appears and substitutes “30%”; and
- (n) strikes out “porch floor” wherever it appears and substitutes “entry, porch or verandah floor”.

7. In section 2.2.A(b) of the RT-7 and RT-8 district schedules, Council strikes out “the Director of Planning may permit an increase in height to allow railings the height of which shall not exceed the minimum specified in the Building By-law” and substitutes “the Director of Planning may permit an increase in height to allow guards that do not exceed the required minimum height”.

8. In section 2.2.A(e) of the RT-9 District Schedule, Council strikes out “are not located on an accessory building, unless the site depth is 30.5 m or less, in which case the Director of Planning may also permit an increase in height of a flat roof to allow open deck railings the height of which shall not exceed the minimum specified in the Building By-law” and substitutes “are not located on an accessory building, unless the site depth is 30.5 m or less, in which case the Director of Planning may permit an increase in height of a flat roof to allow guards that do not exceed the required minimum height”.

9. In section 3.2.R of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council strikes out “subject to the provisions of Section 11.21 of this By-law,”.

10. In section 3.2.S of the RM-7, RM-7N and RM-7AN Districts Schedule, Council strikes out “Short Term Accommodation” and substitutes “Short Term Rental Accommodation”.

11. In section 4(b) of the RT-11 and RT-11N Districts Schedule, Council strikes out “and is regulated by section 11.24 of this by-law”.

12. In section 4.1.4 of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council strikes out “4.1.2” and substitutes “4.1.3”.

13. In section 4.1.4 of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council strikes out “4.1.2” and substitutes “4.1.3”.

14. Council adds a new section 4.4.2 to the RA-1 District Schedule as follows:
 - “4.4.2 Entries, porches and verandahs complying with the conditions of subsection 4.7.3(c) are permitted to project a maximum of 1.8 m into the required front yard, provided that such a projection is limited to 30% of the width of the building.”.
15. In the RM-2, RM-3, RM-3A, and RM-4 and RM-4N district schedules, Council adds a new section 4.4.2 as follows:
 - “4.4.2 Entries, porches and verandahs complying with the conditions of subsection 4.7.3(h) are permitted to project a maximum of 1.8 m into the required front yard.”.
16. In the RT-1, RT-2, RT-7, RT-8, and RT-9 district schedules, Council adds a new section 4.4.3 as follows:
 - “4.4.3 Entries, porches and verandahs complying with the conditions of subsection 4.7.3(g) are permitted to project a maximum of 1.8 m into the required front yard.”.
17. In section 4.4.3 of the RS-1A, RS-1B, and RS-2 district schedules, Council strikes out “For two-family dwellings and two-family dwellings with secondary suite, entries” and substitutes “Entries”.
18. In the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule, Council adds a new section 4.4.4 as follows:
 - “4.4.4 Entries, porches and verandahs complying with the conditions of subsection 4.7.3(g) are permitted to project a maximum of 1.8 m into the required front yard.”.
19. In the RM-6 District Schedule, Council adds a new section 4.4.3 as follows:
 - “4.4.3 Entries, porches and verandahs complying with the conditions of subsection 4.7.3(j) are permitted to project a maximum of 1.8 m into the required front yard.”.
20. In the RM-10 and RM-10N Districts Schedule, Council strikes out section 4.4.3 and substitutes the following:
 - “4.4.3 Entries, porches and verandahs complying with the conditions of subsection 4.7.9(j) are permitted to project a maximum of 1.8 m into the required front yard.”.
21. In section 4.4.3 of the RT-6 District Schedule, Council strikes out “1.6 m” and substitutes “1.8 m”.
22. In section 4.4.3 and section 4.4.4 of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council strikes out “1.2 m” and substitutes “1.8 m”.

23. In section 4.4.3 of the RM-11 and RM-11N, and RM-12N district schedules, Council strikes out “1.5 m” and substitutes “1.8 m”.
24. In section 4.4.4 of the RT-10 and RT-10N, RM-1 and RM-1N district schedules, Council strikes out “1.2 m” and substitutes “1.8 m”.
25. In section 4.4.4 of the RS-6 District Schedule, Council strikes out “2.0 m” and substitutes “1.8 m”.
26. In section 4.4.3 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, and in section 4.6.3 of the RM-6 District Schedule, Council strikes out “porches, entrance lobbies, and supported canopies” and substitutes “entries, porches and verandahs, entrance lobbies, and canopies”.
27. In section 4.7.1 of the RM-4 and RM-4N Districts Schedule, Council adds “dwellings, one-family dwellings with secondary suite,” after “one-family”.
28. In the I-1A and I-1B district schedules, Council strikes out sections 4.6.2(a) and (b) and substitutes the following:
- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided;
 - (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.
29. In the RA-1, C-1, C-2, C-2B, C-2C, C-2C1, C-7 and C-8, FC-1, RS-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-5, RS-6, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-7, RT-8, RT-9, RT-10 and RT-10N, RM-3, RM-3A, and RM-6 district schedules, Council strikes out sections 4.7.3(a) and (b) and substitutes the following:
- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;
 - (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.
30. In section 4.7.3(a) of the HA-1 and HA-1A Districts Schedule, Council strikes out “open or covered”.
31. In section 4.7.3 of the HA-3 District Schedule, Council:
- (a) in subsection (a), strikes out “open residential”; and
 - (b) in subsection (b), strikes out “approves the design of sunroofs and walls” and substitutes “considers the effect on privacy and overlook”.
32. In the I-1, IC-1 and IC-2, IC-3, M-1, M-1A, M-1B, M-2, and MC-1 and MC-2 district schedules, Council strikes out sections 4.7.3(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided;
 - (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.
33. In section 4.7.3 of the I-4 District Schedule, Council:
- (a) strikes out subsection (a) and substitutes the following:
 - “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided;”;
 - (b) inserts a new subsection (b) as follows:
 - “(b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”;
 - (c) renumbers the remaining subsections accordingly.
34. In the RM-1 and RM-1N, RM-2, and RM-4 and RM-4N district schedules, Council strikes out sections 4.7.3(a) and (b) and substitutes the following:
- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided for multiple dwellings and 8% of the floor area being provided for all other uses;
 - (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.
35. In the FM-1 District Schedule, Council strikes out sections 4.7.3(a) and (b) and substitutes the following:
- “(a) balconies and decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
 - (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.
36. In section 4.7.4(a) of the First Shaughnessy District Schedule, Council strikes out “open residential”.
37. In the I-2 and I-3 district schedules, Council strikes out sections 4.7.4(a) and (b) and substitutes the following:
- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided;
 - (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

38. In the RS-7 District Schedule, Council strikes out sections 4.7.4(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

39. In the RT-11 and RT-11N Districts Schedule, Council strikes out sections 4.7.5(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

40. In the RM-7, RM-7N and RM-7AN Districts Schedule, Council strikes out sections 4.7.5(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided for multiple dwelling and freehold rowhouse and 8% of the floor area being provided for all other uses;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

41. In section 4.7.6 of the C-3A District Schedule, Council:

- (a) strikes out subsection (a) and substitutes the following:
 - “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;”;
- (b) inserts a new subsection (b) as follows:
 - “(b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”;
- (c) renumbers the remaining subsections accordingly.

42. In the C-5, C-5A and C-6 Districts Schedule, Council strikes out sections 4.7.6(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

43. In the RT-5 and RT-5N Districts Schedule, Council strikes out sections 4.7.6(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

44. In section 4.7.6 of the RT-6 District Schedule, Council:

- (a) in subsection (a),
 - (i) strikes out “open residential balconies or” and substitutes “balconies and”,
 - (ii) strikes out “eight percent” and substitutes “8%”, and
 - (iii) strikes out “permitted residential floor area” and substitutes “floor area being provided”; and
- (b) in subsection (c), strikes out “approves the design of sunroofs and walls” and substitutes “considers the effect on privacy and overlook.

45. In the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, Council strikes out sections 4.7.6(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

46. In the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule, Council strikes out sections 4.7.9(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided for multiple dwelling and freehold rowhouse and 8% of the floor area being provided for all other uses;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

47. In the RM-10 and RM-10N, and RM-11 and RM-11N district schedules, Council strikes out sections 4.7.9(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided for multiple dwellings of four or more units, and 8% of the floor area being provided for all other uses;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

48. In the RM-12N District Schedule, Council strikes out sections 4.7.11(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided for multiple dwellings;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

49. In the FC-2 District Schedule, Council strikes out sections 4.7.14(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

50. In the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council strikes out sections 4.7.15(a) and (b) and substitutes the following:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided for multiple dwelling and freehold rowhouse and 8% of the floor area being provided for all other uses;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.

51. In the RA-1 District Schedule, Council strikes out subsections 4.7.3(c) and (d) and substitutes the following:

- “(c) entries, porches and verandahs, and covered porches above the first storey, provided that:
 - (i) they face a street or a rear property line and are located at the basement or first storey,
 - (ii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iii) the total area being excluded, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13% of the floor area being provided, and

- (iv) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
 - (d) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(c), to which there is no access from the interior of the building;”.
52. In section 4.7.4 of the First Shaughnessy District Schedule, Council:
- (a) strikes out subsection (f) and substitutes the following:
 - “(f) entries, porches and verandahs, provided that:
 - (i) the entry, porch or verandah is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area being excluded does not exceed 20% of the floor area being provided;”;
 - (b) renumbers subsection (g) as subsection (h); and
 - (c) inserts a new subsection (g) as follows:
 - “(g) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.4(f), to which there is no access from the interior of the building; and”.
53. In section 4.7.3 of the RS-1, RS-1A, RS-1B, and RS-2 district schedules, Council:
- (a) in subsection (g), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
 - (b) in paragraph (g)(i), adds “entries, porches and verandahs” after “they face a street or a rear property line and”;
 - (c) strikes out paragraph (g)(iii) and substitutes:
 - “(iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,”;
 - (d) strikes out paragraph (g)(iv);
 - (e) renumbers paragraphs (g)(v) through (g)(vii) as (g)(iv) through (g)(vi), respectively;
 - (f) in renumbered paragraph (g)(iv), strikes out “for two-family dwellings and two-family dwellings with secondary suite,”;
 - (g) in renumbered paragraph (g)(iv), strikes out “percent” and substitutes “%”;
 - (h) in renumbered paragraph (g)(iv), strikes out “permitted floor area” and substitutes “floor area being provided”;
 - (i) renumbers subsection (h) as subsection (i); and
 - (j) inserts a new subsection (h) as follows:
 - “(h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches

and verandahs complying with subsection 4.7.3(g), to which there is no access from the interior of the building;”.

54. In section 4.7.3 of the RS-3 and RS-3A Districts Schedule, Council:

- (a) in subsection (h), adds “and covered porches above the first storey,” after “entries, porches and verandahs;”;
- (b) in paragraph (h)(i), adds “entries, porches and verandahs” after “they face a street or a rear property line and”;
- (c) strikes out paragraph (h)(ii) and substitutes:
 - “(ii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height;”;
- (d) strikes out paragraph (h)(iii) and substitutes:
 - “(iii) the total area being excluded when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13% of the floor area being provided, and”;
- (e) in paragraph (h)(iv), strikes out “and” at the end of the paragraph;
- (f) renumbers subsection (i) as subsection (j); and
- (g) inserts a new subsection (i) as follows:
 - “(i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(h), to which there is no access from the interior of the building; and”.

55. In section 4.7.3 of the RS-5 District Schedule, Council:

- (a) in subsection (g), adds “and covered porches above the first storey,” after “entries, porches and verandahs;”;
- (b) in paragraph (g)(i), adds “entries, porches and verandahs” after “they face a street or a rear property line and”;
- (c) strikes out paragraph (g)(iii) and substitutes:
 - “(iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height;”;
- (d) strikes out paragraph (g)(iv);
- (e) renumbers paragraphs (g)(v) through (g)(vii) as (g)(iv) through (g)(vi), respectively;
- (f) in renumbered paragraph (g)(iv), strikes out “for two-family dwellings and two-family dwellings with secondary suite;”;
- (g) in renumbered paragraph (g)(iv), strikes out “percent” and substitutes “%”;
- (h) in renumbered paragraph (g)(iv), strikes out “permitted floor area” and substitutes “floor area being provided”;
- (i) in subsection (h), strikes out “and” at the end of the subsection;
- (j) renumbers subsection (i) as subsection (j); and
- (k) inserts a new subsection (i) as follows:

“(i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(g), to which there is no access from the interior of the building; and”.

56. In section 4.7.3 of the RS-6 District Schedule, Council;

- (a) in subsection (g), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (b) in paragraph (g)(i), adds “entries, porches and verandahs” after “they face a street or a rear property line and”;
- (c) strikes out paragraph (g)(iii) and substitutes:

“(iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,”;

- (d) strikes out paragraph (g)(iv);
- (e) renumbers paragraphs (g)(v) through (g)(vii) as (g)(iv) through (g)(vi), respectively;
- (f) in renumbered paragraph (g)(iv), strikes out “for two-family dwellings and two-family dwellings with secondary suite,”;
- (g) in renumbered paragraph (g)(iv), strikes out “percent” and substitutes “%”;
- (h) in renumbered paragraph (g)(iv), strikes out “permitted floor area” and substitutes “floor area being provided”;
- (i) in paragraph (i)(ii), strikes out “and” at the end of the paragraph;
- (j) renumbers subsection (j) as subsection (k); and
- (k) inserts a new subsection (j) as follows:

“(j) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(g), to which there is no access from the interior of the building; and”.

57. In section 4.7.4 of the RS-7 District Schedule, Council:

- (a) in subsection (g), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (b) in paragraph (g)(i), adds “entries, porches and verandahs” after “they face a street or a rear property line and”;
- (c) strikes out paragraph (g)(iii) and substitutes:

“(iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,”;

- (d) strikes out paragraph (g)(iv);
- (e) renumbers paragraphs (g)(v) through (g)(viii) as (g)(iv) through (g)(vii), respectively;
- (f) in renumbered paragraph (g)(iv), strikes out “for two-family dwellings and two-family dwellings with secondary suite,”;
- (g) in renumbered paragraph (g)(iv), strikes out “percent” and substitutes “%”;

- (h) in renumbered paragraph (g)(iv), strikes out “permitted floor area” and substitutes “floor area being provided”;
- (i) strikes out subsection (h) and substitutes:
 - “(h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(g), to which there is no access from the interior of the building;”.

58. In section 4.7.3 of the RT-1 and RT-2 district schedules, Council:

- (a) in subsection (e), strikes out “and” at the end of the subsection;
- (b) in subsection (f), strikes out “.” at the end of the subsection and substitutes “;”; and
- (c) adds new subsections (g) and (h) as follows:
 - “(g) entries, porches and verandahs, and covered porches above the first storey, provided that:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area being excluded, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13% of the floor area being provided; and
 - (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(g), to which there is no access from the interior of the building.”.

59. In section 4.7.3 of the RT-3 District Schedule, Council:

- (a) strikes out subsection (g), and substitutes the following:
 - “(g) entries, porches and verandahs, and covered porches above the first storey, provided that the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height;”
- (b) in subsection (h), strikes out “.” at the end of the subsection and substitutes “; and”; and
- (c) adds a new subsection (i) as follows:
 - “(i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(g), to which there is no access from the interior of the building.”.

60. In section 4.7.3 of the RT-4 RT-4A, RT-4N and RT-4AN, RT-7 and RT-8 district schedules, Council:

- (a) in subsection (f), strikes out “; and” at the end of the subsection;
- (b) in subsection (g), adds “and covered porches above the first storey,” after “entries, porches and verandahs;”;

- (c) strikes out paragraph (g)(i) and substitutes:
 - “(i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and”;
- (d) in paragraph (g)(ii), strikes out “percent” and substitutes “%”;
- (e) in paragraph (g)(ii), strikes out “permitted floor space” and substitutes “floor area being provided”
- (f) in paragraph (g)(ii), strikes out “.” at the end of the paragraph and substitutes “; and”;
- (g) adds a new subsection (h) as follows:
 - “(h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(g), to which there is no access from the interior of the building.”.

61. In section 4.7.3 of the RT-9 District Schedule, Council:

- (a) in subsection (f), strikes out “; and” at the end of the subsection;
- (b) in subsection (g), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (c) strikes out paragraph (g)(i) and substitutes:
 - “(i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and”;
- (d) strikes out paragraph (g)(ii) and substitutes:
 - “(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13% of the floor area being provided; and”;
- (e) adds a new subsection (h) as follows:
 - “(h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(g), to which there is no access from the interior of the building.”.

62. In section 4.7.6 of the RT-5 and RT-5N Districts Schedule, Council:

- (a) in subsection (f), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (b) strikes out paragraph (f)(i) and substitutes:
 - “(i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,”;
- (c) in paragraph (f)(ii), strikes out “percent” and substitutes “%”;

- (d) in paragraph (f)(ii), strikes out “permitted floor space” and substitutes “floor area being provided”;
- (e) in paragraph (f)(iv), strikes out “for two-family dwellings and two-family dwellings with secondary suite,”;
in subsection (f), strikes out “; and” at the end of the subsection;
- (f) inserts a new subsection (g) as follows:
 - “(g) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.6(f), to which there is no access from the interior of the building; and”.

63. In section 4.7.6 of the RT-6 District Schedule, Council:

- (a) strikes out subsection (b) and substitutes:
 - “(b) entries, porches and verandahs, and covered porches above the first storey, provided that:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.6(a), does not exceed 13% of the floor area being provided;”
- (b) in subsection (f), strikes out “; and” at the end of the subsection;
- (c) in subsection (g), strikes out “.” at the end of the subsection and substitutes “; and”; and
- (d) adds a new subsection (h) as follows:
 - “(h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.6(b), to which there is no access from the interior of the building.”.

64. In section 4.7.3 of the RT-10 and RT-10N Districts Schedule, Council:

- (a) in paragraph (d)(i), adds “or” to the end of the paragraph;
- (b) in paragraph (d)(ii), strikes out “; or” at the end of the paragraph and substitutes “;”;
- (c) strikes out paragraph (d)(iii);
- (d) in subsection (e), strikes out “; and” at the end of the subsection;
- (e) in subsection (f), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (f) strikes out paragraph (f)(i) and substitutes:
 - “(i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height;”;
- (g) in paragraph (f)(ii), strikes out “permitted floor space” and substitutes “floor area being provided”;

- (h) in paragraph (f)(iii), strikes out “.” at the end of the paragraph and substitutes “; and”; and
- (i) adds a new subsection (g) as follows:
 - “(g) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(f), to which there is no access from the interior of the building.”.

65. In section 4.7.4(c) of the RT-11 and RT-11N District Schedule, Council strikes out “, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if: (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and (ii) the area excluded does not exceed 1% of the permitted floor area”.

66. In section 4.7.5 of the RT-11 and RT-11N Districts Schedule, Council:

- (a) in paragraph (d)(i), adds “or” to the end of the paragraph;
- (b) in paragraph (d)(ii), strikes out “, or” at the end of the paragraph and substitutes “;”;
- (c) strikes out paragraph (d)(iii);
- (d) in subsection (f), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (e) strikes out paragraph (f)(i) and substitutes:
 - “(i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height;”;
- (f) in paragraph (f)(ii), strikes out “permitted floor space” and substitutes “floor area being provided”;
- (g) in paragraph (f)(iv), strikes out “; and” at the end of the paragraph; and
- (h) inserts a new subsection (g) after subsection (f) as follows:
 - “(g) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.5(f), to which there is no access from the interior of the building; and”.

67. In section 4.7.3 of the RM-1 and RM-1N Districts Schedule, Council:

- (a) in paragraph (d)(ii), strikes out “or” at the end of the paragraph;
- (b) strikes out paragraph (d)(iii);
- (c) in subsection (f), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (d) strikes out paragraphs (f)(i) and (ii) and substitutes:
 - “(i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 16% of the

floor area being provided for multiple dwellings and 13% of the floor area being provided for all other uses;”;

- (e) renumbers subsections (g) and (h) as subsections (h) and (i), respectively; and
- (f) inserts a new subsection (g) as follows:

“(g) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(f), to which there is no access from the interior of the building;”.

68. In section 4.7.3 of the RM-2, and RM-4 and RM-4N district schedules, Council:

- (a) in subsection (f), strikes out “and” at the end of the paragraph;
- (b) in subsection (g), strikes out “.” at the end of the subsection and substitutes “,”;
- (c) adds new subsections (h) and (i) as follows:

“(h) entries, porches and verandahs, and covered porches above the first storey, provided that:

- (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
- (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 16% of the floor area being provided for multiple dwellings and 13% of the floor area being provided for all other uses; and

(i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(h), to which there is no access from the interior of the building.”.

69. In section 4.7.3 of the RM-3 and RM-3A district schedules, Council:

- (a) in subsection (f), strikes out “and” at the end of the paragraph;
- (b) in subsection (g), strikes out “.” at the end of the subsection and substitutes “,”;
- (c) adds new subsections (h) and (i) as follows:

“(h) entries, porches and verandahs, and covered porches above the first storey, provided that:

- (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
- (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13% of the floor area being provided; and

(i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(h), to which there is no access from the interior of the building.”.

70. In section 4.7.6 of the RM-5, RM-5A, RM-5B, RM-5C, RM-5C and RM-5D Districts Schedule, Council:

- (a) in subsection (h), strikes out “and” at the end of the paragraph;
- (b) in subsection (i), strikes out “.” at the end of the subsection and substitutes “;”;
- (c) adds new subsections (j) and (k) as follows:

- “(j) entries, porches and verandahs, and covered porches above the first storey, provided that:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 16% of the floor area being provided; and
- (k) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.6(j), to which there is no access from the interior of the building.”.

71. In section 4.7.3 of the RM-6 District Schedule, Council:

- (a) in subsection (h), strikes out “and” at the end of the paragraph;
- (b) in subsection (i), strikes out “.” at the end of the subsection and substitutes “;”;
- (c) adds new subsections (j) and (k) as follows:

- “(j) entries, porches and verandahs, and covered porches above the first storey, provided that:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13% of the floor area being provided; and
- (k) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(j), to which there is no access from the interior of the building.”.

72. In section 4.7.5 of the RM-7, RM-7N and RM-7AN Districts Schedule, Council:

- (a) in subsection (h), adds “and covered porches above the first storey,” after “entries, porches and verandahs;”;
- (b) in paragraph (h)(i), strikes out “partial walls or guard rails, which conform to the height minimum specified in the Building By-law” and substitutes “guards that do not exceed the required minimum height”;
- (c) strikes out paragraph (h)(ii) and substitutes the following;

- “(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.5(a), does not exceed 16% of the floor area being provided for multiple dwellings and 13% of the floor area being provided for all other uses;”;

- (d) in subsection (j), strikes out “and” at the end of the subsection;
- (e) in paragraph (k)(ii), strikes out “.” and substitutes “; and”;
- (f) adds a new subsection (l) as follows:

“(l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.5(h), to which there is no access from the interior of the building.”.

73. In section 4.7.9 of the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule, Council:

- (a) in subsection (h), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (b) in paragraph (h)(i), strikes out “partial walls or guard rails, which conform to the height minimum specified in the Building By-law” and substitutes “guards that do not exceed the required minimum height”;
- (c) strikes out paragraph (h)(ii) and substitutes the following:

“(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.9(a), does not exceed 16% of the floor area being provided for multiple dwellings and 13% of the floor area being provided for all other uses,”;

- (d) in subsection (j), strikes out “and” at the end of the subsection;
- (e) in paragraph (k)(ii), strikes out “.” and substitutes “; and”;
- (f) adds a new subsection (l) as follows:

“(l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.9(h), to which there is no access from the interior of the building.”.

74. In section 4.7.15 of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council:

- (a) in subsection (j), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (b) in paragraph (j)(i), strikes out “partial walls or guard rails, which conform to the height minimum specified in the Building By-law” and substitutes “guards that do not exceed the required minimum height”;
- (c) in paragraph (j)(ii), strikes out “permitted floor area” wherever it appears and substitutes “floor area being provided”;
- (d) in paragraph (j)(iii), strikes out “and” at the end of the paragraph;
- (e) in subsection (k), strikes out “.” and substitutes “; and”;
- (f) adds a new subsection (l) as follows:

“(l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.15(j), to which there is no access from the interior of the building.”.

75. In section 4.7.9 of the RM-10 and RM-10N Districts Schedule, Council:

- (a) in subsection (j), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (b) in paragraph (j)(i), strikes out “partial walls or guard rails, which conform to the height minimum specified in the Building By-law” and substitutes “guards that do not exceed the required minimum height”;
- (c) strikes out paragraph (j)(ii) and substitutes the following:
 - “(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.9(a), does not exceed 16% of the floor area being provided for multiple dwellings and 13% of the floor area being provided for all other uses,”;
- (d) in paragraph (k), strikes out “.” and substitutes “; and”;
- (e) adds a new subsection (l) as follows:
 - “(l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.9(j), to which there is no access from the interior of the building.”.

76. In section 4.7.9 of the RM-11 and RM-11N Districts Schedule, Council:

- (a) in subsection (j), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (b) in paragraph (j)(i), strikes out “partial walls or guard rails, which conform to the height minimum specified in the Building By-law” and substitutes “guards that do not exceed the required minimum height”;
- (c) strikes out paragraph (j)(ii) and substitutes the following:
 - “(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.9(a), does not exceed 16% of the floor area being provided for multiple dwellings and 13% of the floor area being provided for all other uses,”;
- (d) in paragraph (j)(iii), strikes out “and” at the end of the paragraph;
- (e) in paragraph (k), strikes out “.” and substitutes “; and”;
- (f) adds a new subsection (l) as follows:
 - “(l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.9(j), to which there is no access from the interior of any the building.”.

77. In section 4.7.11 of the RM-12N District Schedule, Council:

- (a) in subsection (h), adds “and covered porches above the first storey,” after “entries, porches and verandahs,”;
- (b) in paragraph (h)(i), strikes out “partial walls or guard rails, which conform to the height minimum specified in the Building By-law” and substitutes “guards that do not exceed the required minimum height”;
- (c) strikes out paragraph (h)(ii) and substitutes the following:

“(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.11(a), does not exceed 16% of the floor area being provided for multiple dwellings and 13% of the floor area being provided for all other uses,”;

- (d) in subsection (i), strikes out “and” at the end of the subsection;
- (e) in subsection (j), strikes out “.” and substitutes “; and”;
- (f) adds a new subsection (k) as follows:

“(k) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.11(h), to which there is no access from the interior of the building.”.

78. In section 4.7.4(c)(ii) of the RT-11 and RT-11N Districts Schedule, Council strikes out “, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if: (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and (ii) the area excluded does not exceed 1% of the permitted floor area”.

79. In subsection 4.17.2(b) of the RT-3 District Schedule, Council strikes out “first-storey porch or open-sided verandah” and substitutes “first-storey entry, porch or verandah”.

80. In section 4.17.9 of the RS-6 and RS-7 district schedules, Council:

- (a) strikes out “Uncovered roof decks and roof gardens” and substitutes “Roof decks”;
- (b) in subsection (a), strikes out “roof decks or roof gardens” and substitutes “the roof deck”;
- (c) in subsection (b), strikes out “deck or garden” and substitutes “roof deck”; and
- (d) in subsection (c), strikes out “deck or garden” and substitutes “roof deck”.

81. In subsection 4.17.32(a) of the RS-6 and RS-7 district schedules, Council strikes out “covering the porch” and substitutes “covering the entry, porch or verandah”.

82. In section 4.17.33 of the RS-6 and RS-7 district schedules, Council:

- (a) strikes out “front entry area” and substitutes “front entry, porch or verandah area”;
- (b) strikes out “the entry landing floor” and substitutes “the entry, porch or verandah floor”; and
- (c) strikes out “this first-storey entry area” and substitutes “this first-storey entry, porch or verandah area”.

83. In subsection 4.17.35(e) of the RS-6 and RS-7 district schedules, Council:

- (a) strikes out “entry porches, entry porch columns” and substitutes “entries, porches, verandahs, entry, porch or verandah columns”; and
- (b) strikes out “porch roof gable ends” and substitutes “entry, porch or verandah roof gable ends”.

84. In section 4.17.46 and section 4.17.47 of the RS-6 District Schedule, Council strikes out “entry porches” and substitutes ““entries, porches or verandahs””.

85. In section 4.17.46 of the RS-7 District Schedule, Council strikes out “(entry porches)” and substitutes “(entries, porches or verandahs)”.

**Draft By-law to amend Central Waterfront
Official Development Plan By-law No. 5261
regarding clarifying relaxations and powers of discretion**

Note: A 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 Schedule A of the Central Waterfront Official Development Plan By-law No. 5261.
2. In section 4.3, under the heading “Physical Form”, Council strikes out “relax” and substitutes “vary”.
3. In section 4.4, under the heading “Physical Form”, Council strikes out “relax” and substitutes “vary”.

**Draft By-law to amend Coal Harbour
Official Development Plan By-law No. 6754
regarding clarifying relaxations and powers of discretion**

Note: A 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 Schedule A of the Coal Harbour Official Development Plan By-law No. 6754.
2. In section 3.2.7, in the fourth paragraph, Council strikes out “Minor relaxation” and substitutes “A minor variation”.
3. In section 3.6, Council:
 - (a) strikes out “relaxed by up to 10 percent” and substitutes “increased by up to 10 percent” ; and
 - (b) strikes out “relaxed up to 137 m” and substitutes “increased up to 137 m”.

**Draft By-law to amend Downtown
Official Development Plan By-law No. 4912
regarding porches, decks and balconies and
clarifying relaxations and powers of discretion**

Note: A 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 Schedule A of the Downtown Official Development Plan By-law No. 4912.
2. In section 6 under the heading “Section 2 – Retail Use Continuity”, Council strikes out “relax” and substitutes “vary”.
3. In section 6 under the heading “Section 3 – Density”, Council:
 - (a) In subsection (a), Council:
 - (i) strikes out “open residential balconies or sundecks” and substitutes “balconies and decks”,
 - (ii) strikes out “eight percent” and substitutes “8%”, and
 - (iii) strikes out “provided residential floor area” and substitutes “floor area being provided”; and
 - (b) strikes out subsection (b) and substitutes the following:

“(b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.
4. In paragraph 7(a)(i) under the heading “Section 3 – Density”, Council strikes out “sundeck” and substitutes “deck”.
5. In section 10 under the heading “Section 3 – Density”, Council:
 - (a) strikes out “permit an increase in floor space ratio, subject to prior approval by City Council, provided that the increase in floor space ratio” and substitutes “relax the permitted floor space ratio, subject to prior approval by City Council, provided that the relaxation to permitted floor space ratio”; and
 - (b) strikes out “In determining the increase in” and substitutes “In determining the relaxation to permitted”.
6. In section 13 under the heading “Section 3 – Density”, Council strikes out “increase the permitted floor area” and substitutes “relax the permitted floor area”.

7. In section 4 under the heading “Section 5 – Horizontal Angle of Daylight”, Council strikes out “may relax” and substitutes “may vary”.

8. In clause II under the heading “Section 7 – Social, Cultural and Recreational Amenities and Facilities”, Council:

- (a) strikes out “authorize, for any building which includes one or more of such facilities, an increase in” and substitutes “relax, for any building which includes one or more of such facilities,”; and
- (b) strikes out “In determining the increase in” and substitutes “In determining the relaxation to permitted”.

**Draft By-law to amend Downtown Eastside/Oppenheimer
Official Development Plan By-law No. 5532
regarding porches, decks and balconies and
clarifying relaxations and powers of discretion**

Note: A 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 Schedule A of the Downtown Eastside/Oppenheimer Official Development Plan By-law 5532.
2. In sections 4.5.4, 5.5.3, 6.5.3, and 7.5.3, Council:
 - a. strikes out subsection (a) and substitutes:

“(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing and contribute to the amenity or environment of the Downtown Eastside/Oppenheimer District, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;”;
 - b. strikes out subsection (c) and substitutes:

“(c) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.
3. In clauses 4.5.5(a)(i), 5.5.4(a)(i), 6.5.4(a)(i), and 7.5.4(a)(i), Council strikes out “sundeck” and substitutes “deck”.
4. In sections 4.8.3, 5.8.3, 6.8.3 and 7.8.3, Council:
 - a. strikes out “authorize, for any building which includes one or more of such facilities, an increase in” and substitutes “relax, for any building which includes one or more of such facilities;”; and
 - b. strikes out “In determining the increase in” and substitutes “In determining the relaxation to permitted”.
5. In section 5.6.3, Council strikes out “relax or increase” and substitutes “vary”.

**Draft By-law to amend False Creek
Area Development Plan for Area 6, Phase 3 By-law No. 5550
regarding clarifying relaxations and powers of discretion**

Note: A 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 Schedule A of the False Creek Area Development Plan for Area 6, Phase 3 By-law No. 5550.

2. Under the heading "Interpretation", Council:

(a) strikes out:

"The Development Permit Board may permit relaxations in building heights as specified in Diagram 3. The maximum height relaxation shall be 1.1 metres (approx. 3' 6") above prescribed building heights with relaxations permitted only for architectural appurtenances and roof top amenity uses."

and substitutes:

"The Development Permit Board may permit increases in building heights as specified in Diagram 3. The maximum height increase shall be 1.1 metres (approx. 3' 6") above prescribed building heights with increases permitted only for architectural appurtenances and roof top amenity uses.";

(b) strikes out:

"The Development Permit Board may permit a relaxation of up to 10 feet in the required minimum distance of 100 feet between building "bubbles" on Lots 5 and 7 but only if such relaxation results, in the opinion of the Development Permit Board, in equal or improved views to the north from Lot 3 and 4."

and substitutes:

"The Development Permit Board may permit a reduction of up to 10 feet in the required minimum distance of 100 feet between building "bubbles" on Lots 5 and 7 but only if such reduction results, in the opinion of the Development Permit Board, in equal or improved views to the north from Lot 3 and 4.";

(c) strikes out:

"The Development Permit Board may permit a relaxation of up to 5 feet in the minimum terrace length specified in this Plan. This relaxation may be granted only if, in the opinion of the Development Permit Board, the design of the terraces still achieves suitable scaling down of the building at its ends."

and substitutes:

“The Development Permit Board may permit a reduction of up to 5 feet in the minimum terrace length specified in this Plan. This reduction may be granted only if, in the opinion of the Development Permit Board, the design of the terraces still achieves suitable scaling down of the building at its ends.”; and

(d) strikes out:

“The Development Permit Board may permit a relaxation in the number of terraces as specified in this Plan. This relaxation may be granted only if, in the opinion of the Development Permit Board, the building’s design has achieved a satisfactory tapering down of volume or suitable equivalent treatment.”

and substitutes:

“The Development Permit Board may permit a reduction in the number of terraces as specified in this Plan. This reduction may be granted only if, in the opinion of the Development Permit Board, the building’s design has achieved a satisfactory tapering down of volume or suitable equivalent treatment.”

**Draft By-law to amend Southeast Granville Slopes
Official Development Plan By-law No. 5752
regarding porches, decks and balconies and
clarifying relaxations and powers of discretion**

Note: A 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 Schedule A of the Southeast Granville Slopes Official Development Plan By-law No. 5752.
2. In section 6.3.3., Council:
 - (a) in subsection (a):
 - (i) strikes out “residential balconies and sundecks” and substitutes “balconies and decks”,
 - (ii) strikes out “approves the design of any balcony enclosure, and provided further” and substitutes “”, and
 - (iii) strikes out “eight percent” and substitutes “8%”; and
 - (b) in subsection (c), strikes out “gardens” and substitutes “decks, provided that the Director of Planning first considers the effect on privacy and overlook”.
3. In section 6.3.4, Council strikes out “an increase in floor space ratio may be permitted” and substitutes “the permitted floor space ratio may be relaxed”.
4. In paragraph 6.3.5(a)(i), Council strikes out “sundeck exlusions” and substitutes “deck exclusions”.

**DRAFT By-law to amend Parking By-law No. 6059
Regarding Housekeeping Amendments**

Note: A 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 Parking By-law No. 6059.
2. In section 2, Council:
 - (a) strikes out “**Traffic Demand Management Measures**” and substitutes “**Transportation Demand Management Measures**”;
 - (b) strikes out “**Traffic Demand Management Plan**” and substitutes “**Transportation Demand Management Plan**” and
 - (c) in the definition of Transportation Demand Management Plan, strikes out “Traffic Demand Management Measures” and substitutes “Transportation Demand Management Measures”.
3. In Column 1 of section 4.2.1.3, Council strikes out “RM-10N⁴” and substitutes “RM-10N”.
4. In Column 1 of section 4.2.1.4, Council strikes out “4.2.1.7,”.
5. In Column 2 of section 4.2.1.4, Council strikes out “A principal dwelling unit with a lock-off unit is subject to the parking requirements in section 4.2.1.4 and there is no additional parking requirement for the lock-off unit.” and substitutes “The principal dwelling unit is subject to the relevant parking requirements in section 4.2.1.4. There is no additional parking requirement for the lock-off unit.”.
6. In section 4.3.6, Council strikes out “Traffic Demand Management Plan” and substitutes “Transportation Demand Management Plan”.
7. In section 4.15.1, Council strikes out “Traffic Demand Management Plan” and substitutes “Transportation Demand Management Plan”.
8. In section 5.2, at the top of the table above section 5.2.1 and section 5.2.2, Council:
 - (a) in the second column under Column 2 “Required Loading Spaces”, Council adds “**Class B**”; and
 - (b) in the third column under Column 2 “Required Loading Spaces”, Council adds “**Class C**”.
9. In Column 1 of section 6.2.2.5, Council strikes out “; Seniors Supportive and Assisted Housing”.
10. In Column 1 of section 6.2.3.5, Council strikes out “section 6.2.1.3” and substitutes “section 6.2.1.2”.

Amendments to Land Use Documents

Document Name	Page	Section	Reference to be Deleted	Replace With
Joyce-Collingwood Station Precinct Plan	70	8.3.10	"Shared rooftop gardens"	"Shared roof decks"
Marpole Community Plan	76	7.2.56	"Shared rooftop gardens"	"Shared roof decks"
Victory Square Policy Plan	16	1.7(b)	"rooftop deck"	"roof deck"
		1.7(c)	"Private rooftop decks"	"Private roof decks"
West End Community Plan	35	7.1.1	"and patios in building setback areas and on rooftops"	"patios in building setback areas, and roof decks"
	36	7.0 (image caption)	"rooftop patios"	"roof decks"
	39	7.0 (image caption)	"rooftop patios"	"roof decks"
	40	7.0 (image caption)	"rooftop patio"	"roof deck"
	90	13.1.1	"first and second floor patios"	"first and second floor roof decks"
	102	14.6.4	"rooftop gardens"	"roof decks"
Norquay Village Character House and Retention Guidelines	7	Appendix A (b)	"All porches has substantial depth"	"All porches have substantial depth"
Victory Square Guidelines	16	4.3.1.6	"Projecting residential balconies"	"Projecting balconies"
	24	7.2	"Common rooftop decks"	"Common roof decks"

C-1 Residential Guidelines	9	7.2(a)	“Common rooftop decks”	“Common roof decks”
C-2 Guidelines	12	4.4(d)	“to accommodate roof gardens”	“to accommodate roof decks”
	13	4.5(b)	“to accommodate patios and roof gardens”	“to accommodate patios and roof decks”
	16	5.1(a)	“Elements such as roof gardens and roof decks”	“Elements such as roof decks”
		5.4(b)	“Open balconies can be excluded” from FSR to a maximum of 8% of residential floor area. “	“Balconies can be excluded from FSR to a maximum of 8% of the floor area being provided.”
C-3A Broadway and Arbutus and 2000-Block West 10th Avenue (North Side) Guidelines	17	5.1(a)	“Elements such as roof gardens and roof decks”	“Elements such as roof decks”
C-3A Burrard Slopes Guidelines	20	5.1(c)	“Elements such as roof gardens, gazebos, trellises, pergolas, roof decks”	“Elements such as roof decks, gazebos, trellises, pergolas”
North Burrard C-3A Guidelines	15	5.1(a)	“Elements such as roof gardens and roof decks”	“Elements such as roof decks”
		5.4(b)	“Open balconies can be excluded from FSR to a maximum of 8% of residential floor area”	“Balconies can be excluded from FSR to a maximum of 8% of the floor area being provided”
Chinatown HA-1 Design Policies	27	7.2.2	“Common rooftop decks”	“Common roof decks”
	30	Glossary of Terms	“Balcony: An exterior space incorporated into the façade of a building and accessed through a door from an interior space”	“Balcony: A platform providing useable outdoor space that: (a) projects from a building or is recessed into a building; (b) is only accessed from within the building; (c) may be covered

				by a roof or floor above; and is not enclosed, except for a required guard, or where it is recessed between adjacent walls.
HA-2 Gastown Design Guidelines	20	7.2	"Common rooftop decks"	"Common roof decks"
MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) and False Creek Flats (Malkin-Atlantic-Prior) Areas	15	5.1(b)	"Elements such as roof gardens and roof decks"	"Elements such as roof decks"
RM-1 and RM 1-N Courtyard Rowhouse Guidelines	7	2.2.2 (2)	"veranda"	"verandah"
	18	4.4(b)	"0.6 m. (2 ft)"	"1.8 m (6 ft)"
	42	(a)	"verandas"	"verandahs"
	43	"Pioneer"	"veranda"	"verandah"
Britannia/Woodland RM-4 and RM-4N Guidelines	7	5.1	"doermers"	"dormers"
Broadway Station Area RM-4 & RM-4N Guidelines	8	7	"roof garden"	"roof deck"
Joyce Street RM-4N Guidelines	6	7	"roof garden"	"roof deck"
Kitsilano RM-4 Guidelines	3	7	"roof garden"	"roof deck"
West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines	28	7.3	"roof garden" "roof gardens"	"roof deck" "roof decks"
	29	8	"Roof top gardens"	"Roof decks"

RM-8A and RM-8AN Guidelines	4	Unit Arrangements: Stacked townhouse Characteristics (iii)	“roof tops or decks”	“roof decks”
	15	5.5 (c)	“roof top decks”	“roof decks”
RM-10 and RM-10N Guidelines	19	7.3	“roof-deck”	“roof deck”
RM-11 and RM-11N Guidelines	15	5.1.1(b)	“Roof top decks”	“Roof decks”
		5.1.1(e)	“roof top decks”	“roof decks”
	17	7.3 (a) (ii)	“roof-deck”	“roof deck”
RM-12N Guidelines	23	5.1.1(d)	“Roof top decks”	“Roof decks”
	24	5.5(c)	“roof top decks”	“roof decks”
	25	7(b)(ii)	“roof top deck”	“roof deck”
Multiple Conversion Dwelling Guidelines (RS-1A, RS-2, RS-4, RS-7S, RT-1 and RT-2 Districts)	1	Title	“Multiple Conversion Dwelling Guidelines (RS-1A, RS-2, RS-4, RS-7S, RT-1 and RT-2 Districts)”	“Multiple Conversion Dwelling Guidelines (RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts)”
		1	“areas zoned RS-1A, RS-2, RS-4, RS-7S, RT-1 and RT-2”	“areas zoned RS-1A, RS-2, RS-7, RT-1 and RT-2”
	3	7	“roof gardens”	“roof decks (which may include a garden)”
RS-6 Design Guidelines	2	5.1(a)(v)	“where roof decks and roof gardens are provided”	“where roof decks are provided”
		5.2(c)	“covered entry porches”	“entries, porches or verandahs”
	3	5.3	“covered porch”	“entry, porch or verandah”
		5.3	“covered porches”	“entries, porches or verandahs”
RS-7 Guidelines	2	2.3	“entries, covered porches”	“entries, porches and verandahs”

	7	5.3(a)	“a covered entry porch”	“an entry, porch or verandah”
		5.3(b)	“covered front porches on multiple dwellings”	“entries, porches or verandahs on multiple dwellings”
	8	5.6	“entry porches”	“entries, porches and verandahs”
RT-2 Multiple Dwellings Guidelines	2	7	“roof gardens”	“roof decks”
RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines	1	2.1 B. (i)	“veranda”	“verandah”
RT-10 and RT-10N Small House/Duplex Guidelines	16	4.4(b)	“The District Schedule permits porches to project up to 1.2 m. (4ft) into the required front yard. In SH/D developments, the location of projecting porches should consider the impact on neighbouring sites. A full 1.2 m (4 ft) projection”	“The District Schedule permits entries, porches and verandahs to project up to 1.8 m (6 ft) into the required front yard. In SH/D developments, the location of projecting entries, porches and verandahs should consider the impact on neighbouring sites. A full 1.8 m (6 ft) projection”
	19	4.7(b)	“A floor space exclusion for inaccessible space under porches has been included in the District Schedule in order to make providing porches easier.”	“A floor space exclusion for unconditioned space under entries, porches and verandahs has been included in the District Schedule in order to make providing entries, porches and verandahs easier.”
	28	5.1.3(a)	“Porches”	“Entries, Porches and Verandahs”
		5.1.3 (a)(i)	“entry porches” “porches”	“entries, porches or verandahs” “entries, porches and verandahs”

		5.1.3(a)(ii)	“entry porches” “porch area” “Porch roofs”	“entries, porches and verandahs” “entry, porch or verandah area” “Entry, porch or verandah roofs”
	34	5.2.4(b)	“Porches”	“Entries, Porches and Verandahs”
		5.2.4(b)	“The District Schedule provides a floor space exclusion for porches, to both encourage new porches, and facilitate the opening up of old ones which may have been filled in for extra living space.”	“The District Schedule provides a floor space exclusion for entries, porches, and verandahs to both encourage new entries, porches and verandahs, and facilitate the opening up of old ones which may have been filled in for extra living space. “
	38	Pre-1940's Character Buildings (a)	“veranda”	“verandah”.
		Pre-1940's Character Buildings (b)(i)	“fro”	“from”
		Pre-1940's Character Buildings	“All porches has”	“All porches have”
	40	Pioneer	“veranda”	“verandah”
RT-11 and RT-11N Guidelines	10	4.4(c)	“porches”	“entries, porches and verandahs”
	18	5.3.2	“Porches”	“Entries, Porches and Verandahs”
		5.3.2(a) and (b)	“entry porches”	“entries, porches or verandahs”
	20	5.5(b)	“Roof top decks” “rooftop decks”	“Roof decks” “roof decks”
High Density Housing for Families with Children	5	3.2.3	“roofdeck”	“roof deck”
	7	3.4.3	“roof terrace”	“roof deck”

Micro Dwelling	2	3.1(c)	“sundeck”	“deck”
Housing Design and Technical Guidelines	17	8.1.8(d)	“roof-top garden areas”	“roof decks”
		8.1.8(e)	“roof garden areas to”	“roof decks should ”
Balcony enclosure	1	1(a)	“canopies, porches or verandahs, galleries, porticos, sun decks and roof decks or gardens”	“canopies, entries, porches or verandahs, galleries, porticos, decks, and roof decks”

Draft amendments to the Heritage Incentive Program Policies and Procedures, Childcare Design Guidelines and the Rezoning Policy for Sustainable Large Developments.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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HERITAGE INCENTIVE PROGRAM POLICIES AND PROCEDURES

Adopted by City Council on ~~March 13, 2019~~ xxx

1 Introduction

City Council approved the Heritage Incentive Program (HIP) to encourage the conservation of heritage designated buildings citywide. The program will be available for a four-year period (2019 -2022) to owners of commercial and non-commercial privately owned buildings that meet program criteria. The HIP will provide grants to assist with heritage conservation cost to a maximum of 50% of the eligible cost, not to exceed \$4.0 million per property. In addition, transferable heritage density (THD) incentive may be available to eligible sites in Gastown, Chinatown, Victory Square, and Hastings Street Corridor as compensation for heritage designation. High level of retention, heritage conservation, and seismic upgrade are mandatory.

2 Background

In 2003, City Council approved a program of incentives to facilitate the conservation and rehabilitation of heritage buildings in Gastown, Chinatown, and the Hastings Street Corridor (Victory Square added later) - Heritage Building Rehabilitation Program (HBRP) and Heritage Façade Rehabilitation Program (HFRP). The HBRP expired at the end of 2015, whereas the HFRP continues to be available. In 2013, City Council approved the Heritage Action Plan (HAP) calling for a comprehensive review of the City's Heritage Conservation Program including heritage incentives. The HIP was developed in response to a citywide demand for a heritage conservation support and recognition of preservation of the city's heritage resources as an important public benefit. This document outlines policies and procedures for the HIP.

3 Participation

The city's heritage resources are rich with a diversity of building typologies, sizes, and uses, and represent a wide spectrum of community and heritage values. Owners of eligible properties throughout the city are encouraged to participate in the HIP. Privately owned commercial, residential, industrial, institutional, religious/spiritual, or mixed-use buildings, including those owned/operated by non-profit organizations, constructed primarily of unreinforced masonry that are listed on the Vancouver Heritage Register (VHR) and legally protected (by designation by-law) are eligible.

4 Goals and Objectives

The City's primary goal is to foster the retention, stewardship, and upgrading of the city's heritage resources by offering financial assistance to owners of eligible properties. The HIP provides grants to assist with heritage conservation construction costs, including seismic upgrades. In addition to grants, heritage properties located within the historic DTES (Gastown, Chinatown, Victory Square, and Hastings Street Corridor – former HBRP catchment area) that are currently not legally protected by heritage designation may be eligible for additional THD incentive as compensation for heritage designation.

The second goal is to support the City's other major initiatives and programs, including cultural, social, environmental, and economic. This is achieved through the conservation of heritage buildings with cultural use, Single Room Occupancy or social housing use, contribution to the City's sustainability targets by implementing "greener" conservation procedures (e.g. greenhouse gas emissions reduction targets, embodied energy retention, land field material reduction), maintaining the community's "sense of place" through preservation of unique historic character, nurturing a sense of communal continuity, and enhancing neighbourhoods' livability.

The third goal is the long-term protection of heritage resources through heritage designation, as well as meaningful and respectful conservation, including an adequate selection of adaptive uses where applicable. The following objectives are embedded within the three identified goals:

- (a) citywide heritage incentives,
- (b) quality heritage conservation,
- (c) seismic/structural upgrades,
- (d) retention and continued use of the entire structure,
- (e) sustainable heritage rehabilitation practices,
- (f) long-term protection for heritage resources.

5 Principles

5.1 **Conversions Conservation**

An overarching heritage conservation principle adopted by this program is to conserve heritage value and character-defining elements of eligible heritage buildings in their existing or historic development form, preserving their built form, structure, exterior fabric, and in some cases use while discouraging unsympathetic alterations or inappropriate additions. It is important to emphasize that conserved heritage buildings critically contribute to the continuity of their respective historic streetscapes. Heritage conservation directly and positively contributes to a sense of belonging and enriched community living.

5.2 **Adequate Level of Intervention**

In addition to preservation as the primary heritage conservation approach, a restoration of character-defining elements that were lost in the past would be encouraged as part of a comprehensive conservation proposal for the site. Rehabilitation of a heritage building by adaptive re-use, or rehabilitation of its major components (e.g. reconfiguration of storefronts, rooftop addition, structure replacement or other major works) may also be considered. These are subject to a proper conservation approach and proposed changes not adversely affecting existing character-defining elements or heritage values. If a change of use is considered, the selection of appropriate use would be key to a successful rehabilitation, both from the perspective of future economic performance as well as the magnitude of intervention that could be triggered by it. Generally, adopting the historic use or maintaining existing use requires less physical intervention while triggering a lower level of Vancouver Building By-law (VBBL) upgrade requirements, compared to the choice of use that is new to the existing or originally intended design of the building. For these reasons, an aggressive rehabilitation approach may result in the project being ineligible for incentives under the HIP.

5.3 Sustainable Heritage Rehabilitation

Heritage rehabilitation is considered to be an inherently “green” procedure; moreover, the *sustainable heritage rehabilitation* directly contributes to achieving a variety of sustainability targets: cultural, social, economic and environmental. Heritage conservation is essential to creating and maintaining sustainable built environments and communities. Consideration of sustainability principles (environmental, cultural, social and economic) in combination with appropriate conservation procedures are strongly recommended when preparing heritage conservation proposals for places where a more intense level of intervention is proposed.

Traditionally, a majority of heritage buildings possess many sustainable design features as they reflect thoughtful design practices of the past. Some of them are floor layouts, orientation, passive heating and cooling design features and systems, structural assemblies, material selection, window assemblies, fenestration pattern, and façade solid-to-void ratio. These inherently sustainable features should always be identified and maintained throughout the conservation process wherever possible. Heritage conservation procedures should be developed to prevent unnecessary loss of a building’s inherently sustainable features, which are often unique and considered to be character-defining elements.

For more information see: “Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada” by Federal, Provincial, and Territorial Directors of Culture and Heritage in Canada.

6 Incentives

6.1 Grant

The HIP provides grants, subject to Council approval pursuant to section 206(2) of the Vancouver Charter, to encourage private investment and financially assist with the cost of heritage conservation. The eligible grant is \$100 per sq.ft. of the total (gross) floor area of the building, limited to a maximum of 50% of the eligible heritage conservation construction costs (heritage premium cost). The maximum amount of a grant is \$4.0 million per property. The amount of grant varies depending on the size of the building and the proposed scope of conservation (see Sections 10 and 11). The only exception to the size rule may be a few of Vancouver’s special heritage places (e.g. churches or large industrial buildings) that may have additional structural complexities and elaborate interiors/artifacts. These buildings may qualify for the maximum grant amount without qualifying under the total floor area criterion subject to meeting other HIP requirements and being listed in the Vancouver Heritage Register under the category “A”. For a quick reference of the maximum amount of grant that may be available in relation to the size of the building and the qualified investment level (eligible cost) please see Table 1. The following are two examples of how to calculate the eligible grant amount:

- (a) For a building with a total floor area of 10,000 sq.ft., the maximum eligible grant would be \$1,000,000 (10,000 sq.ft. x \$100 = \$1,000,000) subject to the eligible cost being equal or higher than \$2,000,000. If the eligible cost is lower than \$2,000,000 (e.g. \$1,600,000) the grant amount would be adjusted to 50% of that lower amount which would result in a grant of \$800,000.
- (b) For a building with a total floor area of 35,000 sq.ft., the maximum eligible grant would be \$3,500,000 (35,000 sq.ft. x \$100 = \$3,500,000). To qualify for the full amount of eligible grant the eligible cost would need to be a minimum of \$7,000,000. If the eligible cost is lower than \$7,000,000 (E.g. \$5,000,000), the grant amount would be adjusted to 50% of that lower amount which would result in a grant of \$2,500,000.

Building Total Floor Area (sq.ft.)	Max. Eligible Grant (@ \$100/sq.ft.) \$	Min. Eligible Cost (required to qualify for the maximum grant) \$
5,000	500,000	1,000,000
10,000	1,000,000	2,000,000
15,000	1,500,000	3,000,000
20,000	2,000,000	4,000,000
25,000	2,500,000	5,000,000
30,000	3,000,000	6,000,000
35,000	3,500,000	7,000,000
40,000	4,000,000	8,000,000
40,001 or more	4,000,000 capped	8,000,001 or more
"A" listed designated sites with additional complexity (e.g. churches) less than 40,000 sq.ft.	4,000,000	8,000,000

Table 1 – Maximum eligible grant in relation to the size of the building and the cost of conservation work

6.2 Transferable Heritage Density (THD)

Heritage properties located within the THD catchment area may be eligible for the optional THD incentive as compensation for any new or additional heritage designation of the property. This has been introduced as an option to compensate owners of newly designated heritage properties under section 595 of the Vancouver Charter, and to assist with the preservation of the historic character of the city’s oldest urban areas, featuring historic buildings and streetscapes, saw-tooth profile, varied heights of existing built form, and a high level of historic continuity and physical integrity. These special urban environments are most consistently found in the historic areas of Gastown and Chinatown, the character area of Victory Square and along the Hastings Street Corridor (Table 2). The boundaries of the catchment area are consistent with those of the former HBRP area, to ensure continued support for heritage values identified by the DTES communities. The amount of transferable heritage density that may be provided as compensation will vary from site to site. In many cases, this may equal the difference between the maximum allowed density (floor space ratio - FSR) stipulated by the area’s Zoning and the existing built density. The THD may not be available if the heritage conservation work is undertaken under the rezoning application or the property is already designated and no further designation is required.

Any transfer of additional density provided as compensation for designation is subject to the property being designated as a protected heritage property and the owner entering into a Heritage Revitalization Agreement with the City, both of which will be subject to Council approval.

In addition, the City retains the right to not consider providing compensation in the form of transferable heritage density for sites that are found significantly underdeveloped (the existing FSR is less than 35% of allowed FSR) and where a compatible addition has not been considered as part of the proposal. The intent is to encourage redevelopment of severely underdeveloped heritage sites where opportunities for appropriately incorporated additions may exist, and would not adversely affect the site’s heritage value or character-defining elements. This approach would also help to retain the associated economic potential within the DTES area.

Gastown: Unlike other areas, the City’s Zoning By-law does not establish any density regulations in the historic area of Gastown. Instead, the HA-2 Zoning District Schedule sets a maximum building height of 75 ft., which generally applies when developing vacant sites or considering rooftop additions. If the site is occupied by a heritage building that is not legally

protected, the planning policy would consider compensation for heritage designation in the form of a compatible one-storey setback rooftop addition, subject to not exceeding the height limit of 75 ft. The density resulting from a potential one-storey rooftop addition and/or rear/side addition on vacant land, in some cases, would be used to establish the maximum FSR allowed. Owners would have a choice to use the additional density on site, as approved through the process of heritage conservation, or to claim it for transfer through the HIP application. Properties that currently meet or exceed the height limit of 75 ft. are considered fully developed and will not be eligible for the THD. Should the Zoning By-law change in future the updated FSR values would take precedence.

HIP - Transferable Residual Density Catchment Area

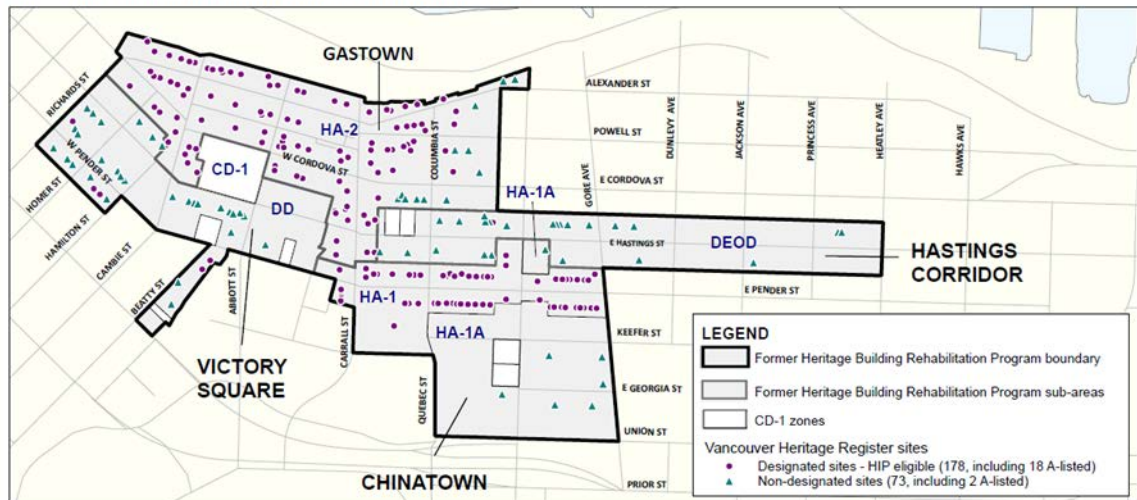


Table 2 – THD Catchment Area: Gastown, Chinatown, Hastings Street Corridor, and Victory Square

6.3 Zoning and Parking By-law Relaxations

Additional incentives consisting of zoning and parking by-law relaxations may be available if considered essential to securing quality heritage conservation. These are usually considered by the Director of Planning or Development Permit Board where strong heritage conservation rationale exists.

6.4 City of Vancouver Building By-law Alternate Compliance

For rehabilitation work on all existing buildings, including heritage, the City of Vancouver Building By-law (VBBL) requires a certain level of compliance. For heritage buildings undergoing a rehabilitation process, there may be some flexibility in order to accommodate the retention and conservation of a building’s character-defining elements and heritage values, the VBBL offers an alternate compliance method to accommodate conservation efforts (for more information see Division B, VBBL 2014).

7 Eligibility Criteria

7.1 To be considered under the HIP, the application must meet the following eligibility criteria:

- 7.1.1. Buildings/sites must be listed on the VHR and legally protected by a heritage designation by-law. If not designated at the time of inquiry, the application may still be eligible subject to its designation prior to a development permit issuance. New designations within the THD catchment area will be eligible for transferable heritage density as compensation for the reduction in market value as a result of the designation.
- 7.1.2. Privately owned commercial (e.g. office, mix-use, rental residential, industrial, religious/spiritual and institutional) and non-commercial (e.g. strata residential use) properties, and buildings that are operated by a non-profit organization and managed under a long-term lease agreement (10 + years) with the City of Vancouver are eligible.

- 7.1.3. Buildings constructed primarily of unreinforced masonry (including when combined with heavy-timber post-and-beam, structural steel, unreinforced concrete, or other historic period structural assemblies) in need of seismic upgrade are eligible.
- 7.1.4. Those heritage properties that have already undergone seismic/structural upgrades that meet or exceed the current VBBL S3 structural upgrade level may be eligible if further substantive upgrades are offered (e.g. fire-safety: sprinklers, seismic: enhanced S3 level, non-structural, accessibility or energy upgrades).
- 7.1.5. Buildings/sites that received City incentives through HFRP or have an active application for City incentives through other programs (e.g. cultural grants, economic revitalization grants etc.) may be eligible, except for the component of the work which was already incentivized.
- 7.1.6. Single-family and duplex dwellings, multi-family conversions, row-houses, and similar smaller building typologies that are primarily of wood-frame construction may be eligible through the Heritage House Conservation Program (see the HHCP Policies and Procedures) for more information.

7.2 The following section described the circumstances where buildings/sites may be ineligible for consideration under the HIP:

- 7.2.1. Buildings/sites that were redeveloped, rehabilitated, or rezoned, and received City incentives in some form (e.g. zoning and land use variances, density transfers, CAC credits, property tax exemption, or grants) in the past (through either HBRP, HRA, or a rezoning process).
- 7.2.2. Major redevelopment projects (either through the development permit or rezoning process) involving single or consolidated sites where eligible heritage resources are found, offering low retention levels of existing heritage structures and/or significantly altering heritage resources to accommodate new construction are ineligible for the HIP incentive.

7.2 The following requirements and conditions also apply:

- 7.3.1. The property owner must not be in arrears in payment of property taxes, or otherwise in contravention with City bylaws.
- 7.3.2. The applicant must comply with approved permits, heritage conservation standards, restoration agreement, design guidelines, policies, by-laws, or complementary standards and provisions that apply before grant funds will be released.

The City retains the right of ultimate approval throughout the review and the decision-making process.

8 Application Requirements & Process

HIP applications will be considered in two phases; pre-application and application phase. The approval of incentives is subject to City Council review and endorsement. Proposals will be received and processed annually, with the application cycle starting on **October 1st** every year (application documentation submission deadline).

8.1 Pre-Application Phase

The purpose of the pre-application phase is to provide public information, assist with inquiries, and engage those interested in participating. Property owners of eligible heritage buildings are invited to submit pre-application packages for the HIP consideration by **June 1st** every year.

8.1.1 Submission Requirements

To apply, the pre-application package consisting of the following documentation must be submitted:

- (a) HIP - Expression of Interest form featuring:
 - A statement outlining how the proposal meets the HIP intent and eligibility criteria
 - Statement of Significance (SOS) for the property
 - Project rationale including the heritage conservation strategy outline

- (b) Professional assessment of current building condition (structural/seismic /life-safety systems)*
- (c) Early cost estimate to complete the heritage conservation scope of work

*Applicants are strongly encouraged to provide as much information as possible at this early stage, in particular, the structural /seismic and fire/life-safety assessment reports, and the heritage conservation strategy. Information collected at this stage will be used to finalize the selection process and short-list candidates. Incomplete submissions may be difficult to assess, would delay processing, or could be found ineligible.

8.1.2 Evaluation Process

The pre-application evaluation process will determine eligibility and prioritize projects, particularly if the demand for incentives exceeds the annual HIP budget. Higher scoring proposals will have a better chance of proceeding to the application phase. The evaluation process will assess all participating proposals against the following five evaluation criteria:

8.1.2.1. The proposed level of upgrades:

- level of retention and conservation
- selection of use (the one that minimizes physical impact is favored)
- sustainable heritage rehabilitation approach

8.1.2.2. The proposed level of upgrades:

- verifiable seismic/structural upgrades are mandatory
- fire and life-safety upgrades are mandatory

8.1.2.3. Building/site is considered to be of special community importance where cultural, social, or housing uses comprise a significant part of their heritage values, and/or building/site is located within historic areas (e.g. Chinatown, Gastown) or character urban districts (e.g. Victory Square, Hastings Street Corridor, Powell Street, Granville Street).

8.1.2.4. The extent of deterioration or dysfunction (e.g. vacant or seriously underutilized for a prolonged period of time). The property which is intentionally neglected and where the owner may have not sufficiently responded to warnings or requests from the City to rectify issues may be considered ineligible for incentives.

8.1.2.5. Private/public capital investment ratio (eligible heritage conservation cost - private investment /eligible incentive - public investment. A higher level of private capital investment may yield favourable consideration under this criterion.

Evaluation will be conducted by staff involved with the HIP implementation, consisting of the representatives of the following City departments:

1. Planning, Urban Design, and Sustainability Department – conservation review
2. Development, Buildings, and Licensing Department – seismic/building systems upgrade review
3. Real Estate and Facilities Department – financial review

The results of the evaluation review will consist of an evaluation score, an order of magnitude of potential incentive, as well as a recommendation to either “proceed”, “re-apply”, or “ineligible” for each of the participating projects. The final decision will be made by senior COV staff based on the evaluation score as described in Table 3, by **July 1st**.

	Evaluation Criteria	Item	Score per Item	Score per criterion
1	Conservation program	Retention Level	1	3
		Use Compatibility	1	
		Sustainable Rehabilitation	1	
2	Upgrade levels	Seismic / Structural systems	1	2
		Fire / Life-safety systems	1	
3	Contribution to other major City initiatives	Priority housing	1	3
		Cultural use	1	
		Within historic area	1	
4	Extent of deterioration	Vacant / seriously underutilized	1	1
5	Investment ratio	>2	1	1
	Total Score	10 out of 10	10	100%

Table 3 – Evaluation Scoring Sheet

Although the best effort will be made to accommodate all submissions, it is conceivable that not all of the projects would proceed to the Application Phase or receive the Council’s support. Owners of the eligible projects that were not selected through the pre-application evaluation process will have the opportunity to re-apply in the following calendar year.

8.2 Application Phase

Inquiries that successfully qualified through the pre-application evaluation process would proceed to the application phase where a complete set of documentation will be required by **October 1st**, as follows:

- (a) Heritage Conservation Plan, including:
 - Statement of Significance (for building and the area, if applicable)
 - Conservation Procedures
 - Sustainable rehabilitation rationale and procedures
 - Maintenance plan
- (b) Structural/Seismic Assessment Report, with an upgrade proposal
- (c) Fire & Life Safety Assessment Report, with an upgrade proposal
- (d) Building Systems Assessment Report, with an upgrade proposal (only if proposed)
- (e) The cost estimate by a Quantity Surveyor clearly identifying heritage conservation related costs
- (f) Development Permit (DP) application documentation

All complete HIP applications received by the established application deadline, **October 1st**, will be processed by staff and presented to the Vancouver Heritage Commission (VHC). Following the VHC review, the administrative report will be drafted and HIP applications will be presented to Council for consideration and conditional approval of incentives. If approved, and subject to all conditions that City Council may have, processing will continue, including permits and preparation of necessary legal agreements. The agreements should be registered on title and all required permits issued prior to the commencement of any construction and conservation work on site. The application phase is time sensitive and would require the full cooperation of all parties involved, including applicants and consultants. Late applications will not be able to proceed through the HIP under the current processing path but could be considered again in the next year.

Heritage buildings located on sites involved in a rezoning proposal may be considered for heritage incentive (grant only) subject to compliance with HIP requirements. In this case, financial assistance for onsite heritage conservation may come in the form of approved heritage premium costs or the total HIP grant amount factored into the pro forma and would be subject to a maximum amount as per the HIP criteria, reflecting the size of the building and the quality of the proposed heritage conservation work.

9 Budget

The budget for the HIP is secured primarily by the CAC heritage allocations collected citywide through rezoning activities. A percentage of the total CAC amount is allocated to the Heritage Conservation Reserve (HCR) for processing and distribution through the HIP. Given the diversity of heritage resources, applications of varying complexity levels are expected. Approximately six (6) to eight (8) applications are anticipated annually. The funding required to support this level of heritage conservation activities is projected to be \$18 million annually. The actually available funding may vary from year to year subject to citywide rezoning activities and the CAC payments received.

Important: The HIP will only use the funding that is actually available in the HCR. This may affect the number of annual applications that could be processed or the number of incentive packages offered and may necessitate evaluation procedure to short-list applications (Section 8, Table 3).

10 Eligible Cost

Heritage conservation construction costs and associated professional fees are eligible for consideration. For the purpose of the HIP, the heritage conservation construction cost is defined as the construction cost associated with the conservation work identified by the approved conservation plan and closely defined by its heritage conservation procedure. In addition, the following professional documentation costs are eligible: consultant fees to conduct heritage evaluation and develop the SOS, conservation plan, structural report to assess physical condition / seismic capacity of the building and create an upgrade proposal, other professional assessment reports as the case may be, and quantity surveyor's cost. An estimate prepared by a quantity surveyor is required and will be subject to verification and approval by the COV Real Estate Services. Costs related to any new construction on site (addition), land/building acquisition, contingency, financing fees, developer's profit and similar, are ineligible.

The professional fee cost claim should not exceed 10% of the total submitted eligible cost and cannot be claimed (refunded) should the application receive no support from staff or Council. The cost claimed for seismic/structural and other VBBL upgrades should not exceed 50% of the total eligible cost claimed.

The HIP will provide financial assistance to qualified applicants, as follows:

- \$100 per sq.ft. of the total floor area, up to 50 % of the eligible cost (see Section 6)
- Up to \$4.0 million per building /site, depending on the size and complexity
- If the site/project involves two (2) or more heritage buildings they will be assessed independently.

11 Eligible Work

To be eligible for HIP incentives, the proposed scope of work must meet the following requirements:

- Retention, conservation and the continued use of the building.
- Heritage conservation including but not limited to the conservation of the exterior and interior (as the case may be) architectural features, materials and finishes, seismic and structural upgrades, life-safety building system upgrades. Other building system upgrades may be eligible.

Major re-development projects, offering low retention levels of an existing heritage structure while significantly altering heritage resource (e.g. facade only retention or major addition to the building resulting in removal, or severe structural alterations) may not be eligible.

12 Additions

A compatible one or, in some cases, two-storey setback roof-top addition may be considered if additional height or floor area (density) meet the applicable zoning requirements.

Heritage buildings of up to three (3) storeys may be considered for a one-storey setback rooftop addition. Buildings with four (4) or more storeys may be considered for up to two-storey rooftop setback addition, subject to meeting other architectural, urban design and planning requirements (e.g. height or density limits), as well as the building's structural capacity to carry additional load without triggering removal of existing structure or major structural replacement. Where a proposed rooftop addition could result in the removal or replacement of primary structural components or addition of significant new structural elements adversely affecting existing heritage value (both interior or exterior), the rooftop addition may be limited to a more appropriate level (reduced height), denied, or may result in the project becoming ineligible for incentives.

Side or rear additions may be considered, on a site-specific basis, subject to land availability, its impact on the existing heritage resource, and architectural and urban design considerations. Construction costs related to new additions are ineligible for the purpose of the HIP. This principle also applies to potential rezoning sites occupied by a heritage building.

Severely underdeveloped sites (less than 35% of allowed density) within the THD catchment area may be required to consider further on-site development (rooftop, rear, or side addition) in order to become eligible for the optional THD incentive.

For additions to be considered, high levels of architectural and urban design excellence, as well as adherence to heritage principles of integrity, compatibility, and distinguishability must be demonstrated.

13 Retention Limited to Building Façades

Façade-only retention (facadism) is not considered a heritage conservation procedure and thus a proposal based on this approach will be ineligible for HIP incentives.

Note: In a case where a significant portion of the heritage building was lost to a fire or earthquake, or otherwise found deteriorated beyond repair, the façade-only conservation scope of work may be supportable and eligible for a façade grant incentive through the Heritage Façade Rehabilitation Program (HFRP).

14 Seismic/Structural and other VBBL Upgrades

Seismic/structural, life-safety, and other building systems upgrade requirements will be carefully assessed through the application process to ensure an effective yet appropriate level of upgrade. Although it is not expected that the proposed heritage conservation project will always meet 100% of the Vancouver Building By-law (VBBL) or other applicable by-laws, substantive, tangible, and verifiable upgrades to the existing structure and its building systems are required. Each building is unique and may require its own solutions. Generally, overall upgrade levels should meet the following Major Renovation expectations: seismic and structural upgrades (enhanced S3), life-safety building system upgrades (F2 including sprinklers), conservation of exterior (N3), and energy (E4). Note: new additions may trigger a higher level of compliance with the VBBL requirements (S4, F4, N4, A4, and E6) and potentially adversely affect heritage conservation efforts, ultimately resulting in a non-support for incentives.

The level of upgrade requirements will depend on a building's condition at the time of application and would be determined on a case by case basis. Both the assessed level of current condition and the proposed level of upgrades must meet the requirements of the Chief Building Official and the Director of Planning. Heritage buildings that are primarily made of unreinforced masonry (often involving heavy timber, steel or concrete assemblies as well), that have not been seismically upgraded in the recent past (25 or more years), and are currently not subject to a major reconstruction proposal (rather, undertaking a sensible heritage conservation approach), may be eligible for VBBL heritage relaxations. Worth mentioning is sprinkler system installation, which provides a significant improvement to life safety and asset protection while also allowing building code relaxations for heritage buildings. If the scope of work entails a major occupancy change, property strata titling or significant new addition, the proposal must meet the VBBL requirements (achieve full upgrade).

Structural/seismic, life-safety, and other building systems assessment reports are required at the pre-application stage, identifying the current condition, assessing it against the VBBL, and proposing upgrades for consideration. The proposed scope of work would need to be clearly described, itemized, and quantified, as this information would also be used to establish the project cost.

Upgrades to mechanical, electrical, or plumbing building systems, although desirable, may not be considered eligible for the incentive if determined that the replacement was due as a regular capital upgrade or excessively deteriorated due to lack of appropriate maintenance.

15 Legal

Should Council approve the application, the applicant will be required to enter into an agreement with the City to ensure the continued maintenance of the conserved building. This agreement (Restoration Agreement or Heritage Revitalization Agreement in the cases where THD is considered) will be prepared by Legal Services and once finalized with the applicant, will be registered against title to the Property as a covenant under Section 219 of the Land Title Act. The agreement will require that the conservation work (including seismic upgrades) be supervised by a qualified heritage consultant, will contain the terms and conditions upon which the grant is to be paid and the THD allowed for transfer, if applicable, once the conservation work is complete. It will also require the owner of the property to keep the heritage building in good appearance and good repair after completion of the conservation work. Should the owner decide to further develop the site which received the HIP grant (but not the THD incentive) and by doing so potentially adversely affect the already conserved building, or the property becomes subject to a major redevelopment proposal within the period of fifteen years after completion of the conservation work, the full refund of the grant may be required. If the THD was made part of the incentive package/ compensation no further addition of density may be considered on the site.

The grant will be issued and the transfer of heritage density allowed, if applicable, only after the agreement is registered on title to the property, the property designated, the conservation work completed in accordance with permits and associated agreements and the conservation plan satisfactorily implemented, the Occupancy Permit issued, and the owner has delivered to the City satisfactory proof of payment of the costs incurred in carrying out the conservation work. No portion of additional density provided as compensation for heritage designation will be considered for transfer before the full completion of the project and Occupancy Permit issuance.

16 Completion Procedure

Heritage conservation work contemplated under the HIP incentive application must be completed within a period of three (3) years from the date of the legal agreement being registered on title. A development permit may not be issued unless a legal agreement is in place (registered). If not completed within the three-year (3) time frame as described, no further extension will be granted and the applicant will not be able to claim the HIP incentives even if the project is subsequently completed. In the case where special strenuous circumstances have unexpectedly affected the project's timeline, a one-year (1) extension may be considered. To receive a one-year (1) extension, the applicant would need to apply within the initial three-year (3) term and provide sufficient evidence for consideration. The completion date is the date of an Occupancy Permit issuance.

17 Grant Release Procedure

The grant is claimed by the applicant by submitting a Letter of Completion stating the completion status of all construction work including heritage conservation, implementation of the conservation plan, compliance with the Legal Agreement registered on title, and confirmation of the issuance of the Occupancy Permit. In the enclosure, the applicant should submit the following documentation:

1. Project Completion Status Report prepared by the heritage consultant and endorsed by the property owner,
2. Financial Statement Summary, including an itemized summary of payments prepared by a quantity surveyor, clearly identifying and counting only costs related to the approved heritage conservation scope of work. Copies of all related invoices should be made available for review.
3. Copy of the Occupancy Permit,
4. Financial information for grant disbursement (Note: Funds will be disbursed electronically).

Upon receipt of the Letter of Completion, staff will conduct a site visit to verify the project status as reported. The site visit will be conducted by the Heritage Consultant who supervised the work, the owner or it's representative (usually General Contractor or Architect), and the City's representative (usually the Heritage Planner). Staff will also review submitted financial statements to determine the final project cost and confirm the incentive amount in accordance with HIP procedures and the legal agreement.

Upon successful completion of the site visit, a review of the submitted financial statement and subject to all other HIP requirements being met, the City staff will initiate release of the heritage grant payment.

Should it be found that the conservation work has not been completed as agreed or the required documentation not filed as requested, the City would retain the right to not issue incentives until all requirements have been met, or to reduce the grant payment accordingly. During the process of verifying and adjusting the grant, the City may ask for additional information and retains the right to a final decision on the matter. Only after all of the above has been completed to the full satisfaction of the City, the incentives including the THD would become available.

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Guidelines

Childcare Design Guidelines

Approved by Council February 4, 1993

Last amended xxx

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Background and Context

The City of Vancouver is committed to supporting the creation of high quality and accessible childcare spaces that promote healthy child development and support working families. The City has adopted a number of goals and objectives to support access to quality, affordable licensed childcare, including:

The Healthy City Strategy: A Good Start (2014)

- Vancouver’s children should have access to quality childcare that promotes physical and mental health and social development, and improves school readiness.
- The City seeks to improve access to licensed childcare centres that are affordable and inclusive.

Intent

The intent of the City of Vancouver’s Childcare Guidelines is to inform the creation of safe and quality childcare facilities that provide a range of opportunities for the social, intellectual and physical development of children.

These design guidelines apply where childcare facilities that offer licensed childcare serving children up to School Age (except for those in temporary structures) are required:

- as a condition of rezoning; or
- for conditional approval of development permit applications.

The guidelines are to be used by childcare developers, architects and City staff.

Site selection, site planning, and indoor and outdoor design considerations are addressed. Appendix A includes a list of Common Toxic Plants.

In addition to these guidelines, other approvals and permits are required for the design, construction and occupancy of childcare facilities:

- The “Child Care Licensing Regulation” pursuant to the Community Care and Assisted Living Act provides minimum operational and design requirements for Child Care Facilities. The approving agency in Vancouver is the Community Care Facilities Licensing Office (CCFL) at Vancouver Coastal Health which must approve all childcare facility plans and should be consulted in the earliest planning phase.
- Development, Building and Occupancy Permits are required for all new childcare facilities. For detailed information concerning these permits and other relevant codes and requirements, contact the City of Vancouver’s Development and Building Services Enquiry Centre.

Definitions

For the purpose of these guidelines, the following definitions apply:

- Program: A group of children having their own room or rooms that are fully furnished and equipped.
- Facility: A building or portion of a building which houses one or more programs.

Age Groups

- 0-3: A child up to 36 months of age.
- Preschooler: A child between 30 months to School Age.

Program Types

- 0-3: A year-round full-day service for children aged 0-3 typically opening between 7:00 and 8:00 am and closing between 5:30 and 6:00 pm.
- 3-5: A year-round full-day service for children aged 30 months to School Age typically opening between 7:00 and 8:00 am and closing between 5:30 and 6:00 pm.
- Preschool: A part-day service for children from 30 months to School Age Children, attending up to 4 hours each day.

Guidelines

1 General Design Considerations

The planning of a childcare facility should consider site suitability, solar orientation, and access to and from the facility.

1.1 Unsuitable Locations/Sites

- (a) The impact of inappropriate adjacent uses such as commercial loading or service areas, ~~large parking lot havens~~, major mechanical plants, building exhaust fans, electrical substations and major above-grade electrical lines, transformers or other noisy, noxious or dangerous uses should be avoided or mitigated.
- (b) Childcare facilities should be sited away from high traffic arterials to avoid traffic related air pollution and noise impacts.

1.2 Relationship of Site to Grade

Whenever childcare facilities are located above grade, concerns about emergency evacuation of the children must be considered, noting that these concerns correspond to increased height above grade. The safety and security of the outdoor play area must be addressed when there are adjacent uses directly beside or above it. Locations below grade may be unacceptable due to requirements for natural light and outdoor areas.

1.3 Relationship of Indoor and Outdoor Spaces

The indoor and outdoor spaces should be planned together.

- (a) Outdoor space should be at the same level as the indoor space (plus or minus 0.5 m) and contiguous with it.
- (b) A strong visual connection should exist between the indoor and outdoor activity areas.
- (c) Indoor and outdoor spaces should allow for inter-related indoor and outdoor activities and free movement by children.
- (d) The facility should be oriented to facilitate the surveillance of outdoor play areas from the primary indoor activity area.
- (e) Ramps for wheeled equipment should be provided when a level change exists.

1.4 Orientation

The availability of natural light is important to the creation of a suitable childcare space.

- (a) The facility should be oriented so that outdoor play areas receive a minimum of three hours of direct sunlight per day at the winter solstice. Two hours of sunlight should occur during the typical playtimes of 9:30 am - 11:30 am or 1:30 pm - 4:00 pm. This is particularly important for 0-3 programs due to the limited mobility of the children.

1.5 Pedestrian Access

- (a) Pedestrian access should be safe, secure and accessible for wheeled equipment, including wheelchairs, strollers and bikes.

1.6 Vehicular Access and Parking

Parking Requirements are as follows:

- (a) One parking stall for every eight full-time equivalent childcare spaces.
- (b) Two parking stalls for staff.

Considerations related to parking are as follows:

- (c) Safe vehicular access should be provided to the childcare facility.
- (d) Access from the street or drop-off area should be as direct, simple and close as possible to the daycare's entry or elevator, and in no case more than 100 m from the entry.
- (e) Drop-off parking spots should be full size; small car only spaces are not acceptable as they do not allow for easy loading and unloading of children into car seats, etc.
- (f) Access to drop-off parking should not require children to cross the drive aisle.
- (g) Where childcare facilities are located in a school or other community facility^{ies}, drop-off parking may be combined with that of the school/facility provided that the needs of both are adequately met.
- (h) Secure bicycle parking should be provided, in accordance with the City's "Off-street Bicycle Space Regulations"

1.7 Sharing Childcare Space with Other Users

- (a) If any childcare space is shared with other users when the childcare facility is not in operation, issues of joint management, maintenance, liability, supervision and financial support should be resolved. In such circumstances, design should consider all uses and allow for adequate storage and equipment.

2 Facility Size and Shared Spaces

Sufficient space is essential to quality childcare. The following space requirements are based on research and experience with purpose-designed childcare facilities in high-density urban settings.

Note: These guidelines' space requirements are higher than the minimums required by the Provincial Child Care Licensing Regulation.

Be aware that the maximum number of spaces and minimum child to staff ratios depend on the ages of the children and are specified in Provincial regulations. These should be confirmed with Community Care Facilities Licensing (CCFL) of Vancouver Coastal Health.

2.1 Indoor and Outdoor Space by Program Type

The most common program sizes have been used to develop the indoor and outdoor space requirements (Table 1). These program sizes are generally preferred and are most economically viable due to staff ratios requirements under the BC Child Care Licensing Regulation. Facilities proposing to accommodate fewer children per program should consult with CCFL staff.

Table 1: Recommended Indoor and Outdoor Space by Program Type

Program	# of Spaces	Minimum Net Activity Area		Gross Indoor Area		Covered Outdoor		Total Outdoor	
		m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
Group Daycare Age 0-3	12	82	872	182	1959	33	355	170	1830
Group Daycare Age 3-5	16	101.5	1092	209	2250	34	366	224	2411
Group Daycare Age 3-5	25	128	1378	247	2659	45	484	350	3767
Preschool	20	78	840	153	1647	33	355	140	1507

Note: The Recommended Gross Indoor Area is exclusive of mechanical and electrical rooms, stairwells, elevator shafts and lobbies. Consider an extra 15% of floor area for these items.

- Childcare facilities constructed as a condition of development should meet the minimum net activity areas set out in Table 1 and provide the support spaces as described in Section 3.2 of these guidelines.
- Total net area for support spaces ranges from 40 m² to 62 m² per licensed program (see Tables 2-5 for details).
- A net to gross ratio of 1 to 1.3 should be allowed at the initial planning stage, although an efficiency factor of 80 percent to 85 percent should be the goal (e.g., net activity area + net support area x 1.3 = gross area recommended for planning purposes).

Note: Provincial Childcare licensing has a different method of space calculation for indoor space. Contact CCFL for more information on their space calculation.

Area recommendations for indoor activity rooms and settings, support spaces, and outdoor spaces of common programs are shown in Tables 2-5.

Table 2: 0-3 Group Daycare (12 Space Program)

1 Indoor Activity Rooms and Settings			
1.1	Art Area	9 m ²	97 ft ²
1.2	Table Area	11 m ²	118 ft ²
1.3	Area for Other Activity Settings	20.5 m ²	221 ft ²
1.2	Gross Motor/Nap Room	28 m ²	301 ft ²
1.2.1	Storage for Mats & Equipment	4.5 m ²	48 ft ²
1.3	Quiet Room	9 m ²	97 ft ²
Net Activity Area		82 m ²	883 ft ²
2 Support Spaces			
2.1	Cubby	12 m ²	129 ft ²
2.2*	Kitchen	9.5 m ²	102 ft ²

Table 2 continued: 0-3 Group Daycare (12 Space Program)

2.3	Storage	7 m ²	75 ft ²
2.4	Accessible Child W/C & Diapering Area	8 m ²	86 ft ²
2.5**	Parent's Room	6 m ²	65 ft ²
2.6	Staff Office	7 m ²	75 ft ²

2.7**	Accessible Staff W/C	4.5 m ²	48 ft ²
2.8**	Laundry/Janitorial	4 m ²	43 ft ²
Net Support Area		58 m ²	624 ft ²
Total Net Indoor Area		140 m ²	1507 ft ²
Gross Indoor Area		182 m ²	1959 ft ²
3 Outdoor Area			
3.1	Covered Outdoor Space	33 m ²	355 ft ²
3.2	Open Outdoor Space	137 m ²	1475 ft ²
Total Outdoor Area		170 m ²	1830 ft ²
Total Gross 0-3 Group Daycare Area		352 m ²	3789 ft ²

* Where a kitchen is shared by two programs the total kitchen area should be at least 12 m².

** Where multiple programs are located in one facility, support spaces may be shared if they are easily accessible and functional for all programs.

Table 3: 3-5 Group Daycare (16 Space Program)

1 Indoor Activity Rooms and Settings			
1.1	Dedicated Art Area (wet messy)	8 m ²	86 ft ²
1.2	Table Area	12 m ²	129 ft ²
1.3	Area for Other Activity Settings	39 m ²	420 ft ²
1.4	Quiet Room	9 m ²	97 ft ²
1.5	Gross Motor/Nap Room	29 m ²	312 ft ²
1.6	Storage with Large Motor/Nap Room	4.5 m ²	48 ft ²
Net Activity Area		101.5 m ²	1092 ft ²
2 Support Spaces			
2.1	Cubby	13 m ²	140 ft ²
2.2*	Kitchen	9.5 m ²	102 ft ²
2.3	Accessible Children's W/C	8 m ²	86 ft ²
2.4	Storage	7.5 m ²	81 ft ²
2.5**	Parent's Room	6 m ²	65 ft ²
2.6	Staff Office	7 m ²	75 ft ²
2.7**	Accessible Staff W/C with Diapering Area	4.5 m ²	48 ft ²
2.8**	Laundry/Janitorial	4 m ²	43 ft ²
Net Support Area		59.5 m ²	640 ft ²
Total Net Indoor Area		161 m ²	1733 ft ²
Gross Indoor Area		209 m ²	2250 ft ²
3 Outdoor Area			
3.1	Covered Outdoor Space	34 m ²	366 ft ²
3.2	Open Outdoor Space	190 m ²	2045 ft ²
Total Outdoor Area		224 224 m ²	2411 ft ²
Total Gross 0-3 Group Daycare Area		433 433 m ²	4661 ft ²

* Where a kitchen is shared by two programs the total kitchen area should be at least 12 m².

** Where multiple programs are located in one facility, support spaces may be shared if they are easily accessible and functional for all programs.

Table 4: 3-5 Group Daycare (25 Space Program)

1 Indoor Activity Rooms and Settings			
1.1	Dedicated Art Area (wet messy)	10 m ²	108 ft ²
1.2	Table Area	14 m ²	151 ft ²
1.3	Area for Other Activity Settings	60.5 m ²	651 ft ²
1.4	Quiet Room	9 m ²	97 ft ²

1.5	Gross Motor/Nap Room	30 m ²	323 ft ²
1.6	Storage with Large Motor/Nap Room	4.5 m ²	48 ft ²
Net Activity Area		128 m ²	1378 ft ²
2 Support Spaces			
2.1	Cubby	14 m ²	151 ft ²
2.2*	Kitchen	9.5 m ²	102 ft ²
2.3	Accessible Children's W/C	9 m ²	97 ft ²
2.4	Storage	8 m ²	86 ft ²
2.5**	Parent's Room	6 m ²	65 ft ²
2.6	Staff Office	7 m ²	75 ft ²
2.7**	Accessible Staff W/C with Diapering Area	4.5 m ²	48 ft ²
2.8**	Laundry/Janitorial	4 m ²	43 ft ²
Net Support Area		62 m ²	667 ft ²
Total Net Indoor Area		190 m ²	2045 ft ²
Gross Indoor Area		247 m ²	2659 ft ²
3 Outdoor Area			
3.1	Covered Outdoor Space	45 m ²	484 ft ²
3.2	Open Outdoor Space	305 m ²	3283 ft ²
Total Outdoor Area		350 70 m ²	3707 3767 ft ²
Total Gross 0-3 Group Daycare Area		597 m ²	6426 ft ²

* Where a kitchen is shared by two programs the total kitchen area should be at least 12 m².

** Where multiple programs are located in one facility, support spaces may be shared if they are easily accessible and functional for all programs.

Table 5: Preschool Space List (20 space program)

1 Indoor Activity Rooms and Settings			
1.1	Art Area	7.5 m ²	81 ft ²
1.2	Table Area	14 m ²	151 ft ²
1.3	Other Activity Settings	47.5 m ²	511 ft ²
1.4	Quiet Room	9 m ²	97 ft ²
Net Activity Area		78 m ²	840 ft ²
2 Support Spaces			
2.1	Cubby	12 m ²	129 ft ²
2.3	Accessible Children's W/C	7 m ²	75 ft ²
2.4	Storage	9 m ²	97 ft ²
2.6	Staff Office & W/C	12 m ²	129 ft ²
Net Support Area		40 m ²	430 ft ²
Total Net Indoor Area		118 m ²	1270 ft ²
Gross Indoor Area		153 m ²	1647 ft ²

Table 5 continued: Preschool Space List (20 space program)

3 Outdoor Area			
3.1	Covered Outdoor Space	33 m ²	355 ft ²
3.2	Open Outdoor Space	107 m ²	1152 ft ²
Total Outdoor Area		140 m ²	1507 ft ²
Total Gross 0-3 Group Daycare Area		293 m ²	3154 ft ²

Note: Based on the assumption that access to a kitchen will be provided in a shared facility. Otherwise add 9 m² for kitchen.

2.2 Shared Facilities and Efficiencies

Most new childcare facilities should house two or more programs, each with different age ranges. This facilitates a sequenced graduation of children among a population of friends and enhances economic viability.

- (a) The design of the shared facility should encourage cross-daycare contact and opportunities to share materials and equipment.
- (b) If facility design permits, support spaces, such as laundry rooms, parents' rooms and staff washrooms may be shared by two or three programs to improve efficiency (see Table 6).
- (c) When four or more programs are aggregated, support spaces may be shared but no reduction in total area should occur. Aggregating four or more programs create additional space requirements for circulation, garbage collection, central storage and janitorial functions. Space gained from sharing office, washroom and parent rooms should be devoted to the above noted spaces.

Table 6: Recommended Indoor and Outdoor Space: Shared Facilities

Program	# of Spaces	Minimum Net Activity Area		Gross Indoor Area		Covered Outdoor		Total Outdoor	
		m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
0-3 (12 space program) & 3-5 (25 space program)	37	210	2260	429	4618	78	840	520	5597 1830
0-3 (two 12 space programs) & 3-5 (two 16 space programs)	56	367	3950	782	8417	105	1130	703	7567
0-3 (two 12 space programs), 3-5 (25 space program) & Preschool (20 space program)	69	370	3983	764	8224	113	1216	745	8019

Note: 25% outdoor space reduction for two 12-space programs has been applied to 56 and 69 space shared facilities. The Recommended Gross Indoor Area is exclusive of mechanical and electrical rooms, stairwells, elevator shafts and lobbies. Consider an extra 15% of floor area for these items.

2.3 Reduction in Outdoor Areas

A reduction in outdoor areas may be considered in the following situations, to the satisfaction of the Managing Director of Social Policy and Projects:

- (a) All outdoor areas may be reduced by up to 25% if an appropriate playground or park within a 0.5 km safe walking distance is available for regular use; or
- (b) Outdoor area for 0-3 programs only may be reduced by up to 25% (see Table 6) if:
 - two 0-3 programs have contiguous outdoor spaces;
 - the outdoor spaces can be used as one larger play space with covered outdoor area adjacent to each program; and
 - the resulting combined outdoor space is easily supervisable.

3 Internal Design Considerations

Comfortable surroundings reduce anxiety and aggression, promote understanding, and enable children to engage in genuine exploratory and discovery behaviours.

Childcare facilities should be designed to ensure that the facility, the outdoor space and pedestrian and vehicular approaches are defensible spaces and can be readily seen from the childcare and surrounding uses.

All major indoor activity spaces used by children should have a direct source of natural light from a minimum of 10% of the wall area of the room. Natural light is also preferred for staff offices and rooms, while support areas such as washrooms, kitchens and storage rooms do not require natural light.

3.1 Indoor Activity Spaces

Provision of a range of activity settings is a key determinant of the quality of the childcare program. Activity settings are those areas in which activities or programs directly involving the children take place. They should be designed to accommodate a variety of discrete activities. Most childcare facilities accommodate activity settings in the following discrete spaces: the Activity Room, the Gross Motor/Nap Room, and the Quiet Room. See Table 3 below for details.

Table 7: Activity Settings by Program and Room

Program	Room	Activity Settings
Group Daycare – 0-3	Activity Room	Art-Sensory
		Dramatic Play
		Blocks
		Climbing & Crawling
		Puzzles and Manipulative Toys
		Water, Sand, Sensory
		Reading
	Gross Motor/Nap Room Quiet Room	Quiet Room
Quiet Retreat		
Group Daycare – 3-5 and Preschool	Activity Room	Art
		Water
		Sand/Texture
		Dramatic Play
		Science
		Puzzles and Games
		Manipulative Toys
		Blocks
		Gross Motor, Circle
		Reading
	Wheeled and Construction Toys	
	Gross Motor/Nap Room	Quiet Room

3.1.1 General Considerations for Activity Setting

- (a) Movement activities require a dedicated area which should include convenient storage for wheeled toys, large blocks, musical instruments, and climbing equipment.
- (b) Activity settings are defined by the following: physical location, visible boundaries, work and sitting surfaces, materials storage and display, a mood or personality.
- (c) Activity settings should be delineated by a combination of fixed and movable elements:
 - (i) Fixed elements include changes in level, ceiling height, materials, room corners, partial walls, special windows.

- (ii) Movable elements include movable and hung partitions, bookcases, storage units and furniture. Where changes in level are employed ramps should be used.
- (d) Activity settings should include places to observe, to play alone, to play alongside, and to play together.
- (e) Retreat points should be provided adjacent to activity areas and should be visually monitorable by staff in the main activity area.

3.1.2 The Activity Room

This should be the largest of the program spaces.

Design Considerations

- (a) It should include a mixture of open spaces and smaller alcove-type spaces and be designed to accommodate a variety of activity settings. The design should emphasize flexibility by utilizing movable elements to define spaces.
- (b) An irregular square with alcoves and nooks is recommended. Avoid long narrow rooms. The plan should direct children from one activity to the next and delineate, protect and support activities in each setting.
- (c) The messy/wet area will be used for art activities and eating. There should be enough space for art/eating tables, easels, water and texture tables, and adequate storage. Enough space is required to seat all children at once for snacks and meals.
- (d) An art sink with clay trap, at least 1.0 m of counter space and closed cupboards above and below should be provided.
- (e) Circulation within an activity room should be clear and straightforward, but not overly simplified and uninteresting. The optimum circulation path is highly visible and snakes through a childcare, overlooking each activity. "Shopping" among activities is itself an activity. Circulation paths should respect the boundaries of activity areas by meandering around but not passing through activity settings. Allow sufficient space for children engaged in activities to play uninterrupted by others passing by them.

Adjacency

- (f) The Activity Room should connect and flow to the Gross Motor/Nap Room and the Quiet Room to enable shared use and to enhance flexibility.
- (g) Location of the activity settings are such that noisy and quiet, intense and calm and messy (or wet) and tidy activities are separated (see Section 6.1). These areas should be shown on submitted plans.
- (h) The messy/wet area should be located adjacent to the kitchen and to the outdoor play area so that on sunny days doors can be open and activities can flow between indoor

3.1.3 Gross Motor/Nap Room

When used as a gross motor room it can be the setting for noisy, boisterous, physical activities such as climbing or group games or larger scale, intense, small group activities such as large blocks, music and noise makers. It also can accommodate large scale group activities such as singing, and circle time.

Design Considerations

- (a) As a nap room, it should be sized to accommodate all children for napping and allow children to sleep without being disturbed by activities around them.
- (b) Activity setting can be planned for this room with the inclusion of storage.
- (c) Facilities for ages 0-3 may consider providing two smaller rooms for napping so that fussy infants do not disturb sleeping infants. Again, these rooms can accommodate more than one activity and should both open up to the primary activity space

Adjacency

- (d) The room should be located away from outdoor play areas.
- (e) An enclosed Gross Motor/Nap Room should be provided which can be opened up to the Activity Room to promote shared use.

3.1.4 The Quiet Room

A quiet room fulfills a number of other useful functions: a space where children can be quiet and escape briefly from the hubbub of the activity room, a room for the use of professionals working with children on a one-to-one basis, napping and/or a place where sick children can rest while waiting for parents to pick them up.

Design Considerations

- (a) The Quiet Room should be a separate room with a door, which can be used for quiet activities for smaller groups (3-8 children). There should be enough space for a small table, chairs and some storage.

Adjacency

- (b) An enclosed Quiet Room should be provided which can be opened up to the Activity Room to promote shared use.

3.2 Support Spaces

3.2.1 Kitchen

A kitchen should be provided for the preparation and clean-up of snacks and lunches.

Design Considerations

- (a) Two programs could share one kitchen if it is located to be readily accessible to both.
- (b) Kitchens should be located and designed to allow staff to supervise children in the Activity Room while in the kitchen.
- (c) If there is a shared kitchen, 0-3 programs should have separate fridges and small microwave ovens properly mounted at counter height. If infants are in the childcare program, include microwave for bottle warming and fridge.

Circulation/Path

- (d) Kitchen location should not require staff to pass through the space in order to access laundry, janitorial, washrooms, etc. to mitigate food safety concerns.

3.2.2 Cubby Area

Design Considerations

- (a) A cubby area should be provided for each program. One cubby for each child should be provided. Daycares with part-time children should include extra cubbies.
- (b) There should be sufficient open floor space for a group of eight children with one staff to get dressed for winter conditions separated from the activities of the other children.

Adjacency

- (c) The cubby area is best located immediately inside the entry used by children when using the outdoor play yard. This arrangement ensures that wet and muddy outer clothes and boots are not brought into the activity areas of the childcare.
- (d) Each cubby area should be easily accessible to the washroom and to the outdoor covered play area.
- (e) If possible, parents of children aged 0-3 should enter through the cubby area so that shoes can be removed before entering areas where children are playing on the floor.

3.2.3 Storage

Storage is a key factor in providing good childcare.

Design Considerations

Three categories of storage should be provided for each childcare program:

- (a) active storage - accessible to children from activity setting;
- (b) semi-active storage shelves and cabinets accessible to staff above or near activity settings; and
- (c) a storage room for longer-term storage and larger equipment.

Storage includes open and closed, fixed and movable, and multi-use and specialized storage elements.

- (d) All daycares should provide storage space for parent-owned strollers, bike trailers, and for car seats left for a return trip in another vehicle.
- (e) The storage room for longer-term storage may be shared by the programs within the facility.
- (f) All storage should be designed to address seismic safety concerns by ensuring that tall, heavy cupboards and other furniture items are fixed to the wall.

Adjacency

- (g) Dedicated built-in storage for sleeping mats adjacent to the sleeping area, personal storage for children and staff, a variety of wall cabinets and shelves, floor units and open visible storage should be provided.

3.2.4 Children's Washrooms and Diapering Area

For programs including children under 36 months, children with disabilities or children who need additional support, a dedicated diaper changing area should be provided within the washroom.

Design Considerations

- (a) When designing the diaper changing area keep in mind that children cannot be left unattended for even a moment. Everything the caregiver might need to complete the change should be within reach.

- (b) The space should be separated from activity areas by a low gate or other partition 75 cm to 90 cm high to protect children from potential harm.

The diaper changing area should include:

- (c) a changing surface approximately 80 cm high and 60 cm deep by any length sufficient to conduct diapering and dressing routines for two children simultaneously;
- (d) an adjacent sink large and deep enough to bathe and wash off children, outfitted with elbow faucet handles to prevent contact with contaminated hands, and equipped with a hand-held shower attachment;
- (e) space for several large, lined containers with lids for soiled diapers within arm's reach of the caregiver but out of reach of the child;
- (f) shelves or drawers for storing all supplies: wipes, clean diapers, salves, towels, etc. within easy reach of the caregiver but out of reach of the child;
- (g) enough shelf space for storage of children's individual supplies;
- (h) hooks or shelves for mobiles and small toys, and a mirror along or behind the changing surface;
- (i) adequate ventilation to remove odours without drafts and sufficient heat to allow for children's comfort during changing and bathing;
- (j) a nearby toilet for disposing and flushing away feces; and
- (k) room for 3 to 4 potties.

Staff should be able to visually supervise the entrance to the washroom from the main activity area.

- (l) In 0-3 programs the children's toilets should be unscreened.
- (m) For 3-5 programs there should be one partially screened toilet. The number of fixtures must conform to the CCFL regulations.
- (n) Do not provide a urinal.

Adjacency

- (o) It should be located near and have visual access to the main activity area and be close to the laundry.

3.2.5 Staff/Accessible Washroom

A separate staff/accessible washroom should be provided.

Design Considerations

- (a) One individual staff/accessible washroom with one toilet and a sink for each facility should be provided. Staff from more than one program may share a washroom.
- (b) An additional washroom should be provided if there are more than two programs in a facility, or if a program is too far from the staff washroom.
- (c) The washroom should be large enough to permit assisted toileting.
- (d) Provision of an accessible shower within the staff washroom is a desirable feature.

3.2.6 Parents' Room

A small separate room should be provided for parents as a resource room for reading, staff/parent conferences, or breast feeding.

Design Considerations

- (a) It should be private from the program areas and separate from the staff office with a one way glass to observe the activity area.
- (b) One parent room may be shared by two or more programs.

3.2.7 Staff Offices

Staff offices should be provided for administrative activities, storage of confidential files, private interviews and meetings, and as a refuge during staff breaks.

Design Considerations

- (a) A single staff office may be shared by two or more programs.
- (b) If a single office is shared by more than two programs, a staff lounge should also be provided.

3.2.8 Laundry/Janitorial Area

Design Considerations

- (a) A laundry area should be provided, which is not accessible to children. A washer, dryer and folding counter should be provided.
- (b) One laundry area may be shared between two programs.
- (c) A janitorial area, which is not accessible to children, with a floor sink, storage shelves and impervious wall coverings should be provided. This may be shared between two programs.
- (d) If there are more than two programs, or if a program is too far from the laundry/janitorial area, another laundry/janitorial area is recommended.

3.2.9 Shared Support Spaces

Design Considerations

- (a) Where four or more programs are located together, additional shared support spaces should be provided. Support spaces should provide for central bulk storage, garbage collection, reception and janitorial functions. See Section 5.1 for further information.

3.3 Entry/Exit Security

Design Considerations

- (a) The entry should be designed to facilitate supervision and security and to provide a welcoming reception.
- (b) Entries and routes should be well lit.
- (c) The main entry should be immediately recognizable as a childcare with effective signage.
- (d) Care should be taken with design to ensure that potential security problems are recognized and avoided, particularly when facilities are not located at grade.

- (e) There should be only one entry door with additional locked or alarmed doors as required by regulations for emergency egress only. Multiple entries can pose circulation and security problems.
- (f) It should not be necessary to enter one program's space to access another.

Circulation/Path

- (g) Ideally, for security and programming reasons, the entry should be directly from the covered outdoor play space.
- (h) The preferred entry sequence is via the cubby area and from there to the primary activity space. This arrangement minimizes tracking wet and dirt into the childcare. This is particularly important in 0-3 programs where children spend much of their time on the floor.
- (i) If the entry is through a hallway or stairway and not directly from the outdoors, the route should provide views to the outdoors, community spaces, or into the childcare.

3.4 Circulation

Design Considerations

Design to reduce circulation requirements and increase natural surveillance for supervision.

- (a) Corridors may be necessary in facilities where three or more programs are located. In these circumstances long, harshly lit institutional hallways should be avoided. Partial walls to delineate a circulation path may be necessary.
- (b) Access should be provided to all childcare programs within a facility to permit visiting of siblings, occasional use of each other's program spaces, staff sharing and support.

4 Outdoor Design Considerations

A sufficiently large outdoor play area is necessary to provide opportunities for children of varying abilities to experience adventure, challenge and wonder in as natural an environment as possible. Provincial childcare regulations require that all children spend some time outdoors every day regardless of the weather.

4.1 General Design Considerations

- (a) Each licensed program requires a dedicated, on-site fenced outdoor play area that is planned together with the indoor area.
- (b) The outdoor play space should have a favourable microclimate (i.e., wind protection and direct sunlight), have a rich range of materials and settings including contact with the living natural world, and be safe and secure.
- (c) Outdoor space should be at the same level as the indoor space (plus or minus 0.5 m) and contiguous with it.
- (d) Ramps for wheeled equipment should be provided when a level change exists.
- (e) The outdoor area should be protected against flooding.
- (f) The outdoor play space should include a covered area and an uncovered area to accommodate the various outdoor activities. Between 1/3 and 1/2 of the outdoor area should be clear space for group activities and physical movement.

- (g) Play structure **locations** along walls or back to back with another play structure may be used to reduce fall zones.

4.2 Environment

Design Considerations

- (a) The outdoor space should be protected from dirt, wind, pollution, noise, fumes and noxious smells or any hazardous elements. It should be acoustically buffered from traffic and parking.
- (b) Exhaust vents from building or parking garages and other hazardous elements should not be located adjacent to outdoor play areas.
- (c) Sunlight access (refer to Section 1.4) should be protected by design techniques such as glazing in south-facing fences or parapets. North-facing sites are problematic if sun cannot reach the transition zone between indoor and outdoor space.
- (d) Non-glare surfaces should be used on highly-exposed sun areas. Some shading should be provided for a portion of the outdoor play area to offer a retreat on hot days. Where a facility has limited shade, consider shade sails, plantings, arbours, and ground coverings that minimize heat retention, especially for children aged 0-3.

4.3 Activity Zones

Outdoor space should be organized to offer specific activity zones for exploration by the children. It is recommended that the outdoor play area be divided into play zones, as follows:

Table 8: Activity Zones

Play Area	Location	Activity
Covered Play Area	This is a transition zone from the indoors to the outside and should be located adjacent to the entry.	This zone is intended for quiet or concentrated activities such as painting/art, clay/water table, outdoor meals and for active play on rainy days. It is also used for napping in infant programs.

Table 8 continued: Activity Zones

Creative Zone	This should be located near the indoors and may be part of covered area.	Activities may include carpentry and art projects that are messy and/or noisy.
Sand and Water Zone	This area should be near the covered play area, the Social Zone and the Dramatic Zone.	This zone provides for play either standing or sitting and encourages projective and fantasy play. Activity areas should include sand, water table, water source, table and other small toys as well as storage for these play props.
Social Zone	A central location that is shady in the summer and sunny in winter.	This zone should provide a quiet place to sit, tell and listen to stories, talk with staff or friends.
Dramatic Zone		A place to for imaginative play and dress-up should be provided. This zone provides for symbolic and parallel play and for associative and co-operative activities. Space should be provided for a house setting, props and utensils, large blocks and interlocking construction toys. It is appropriate for the wheeled toy route to extend into this area.
Physical Zone	This zone should be located away from quieter zones but adjacent to the Dramatic Zone.	An area with equipment for balancing, climbing, sliding and swaying is recommended. Equipment should be designed to provide graduated challenges to the appropriate program.

Other Play Considerations

- (a) Wheeled Toy Path: a paved path or route for wheeled toys should wind around other activity areas.
- (b) Physical development can also be promoted through the use of mounds, boulder clusters, paths for wheeled toys and other features throughout the outdoor setting.
- (c) Natural elements should be included everywhere to provide an experience of nature including vegetable plots, fragrant flowers, soil for digging, sand, water, trees and shrubs, and wind toys such as sails or banners.

4.4 Landscaping

Design Considerations

- (a) The outdoor space should offer a variety of surfaces and terrains.
- (b) Significant areas of soft landscaping should be provided in all outdoor play yards whether above grade or ~~at~~ grade.
- (c) Natural features and vegetation are important. This may include grassed areas, shrubs, trees and planters to allow for gardening opportunities. Hardy native plants and edible landscaping is encouraged while plants with thorns should be avoided. Appendix A provides a list of common toxic plants that should be avoided in childcare design.
- (d) A hose bib should be provided for watering purposes; it would also be useful to support sand play and water play by filling wading pools or operating a sprinkler to run through on a hot day.
- (e) A resilient fall surface, as approved by the Public Health Inspector, should be provided at all places where children can climb, slide, or fall. Assume that children will climb everywhere possible.
- (f) Loose materials such as engineered wood chips and pea gravel can be contained with curbs or planters, surrounds of wooden decking or other edging solutions. Areas of loose materials should be separated from the entry to indoors by an expanse of paving which can be swept clean periodically.

4.5 Fences and Boundaries

Design Considerations

- (a) The boundaries of the outdoor space should be secure and supervisable from many vantage points within the outdoor space and have a strong visual connection with the main indoor activity area.
- (b) Fences and gates should be designed to be non-climbable. For above-grade facilities, fencing should incorporate opportunities for children to view their surroundings and the world below.

4.6 Outdoor Storage and Security

Design Considerations

- (a) Outdoor childcare areas should be secure, with controlled access during program hours. Consideration should be given for security and controlled access outside of program hours to discourage vandalism, littering and theft of equipment.

- (b) Convenient and secure storage is key to the regular use and maintenance of outdoor play equipment. Storage should be protected from rain and wind to prevent equipment from rusting or getting water-logged and dirty. It should be securely locked to prevent unauthorized entry.
- (c) Outdoor toys, wheeled vehicles, play equipment and maintenance equipment should be stored convenient to points of use. All storage should be secure from unsupervised entrance by children and outfitted with appropriate hooks, bins and shelving.
- (d) Maintenance and landscaping material and equipment should be stored separately from program equipment.

4.7 Rooftop Play Spaces

Rooftop play areas allow access to open outdoor space on densely developed sites, and present opportunities for separation from traffic and noise and greater access to sunlight. However, they may involve increased construction costs and present additional technical design challenges to address constraints such as more severe climate (i.e. wind), weight, and safety above grade.

Design of play spaces above grade should incorporate planning principles already discussed in sections on indoor and outdoor spaces with additional consideration for the opportunities and constraints offered by the above grade location. The design should allow for the safe exposure of children to natural elements and sun, wind, rain, plants, water and animals.

Design Considerations

- (a) Locate to reduce noise from children disturbing adjacent uses and to reduce noise from rooftop equipment disturbing the play space.
- (b) Play space should be free of skylights, roof vents and/or other mechanical equipment.
- (c) Select a location that is protected from exaggerated wind effects around buildings. A wind test area model may be required to determine the adequacy of setting and design.
- (d) Wind effects can usually be mitigated through design techniques such as fences, screens and deflectors. Awnings should be retractable or designed to resist the wind.
- (e) Provide anchorage for all planting and equipment against the wind, and normal use. Use smaller equipment to reduce weight and wind effects.
- (f) The roof structure must be designed to carry the weight of landscaping and play equipment, including heavy elements such as sand, water and shade trees. Location of heavy elements over beams and columns may be needed. Consider options for lighter weight soil, equipment and surfacing. The effect of weight is a major cost determinant.
- (g) Use wind tolerant and draught resistant landscape planting (small soil pockets dry out quickly). All vegetation should be irrigated.
- (h) Protect against future roof leakage. Provide sectional play elements that allow for incremental roof repair. Consider a redundant roof layer for extra protection.
- (i) Provide adequate drainage. Clean outs should be accessible and have catch basins

Appendix: Common Toxic Plants

This list includes the more common toxic plants used in landscaping in North America. It is **not** an exhaustive list of all toxic plants. The B.C. Poison Control Centre reports that many of these plants do not cause toxicity unless ingested in very large amounts and that symptoms may vary from a mild stomach ache, skin rash, swelling of the mouth and throat to involvement of the Heart, Kidneys or other organs. If in doubt about a particular plant, check with your local Botanical Garden or consult the **AMA Handbook of Poisonous and Injurious Plants**.

Table 1: Common Toxic Landscape Plants

Botanical Name	Common Name	Toxic Part
Aconitum spp	Monkshood, Wolfbane	all parts
Actaea spp	Baneberry, Cohosh	berries & roots
Aesculus spp	Chestnut, Buckeye	
Allium Canadense	Wild Garlic, Wild Onion	bulbs, flowers, stems
Anemone spp	Anemone, Pasque Flower	whole plant
Arisaema spp	Jack-in-the-Pulpit, Bog Onion	whole plant
Atropa belladonna	Deadly Nightshade	whole plant
Aucuba japonica	Aucuba, Japanese Laurel	fruit
Baptisia spp	Wild Indigo, Rattle bush	whole plant
Buxus sempervirens	Boxwood, Box	
Calla palustris	Water Arum, Wild Calla	whole plant, esp root
Caltha spp	Marsh Marigold	whole mature plant
Calycanthus spp	Carolina Alspice, Spice bush	seeds
Capsicum spp	Chili Pepper, Bird Pepper	fruit & seeds

<i>Celastrus scandens</i>	Bittersweet	fruit
<i>Clematis</i> spp	Clematis	whole plant
<i>Colchicum</i> spp	Autumn Crocus	whole plant
<i>Convallaria majalis</i>	Lily-of-the-Valley	whole plant
<i>Daphne mezereum</i>	Daphne, February Daphne	whole plant
<i>Datura</i> spp	Jimson Weed	whole plant, esp seeds
<i>Delphinium</i> spp	Larkspur, Delphinium	
<i>Dicentra</i> spp	Bleeding Heart	
<i>Digitalis purpurea</i>	Foxglove	whole plant
<i>Dirca palustris</i>	Leatherwood	whole plant
<i>Echium</i> spp	Bugloss, Snake Flower	whole plant
<i>Euonymus</i> spp	Burning Bush, Spindle Tree	fruit
<i>Euphorbia</i> spp	Spurge, Gopher Purge	latex
<i>Galanthus nivalis</i>	Snowdrop	bulb
<i>Gelsemium sempervirens</i>	Yellow Jesamine	flowers
<i>Gymnocladus dioicus</i>	Kentucky Coffee Tree	seeds
<i>Hedera</i> spp	English Ivy	berry & leaf
<i>Heliotropium</i> spp	Heliotrope	whole plant
<i>Helleborus niger</i>	Christmas Rose	whole plant
<i>Hyacinthus orientalis</i>	Hyacinth	
<i>Hydrangea</i> spp	Hydrangea	flower bud
<i>Ilex</i> spp	Holly, English Holly	fruit
<i>Iris</i> spp	Iris, Flag	roots, flowers
<i>Jasminum nudiflorum</i>	Jasmine	
<i>Kalmia</i> spp	Mountain Laurel	leaves, nectar

Table 1 continued: Common Toxic Landscape Plants

Botanical Name	Common Name	Toxic Part
<i>Laburnum</i> spp	Laburnum, Golden Rain Tree	all parts
<i>Lantana camara</i>	Lantana	
<i>Leucothoe</i> spp	Pepper Bush, Sweet Bells	leaves, nectar
<i>Ligustrum vulgare</i>	Privet	whole plant
<i>Lobelia</i> spp	Cardinal Flower	whole plant
<i>Lonicera</i> spp	Honeysuckle	possibly berries
<i>Lycoris</i> spp	Spider Lily	bulb
<i>Morus rubra</i>	Red Mulberry	
<i>Narcissus</i> spp	Daffodil, Jonquil, Narcissus	bulb
<i>Nerium oleander</i>	Oleander	whole plant
<i>Nicotiana</i> spp	Flowering tobacco	whole plant
<i>Ornithogalum</i> spp	Star of Bethlehem	whole plant
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	fruit
<i>Pernettya</i> spp	Pernettya	leaves & nectar
<i>Physalis</i> spp	Chinese or Japanese Lantern	fruit
<i>Pieris</i> spp	Lily-of-the-Valley Bush	leaves & nectar
<i>Podophyllum peltatum</i>	May Apple	whole plant
<i>Prunus</i> spp	Cherries, Plums, Peaches	pit kernels only
<i>Quercus</i> spp	Oak	
<i>Ranunculus</i> spp	Buttercup	sap, roots
<i>Rhamnus</i> spp	Buckthorn, Cascara	fruit & bark
<i>Rheum rhabarbarum</i>	Rhubarb	leaves
<i>Rhododendron</i> spp	Azalea, Rhododendron	leaves, nectar

Rhodotypos spp	Jetbead	berries
Rhus vernix	Poison Sumac	
Ricinus communis	Castor Bean	seeds
Robinia pseudoacacia	Black Locust	leaves, roots, bark
Sambucus spp	Elderberry	whole plant except cooked berries
Scilla spp	Squill, Star Hyacinth	whole plant
Senecio spp	Groundsel, Ragwort	whole plant
Solanum spp	Nightshade, Potato, Jerusalem Cherry	uncooked sprout, green skin
Sophora spp	Scholar Tree	seeds
Symphoricarpos spp	Snowberry, Waxberry	berries in large quantities
Taxus spp	Yew	most of the plant, but not the red aril around the seed
Wisteria spp	Wisteria	
Zantedeschia aethiopeca	Calla Lily	leaves
Zephyranthes atamasco	Zephyr Lily, Rain Lily	bulb
Sophora spp	Scholar Tree	seeds
Symphoricarpos spp	Snowberry, Waxberry	berries in large quantities

Table 2: Common Toxic Tropical Plants

Botanical Name	Common Name	Toxic Part
Aloe spp	Aloe	latex beneath skin
Amaryllis	Amaryllis, Belladonna	bulbs
Anthurium	Anthurium	leaves & stems
Arum	Arum, Solomon's Lily	whole plant
Caladium spp	Caladium, Elephants Ear	whole plant
Clivia spp	Kaffir Lily	whole plant
Crinum spp	Spider Lily	whole plant, esp bulb
Dieffenbachia	Dumbcane	leaves
Epipremnum aureum	Pothos	whole plant
Eriobotrya	Loquat	pit kernel
Hymenocallis spp	Spider Lily	bulbs
Monstera deliciosa	Monstera, breadfruit	leaves
Philodendron spp	Philodendron	leaves
Spathiphyllum	Spathe Flower, Anthurium	whole plant



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

Adopted by City Council on July 25, 2018

*Effective Date: September 1, 2018**

Amended: xxxx

Note: This policy replaces Revised Action A-2 of the EcoDensity/EcoCity Revised Charter and Initial Actions

** Note: The affordable housing requirements in this policy apply to all large developments city-wide, except those areas that have recently adopted community plans (e.g. Cambie Corridor Unique Sites, large inclusionary housing projects in the West End) and large developments that have submitted a formal rezoning enquiry (application for rezoning advice) as of June 20, 2018. Those projects with an accepted letter of enquiry will proceed under the previous affordable housing requirements contained in the Rezoning Policy for Sustainable Large Developments amended December 16, 2014.*

This policy is effective September 1, 2018 and is mandatory for all large development rezoning applications accepted as complete on or after September 1, 2018.

Large developments are those that:

- (a) Involve a land parcel or parcels having a total site size of 8,000 sq. m (1.98 acres) or more, or
- (b) Contain 45,000 sq. m (484,375 sq. ft) or more of new development floor area

Projects that are limited in scope may be excluded from the requirements of this policy, including:

- (a) Text amendments to the existing zoning for minor changes to large developments
- (b) Projects that contain less than 4,700 sq. m (50,590 sq. ft) of new development.

In such cases, a request for partial or total exemption from the policy requirements should be discussed with the rezoning planner prior to rezoning application submission. Alternatives can be considered and, if warranted, some of the requirements may be waived by the Director of Planning in cases of hardship or conflict between requirements.

OVERALL POLICY INTENT

Large developments are expected to demonstrate leadership in sustainable design. While the policy is divided into sections for ease of readability and implementation, it is expected that large developments will use an integrated design approach and employ district-scale solutions where appropriate.

Note that City staff may involve external agencies such as TransLink, Vancouver School Board, and Vancouver Coastal Health to inform the rezoning review.

REQUIREMENTS

A. Sustainable Site Design

A.1 Objective

The proposal must contribute to meeting the City's Greenest City 2020 Action Plan targets of improving access to nature and planting trees. The proposal must also contribute to meeting the Urban Forest Strategy, Biodiversity Strategy and Rain City Strategy objectives

A.2 Intent

Principles of sustainable site design should be applied to large site land development and management practises. This can be done by retaining or mimicking natural processes and remodelling healthy systems. Including nature in the city improves the health and wellbeing of the community, provides habitat, enhances ecosystem function and services, creates public open spaces for people to gather and socialize, and creates opportunities for people to directly experience nature in the city. Sustainable site design is directly linked to rainwater management and proposed designs should reflect this by providing integrated solutions that meet the requirements of Sections A and E. In addition to natural systems, large developments should ensure a rich mix of uses to bring the majority of daily needs within a 5 minute walk of residents, contributing to walkable communities with the associated health, social, and environmental benefits. Consideration of building orientation and shading will be important for meeting energy performance requirements of the Green Buildings Policy for Rezoning.

A.3 Requirement

A.3.1 Development projects should consider current and future need for parks and incorporate design responses suitable for the site. Provision of parks space and recreation amenities shall be determined on a case by case basis, in consultation with the Vancouver Board of Parks and Recreation (Park Board).

Park dedication will be required where the Park Board determines that the site size is able to support it. At times, the Park Board may consider park dedication on smaller sites. On smaller sites where park dedication is not achievable, sites should be evaluated to determine how they can contribute to improving the connectivity of the park system. Anticipated population density and site size will be significant drivers in determining appropriate land dedicated for park. The Park Board's 1992 Management Plan metric of 1.1ha/1000 residents will be updated as Vancouver Board of Parks and Recreation strategies are updated.

Reference should be made to Vancouver Board of Parks and Recreation city wide strategic plans to guide delivery of parks and recreation opportunities, these plans will assist in identifying requirements, including, but not limited to, site area per capita metrics.

A.3.2 At the parcel scale, maximize opportunities for a variety of open spaces that are contiguous, such as accessible rooftops, courtyards, or ground-level spaces. Non-accessible roofs should include extensive green roof treatment in combination with other sustainable features (e.g. solar panels, water storage). Accessible rooftops should prioritize common use (rather than private) with intensive green roof areas. Residential uses proposing significant private rooftop patios and decks may be subject to rooftop vegetative cover targets that strike a balance between hardscape and softscape ratio.

A.3.3 Setbacks to some underground parking structures will be required to achieve benefits such as:

- (a) access to continuous soil volumes for rainwater management practises
- (b) soil conservation by minimizing site disturbance
- (c) significant tree retention
- (d) establishing long lived trees, planting, habitat and food production

Note: Consideration to relax this requirement may be given to highly urbanized or sites with unique conditions causing conflict with this requirement.

- A.3.4 Sites should explore and identify opportunities to maximize ecosystem benefits, biodiversity, and habitat provision through the redevelopment. Sites with existing high value ecosystems or significant established habitat or biodiversity should explore retention and enhancement of those items where possible. This could include creating connections between adjacent existing parks or biodiversity hotspots, habitat corridors, etc.
- A.3.5 Protect and retain healthy site trees and their soil protection zones, where feasible.
- A.3.6 Projects should strive to meet the canopy cover and vegetative cover targets specified in the Sustainable Large Developments Admin Bulletin.
- A.3.7 Incorporate opportunities for long-living “legacy” trees and landscape approaches that mimic natural environments (such as forest succession and habitat) by providing adequate growing conditions to support large species (e.g. typology A as per the Sustainable Large Developments Admin Bulletin).
- A.3.8 Adequate soil volumes are required for all plantings. For soil depth requirements on development projects, refer to the most recent version of the ~~BCLNA Landscape Standard~~ **Canadian Landscape Standard**. In many cases, staff will require that the standards be exceeded, and specify a performance standard for soil volumes, depending on the particular application and site context. Also, refer to recommended topsoil/ growing medium requirements specified in the City’s Integrated Rainwater Management Plan
- A.3.9 To protect natural and planted areas from damage, residential buildings with an occupant load greater than 30 (excluding townhouse developments) shall have at least one dog relief area marked with a legible sign.

Note: A dog relief area is for the sole purpose of allowing dogs to relieve themselves. It is not intended to be an off leash space for socialising of dogs, and should not be fully enclosed. Dog relief areas are well-draining areas, ideally at grade, that are easily cleaned, designed and constructed to be low maintenance, and suitable for intensive use.

A.4 Submission Checklist

- A.4.1 At time of rezoning application, applicants must provide the following that show how items A.3.1 to A.3.9 will be achieved, noting that for large master-planned sites, staff may defer some detailed submission documents to development permit stage.
- (a) A Parks and/or Open Space plan(s), as per the Sustainable Large Developments Admin Bulletin.
 - (b) A schematic Site plan, Landscape plans and sections for each development parcel to verify the location of open spaces in relation to the parking garage setbacks, tree retention (where applicable) and excavation limits. Additional details can be provided in the design guidelines for the project.
 - (c) A written Landscape/ Planting Strategy with landscape plans showing details for soft and hard landscaping, including a plant palette for drought tolerant, native, or adaptive plant species.
 - (d) Provide an assessment of existing high value ecosystems or significant established habitat or biodiversity, both on-site and adjacent to the site.
 - (e) Incorporate retained and proposed elements on Open Space Plan or Landscape plan and written strategy to highlight ecological and biodiversity benefits, in response to the Biodiversity Strategy, Bird-Friendly Guidelines and Re-Wilding Strategy.
 - (f) Overlay sheets showing vegetation cover area and ratio percentage, including: overall vegetative cover locations and calculations,
 - (g) Separate calculations for types of vegetative cover, including soft landscape area, tree canopy, extensive and intensive green roof cover, (excluding hardscape area). Note: the calculations should forecast canopy cover of trees at time of maturity.
 - (h) An overall Tree Strategy, including: detailed arborist report documenting status of all existing trees, a written rationale for proposed retention plan, proposed tree planting plan, proposed tree management plan.

- (i) A Soils Strategy (written and plans) with an accurate soil volume overlay sheet to describe the area and type/quality of soils. This is to be informed by the Rainwater
- (j) Management Plan, but should consider soil conservation practises, low impact construction practises, site constraints, enhancement opportunities and landscape soil standards.

A.4.2 At time of development permit application, for individual development parcels, applicants must provide the following to show how requirements A.3.1. to A.3.9 will be achieved:

- (a) A detailed site plan, landscape plans, sections for each development parcel to verify the location of open spaces in relation to the parking garage setbacks, tree retention (where applicable) and excavation limits. Additional details can be provided in the design guidelines for the project.
- (b) A written rationale and Landscape Plan/Planting Plan verifying details for soft and hard landscaping, including a plant palette for drought tolerant, native, or adaptive plant species.
- (c) A written rationale and verification on the Landscape plan of retained and proposed ecological and biodiversity benefits, in response to the Biodiversity Strategy, Bird-Friendly Guidelines and Re-Wilding Strategy. This should include a detailed assessment of existing high value ecosystem resources or significant established habitat or biodiversity, both on-site and adjacent to the site.
- (d) Detailed overlay sheets showing vegetation cover area and ratio percentage, including: overall vegetative cover locations and calculations, separate calculations for types of vegetative cover, including soft landscape area, tree canopy, extensive and intensive green roof cover, (excluding hardscape area). Note: the calculations should forecast canopy cover of trees at time of maturity.
- (e) A detailed Arborist Report and Tree Management Plan;
- (f) A site specific soil volume overlay sheet to describe the area, volume and type/quality of soils with emphasis on specifications for tree planting, re-landscape specifications, special soils and rainwater infiltration/absorption.

B. Sustainable Food Systems

B.1 Objective

The proposal will contribute to increasing city and neighbourhood food assets and supporting local and sustainable food systems as outlined in the Greenest City 2020 Action Plan and the Vancouver Food Strategy.

B.2 Intent

The City will require the applicant to demonstrate the overall increase of food system assets. Food assets are defined as resources, facilities, services, and spaces that are available to residents of the city (either at the citywide or neighbourhood scale) that enable a healthy, just, and sustainable food system.

B.3 Requirements

B.3.1 Deliver a minimum of three food assets.

B.3.2 If site is greater than 40,470 sq. m (10 acres), food assets will be expected to have more significant presence and impact than for smaller sites. Arrangements must be made for programming and maintenance of food assets for a minimum of five years (starting from date of occupancy).

B.4 Submission Checklist

B.4.1 At time of rezoning application, applicants must provide the following to show how items B.3.1 to B.3.2 will be achieved:

- (a) Identification and description of a **minimum of three food assets** to be delivered
- (b) Description of how selected food assets fit with the site context
- (c) Early indication of how the food asset may be effectively programmed and maintained
- (d) Drawings showing food asset locations and adequate space provision and infrastructure

- (e) If site is greater than 40,470 sq.m (10 acres), provide a summary of arrangements for programming and maintenance of food assets for a minimum of five years

B.4.2 At time of development permit application, applicants must provide the following to show how items B.3.1 to B.3.2 will be achieved:

- (a) Detailed design and layout for the three food assets:
- (b) If site is greater than 40,470 sq.m (10 acres), provide documentation for operationalizing the asset, including any confirmed programmers, coordinators, or operators where relevant and outline of maintenance plans.

C. Green Mobility

C.1 Objective

The proposal will contribute to meeting the following citywide goals:

- (a) Transportation 2040 and Greenest City targets of having walking, cycling, and public transit trips make up at least 66% of all trips by 2040 and to reduce motor-vehicle kilometer traveled per resident by 20% from 2007 levels.
- (b) Greenest City target to reduce community-based greenhouse gas emissions by 33% by 2020 levels and the Renewable City target to reduce greenhouse gas emissions 80% below 2007 levels before 2050
- (c) Greenest City Clean Air target to always meet or beat the most stringent air quality guidelines.

C.2 Intent

The intent is to encourage sustainable transportation to:

- (a) Make walking and cycling safe, convenient and enjoyable
- (b) Support access to fast, frequent, and reliable transit
- (c) Reduce reliance on private automobiles
- (d) Accelerate the transition to electric vehicles, particularly for shared vehicles
- (e) Improve air quality and resident health

C.3 Requirements

C.3.1 Provide a Transportation Demand Management Plan as per the Parking Bylaw.

~~C.3.2 Provide charging outlets for 10% of commercial structured parking, where applicable.~~

C.3.3 For sites 40,470 sq. m (10 acres) and larger, provide one publically-accessible fast charging hub with at least two chargers.

C.4 Submission Requirements:

At time of rezoning application, applicants must provide the following to show how items C.3.1 to C.3.3 will be achieved:

- (a) Submit a Transportation Demand Management Plan
- (b) Include a summary of electric vehicle charging provision in the project statistics.
- (c) Identify fast charging hubs on site plans, where applicable.

At time of development permit application, applicants must provide the following to show how items C.3.1 to C.3.3 will be achieved:

- (a) Submit a Transportation Demand Management Plan
- (b) Include a summary of electric vehicle charging provision in the project statistics.
- (c) Identify fast charging hubs on site plans, where applicable.

D. Potable Water Management

D.1 Objective

The proposal will contribute to the Greenest City goals of reducing potable water use by 33% from 2006 levels and meeting stringent water quality standards.

D.2 Intent:

The City of Vancouver is moving to an integrated water management approach, where all water within and around the city will be managed together as one system. This approach improves resiliency against climate change, allows the City to address current and future water demands and to protect aquatic systems. The City's objective for potable water management (conservation and efficiency) is to promote the sustainable use of the City's potable water supply, aspiring to offset growth impacts on water demand and avoid, defer, or minimise the financial, environmental and social costs associated with expanding potable water infrastructure. At a building scale, water conservation and efficiency can provide a beneficial reduction in water use by reducing waste, using less water to accomplish the same function or task and by using alternative non-potable sources water that match the appropriate level of water quality to its end use. Water conservation and efficiency can provide operation cost management benefits and on site supply resiliency.

D.3 Requirements

Integrated Water Management Approach

- D.3.1 An integrated approach to water management at the site scale should be used. Opportunities to conserve water and use it more efficiently, as well as methods for managing rainwater more effectively through green infrastructure and harvesting rainwater for non-potable use should be taken advantage of.

The integrated water management approach for the building(s) and the site shall be demonstrated through the production of a Water Balance for the building(s) and parcel that quantifies water inputs, uses, and outputs. This shall include input water sources including potable water, and rainwater, and outflows to the sanitary, combined, and storm sewers. The Water Balance shall be produced for the 'baseline' and 'proposed' scenarios and demonstrate compliance with the minimum potable water use reductions over baseline specified in D.3.2 and D.3.3, achieved by taking an integrated approach to water management at the site scale.

Note: The Water Balance and accompanying supporting data, calculations, plans, reports and other materials shall be prepared by subject matter experts (such as an Engineer, Geoscientist, or other professional) and signed/sealed by same, subject to review by the City. Refer to Sustainable Large Developments Admin Bulletin for baseline calculation assumptions and other details.

- D.3.2 A minimum 20 per cent reduction in indoor potable water use is to be achieved through any combination of water conservation, efficiency and/or onsite non-potable water re-use. The reduction in potable water use shall be demonstrated by provision of 'baseline' and 'proposed' indoor water use figures, which shall be calculated as outlined in the Sustainable Large Developments Admin Bulletin.
- D.3.3 A minimum 50 per cent reduction in outdoor potable water is to be achieved through a combination of water conservation, efficiency and/or onsite non-potable water re-use. The reduction in potable water use shall be demonstrated through the use of the City of Vancouver's Water Wise Landscape Guidelines and the provision of 'baseline' and 'proposed' outdoor water use figures, calculated using the most recent version of the LEED Outdoor Water Use Reduction Calculator or other approved method. Note that planted landscapes on structures will require irrigation and as such these areas must be included when preparing the landscape plan and determining outdoor water use.

D.4 Submission Checklist

At time of rezoning application, applicants must provide the following to show how items D.3.1 to D.3.3 will be achieved:

- (a) Provide a preliminary Water Balance for the building(s) and parcel with the content and supporting documentation as per the specifications outlined in the Sustainable Large Developments Admin Bulletin.

At time of development permit application, applicants must provide the following to show how items D.3.1 to D.3.3 will be achieved:

- (a) Provide a refined Water Balance for the building(s) and parcel using final proposed occupancy figures.

E. Rainwater & Groundwater Management

E.1 Objective

The proposal will contribute to the City's Rain City Strategy and Integrated Rainwater Management Plan's target of capturing and treating 90% of annual rainfall on public and private property. It also aims to preserve sewer capacity, reduce the risk of combined sewer overflows and maintain wastewater treatment effectiveness through the ~~prohibition~~ reduction of groundwater flows entering the sewer system in alignment with the Metro Vancouver 2010 Integrated Liquid Waste and Resource Management Plan.

E.2 Intent

Rainwater should be recognized as a resource to enhance the community and environment. The use of water sensitive site design and green infrastructure practices or source controls adds resiliency to the City's drainage system in a changing climate and keeps harmful stormwater pollutants from entering our receiving waters. Green infrastructure approaches are to be maximized on site to the greatest extent possible, following a tiered approach, with onsite infiltration and rainwater re-use and being the most preferred approach, and detention being the least preferred.

City sewers are limited in their capacity and are not designed to convey groundwater. Problems arise when developments ~~such as those~~ with deep basements and/or underground parkades that intercept the water table implement sub-drain systems that pump water to the sewer as a means to intercept groundwater seepage and limit hydrostatic forces on foundation walls and floor slabs. The intent of this policy is to prevent ~~permanent long-term~~ groundwater discharges to the City sewers. Accordingly, developments are required to wholly manage groundwater onsite.

Definitions:

- (i) Groundwater: ~~Water occurring below the surface of the ground within voids in a rock or soil matrix~~ ~~Water within voids within a soil or rock matrix~~
- (ii) Water table: The level below which the soil or rock voids are saturated with water at a pressure of 1 atmosphere or greater

E.3 Requirements

E.3.1 All buildings and the site as a whole shall be designed such that no groundwater from systems at or below the yearly high water table is discharged to City sewers. Exceptions may be made for temporary construction dewatering.

E.3.2 A Hydrogeological Study shall be undertaken at the site that evaluates the potential for the proposed building(s) and site design to intercept the yearly high water table. The study shall be prepared by a subject matter expert, and include at minimum the items identified in the ~~Groundwater Management Administrative Sustainable Large Developments Admin~~ Bulletin. If

any groundwater interception is proposed (post-construction), a Groundwater Management Plan must be submitted as part of the Hydrogeological Study. The Groundwater Management Plan will demonstrate that no permanent groundwater discharge to City sewers will occur, and must include at a minimum the items identified in the ~~Groundwater Management Administrative Sustainable Large Developments Admin~~ Bulletin.

Note: If temporary construction dewatering is proposed, an Impact Assessment must be submitted as part of the Hydrogeological Study. The Impact Assessment will demonstrate that no significant negative impacts result from groundwater extraction, and must include at a minimum the items identified in the ~~Groundwater Management Administrative Sustainable Large Developments Admin~~ Bulletin

E.3.3 The rainwater management system for the building(s) and site shall be designed such that the peak stormwater flow rate discharged to the sewer under post-development conditions is not greater than the pre-development peak flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curves (IDF curves). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City of Vancouver's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations. Refer to the ~~Groundwater Management Administrative Sustainable Large Developments Admin~~ Bulletin for further details.

E.3.4 The first 24 mm of rainfall falling on all pervious and impervious surfaces across the site shall be retained on site by means of infiltration, evapotranspiration, and/or re use for the purpose of reducing the volume of rainfall entering the City's sewers. To achieve this on-site retention target the rainwater management system shall manage rainfall in accordance with the green infrastructure tiered approach outlined in the Sustainable Large Developments Admin Bulletin.

Note: Landscaped areas designed with the appropriate depth of growing medium over native subsoil may be deemed to meet the 24 mm retention criteria. Appropriate growing medium depths shall be based on providing sufficient storage volume within the media to meet the retention criteria as outlined in the Metro Vancouver Source Control Guidelines and meet horticultural needs as outlined in the Canadian Landscape Standard ~~and meet horticultural needs as outlined in the Metro Vancouver Source Control Guidelines.~~

E.3.5 The first 24 mm of rainfall from all pervious and impervious surfaces shall be treated to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site. For impervious surfaces with high pollutant loads, including roads, driveways, and parking lots the rainfall depth to be treated increases to the first 48 mm of rainfall. Treatment can be provided by either one green infrastructure practice or by means of a treatment train comprised of multiple green infrastructure practices that can be demonstrated to meet the 80% TSS reduction target.

E.4 Submission Checklist

At time of rezoning application, applicants must provide the following to show how items E.3.1 to E.3.5 will be achieved:

- (a) Provide a preliminary Rainwater Management Plan completed by a ~~certified professional~~ registered professional Engineer as per the specifications outlined in the Sustainable Large Developments Admin Bulletin.
- (b) Provide a preliminary Hydrogeological Study completed by a professional with experience in hydrogeology as per the specifications outlined in the ~~Groundwater Management Administrative Sustainable Large Developments Admin~~ Bulletin.
- (c) Geotechnical Study shall be undertaken at the site that evaluates the potential and risks for onsite rainwater infiltration. The study shall be prepared by a subject matter expert and ~~certified professional~~ registered professional, and include at minimum:
 - (i) Infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
 - (ii) Soil stratigraphy;
 - (iii) Depth to bedrock and seasonally high groundwater; and
 - (iv) Assessment of infiltration risks such as slope stability and soil contamination.

At time of development permit application, applicants must provide the following to show how items E.3.1 to E.3.5 will be achieved:

- (a) Provide a final signed and sealed Rainwater Management Plan completed by a professional engineer and signed and sealed Geotechnical Study prepared by a subject matter expert and ~~certified professional~~ registered professional. The content and supporting documentation is to be updated to reflect all material changes to the proposed development and new/refined supporting data, calculations, plans, reports and other materials following submission of the preliminary Plan and preliminary Geotechnical Study
- (b) Provide a final signed and sealed Hydrogeological Study, including Groundwater Management Plan and Impact Assessment, if applicable, completed by a certified professional with experience in hydrogeology. The content and supporting documentation is to be updated to reflect all material changes to the proposed development and new/refined supporting data, calculations, plans, reports and other materials following submission of the ~~preliminary initial~~ Hydrogeological Study submitted at time of Rezoning Application.

F. Zero Waste Planning

F.1 Objective

The proposal will contribute to the City's Greenest City target on Zero Waste and the objectives set out in the City's Zero Waste 2040 strategic plan with respect to waste avoidance, reduction, increased opportunities for material re-use and recycling, and reduced greenhouse gas emissions, and the overall goal of eliminating Vancouver waste disposed to landfill and incinerator by 2040

F.2 Intent

Projects are expected to be leaders in waste minimization and waste diversion. The ultimate objective is to facilitate the reorientation of peoples' habits and practices toward the City's zero waste target. The key objectives of a project's Zero Waste Design and Operations Plan are to foster ongoing waste reduction and increased diversion of products and materials from the waste stream through avoidance, re-use, composting and recycling. The intent is to achieve the following:

- (a) Infrastructure and systems to facilitate product repair and re-use.
- (b) Infrastructure and systems to enable the reduction and/or elimination of single-use items (e.g. dishwashers to enable use of reusable dishware).
- (c) Innovative and leading edge measures to support waste diversion and minimize the environmental impacts of waste collection activities, such as the use of a pneumatic collection system, high-capacity waste containers (i.e. deep burial), and communal composting.
- (d) Increased opportunities to re-use/donate/exchange materials.
- (e) Connections with charities and other non-profit organizations to support the rescue and redistribution of nutritious food that would otherwise be disposed.
- (f) Reduce waste operations-related environmental emissions, notably GHG emissions, through strategies such as reduced service-vehicle trips.

F.3 Requirements:

- F.3.1 Buildings must be designed with adequate and well-designed storage spaces/collection points for waste management materials, including multi-stream recycling, food scraps, and extended producer take back items - as described in the Sustainable Large Developments Admin Bulletin.
- F.3.2 Zero waste/waste management communications and education programs for residents and businesses must be created and implemented, including a minimum number of actions from the Sustainable Large Developments Admin Bulletin.

- F.3.3 Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins. A number of additional zero waste actions are required, as per the Sustainable Large Developments Admin Bulletin.
- F.3.4 Post Occupancy Plan Implementation Report. The applicant must provide the City with a report on implementation of the Zero Waste Design and Operations Plan within 18 months of occupancy. The implementation report shall include:
- (a) Types and quantities of waste diverted.
 - (b) Types and quantities of waste disposed.
 - (c) Names and locations of recycling processing facilities used.
 - (d) Description of on-site re-use options, product stewardship facilities, NGO drop-off bins, etc. and estimates of the amount of waste reduced through those initiatives.
 - (e) Description of annual education initiatives undertaken.
 - (f) Overview of exterior litter removal program.
- Summary of initiatives to reduce GHG emissions related to waste.
- (g) Summary of other initiatives undertaken to facilitate zero waste on-site.

F.4 Submission Checklist

At time of rezoning application, applicants must provide the following to show how items F.3.1 to F.3.4 will be achieved:

- (1) A Zero Waste Design and Operations Plan that includes the sections outlined below. The Plan should identify which zero waste actions are included in the design (see Sustainable Large Developments Admin Bulletin for details on required actions):
 - (a) Vision/goal statement
 - (b) Description of project and diversion objectives
 - (c) Space Allocations (site-wide and/or building scale)
 - (d) Operations
 - (i) Occupant/public education and outreach
 - (ii) Facility operations training and support
- (2) Acknowledgement of intent to provide a Plan Implementation Report post-occupancy, with details regarding who will be responsible for submitting.

At time of development permit application, applicants must provide the following to show how items F.3.1 to F.3.4 will be achieved:

- (a) A refined, detailed Zero Waste Design and Operations Plan for each building. The refined Plan should reference, in the Space Allocation section, plan drawings confirming physical spaces provided.
- (b) Prior to DP issuance, a Letter of Commitment to supply a Plan Implementation Report post-occupancy will be required with details regarding who will be responsible for submitting.

G. Affordable Housing

G.1 Objective

The proposal will contribute to meeting the affordable housing objectives and targets of the Housing Vancouver Strategy (2018-2027), in particular to achieve the target of 12,000 new units of social, supportive and co-op housing through the delivery mechanisms outlined in the Affordable Housing Delivery and Financial Strategy (2018-2027).

G.2 Intent

The intent of this policy is to clarify the minimum requirements and priorities for delivering affordable housing on large development sites while providing flexibility in delivery to ensure financial viability and to accommodate varying development contexts. The Affordable Housing Delivery and Financial strategy identifies large developments as important sites to contribute to the delivery of social and supportive housing options for lower-income households and housing

for moderate-income households. The priority for securing dirt sites under this policy contributes to the City's ability to provide publicly-owned sites for affordable housing development in a sustainable way to meet both current and future housing needs.

The affordable housing requirements in this policy apply to all large developments city-wide, except those areas that have recently adopted community plans (e.g. Cambie Corridor Unique Sites, large inclusionary housing projects in the West End) and large developments that have submitted a formal rezoning enquiry (application for rezoning advice) as of June 20, 2018. Those projects with an accepted letter of enquiry will proceed under the previous affordable housing requirements (the 20% policy) contained in the Rezoning Policy for Sustainable Large Developments amended December 16, 2014.

G.3 Requirements

The inclusionary housing requirements for large developments are a minimum of 30% of total residential floor area set aside for affordable housing. This includes two components: a minimum 20% social housing target and minimum 10% moderate income housing target, as detailed below:

- G.3.1 A minimum of 20% of total residential floor area set aside for social housing, prioritizing the transfer of unencumbered dirt site(s) to the City of sufficient size to accommodate the 20% of floor area as social housing.

Note: If it can be demonstrated by the proponent that providing dirt site(s) is not possible due to project context, consideration will be given to delivery of all or a portion of the 20% floor area requirement as turn-key social housing designed in accordance with the Housing Design and Technical Guidelines, with ownership transferred to the City in the form of an Air Space Parcel.

- G.3.2 A minimum of 10% of total residential floor area set aside for affordable rental housing targeted to households with moderate incomes of \$30,000 to \$80,000/year provided in a variety of unit types (studios, 1, 2 and 3 bedrooms). Rental rates for these units will be secured through a Housing Agreement with the City.

The approach described above clarifies the City's policy priorities and outlines a standard approach to affordable housing delivery on large development sites. However, given the diversity amongst large development sites in Vancouver, the General Manager of Planning, Urban Design and Sustainability may recommend alternative approaches to Council where there is clear rationale and evidence in the context of individual projects that demonstrates an alternative approach is merited and would contribute to the goals of the Affordable Housing Delivery and Financial Strategy.

G.4 Submission Checklist

Refer to the Sustainable Large Developments Admin Bulletin.

H. Resilience

H.1 Objective

To better position the city to deal with significant shocks and stresses, particularly: earthquakes, extreme weather, extreme temperatures, sea level rise; and to assist in improving disaster preparedness and social connection. To meet the objectives of the Climate Change Adaptation Strategy, including the objective to increase resilience of the built environment to future climate conditions.

H.2 Intent:

The City of Vancouver is undertaking two initiatives related to resilience:

- (a) A broader Resilience Strategy, with forthcoming policies related to Vancouver specific shocks and stresses

- (b) The Climate Change Adaptation Strategy update, adopted by Council in 2012, the adaptation strategy is being updated with new climate projections and actions

While specific resilience policies are being developed, development projects should consider social and physical resilience and incorporate design responses where possible. Projects must identify building strategies that eliminate, reduce, and mitigate adverse impacts including those due to changing climate conditions.

H.3 Requirement

- H.3.1 Show how resilience is incorporated in the design. Submit a resilience worksheet summarizing design features that improve resilience for the development.

Notes: that this submission should be treated as a public disclosure and the City may display some or all of the information publically. Submission of the completed worksheet will meet this requirement, no further action is required.

- H.3.2 All buildings with an occupant load greater than 30 (except townhouse developments) shall have at least one accessible, self-closing drinking water fountain, located in a common area inside buildings at or near the level 1 entrance and visible from the exterior. The fountain must be capable of operating on city water pressure alone and without electricity. The apparatus must also include an appropriate fitting for filling water bottles. Fountains are to be installed on the shortest dead leg possible off of a line that is flowing regularly; this line would preferably be serving a washroom

H.4 Submission Checklist

At time of rezoning application, applicants must provide the following to show how items H.3.1 to H.3.2 will be achieved:

- (a) A preliminary resilience worksheet and text summary of any design features that contribute to site/building resilience.

At time of development permit application, applicants must provide the following to show how items H.3.1 to H.3.2 will be achieved:

- (a) An updated resilience checklist and text summary of any design features that contribute to site/building resilience.

Regulation Redesign Phase II Engagement Summary

JUNE 2019 – MARCH 2020

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1 INTRODUCTION

The Regulation Redesign team developed an engagement strategy that includes a variety of ways for stakeholders including representatives and members of the development, building, design, business, and non-profit sectors, and members of the public and staff to be involved in simplifying and clarifying land use regulations to streamline permit processing.

1.1 About the Regulation Redesign project

Regulation Redesign is a project to simplify and clarify the City's land use regulations, policies, and online tools. The project is integral to efforts to support and enhance the Vancouver economy by improving the regulatory environment and streamlining permit review. Regulation Redesign is a corporate priority in the City's 2020 Corporate Plan (Goal 2B – Build and Protect the Vancouver Economy) and a key action item in the Housing Vancouver Strategy. This work is aligned with other projects to improve processes, including the Development Process Review and service improvements being coordinated by the Development, Buildings, and Licensing Department.

Key objectives of Regulation Redesign are to:

- **Simplify and clarify** land use regulations and policies to improve ease of use and clarity in order to reduce permit processing times;
- **Modernize** and update the rules, language and format of land use documents, and the processes to create/ amend them;
- **Improve consistency** among land use policies and regulations;
- Improve external and internal **communication** on land use planning framework and its systems; and
- Establish a robust and **enduring land use framework** (including regulations, policies, protocols and procedures) that is able to adapt well into the future.

The Regulation Redesign project has been extended to 2022 to deliver a new user-friendly Zoning and Development By-law, continue to simplify regulations, and establish protocols and procedures for developing regulations and policies. Over the next three years stakeholders, staff and the public will continue to be invited to participate in developing options and providing feedback.

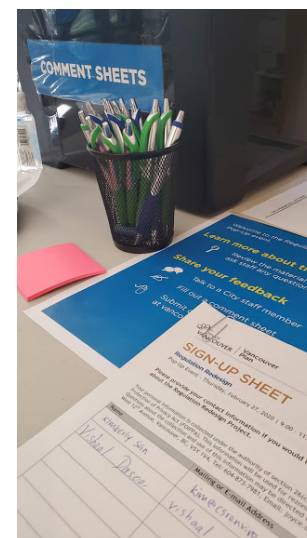
In this phase of the project, engagement focused on developing ideas and options to simplify regulations and by-law format and on obtaining feedback on proposed regulatory amendments. This report summarizes the ideas and feedback collected from various workshops, focus groups, information sessions, pop-up events, an open house, and online engagement.

2 PUBLIC ENGAGEMENT OVERVIEW

2.1 Objectives

Since the launch, Regulation Redesign held several activities to:

- Broaden awareness of the Regulation Redesign project
- Provide ongoing project updates and share findings
- Provide opportunities for input on issues and ideas to improve and simplify land use regulations



2.2 Participants

Engagement activities were designed to ensure the project is informed by a broad range of users of the Vancouver Zoning and Development By-law. Participants included:

- For profit and not-for-profit development industry representatives
- Homebuilder associations and independent builders
- Architects, designers, and consultants
- Members of the public
- City staff

2.3 Engagement Activities

Phase I - July 2018 to January 2019

Initial engagement activities included community pop-up events at local retail building and construction stores, a stakeholder roundtable to identify key issues and ideas, listening sessions with industry professionals, and open houses. Regulation Redesign heard from over 800 people at these events. Four themes emerged consistently:

- Users could not find the information they needed
- Even when they found what they were looking for, they could not understand it
- Information conflicted within by-laws, across regulations and policies
- The rules were being inconsistently interpreted and applied

Phase II - June 2019 to March 2020

Building on key issues and ideas identified during the first phase of engagement, Regulation Redesign held several events between June 2019 to February 2020 (see Table 1 below) to develop and test options for simplifying regulations, creating a user-friendly by-law format, and clarifying the regulatory land use framework. Options were presented to the public for feedback. Over 550 industry stakeholders and members of the public, and over 250 staff participated. Engagement opportunities included a stakeholder workshop, technical workshops with external advisory members, an information session with small home builders and designers, pop-up events and an open house. Engagement topics focused on exploring options and ideas for:

- Simplifying floor area and building height calculations
- Exploring alternate ways of regulating size and massing, such as the ‘glass box’ concept (i.e. regulating building envelope instead of floor area)
- Improving the user-friendliness of the Zoning and Development By-law format and structure
- Developing definitions for features such as porches, decks and balconies to provide certainty when applying rules
- Clarifying regulations and improving their consistency so they are easier to understand

Engagement Opportunity	Participants / Recipients
Stakeholder Workshop	65
External Advisory Group + Subgroup Meetings	16
Information Session	22
Open House	32
Pop-Up #1	24
Pop-Up #2	28
Pop-Up #3	29
Pop-Up #4	48
Online Comment Form	11
Focus Group Sessions and Education Series Updates with staff	269
Listserv Updates	300+

Table 1 Engagement Opportunities June 2019 to March 2020

2.4 Notification

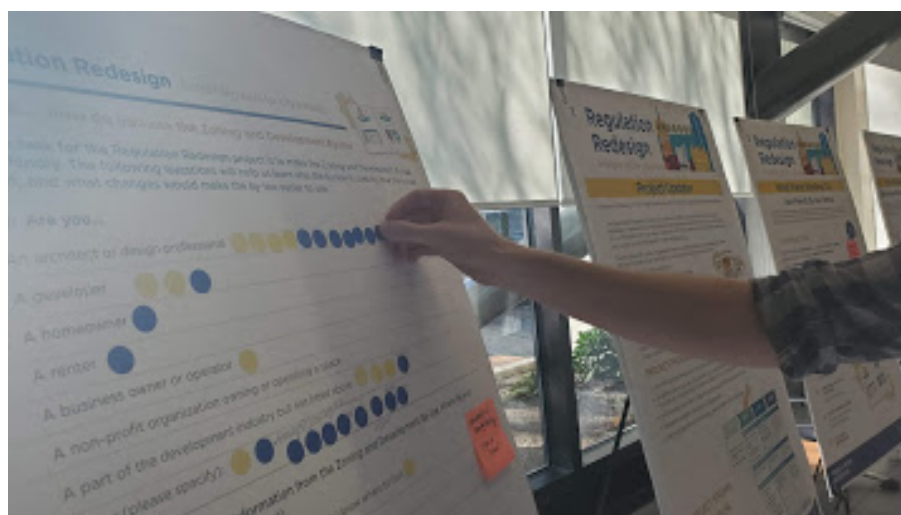
Notification of engagement opportunities included:

Project Webpage: Engagement opportunities were available on the Regulation Redesign webpage (vancouver.ca/RegRedesign) and City of Vancouver event listings.

Stakeholder Emails: Email invitations and reminders were sent to key stakeholders and interest groups (Regulation Redesign listserv, small homebuilders and designers contact list, external advisory group members and their networks).

Social Media & Networking: Event listings and posts on Facebook, Twitter, WeChat, and Architectural Institute of BC, Homebuilders Association of Vancouver, and Urban Design Institute e-newsletters.

Public Notices: printed informational material distributed at key locations such as the Development and Building Services Centre and City Hall.



3 INPUT FROM ENGAGEMENT ACTIVITIES

3.1 Stakeholder Workshop

A workshop was held on June 19, 2019 with industry stakeholders who have direct experience with land use regulations. Over 65 key stakeholders representing development, construction, design, and real estate industries attended. Discussion focused two topics:



1. Options to simplify floor area regulations and calculations
2. Options to simplify building height regulations and calculations

What We Heard

The most common ideas that emerged from the discussions were: focus on improving the consistency and clarity of floor area and building height regulations and explore regulating a more flexible building envelope (“glass box”). For more details on what we heard, see the report in Appendix L (also available on the Regulation Redesign webpage at vancouver.ca/RegRedesign).

Ideas to Simplify Floor Area Calculation:

- A. Measure to the sheathing or inside wall
- B. Improve consistency of regulations and clarify regulations
- C. More flexible building envelope (“glass box”)
- D. Regulate Floor Space Ratio (FSR) without use of exclusions
- E. Regulate above-grade floor area only
- F. Bundle exclusions as a percentage of FSR



Ideas to Simplify Building Height Calculation:

- A. Keep current approach, but be consistent and clear
- B. New approach: 'Glass Box' or maximum envelope
- C. Don't regulate storeys
- D. Eliminate Vertical Angle of Daylight
- E. Eliminate relaxations
- F. Regulate mezzanines like the Vancouver Building Bylaw
- G. Eliminate primary and secondary envelopes



3.2 Regulation Redesign External Advisory Group

Established in November 2018, the Regulation Redesign External Advisory Group (RREG) has been meeting bi-monthly to consider and develop options and provide advice and guidance on the Regulation Redesign project. The RREG is made up of 16 members, representing a cross-section of development and construction industry experts. Of the bi-monthly meetings, four were working sessions to explore and test options for simplifying floor area and building height calculations, regulatory framework options and the 'Glass Box' concept.

What We Heard

Floor Area Calculation

Following the June 2019 Stakeholder workshop, the RREG considered alternate ways of calculating floor area, including measuring to the inside wall or measuring to the sheathing. After looking at the options, there was consensus that changing how floor area is measured is potentially more complex and confusing.

Glass Box concept

The RREG was also tasked with further examining the idea of regulating the building envelope (glass box) as an alternative to current floor area and height regulations. The advantages and challenges are summarized as follows.

Advantages:

- greater flexibility for design
- more focus on volume to address bulk and massing vs. interior (interior addressed by building and life safety by-laws)
- reduced processing times if the glass box approach results in a reduction of regulations and guidelines

Challenges:

- a significant change to how floor area is regulated, which would require extensive resources to develop new requirements and train staff and applicants
- could add additional or different complexity to the permit review
- not effective with sloping sites
- whether there would be support to “let go” of certain regulations in order to make this model viable

The RREG agreed that further development of the ‘Glass Box’ concept should be a part of future planning programs (e.g. new housing options) and Regulation Redesign should maintain its focus on simplifying current regulations and improving consistency.

User-Friendly By-law

As part of modernizing the Zoning and Development By-law, the RREG deliberated how intent statements for district schedules can be improved and provided the following guidance:

- clearly describe the intended uses and forms of development for the district (provide context for design)
- Provide a snapshot or distillation of the district schedule
- Clarify criteria/guidance that inform discretionary decisions
- State the City’s aspirations for the district
- Consolidate common intents/broad goals

3.3 Information Session with Small Home Builders and Designers

On January 23, 2020, Regulation Redesign partnered with the Khalsa Diwan Society to host an information session with small-scale home builders/developers and designers/architects. The focus of the session was to gather input on proposed new definitions and regulatory amendments for porches, decks, and balconies. Participants provided feedback on whether the draft new definitions would provide more clarity and on proposed changes to update regulations for consistency across all districts, so they are easier to apply and understand. Over 20 people participated in the Information session.

What We Heard

There was general support for the proposed definitions and for the regulatory amendments. In addition, the following comments were received.



Covered Entry, Porch, Verandah

- update regulations for front porch to reflect current practice (e.g. open sides for front porch)
- be clear about what “open” means
- prefer 13% exclusion
- clarify and/or reduce regulation on porch height (e.g. gable roof exceeds permitted 10.86 ft/3.1m)
- clarify regulation for covered porches in RS-5 district schedule – the way it is worded now is confusing

Deck

- deck should be considered part of the building envelope, instead of regulating size
- consider allowing overhangs to project further into the front yard (e.g. increase balcony and deck overhangs from 2 ft. to 3 ft.)
- regulate size of the landing facing rear yard by area, rather than dimension to provide more flexibility in design

User Friendly By-law

- clarify intent of regulations
- Add simple illustrations

- use simple language – legal terms are difficult to understand, which can lead to multiple interpretations (e.g. use of term “except”)
- remove word “notwithstanding”

3.4 Open House, Pop-Up Events, Online Engagement

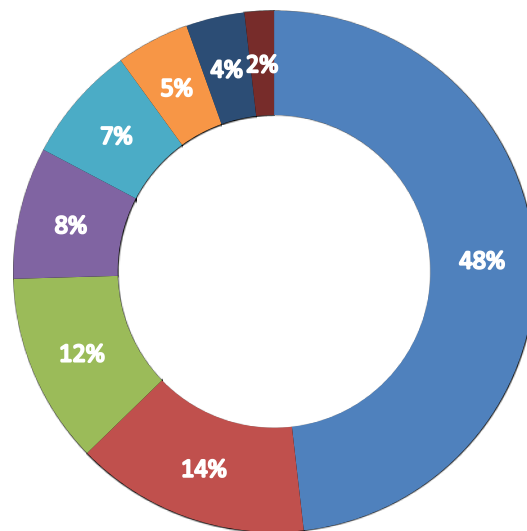
Between February and March 2020, four pop-up events were held in the Development and Building Centre and an open house was held at City Hall. The purpose was to inform people about the goals of the project, proposed regulatory amendments and to get input on ideas to improve the user-friendliness of the Zoning and Development By-law. This included seeking feedback on user-friendly by-law format objectives and principles, proposed new definitions for porches, decks and balconies and proposed amendments to consolidate and update regulations. Over 180 people provided feedback either in person or online. The display boards are available on the Regulation Redesign webpage at vancouver.ca/RegRedesign.



What We Heard

Who we heard from

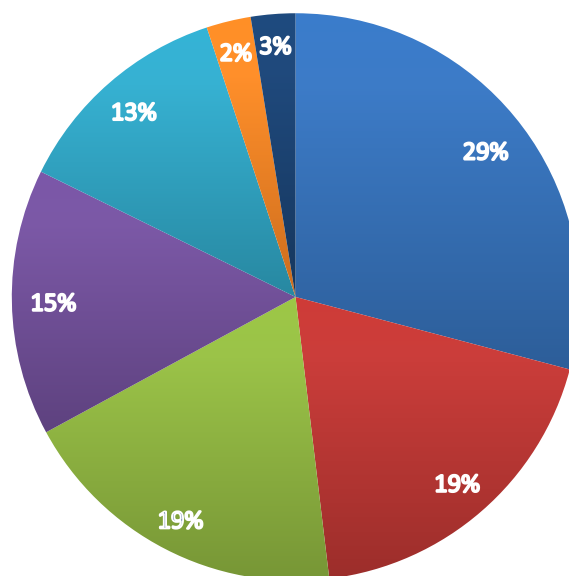
Total respondents: 119



- 48% Architect/ design professional
- 14% Builder
- 12% Homeowner
- 8% Business owner/ operator
- 7% Developer
- 5% Part of development industry
- 4% Non-profit organization
- 2% Renter

When you need information from the Zoning and Development By-law, where do you start?

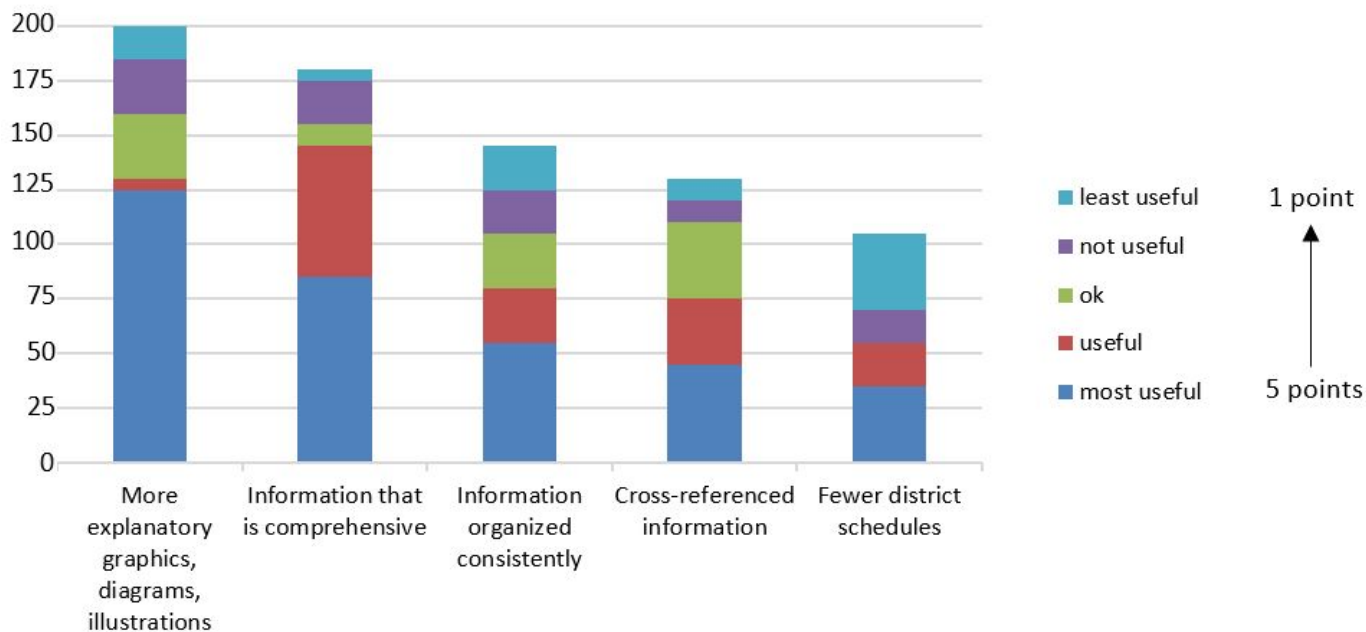
Total respondents: 88



- 29% Ctrl-F
- 19% I go to the section, I know where to look
- 19% Other: Google
- 15% Table of Contents
- 13% ask City staff
- 3% ask my staff
- 2% Index

What would help you find the information you need the quickest?

Respondents ranked five categories that would help find information the quickest in order of most useful to least useful. More explanatory graphics, diagrams, and illustrations was ranked the most useful tool to help find information the quickest. Total responses: 207

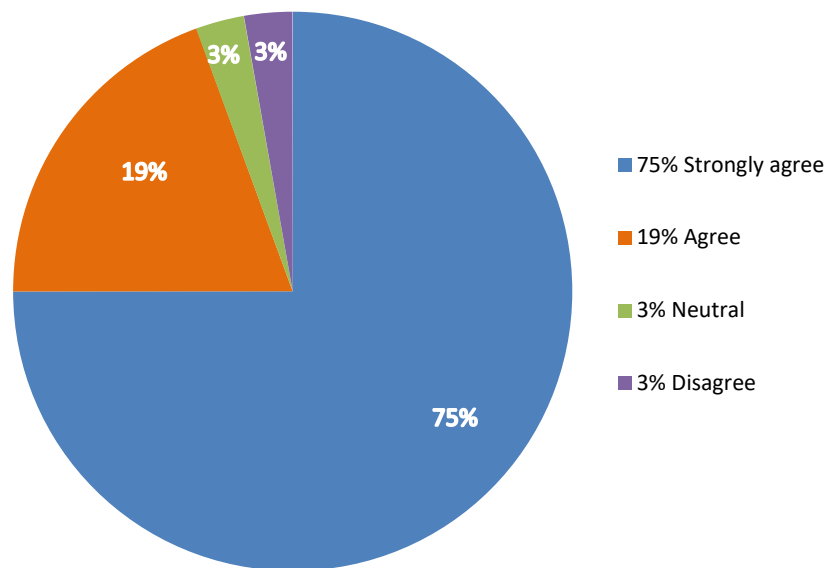


Additional ways to help find information the quickest

Category	Feedback
Information that is clear	<ul style="list-style-type: none"> • More plain language • Removal of conflicting information • Shortening of document length
Information organized consistently	<ul style="list-style-type: none"> • Easier navigation • Alignment of rules • Interpreting and locating information is difficult and overwhelming without aid of staff
Cross referenced information	<ul style="list-style-type: none"> • A need for clickable cross references • Consistency in references between by-laws and regulations • Having conditions next to actual by-law itself without having to go to different section • More comprehensive info on laneway houses
Other	<ul style="list-style-type: none"> • A need for more searchable functions online • Acknowledging that some members of the public still use physical copies of by-laws

User-friendly by-law: draft principles and objectives

75% of the 36 responses indicated strong agreement with the user-friendly by-law draft principles and objectives.



Additional feedback on draft objectives and principles for by-law format:

- Desire for cross-references and alignment with other regulations
- Ensure rules and regulations are clear for staff so interpretations can be consistent
- Include informational graphics
- Explain total FSR possible within certain zones
- Regarding 'distinguish nuances': make requirements more obvious or up-front, currently development application requirements are too onerous
- Regarding 'document standards': ensure more conformity and alignment in the by-laws as well as link district schedules with corresponding guidelines
- Staff should not assume the public would read land use documents from "cover to cover" or that all users are tech savvy when accessing the documents
- Regarding 'group similar rules together': rules were all over the place in documents and readers have to refer to multiple clauses in other sections in order to get the information they need
- Regarding 'quick reference pages': would like to see links to relevant pages and a page to understand how the by-laws have changed over time

Porches, Decks, and Balconies

When asked to comment on draft definitions and regulatory amendments for porch, deck, balcony, enclosed balcony, patio roof deck, awning, and canopy, feedback provided was positive with support for the proposed

definitions for porches, decks, and balconies. Other comments included concern with having to do multiple searches in order to look for information and the desire for more relaxations/exclusions to be explored and considered.

Proposed amendments to Sections 3, 4, 5

When asked for comments on proposed amendments to Sections 3, 4, 5 to consolidate regulations/information and simplify relaxations, feedback indicated that respondents were generally receptive of the proposed amendments especially those made for section 5 regarding the simplification and clarification of relaxations.

Support for the proposed amendments to sections 3, 4 and 5 cited the following:

- Changes proposed will make it easier to find info
- Will help provide clarity for those that have limited experiences using the by-law

Other comments noted the need to be clear about what constitutes hardship, to keep the definition concise, and to be clear about terms being updated.



REGULATION REDESIGN PROJECT

Results from the Regulation Redesign Workshop

Report Prepared by Tarran Consultants | June 2019



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Executive Summary

The City of Vancouver's Corporate Plan 2018 and 2019 identified the Regulation Redesign project as a corporate priority to help achieve excellent service. It is a city-wide project to simplify the City's land use regulations, policies, and online tools in order to improve permit review processes. In 2018, the project held its first stakeholder roundtable to gather issues and ideas from the construction, development and real estate sectors, as well as end-users. In 2019, it held a second stakeholder conversation to workshop ideas to simplify floor area and building height calculations. This report documents the outcomes of the 2019 event.

PURPOSE OF THE IDEAS WORKSHOP

The purpose of this Regulation Redesign Workshop event was to engage and to listen to a variety of representative constituencies involved in various types of development in Vancouver and who have direct experience with the City's land use regulations (e.g. design, construction, development, and real estate industries). This workshop sought input on:

- **Calculating Floor Area (FA)** - ways to simplify floor area calculation and to clarify/update floor area exclusions.
- **Calculating Building Height** - ways to simplify height calculation and clarify/update height relaxations.

This represents the second major stakeholder discussion session as a part of a series of public engagement events for the Regulation Redesign project.

METHODOLOGY

The Roundtable was held on June 19, 2019 at the VanDusen Garden Visitor Centre, 5025 Oak St. Vancouver from 8:30 am to 12:00 pm. Sixty-five (65) individuals attended (of the 78 who registered) and were from the design, construction, development, and real estate industries.

Thirty (30) participants self-identified as working on smaller scale projects and 35 identified as working on larger scale projects. The participants were divided into table discussion groups based on project scale.

WHAT WE HEARD

There were two rounds of table discussions that focused on ways to simplify how to calculate floor area and how to calculate building height. Overall, the most common ideas in both discussions were to improve consistency and clarity of regulations, and to explore a more flexible envelope (“glass box”).

Is there a simpler way to calculate floor area?

- A. Measure to the sheathing or inside wall
- B. Improve consistency of regulations and clarify regulations
- C. More flexible building envelope (“glass box”)
- D. Regulate Floor Space Ratio (FSR) without use of exclusions
- E. Regulate above-grade floor area only
- F. Bundle exclusions as a Percentage of Floor Space Ratio (FSR)

Is there a simpler way to calculate building height?

- A. Keep current approach, but be consistent and clear
- B. A new approach: ‘Glass Box’ or maximum envelope
- C. Don’t regulate storeys
- D. Eliminate Vertical Angle of Daylight
- E. Eliminate relaxations
- F. Regulate mezzanines like the Vancouver Building Bylaw (VBBL)
- G. Eliminate primary and secondary envelopes



Results from the Regulation Redesign Workshop

1.0 PROJECT BACKGROUND

The City of Vancouver's Corporate Plan 2018 and 2019 identified the Regulation Redesign project as a corporate priority to help achieve excellent service. It is a city-wide project to simplify the City's land use regulations, policies, and online tools in order to improve permit review processes.

1.1 CONTEXT/ISSUE

The current Zoning and Development Bylaw (Z & D By-law) was adopted by City Council in 1956. It has been amended extensively but a comprehensive review has never been undertaken. To implement the City's goals and objectives, the Bylaw has grown significantly more complex over the years. Some of the 8,000+ amendments to the original 1956 Bylaw have introduced new terminology or regulations that have resulted in inconsistencies with either other parts of the Bylaw or with other City By-laws. The growing complexity of the regulations, policies and guidelines has resulted in an increasingly complicated permit review process and longer review times.

1.2 OBJECTIVES OF THE REGULATION REDESIGN PROJECT

- Simplify, clarify and update land use policies and regulations to improve ease of use and clarity;
- Update and modernize the format of land use documents and processes to create them;
- Improve consistency between land use documents and integration with other by-laws and City initiatives;
- Improve external and internal communication on the land use planning framework (e.g. policies, regulations) ; and
- Establish a robust land use framework (policies, regulations, protocols, and procedures) that is able to adapt well into the future.

1.3 PROJECT PROGRESS TO DATE

During 2018 the Regulation Redesign project team (the Project Team) did extensive work to launch the project. The initial phase focused on identifying issues with the land use regulations and ideas to address the issues. This included establishing an inter-departmental project team, an external advisory group, reviewing best practices from other civic jurisdictions, and holding multiple events and providing online opportunities for input from, industry stakeholders, the general public, and City staff.

As a result, during the first part of 2019 the project team has worked on simplifying the Z & D By-law and improving information available online which were two of the top concerns from the 2018 engagement process. To date these improvements have included:

- Developing a new format for the Z & D By-law to make it more user friendly and implemented this format for Sections 2, 10 and 11.
- Repealing 24 outdated policies and guidelines.
- Creating a zoning website that has been simplified from 60 pages to 3 pages which take users to a Z & D By-law page, a Zoning and Land Use document library page and an Amendments page with links to respective relevant information.
- Introducing a user guide that helps to explain how the Z & D By-law is structured and how to find zoning information.
- Removing gender references ('he' and 'his').

The Project Team will continue to explore further opportunities to simplify and make improvements and bring these options out for consultation.

2.0 PURPOSE OF THE WORKSHOP

The purpose of this Regulation Redesign Workshop event was to have a more detailed discussion with a variety of representative constituencies involved in various types of development in Vancouver and who have direct experience with the City's land use regulations (e.g. development, construction, architecture and real estate industries).

This workshop sought input on:

- **Calculating Floor Area (FA)** – ways to simplify and clarify/update exclusions from the floor area calculation.
- **Calculating Building Height** – ways to simplify and clarify/update relaxations from the height calculation.

This represents the second roundtable discussion session as a part of a series of public engagement events for public input into the Regulation Redesign project.

3.0 WORKSHOP METHODOLOGY

Date: Wednesday, June 19, 2019 | **Time:** 8:30 am to 12:00 pm

Place: VanDusen Botanical Garden Visitor Centre, 5025 Oak Street, Vancouver

The workshop was held on June 19, 2019 at the VanDusen Garden Visitor Centre, 5025 Oak Street, Vancouver from 8:30 am to 12:00 pm. Sixty-five (65) individuals attended (of the 78 who registered) and were from the real estate industry primarily development, construction and architecture (see Appendix F for full list of registrants and Appendix A for the Workshop Agenda).

Thirty (30) participants self-identified as working on smaller scale projects and 35 identified as working on larger scale projects. The participants were divided into table discussion groups based on project scale. The City sent out notifications of the session three weeks in advance through a mailing list and posted the event details and registration on the City website. Individuals registered online and selection was in order of response with an upper limit of 80 participants. Prior to the event, each registrant received a reminder of the event and was asked to review workshop discussion questions and read the backgrounders on the workshop topics which were calculating floor area and building height.

Once attendance was confirmed, ten discussion tables were organized. Participants were assigned to tables based on the scale of projects they identified at registration. There were five “Part 9” smaller project scale tables and five “Part 3 larger project scale tables, with a maximum of 6-7 participants per table, including an external advisory group member. Two City staff were assigned to facilitate and take notes. Other City staff were available to answer technical questions during workshop topic discussions.

There were two discussion sessions, one on calculating floor area including exclusions and another on calculating building height including relaxations. Participants at each table were asked to share their ideas and discuss alternative ways of calculating floor area and building height. Each discussion session was guided by three questions and all discussions were captured on flip charts (see Appendix D). To close the event and provide a general sense of what was discussed, each table reported out one idea for each discussion topic to all participants.

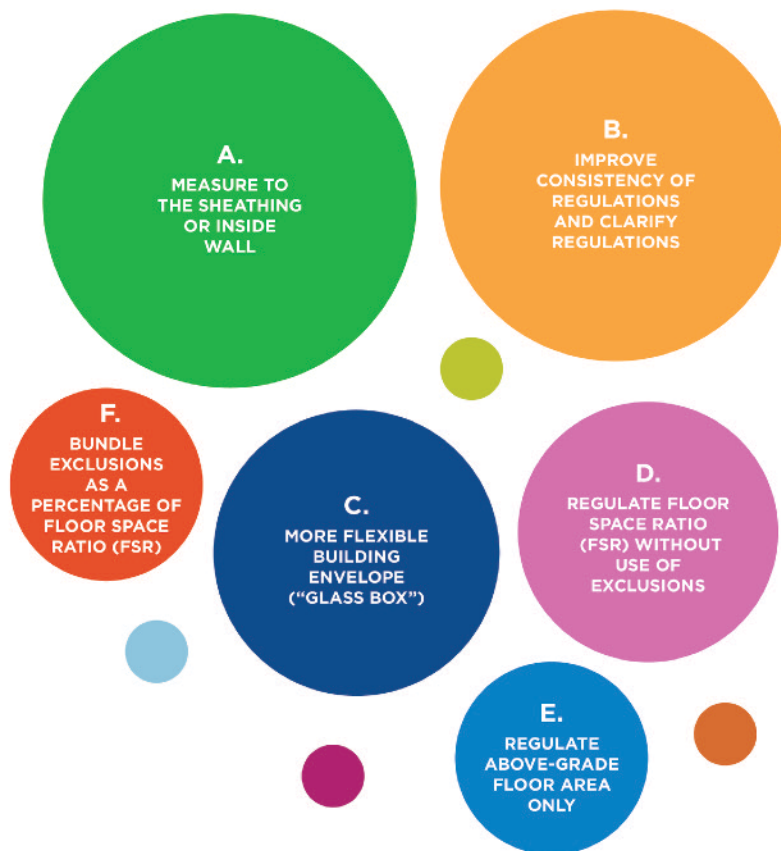
Some points raised during table discussions that were not within the scope of the Regulation Redesign project were incorporated into Appendix E - Parking Lot notes which will be shared with the appropriate city department.

There was a great deal of similarity on ideas with respective grouping categories. Following is a summary of the discussions

4.0 WHAT WE HEARD

4.1 SUMMARY OF IDEAS BY THEMES ON FLOOR AREA

IS THERE A SIMPLER WAY TO CALCULATE FLOOR AREA?



A. Measure to the Sheathing or Inside Wall

Measuring in this manner, in line with some other cities, would allow flexibility for wall assemblies, cladding and insulation thickness, especially as building requirements change and wall assemblies get more complex.

For smaller scale projects (Part 9), determine a consistent setback calculation, for example to the face of the concrete foundation. For larger projects (Part 3), consider aligning the floor area calculation with how the Building Owners and Managers Association (BOMA) measures floor area.

B. Improve Consistency of Regulations and Clarify Regulations

Standardizing floor area regulations across district schedules would improve consistency and make them easier to calculate. This could include a standard FSR across similar zones (e.g. RS zones, C zones), more consistent regulations for duplexes and more consistent measurement of FSR between the Zoning and Development By-law, the Vancouver Building By-law, Parking By-law, and BOMA.

Other ways to clarify regulations could be through the use of diagrams, explaining the intents and updating bulletins that explain calculations.

C. More Flexible Building Envelope (“Glass Box”)

Focus on the permitted building envelope and either do not regulate FSR or create an envelope that is larger than the permitted FSR (“a glass box”) which would allow room for more design flexibility and creativity. The ‘glass box’ approach was discussed by several groups and would address massing while simplifying the regulations. The City could continue regulating height, setbacks, yards, minimum unit sizes and number of family units.

D. Regulate FSR Without Use of Exclusions

Those discussing this supported removing all exclusions in favour of a gross floor area. The developer would then have the flexibility to incorporate elements based on the livability needs of the project, for example porches, storage. This approach simplifies calculations and provides more certainty in what would be approvable. The City should consider how to incentivize community benefits and the potential impact on property values and how to require certain things (e.g. mechanical rooms).

E. Regulate Above-Grade Floor Area Only

For smaller scale projects, some suggest not counting below grade floor area. Non-habitable basement spaces (no light) can be used as storage and mechanical rooms.

F. Bundle Exclusions as a Percentage of Floor Space Ratio (FSR)

This idea was to bundle the exclusions and assign an overall percentage of the permitted floor area. Let the developer have the flexibility to decide how to use it.

**WHICH EXCLUSIONS NEED TO BE CLARIFIED OR UPDATED?
WHICH EXCLUSIONS ARE NO LONGER NEEDED OR RELEVANT?**

A. Remove or Increase the Cap for Balconies, Porches and Decks

For smaller scale projects, covered outdoor patios, free standing decks and open residential balconies and decks that provide livable outdoor space should not be counted. Other municipalities allow greater flexibility for covered porches.

Larger scale projects had a variety of suggestions which sometimes contradicted. Enclosed balconies make sense on the north side of buildings and facing arterials. Some felt that enclosed balconies should be excluded because they are already in the building mass, but others suggested including them as they add to the massing. Another idea is to allow open balconies without restrictions while counting enclosed balconies as FSR.

Several felt that the percentage allowed was not effective and it would be better to let the envelope set the framework.

B. Bundle Exclusions for Balconies, Porches and Decks

For smaller scale projects it was suggested using a maximum percentage that would bundle porches, decks and balconies together. Thereby using one overall percentage to manage them all.

For larger scale projects it was suggested combining the balcony and roof deck exclusions.

C. Improve Consistency of Exclusions for Balconies, Porches and Decks

For small scale and large scale projects it was felt that the same exclusion should be applied across all zones.

D. Update or Remove Bay Window Exclusion

For smaller-scale projects bay windows are expensive to build and the 1% target is hard to achieve. The City doesn't seem to like bay windows, but clients do if they're attainable without losing overall buildable area.

E. Update or Remove Vented Skylight Exclusion

On smaller-scale projects make it easier to calculate skylights. It is rarely used as the regulations are overly-complicated.

F. Maintain or Broaden Storage Exclusion

The exclusion encourages the provision of storage spaces. In-suite storage is generally seen as a benefit, even though it is often used for other purposes such as inboard bedrooms. This is

especially helpful with constrained sites where there are deep lots resulting in deep units. In-suite storage is convenient and needed in small units. Other ideas included providing some in-suite storage but more storage space in the basement and allowing this exclusion in accessory buildings.

G. Revise or Remove Storage Exclusion

For smaller-scale projects, some thought that storage space should be required and not incentivized, while others thought that a performance review should be conducted. For larger-scale projects there were many ideas to improve the storage exclusion and requirements that revolved around more flexibility on minimum size, and location - allowing in various places such as in-suite, hallways, other common areas, on rooftops and below grade. Other ideas included eliminating the exclusion because it creates unintended consequences for future renovations (e.g. combining two units) and encourages unintended uses and alterations (e.g. 'work without permit', additional FSR). Existing regulations for storage exclusions often result in awkward spaces.

H. Increase Sustainability Exclusions

For smaller projects, sustainability exclusions need to be higher to be an incentive for high-performance projects, e.g. passive houses.

I. Expand Exclusions for Mechanical

For larger-scale projects, mechanical spaces such as shaft spaces, light wells, elevator shaft exclusions are only excluded at or below the base surface. Allow this to include the 2nd floor.

J. Revise How Stairs Are Counted in FSR

For smaller-scale projects stop counting stairs twice for each floor or the ones that go to the rooftop.

ARE THERE OTHER PRIORITIES OR SPACES THAT COULD BE ENCOURAGED THROUGH AN EXCLUSION? WHAT ARE THE TRADE-OFFS?

A. Exclude Mechanical and Sprinkler Room

For smaller scale heritage projects, mechanical and electrical rooms are now required and included in the floor space calculation. They should be excluded completely or given a certain square foot exclusion. Other ideas were to exclude mechanical as part of the FSR if located under a deck, front porch, or the roof. Some local municipalities allow an exclusion.

B. Broaden Amenity Space Exclusion

For smaller-scale projects, all outside covered areas should be excluded from FSR including outside of basements and cantilevered canopies greater than 4 feet wide.

For larger-scale projects, most comments encouraged removing communal amenity space from the FSR calculation, including rooftop spaces and interior spaces. This would encourage more livable amenity spaces above ground.

Consideration should be given to allowing exclusions from FSR calculations for balconies and outdoor amenity space for office and industrial buildings to improve the working environment.

C. More Exclusions for Circulation Space, Corridors and Stairs

For smaller scale projects exclude elevators from FSR calculation in detached dwellings.

For larger-scale projects open stairs should be excluded from FSR as it is in Part 9 smaller-scale projects. Squamish and Los Angeles exclude circulation space from FSR which allows for better quality shared spaces such as larger lobbies that could be used for meeting spaces. Wider corridors could be designed as an amenity (wider hall) if they are excluded.

For townhouse projects exclude the stairs that access parking below grade.



4.2 SUMMARY OF IDEAS BY THEMES ON BUILDING HEIGHT

IS THERE A SIMPLER WAY TO CALCULATE BUILDING HEIGHT?



A. Keep Current Approach, but be Consistent and Clear

For smaller scale projects it was felt that the base surface as the measuring point is more accommodating for varying lots and deals better with sloped sites. Ensure there is consistency in the approach to height measurement across zones and between staff. Clarify the intent of the different height allowances in the Intent Sections of the by-law and provide a clear definition of 'half-storey'.

For larger scale projects base surface works and building grades are a good idea. Retain compatibility and flexibility of 10.18.3 which allows the Director of Planning (DOP) to determine use of existing grade due to site condition. Define clearly who has the authority and what rules of relaxation or discretion there are.

Ensure consistency of measuring what is considered 'the top' while accounting for uses, grades and loading requirements and consistency between the District Schedule and CD1's. The By-law should clearly reference view cones and shadowing especially in the downtown and around public spaces.

All scales of projects would benefit from use of tables and graphics/diagrams to better communicate height allowance differences and interpolation.

B. A New Approach: “Glass Box” or Maximum Envelope

For smaller scale projects it was felt that this would alleviate challenges and replace the need for relaxations.

For larger scale projects the key suggestion was to set the box size and let people work within it. Keep it simple and ensure the box is larger than the allowable FSR to allow for flexible design within it.

C. Don’t Regulate Storeys

For smaller scale projects regulating storeys on sloping sites does not translate well at the building permit stage and does not allow for variety along the streetscape. The building by-law needs to recognize the 2 ½ storey typology on severe sloping sites as part of Part 9 buildings.

D. Eliminate Vertical Angle of Daylight

For larger scale projects there are enough controls that take into consideration sunlight penetration to neighbouring properties such as setbacks and height. Various municipalities use setbacks in different ways, e.g. Manhattan requires setbacks a higher levels and Vancouver requires them from the street. Also scale (width) of the street has an impact on setbacks required to allow for daylight.

E. Eliminate Relaxations

For smaller scale projects they are used because they are available.

For larger scale projects, the preference was to bundle all relaxations, e.g. decorative rooves, rooftop access for green technology, and build it all into a maximum height.

F. Regulate Mezzanines Like the Vancouver Building Bylaw (VBBL)

Larger scale projects have an issue with this at the building permit stage. The Zoning and Development By-law needs to change to accommodate as the VBBL (Vancouver Building Bylaw) cannot be changed as easily.

G. Eliminate Primary and Secondary Envelopes

For smaller scale projects the primary and secondary envelopes are too complicated to calculate and the intent is unclear especially for RS and RT Districts.

***WHICH RELAXATIONS NEED TO BE CLARIFIED OR UPDATED?
WHICH RELAXATIONS ARE NO LONGER NEEDED OR RELEVANT?***

A. Exclusions Need To Be Clear, Simple, With Stated Intent

Larger scale projects need a checklist of site conditions where discretionary height limits could be applied.

B. Update and Clarify Relaxations for Mechanical and Other Appurtenances

For larger scale projects various opinions were expressed on this topic.

Given the rooftop assemblies for mechanical equipment and elevator shafts there is a need for more flexibility in height relaxation beyond 10% or 1/3 of building width. In these cases discretion within reason was supported, when looking at the amount of overrun and the appurtenances. It was felt there was a need to remove or simplify height relaxations for small sites as they tend to penalize smaller sites when the relaxation is limited to 1/3 of the width of the building.

Wind screens should be excluded. Quality of design should also be considered.

C. Update and Clarify Relaxations for Decorative Roofs

For large scale projects the discussion was around the definition of what constitutes a decorative roof, how high can it be and how much negotiation should there be.

D. Clarify Height Relaxations for High Performance and Green Buildings

For smaller scale projects clarify and explore increasing the height incentives for high performance construction, for example by 5 feet.

ARE THERE OTHER PRIORITIES OR SPACES THAT COULD BE ENCOURAGED THROUGH A RELAXATION? WHAT ARE THE TRADE-OFFS?

A. Use a Two-Tier Approach: Maximum Height for a Standard Building, Additional Height if It Achieves a City Objective

B. Encourage Roof Deck Access and Rooftop Amenity Space To Enhance Livability

For smaller scale projects exclude roof decks from height calculation including the access and roof hatches.

For larger scale projects exclude from the height calculation rooftop amenity rooms, outdoor patio spaces and elevator shaft overruns that gain access to the roof top. Focus more on design and usability of the rooftop spaces.

C. Encourage a Variety of Good Design Aesthetics

For smaller scale projects be less prescriptive to allow for architectural expression. Incentives could be used to encourage good roof design, as design aesthetics should trump arbitrary height restrictions.

For larger scale projects provide flexibility to avoid homogeneous developments.

D. Relax Height for Difficult Site Contexts

For smaller scale projects building heights should abide by a contextual response to height. On deep lots with deep units explore some height relaxations to be able to maximize the FSR

For larger scale projects it is challenging to meet grade and height requirements on uneven or sloping sites. A challenge comes in reflecting shadow impacts.

5.0 CONCLUSION

This report documents the ideas expressed at the focused Regulation Redesign Workshop held on June 19, 2019.

The purpose of the workshop was to gain insight from the perspectives of a variety of stakeholders involved in various scales of development in Vancouver on ways to simplify, clarify and update the calculation of floor area and building height.

The report contains both a summary of the key ideas by themes as expressed during the workshop and, in the appendix, the verbatim notes taken at each group table. It will inform the Regulation Redesign project team's work as they continue to explore options to make improvements to the Zoning and Development By-law.

The report will be available on the project webpage vancouver.ca/regredesign. Please visit the project webpage for ongoing opportunities to engage and stay up-to-date on the project.



Appendices

Appendix A. Roundtable Agenda

June 19, 2019, 8:30am-12:00pm

VanDusen Botanical Garden, Visitor Centre (Great Hall), 5025 Oak Street

Agenda:

- | | |
|----------|---|
| 9:00 am | Welcome + program presentation |
| 9:30 am | Discussion #1 - Calculating Floor Area |
| 10:30 am | Break |
| 10:40 am | Discussion #2 - Calculating Building Height |
| 11:40 am | Report Out |
| 11:55am | Next Steps |
| 12:00pm | End |

Appendix B. Floor Area: Issues by Themes

1. Floor Area

A. Measure to the Sheathing or Inside Wall

Smaller scale projects

- ▶ Measure interior only -this way wall thickness and cladding irrelevant; will future proof for changing code requirements
- ▶ Calculating to the sheathing would be an improvement - all other cities do it this way (cladding changes often and size affects floor area -now there are multiple numbers (for drawings) on site)
- ▶ Measure from inside walls → drywall
- ▶ By measuring to sheathing you encourage thicker insulation R22 and make it easier to upgrade
- ▶ Retro-fits; easier to measure to drywall
- ▶ Consider impacts for concrete vs wood construction
- ▶ Be mindful of effect on setback dimensions; measure from face of concrete foundation
- ▶ Measure site coverage + setbacks to outside wall
- ▶ Increase side yard from 10% to 11% or 12%
- ▶ Could change side yard to allow thicker walls

Larger scale projects

- ▶ Measure to... i.e. how BOMA measures FSR. A dialogue between COV/BOMA is needed to look at alignment. 2+ calculations is not efficient.
- ▶ Measure to inside wall - no wall exclusions; allow for flexible wall assembly
- ▶ Face of sheathing, if concrete then allow for wall assemblies to be fine-tuned simple boundary i.e. exclude shafts, always needed
- ▶ Wall assemblies getting more + more complex - don't dictate cladding
- ▶ DP stage - hard to finalize / know assembly at that early stage, challenge especially for passive house

B. Improve Consistency of Regulations and Clarify Regulations

Smaller scale projects

- ▶ Keep #s consistent in zones, but separate by building height
- ▶ More consistent regulations for duplexes
- ▶ Standardize - one number, ease of use and to calculate
- ▶ RS-5, RS-6, RS-7 are different from RS-1 and it doesn't make sense - 70% + exclusions
- ▶ Use illustrations and diagrams to clarify regulations

Larger scale projects

- ▶ Consistency between zones and city: unify criteria for zones
- ▶ Consistent measurement of FSR (Zoning, VBBL, Real Estate, alignment with BOMA)
- ▶ Diagrams: show ways to calculate, define as much as possible
- ▶ Provide just one way of calculating FSR (parking, in suite)- gross and net differences > parking area, unit area, above ground area are sometimes contradictory
- ▶ Simplify **similar zones** i.e. C clone zones
- ▶ Clarify **intents and priorities**
- ▶ Update the FSR calculation bulletin
- ▶ Clarify CAC, DCL floor area calculation
- ▶ Clarify if density always calculated on net or gross (e.g. road dedication)

C. More Flexible Building Envelope (“Glass Box”)

Smaller scale projects

- ▶ Why have floor area? Focus on envelope (Langley - envelope Coquitlam - exterior wall square footage); massing should be the driver
- ▶ Should be concerned about the visual design and not about what is going on inside
- ▶ Get rid of above grade/below grade FSR - we already have envelope (height, side/rear yard, setbacks)
- ▶ Introduce “glass box” diagram/envelope into zoning - zoning box.
- ▶ Envelope should be bigger than FSR

Larger scale projects

- ▶ Set envelope / frame + FSR that's less -open up creativity / flexibility
- ▶ Would give more freedom to build what the market demands within the City's defined sandbox
- ▶ Set other parameters? Set floor plate max + could include balconies in that (but don't make it possible to fill envelope)
- ▶ Could be other regulations i.e. minimum unit size, # of family units but form is defined.

D. Regulate Floor Area Ratio (FSR) Without Use of Exclusions

Smaller scale projects

- ▶ Removing all exclusions and increasing FSR would provide more certainty
- ▶ Get rid of all fussy exclusions and provide greater FSR to allow for developer-led responses to livability priorities
- ▶ 72% or 73% and require certain things (i.e. mechanical room); other things aren't necessities (e.g. bay windows)
- ▶ Gross Floor Area idea: better choice in design (veranda, porches) - current regulations max out FSR then add small deck to be expanded later illegally
- ▶ In favour of Gross Floor Area if it incentivized community benefits, i.e. bigger decks (bonus idea); beware of calculations creating boxes

Larger scale projects

- ▶ Get rid of exclusions but increase FSR to match (eg storage spaces and wall exclusions)
- ▶ Trade-off - including exclusions in FSR as percentage will increase the property value as well

E. Regulate Above-Grade Floor Area Only

Smaller scale projects

- ▶ Below grade (no light) - FSR should not be regulated ; use for mechanical, bike rooms, storage, heat pumps
- ▶ Control above grade + 10% flex at discretion of Director of Planning
- ▶ Lots of municipalities don't count basement e.g. West Vancouver; more flexible

F. Bundle Exclusions as a Percentage of Floor Space Ratio (FSR)

Smaller scale projects

- ▶ Other municipalities doing this - good way to incentivize - numerical calculations vs complex (because you need your details to be determined before)

Larger scale projects

- ▶ Look at % overall for building - bundle exclusions
- ▶ Bundle (e.g. 15%) and use how you'd like

Other Ideas

Smaller scale projects

- ▶ Allow % flexibility to encourage good design
- ▶ The outright could “flex”; renovations should be conditional
- ▶ Review how floor area in laneway house calculated – currently don’t count area in front of storage or laundry – affects room size calculations

Larger scale projects

- ▶ Latitude: allow for innovation + performance - “mini-rezoning”, sand box plus - take the best CD-1 rezoning approach where there is a standard and allow for variation if performance merits it;
 - ▶ Green performance
 - ▶ i.e. x% increase in FSR for variation to allow designer/developer to be creative
 - ▶ Perhaps empower UDP to make decisions on performance
- ▶ Allow for some flexibility as long as the intent is accomplished

Comments

Smaller scale projects

- ▶ Need to look @ FSR & height together

Larger scale projects

- ▶ Typically running 3 sets overlays for each project: 1) net sellable (developer) 2) FSR (CoV) & 3) Code - all have digital tools, odd to be still generating overlays
- ▶ Takes too much time for area overlays - should be able to check area with city digitally / electronically
- ▶ Challenge of different scales → could some be used as a pilot? e.g. envelope approach for something like RT-5? + then expand (tower / mid-rise, a different animal)
- ▶ People will build to the max. - max FSR will foster more diverse design. Need to move away from a straight extrusion. FSR allows more moves than a box. Could be undesirable for towers if it leads to a box form. E.g.. Cambie corridor - may be too prescriptive leading to same form
- ▶ Miami Beach - no FSR rules - focus on creativity (e.g. 10% bonus, incentive new approach)

2. Which Exclusions Need To Be Clarified or Updated? Which Exclusions Are No Longer Needed or Relevant?

A. Remove or Increase Cap for Balconies, Porches and Decks

Smaller scale projects

- ▶ Outdoor patio space (trellis, pergola) shouldn't count towards FSR
- ▶ Social + Community Goals: bouncing for certain uses, bigger decks
- ▶ Decks (free-standing) shouldn't count (also shouldn't count as building depth)
- ▶ Open residential balconies & sundecks - need to ditch cap on livable outdoor space; large balconies increase livability
- ▶ Covered porch not included in floor area, but must be within envelope; Burnaby allows 8%, Richmond 10%; allow larger sundecks - now get 4 x 8 landings
- ▶ 20% of permitted floor area used as outdoor spaces e.g. decks roof covered area
- ▶ 5% not enough for porches- 13% is much better

Larger scale projects

- ▶ Go to no limits on exclusions
- ▶ Don't count + keep flexible - different approach for different sites (e.g. north side on arterials?)
- ▶ No regulation for balconies
- ▶ Allow enclosed balconies - bulk is already there
- ▶ Vancouver only municipality that regulates enclosed balconies, other municipalities don't have provision of enclosed balcony
- ▶ Enclosed balconies - makes sense on north side + arterials (acoustic comfort) OR focus on shared rooftop amenity space
- ▶ Get rid of 8% max for balconies -let market practicality balance what's provided- envelope sets frame work
- ▶ OK to include balconies in FSR because they add massing to the building but % of exclusions is not realistic Flexibility to partially cover roof decks - more flexible + usable to reflect how people live
- ▶ If open - no restriction, if enclosed then counted
- ▶ Count outdoor covered space as FSR, but not shading structures
- ▶ % exclusions (i.e. balcony) to be negotiated... (i.e. mini rezoning? Move to another district schedule)
- ▶ Structures open on 3 sides should be excluded
- ▶ Roof decks should be excluded if they are for public use
- ▶ 10% roof top exclusions are not realistic

B. Bundle Exclusions for Balconies, Porches and Decks

Smaller scale projects

- ▶ Need a max % for porches on larger sites - can use 1 percentage to cover them all - If # comes out of their sq. footage then who cares (re. covered porches)

Larger scale projects

- ▶ Combine balcony and roof deck exclusion (sustainability)

C. Improve Consistency of Exclusions for Balconies, Porches and Decks

Smaller scale projects

- ▶ No reason to make a difference across smaller zones (be consistent)

Larger scale projects

- ▶ Apply same exclusions in all zones

Other Ideas for Balconies, Porches and Decks Exclusions

Smaller scale projects

- ▶ Define difference between interior + exterior space
- ▶ City doesn't need to incentivize outdoor spaces, people want them so developer will deliver
- ▶ Look @ opportunities to setback roof decks
- ▶ Break out different categories (e.g. balconies vs decks vs porches) - % can be different in different zones
- ▶ RS-1 30% requirement for front porches (limit on projection into front yard) is killing porches - means no verandas - get rid of regulation
- ▶ 8 % FSR limit for deck is ok
- ▶ Don't count decks in building depth - should be able to build to rear yard setback or use same relaxation as character homes

Larger scale projects

- ▶ Balconies - trade off of setback, height, shadowing allow balcony developments into setback
- ▶ Balcony as an awning to public realm (i.e. Lee Building, Telus); project over sidewalk / setback
- ▶ Define type of uses (balcony, covered deck, patio), structures, outdoor features, shading structures
- ▶ Include diagrams

D. Update or Remove Bay Window Exclusion

Smaller scale projects

- ▶ Bay windows are \$\$ to build - 1% is hard to hit
- ▶ Get rid of bay windows if the city doesn't like them - clients do but not if at expense of sq ft.

E. Update or Remove Vented Skylight Exclusion

Smaller scale projects

- ▶ Skylights - make it easier to calculate + reduce/simplify
- ▶ Vented skylight exclusion - not easy to interpret. Rarely used - over complicated
- ▶ Allow skylights / lightwells of a certain size

F. Maintain or Broaden Storage Exclusion

Smaller scale projects

- ▶ Storage in suites is an exclusion that people are using
- ▶ When you get deep lots you end up providing deep units - so allowing some of the floor space to be rooms excluded as storage / inboard bedrooms that responds to these site constraints
- ▶ Allow in accessory building

Larger scale projects

- ▶ Provide some in unit (e.g. laundry, vacuum, etc.) + more in basement
- ▶ Exclusion encourages the inclusion
- ▶ In-suite is the most convenient and needed for small units
- ▶ Allow the space but open up the possibilities of design and innovation

G. Revise or Remove Storage Exclusion

Smaller scale projects

- ▶ Do performance review → design certain way?
- ▶ Incentivize instead the way we do bedrooms, make it a must
- ▶ Maybe storage incentive / exclusions shouldn't be considered on smaller spaces

Larger scale projects

- ▶ Storage flexibility; some in unit, some communal rooms, flexibility for above/below grade
- ▶ Mandate some in-suite storage, minimum linear ft.
- ▶ Remove incentive / provide flexibility
- ▶ Challenge with 4ft dimension, could 3ft work? 3ft strip won't be a bedroom, is easier to fit into unit layout
- ▶ Storage exclusions have unintended consequences - awkward space
- ▶ Reno's trigger DP process b/c increases FSR → illegal work, long process
- ▶ Podiums, often 'doughnut' in middle that's not usable, exclude for communal storage?
- ▶ Have storage on the floor outside of unit, or in common space off of double-sided elevator
- ▶ Allow at rooftop
- ▶ Exclude upper level built-in storage (e.g. in bathroom) or high cupboards, longer closet in hallway, integrated cabinet

H. Increase Sustainability Exclusions

Smaller scale projects

- ▶ Sustainability exclusions need to be higher (%) , global passive house exclusion is not high enough
- ▶ FSR exclusions for high performance, especially for character projects

I. Expand Exclusions for Mechanical

Larger scale projects

- ▶ Mechanical: shaft spaces / light wells / elevator shaft exclusions - not excluded unless at / below base surface - look at excluding up to 2nd floor
- ▶ Clarify elevator shaft exclusion

J. Revise How Stairs Are Counted in FSR

Smaller scale projects

- ▶ Stop counting stairs twice (count for each floor) - or the ones to the rooftop (third time)

Other Ideas

Smaller scale projects

- ▶ Eliminate 12' ceiling limit
- ▶ Crawlspace - 3' 11" not functional
- ▶ Appurtenances + roof folly, turrets

Comments

Smaller scale projects

- ▶ Intent of exclusion should be stated- if performative, a designer can justify it - Intent into margin of by-law
- ▶ Penalization on going green, get green first (incentivize - fast tracking, permit fee relaxations)
- ▶ 2 exclusions working against each other (i.e. 4ft under, closet counted as (laneway) FSR)

Larger scale projects

- ▶ Building review branch and sprinkler requirement for larger balconies
- ▶ Economics of site would be affected by enclosures and FSR, no developer will pay for setback
- ▶ Condo exclusions: results in work without permit after by tenants; enclosed balconies; walls removed, creates negative behaviour

3. Are There Other Priorities or Spaces That Could Be Encouraged Through an Exclusion? What Are the Trade-Offs?

A. Exclude Mechanical and Sprinkler Room

Smaller scale projects

- ▶ Heritage Projects: Mechanical + Electrical rooms now required + included in floor space, should be excluded; A/C
- ▶ Exclude sprinkler rooms, electrical rooms, pad mounted transformer- for phase 3 power @ grade - respond to sustainability.
- ▶ Roof volume should be explored as useable space (exclude mechanical here)
- ▶ Exclude under deck or front porch, separate entrance and not part of FSR
- ▶ Require mechanical uses in basement - 1% must be mechanical room
- ▶ City of North Vancouver allows 100 sf for mechanical, Burnaby allows 50 sf, if not more than 6 ft high

B. Broaden Amenity Space Exclusions

Smaller scale projects

- ▶ In basement covered areas are included as floor area. Recommend excluding all outdoor areas
- ▶ The external space below a cantilevered canopy, if over 4ft, counts as FSR

Larger scale projects

- ▶ Incentivize roof top access thru FSR exclusions , exclude communal amenity at rooftop
- ▶ No regulation for indoor / outdoor amenity spaces
- ▶ Interior & exterior amenity spaces incentivized through an increase in FSR if a certain % is provided (see San Diego)
- ▶ Allow non-residential amenity spaces
- ▶ Consider facilitating balconies in work/office industrial space (e.g. Iron works: 1st stacked industrial building. Balconies are a big part of project) Passive outdoor space contributes to the work experience (200+ days use). We don't see this often in office buildings
- ▶ Co-housing example: smaller shared seating space, redefine what amenities are
- ▶ No limitation on how much to exclude for amenity spaces but there should be a minimum for projects over a certain size and # of units
- ▶ Encourage "livable" locations for amenity spaces (e.g. not basement areas)
- ▶ Roof decks don't need to be relaxed, they should just be accounted for in FSR (or could be a worthwhile exclusion)

C. More Exclusions for Circulation Space, Corridors and Stairs

Smaller scale projects

- ▶ Exclusion of elevator space in a house

Larger scale projects

- ▶ Open stairs should not be included in floor area - cannot accept this, but in part 9 areas (smaller scale projects) its ok
- ▶ Squamish: circulation space excluded from FSR (same in LA) + allows for better quality shared spaces
- ▶ Idea to encourage lobby as meeting space but not excludable now -look at excluding some space (e.g. count 'access corridor' but not seating area)
- ▶ Townhouse, exempt stairs accessing parking below grade, count FSR same way as strata area
- ▶ Corridor envelope - If used as amenity should be excluded
- ▶ Should public access between buildings to a public space be included in FSR as it was required by the city? Confusing as it's subject to interpretation

Other Ideas/Comments

Smaller scale projects

- ▶ Can we incentivize historical restoration - Additional FSR for material re-use

Larger scale projects

- ▶ Overhangs should not be included in FSR calculations
- ▶ Should not be penalized for over-height areas (e.g. heritage buildings - turrets if already there). Needs more flexibility (less dogmatic) it's not clear -should be consistent from zone to zone

Appendix C. Building Height: Ideas by Themes

1. Is there a simpler way to calculate building height?

A. Keep Current Approach, but Be Consistent and Clear

Smaller scale projects

- ▶ Base surface is more accommodating for varying lots (many different lots) and deals better with sloped sites
- ▶ Need consistent approach across zones
- ▶ Need consistent height measurement approach between staff (e.g. To gable in some instances, to other areas in others? Where to measure to for rooftop decks?)
- ▶ Standardize methods for similar scales of projects. For example, for all laneway houses and infills and all R districts. Consistency for where building grades are required
- ▶ Clear communication of different height allowances through a table format and use of graphics (e.g. West Van guides)
- ▶ Clarify intent of different height allowances in Intent sections
- ▶ Clarify “half-storey” definition.

Larger scale projects

- ▶ Base surface works and building grades are a good idea.
- ▶ Streetscape focused
- ▶ Retain compatibility / flexibility 10.18.3 (allows DOP to determine use of existing grade due to site condition).
- ▶ Simplify interpolation with clarification diagrams
- ▶ Be consistent across the city: same methodology while accounting for use needs, grades, loading, etc.
- ▶ For clarity, add note in by-law regulations to reference view cones and shadowing, particularly in downtown zones and around parks and other public areas
- ▶ Consistency across city of defining the top where to measure to (e.g. top of roof slab)
- ▶ Consistent method of calculating height between District Schedules and CD-1s

B. New Approach: “Glass Box” or Maximum Envelope

Smaller scale projects

- ▶ This approach could alleviate challenges and account for relaxations within this method of measurement.

Larger scale projects

- ▶ Set a max height ('box') with everything built in (or plus exclusions for elevator access to roof)
- ▶ Set box + let people work within it (keep it simple)
- ▶ Ensure 'box' is larger than allowable FSR

C. Don't Regulate Storeys

Smaller scale projects

- ▶ Does not translate well on sloping sites
- ▶ Doesn't allow for variety on streetscape
- ▶ VBBL needs to recognize 2.5-storey typology on severe sloping sites still as Part 9 buildings (smaller scale projects)

D. Eliminate Vertical Angle of Daylight

- ▶ There are enough controls to get rid of it (e.g. height + setbacks take care of sunlight to neighbours).
- ▶ Variations in success. Manhattan model requires setback at higher levels. COV from street
- ▶ Depends on scale of street: e.g. Fraser, Victoria need to keep the street open, but not needed on Cambie that runs N/S

E. Eliminate Relaxations

Smaller scale projects

- ▶ They are used because they're available

Larger scale projects

- ▶ Take all reg's (e.g. rooftop access for green buildings technology) decorative roofs, etc. and build it ALL into the max height

F. Regulate Mezzanines Like the VBBL (Vancouver Building Bylaw)

Larger scale projects

- ▶ Creates issues at Building Permit. Can't change Building By-law, Zoning and Development By-law needs to change.

G. Eliminate Primary and Secondary Envelopes

- ▶ Primary + Secondary envelopes are too complicated to calculate and intent is unclear, especially for RS and RT districts

Other Ideas

Smaller scale projects

- ▶ Average grade at building envelope: Simple. Most cities do it this way. Also: Every municipality is different, will never reconcile
- ▶ Use horizontal datum plane (with provision for extreme sloped site)
- ▶ Horizontal datum plane unless sunken patio is bigger than 10'x15' (then average grade calculation)
- ▶ Calculate height to mid-pitch 'mean height': this historical approach can create more elegant roof design e.g. Edwardian. However, this approach may also affect streetscape, need to create a new maximum height, and additional exclusions

Larger scale projects

- ▶ Horizontal Datum Plan is only for the 2 typologies it was created for. It works because of location of those buildings.
- ▶ Be flexible on height if it doesn't affect shadowing.
- ▶ View cones will determine height, but protrusions should be excluded
- ▶ No height restriction in industrial lands but cap FSR.
- ▶ Calculate height to:
 - ▶ The very top or highest point, parapet or guard
 - ▶ Top of roof slab
 - ▶ Top of last floor from grade (if Combustible structure)
- ▶ Various ideas on determining the base for height calculations, including Calculate from highest point of the site (highest building grade)

Comments

- ▶ Need to understand the purpose of controlling height. Is it Massing, shading, streetscape continuity?
- ▶ Clearly distinguish the areas of transition [for height]. [Some] are not as sensitive; single families are more sensitive.
- ▶ Combination of good design and shadowing
- ▶ Is there an appetite to work with industry to workshop different options and model the effects graphically + technically
- ▶ If it can't be enforced/regulated afterwards then don't regulate it at the start
- ▶ Height limits complicated that VBBL and zoning have different calculation
- ▶ Debate over value of alignment of Zoning and Development By-law to the Building By-law, including discussion on advantage of consistency but the disadvantage of loss of street context, difficult of steep slopes, etc.
- ▶ City shouldn't regulate design. Give an envelope and designer works within in it
- ▶ Too much scrutiny on height when it is about the whole building; more tolerance
- ▶ Height should be a subjective matter
- ▶ Innovation is challenged by ordinance
- ▶ Conditionality is not enough, what is the out?
- ▶ More flexibility for case by case basis - Will flexibility affect process times?
- ▶ Reduce discretionary policies - incorporate to the bylaw

2. Which Relaxations Need To Be Clarified or Updated? Which Relaxations Are No Longer Needed or Relevant?

A. Exclusions Need To Be Clear, Simple and With Stated Intent

Larger scale projects

- ▶ E.g. checklist of site conditions where discretionary height limit could be applied

B. Update and Clarify Relaxation for Mechanical Other Appurtenances

- ▶ Remove / simplify height relaxation limits as they penalize small sites. Relaxation limitation to 1/3 width of building is too restrictive and can impact ability to add exits, etc.
- ▶ 10% rooftop exclusion may not be enough (eg mechanical room/ elevator shaft). Review for possible increase
- ▶ Change 1/3 and 10% exclusions > designers never make it
- ▶ Set options e.g. XXX sq ft OR xx% + maybe look at shadows
- ▶ Wind screens should be excluded
- ▶ Roof top equipment is a big deal
- ▶ Roof assemblies pushing some building into over max height → need some flexibility + to recognize grade. (BUT Height: increase within reason, look at # for overrun, appurtenance, etc.)
- ▶ Quality of design is more important over prescribed percentage

C. Update and Clarify Relaxations for Decorative Roof

- ▶ Decorative roofs: What is it? How high can it be? How much negotiation should there be?

D. Clarify Height Relaxations for High Performance and Green Buildings

Smaller scale projects

- ▶ Clarify and explore increasing height incentives for high performance construction (e.g. + 5 feet)

3. Are there other priorities or spaces that could be encouraged through a relaxation? What are the trade-offs?

A. Max Height for Standard Building, Additional Height if It Achieves a City Objective

B. Encourage Roof Deck Access and Rooftop Amenity Space To Enhance Livability

Smaller scale projects

- ▶ Exclude roof deck access from height
- ▶ Every zone to allow roof decks or access and allow new building code compliance roof hatches
- ▶ Roof decks don't need to be relaxed, they should just be accounted for in FSR (or could be a worthwhile exclusion)

Larger scale projects

- ▶ Clarify rooftop amenity room regulations and exclude height
- ▶ Focus on design + usability on rooftop:
 - more flexibility, comprehensive definition
 - City has shadow analysis as 'stick' to direct outcome. e.g. 280ft or 290ft for green roof (tiers but still inclusive height)
- ▶ Elevator overrun for accessibility not allowed in zone but encouraged in rezoning, should be excluded in all buildings.
- ▶ Roof top patios are a big deal
- ▶ Amenity rooms in Cambie / Oakridge are not counted in height. Allows roof utilization without penalty

C. Encourage a Variety of Good Design Aesthetics

Smaller scale projects

- ▶ Be less prescriptive to allow for architectural expression and usability
- ▶ Design aesthetics should trump arbitrary height restrictions
- ▶ i.e. RS-7 incentivizes good roof design

Larger scale projects

- ▶ Flexibility to avoid all buildings to be the same, we don't want homogenous developments

D. Relax Height for Difficult Site Contexts

Smaller scale projects

- ▶ Building heights should abide by contextual response to height
- ▶ Deep lots with deep units are challenging to maximize FSR. Explore height relaxations to accommodate for the site challenges

Larger scale projects

- ▶ Needs to be discretion for uneven sites
- ▶ Challenge of reflecting shadow impacts (i.e. achievable height for site)
- ▶ Relaxations on shadowing should be considered - trees shadow parks anyways
- ▶ Example of C-2 sites + rezonings → challenge to meet grade if sloping site. Same in Mt. Pleasant Industrial Area + topography

Other Ideas

Smaller scale projects

- ▶ Dormers make the top floors more livable - exclude them. Increase for dormers to 50% of the length of the site for laneway houses
- ▶ Flood control: complications upcoming with regard to flood control levels - will CoV compensate for height?
- ▶ Allow wiggle room for mechanical and structural elements in attic. (approx 2' extra needed) - ductwork, height line
- ▶ Allow a bonus of height based on the average of retained trees X 25%

Appendix D. What We Heard - Flipchart Notes

Table 1 – Smaller scale projects (*Indicates a "best idea" as voted by a table member)

Floor Area: Question 1

- ▶ Tech/computer/electronic opportunities
- ▶ Offsets (wall) become challenging
- ▶ Some neighbourhoods require stone cladding as an example
- ▶ Most confusing is the space beside the half-storey
- ▶ Some challenging surveyors are making mistakes
- ▶ Setbacks vs FSR are two separate issues* - Measure to the sheathing
- ▶ Concrete vs wood construction (?)
- ▶ So many different envelope types
- ▶ Wall thicknesses within FSR calculations
- ▶ % of FSR (other Municipalities doing this) - Good way to incentivize - Numerical calculations vs complex (because you need your details to be determined before)
- ▶ Open residential balconies & sundecks - Need to ditch cap on livable outdoor space
- ▶ Large balconies can be extension of living space (increase livability) e.g. criterion
- ▶ Unclear on why we cap roof decks
- ▶ Developers waste \$\$ on huge balconies
- ▶ Look @ opportunities to setback roof decks
- ▶ Breaking out different categories (eg balconies vs decks vs porches) - % can be different in different zones
- ▶ In residential districts if you're maxed out in FSR you lose option for balconies
- ▶ Introducing "glass box" diagram/envelope into zoning - zoning box *
- ▶ Sustainability exclusions need to be higher (%) **
- ▶ Global passive house exclusion is not high enough
- ▶ Need a max % for porches on larger sites - can use 1 percentage to cover them all - If # comes out of their sq. footage then who cares (re. covered porches)
- ▶ No reason to make a difference across smaller zones
- ▶ City doesn't need to incentivize outdoor spaces, people want them so developer will deliver
- ▶ "Box" approach could alleviate these challenges

- ▶ In RS - parking should be allowed under the house - Lanes are becoming streets already so why not allow parking below homes instead of taking up livable space - takes cars off the streets
- ▶ Get rid of #s! All zones
- ▶ What about sprinkler room exclusions? Electrical room exclusions, PMT - for phase 3 power @ grade - respond to sustainability are these BC Hydro requirements? Can we work with BC Hydro
- ▶ Need to look @ FSR & height together
- ▶ Bay windows are \$\$ to build - 1% is hard to hit
- ▶ Livability needs to keep up with sustainability aspirations
- ▶ Interior & exterior amenity spaces incentivized through an increase in FSR if a certain % is provided (see San Diego)
- ▶ Storage in suites is an exclusion that people are using
- ▶ Provide extra FSR and then don't regulate exclusions (e.g. storage)
- ▶ When you get deep lots you end up providing deep units - so allowing some of the floor space to be rooms excluded as storage / inboard bedrooms that responds to these site constraints
- ▶ Storage exclusions in laneway housing is out of control
- ▶ Over regulation creates poorer design & usability (and affordability) *
- ▶ Day light, access to nature, and flexibility = all important factors in livability
- ▶ Removing all exclusions increasing FSR would provide more certainty *
- ▶ City should control density, footprint but everything else - who cares!
- ▶ Encourage innovation within by-law
- ▶ We have envelopes, setbacks, height restriction - It's already there
- ▶ People want to build smaller too! There aren't economic opportunities to do so (e.g. subdivision) *
- ▶ City shouldn't dictate how people live - only incentivize livability, sustainability, innovation
- ▶ Anything below grade shouldn't be included (count less or not at all in FSR) - Why? Put all mechanical, bike rooms, storage, heat pumps.
- ▶ Mixed use buildings (requiring commercial sometimes need an extra podium) so excluding an additional floor (the 2nd floor) when market condos are bring provided to offset cost
- ▶ Deep lots with deep units is challenging to make FSR - exclusions or relaxations on height to accommodate for the site challenges

Priorities Question 1 & 2:

- ▶ “Glass box” idea
- ▶ A consistent datum within the zones
- ▶ Getting rid of all fussy exclusions and providing greater FSR to allow for developer lead responses to livability priorities
- ▶ Keep #s consistent in zones, but separate by building height
- ▶ If it can't be enforced/regulated afterwards then don't regulate it at the start
- ▶ Below grade (0 light) FSR should not be regulated **
- ▶ Roof volume that doesn't change height (would already exist) should be explored as useable space (exclude mechanical here)

Table 1 – Smaller scale projects (*Indicates a “best idea” as voted by a table member)

Height

- ▶ Glass box!
- ▶ Setbacks that are % based?? If it's about fire access then make it that (e.g. 3ft)
- ▶ Need consistency across zones
- ▶ Or even be more clear e.g. tables in Zoning & Development
- ▶ Increases (e.g. sustainability or mass timber) need to be clear as well
- ▶ RS & RT - not that difficult (creates light in yards) - Super sloped sites can be hard to do - but relaxations usually account for that
- ▶ Glass box can account for relaxations within this method of measurement
- ▶ Height limitations restrict floor to floor - (low ceilings) which impact livability
- ▶ Infill height is too low (especially on larger lots)
- ▶ When you have an existing building (e.g. FM district) but the infill can't be as high - ridiculous - Look at % room of error for human input
- ▶ Taking into account context when calculating building height *
- ▶ Transitions between existing grades and building grades can vary by a lot - relaxations to account for this?
- ▶ Complications upcoming with regard to flood control levels - will CoV compensate for height?*
- ▶ Extra ceiling height working within what is possible...

- ▶ Roof hatches
- ▶ Inconsistency between PCs interpretation of where you measure to for roof top decks
- ▶ Roof decks don't need to be relaxed, they should just be accounted for in FSR (or could be a worth while exclusion)
- ▶ Open stairs should not be included in floor area - cannot accept this but in part 9 areas its ok *
- ▶ Leave roof deck in total FSR calculations
- ▶ Living spaces should be used for living
- ▶ Exclusions are used just because they're available
- ▶ NOT that complex - height calculations
- ▶ Rooftop amenity room regulations need to be clarified/updated - exclude these!
- ▶ Building heights should abide by contextual response to height *
- ▶ Different planners interpreting height measurement differently (e.g. To gable in some instances to other areas in others?)
- ▶ Method for measuring height is OK - it's when the interpretation comes into play is where there's challenges *
- ▶ Averaging as a method for responding to "neighbouring height contexts"
- ▶ Base surface is more accommodating for varying lots (many different lots)
- ▶ Average finished grade is the most difficult to do
- ▶ Be consistent ***
- ▶ More flexibility for laneway height on a sloping site - focus on livability **
- ▶ Subjectivity of livability (could increase permitting times)

Table 2 – Smaller scale projects (*Indicates a "best idea" as voted by a table member)

Floor Area: Question 1

- ▶ Sheathing - calculating to the sheathing = would be an improvement - all other cities do it this way *** (Example size of cladding would affect floor area - multiple numbers (for drawings) on site - Problem from beginning (application) to end (on-site))
- ▶ Why have floor area? Focus on envelope *** (Langley - envelope Coquitlam - exterior wall square footage)
- ▶ Get rid of above grade/below grade FSR * - Still fits within envelope (height, side / rear yard)
- ▶ Lots of municipalities don't count basement
- ▶ Most of the time people go for the max FSR - land value is so high - won't leave basements on the table
- ▶ RS-5, RS-6, RS-7 are different from RS-1 and it doesn't make sense to client
- ▶ 70% + exclusions
- ▶ Measure to something other than cladding and tell us what you want for cladding
- ▶ Increase side yard from 10% to 11% or 12%
- ▶ RS-1 30% requirement for front porches is killing porches
- ▶ Decks (free-standing) shouldn't count (shouldn't count as building depth) *
- ▶ 8% FSR limit for deck is ok
- ▶ The exclusions make it so that the average person can't understand them - need professional help
- ▶ Get rid of bay windows if the city doesn't like them - clients do but not if at expense of sq ft.
- ▶ Vented skylight exclusion - not easy to interpret. Rarely used - over complicated
- ▶ By measuring to sheathing you encourage thicker insulation R22 and makes it easier to upgrade
- ▶ For smaller lots some clients might not build the thicker walls
- ▶ Some cities allow for mechanical
- ▶ 72% or 73% and require certain things (ie mechanical room) other things aren't necessities (bay windows)
- ▶ Mechanical room - under deck and not part of FSR
- ▶ Count stairs twice - why or the ones to the rooftop (third time)
- ▶ Laneway house - why is parking included?
- ▶ Laneway room size interpretation needs to be looked at - rooms are too large **

Table 2 – Smaller scale projects (* (*Indicates a "best idea" as voted by a table member)

Building Height

- ▶ RS-1/RS-5 Datum calculation is complicated
- ▶ For laneway - 4 points/ 4-simple - most cities do it this way (average height) *****
- ▶ Retaining walls in neighbourhood properties - why are they relevant? - Measure at building envelope ***
- ▶ RS-5 successfully addressed "monster houses" in terms of massing/design (5%). RS-1 = "wedding cake"
- ▶ Get rid of secondary envelope in RS-1 and you will see more craftsman/interesting character ****
- ▶ **Get rid of secondary envelope to allow cross gable roofs**
- ▶ RS-5 raise the height to 31 ft or why not 35?
- ▶ Exclude dormers
- ▶ 10ft main floor height would limit basement but clients do want them
- ▶ Dormers make the top floors more livable - exclude them
- ▶ Where are we calculating height from? - Ex. Laneway house measure from envelope
- ▶ Laneway house height increase made them more livable
- ▶ Increase for dormers to 50% of the length of the site for laneway houses

Table 3 – Smaller scale projects (*Indicates a "best idea" as voted by a table member)

Floor Area

Question 1: Status Quo

- ▶ In basement covered areas are included as floor area. Recommend excluding all out door areas.
- ▶ The external space below a cantilevered canopy, if over 4ft cantilever counts as FSR
- ▶ 5% not enough for porches- 13% is much better
- ▶ Building depth relaxation for decks. Use same as character homes
- ▶ Underneath deck counts as FSR
- ▶ 20% of permitted floor area used as outdoor spaces e.g. Decks roof covered area
- ▶ Stop double counting stairs esp. duplex
- ▶ A. Measure to face of exterior insulation + 20% (Simpler + provide extra FSR or B. Setbacks to exterior
- ▶ Interior FSR - This way thickness irrelevant. Note sometimes not possible to accommodate all FSR
- ▶ May also need to look at set backs
- ▶ Skylight exclusion
- ▶ Interior condition space - Space where temperature can be regulated
- ▶ Storage exclusion accessory building!
- ▶ Maximum FSR for parking
- ▶ Character separate
- ▶ Propose of redefining - Better regulation of future uses? - Can we incentivize historical restoration - Additional FSR for material re-use
- ▶ Skylight exclusions

Regulate GFA

- ▶ Massing should be the driver e.g. Burnaby

Priorities: (Define)

- ▶ 1. Define difference between interior + exterior space
- ▶ 2. Floor area from inside wall
- ▶ 3. UP FSR to encompass all exclusions so there are no exclusions

Table 3 – Smaller scale projects (*Indicates a "best idea" as voted by a table member)

Building Height

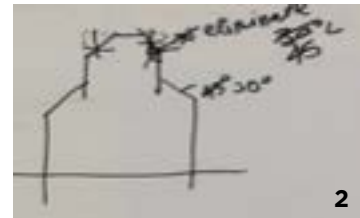
Question 1

- ▶ Access to roof an issue doghouse access not working (Image 1)
- ▶ Tall people not welcome: every inch of height will be used. max height above mean 9ft
- ▶ Allow engineering to dictate base - no 24hrs sump pump



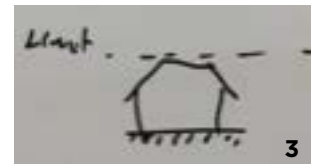
Question 2

- ▶ Eliminate RS1 (Image 2)
- ▶ Eliminate all envelope - just maximum height
- ▶ Consider design aesthetics should trump arbitrary height restrictions – this is particularly important in the heritage contexts (Image 3)



Question 3

- ▶ Calculate max roof height as mean height:
- ▶ Streetscape may change as a result of the changes
- ▶ Current approach - create strange requirements for basement in particular
- ▶ A maximum height may be needed for mean height option! - Or exclusions may be needed
- ▶ Storage may be needed as exclusion



Post-it Notes:

- ▶ Average finished grades for horizontal datum
- ▶ Average at corners of envelope of existing grades - Horizontal datum
- ▶ Based on average
- ▶ Horizontal datum plane (with provision for extreme sloped site)
- ▶ Option height calculation from floor level of lowest floor to peak of roof
- ▶ Horizontal datum plane - Horizontally
- ▶ Use horizontal datum plane unless sunken patio bigger than 10'x15' then average grade calculation
- ▶ Datum plane - Allow a bonus of height based on the average of retained trees X 25%
- ▶ Let engineers decide because they already dictate sewer grades
- ▶ Don't penalize existing heritage/character buildings
- ▶ Bonus height for houses that are high performance construction, probably + 5 feet

Table 4 – Smaller scale projects (*Indicates a "best idea" as voted by a table member)

Floor Area

- ▶ Simpler – Yes!
- ▶ Can't make it harder
- ▶ What would gross floor area look like?
- ▶ Can eliminate:
 - Exclusion crawl space
 - 3' 11" not functional
- ▶ Condos: Exclusions
 - Results in work-without-permit after by tenants
 - Enclosed balconies
 - Walls removed, creates negative behaviour
- ▶ West Vancouver: Encourages basements (not exclude crawlspace) - Homeowner (HO) should be able to encourage suites
- ▶ Allow skylights / lightwells of a certain size
- ▶ Punitive regulations – exclusions
- ▶ Exclusions for porches - limits designers desire for appealing architecture
- ▶ Should be concerned about the visual design and not about what is going on inside
- ▶ 1986 - shift toward market demand for suites → illegal suites
- ▶ Lift basement - freezing level 2'0" (go 3' down) - reduces pumping, less risk if electrical lost - but increase height, being looked at "missing middle" program
- ▶ Gross Floor Area Idea: excellent, better choice in design (veranda, porches), current reg's max out FSR then add small deck to be expanded later illegally. Should include some exclusions
- ▶ Heritage Projects: Mechanical + Electrical rooms now required + included in floor space, should be excluded; A/C **
- ▶ Floor area measured to inside wall = supported
 - To inside wall surface BUT be mindful of effect on setbacks dimensions; measure from face of concrete foundation
 - Need to think about plan checker interpretation - some can be very strict - example of turning a washer/dryer, needed supervisor approval
- ▶ In favour of Gross Floor Area if it incentivized community benefits, i.e. bigger decks (bonus idea). Beware of calculations creating boxes

- ▶ Design Guidelines necessary
- ▶ Measuring setbacks to concrete foundation may create accessibility issues
- ▶ Powder room → enlarged doors for accessibility, not making sense
- ▶ What about clarification of exclusions?
 - Favour for conditionality + discretion as a means for design control - use design guidelines to drive elegant solutions
- ▶ Development Planners lost the ability to be brave + autonomous (more typical for 20 years ago)
- ▶ Planners not available - no customer interface or Director of Planning contact
- ▶ Strong desire to talk to Director of Planning → face to face
- ▶ Regulations taken joy out of design
- ▶ Need a new **generation of fixers** (Kevin Cavell, Rick Michaels, Rick Scobie)
- ▶ Exclusions → preferred → decks → overhangs/eaves → covered porches
 - Example: moving a post inward on covered porch out of fear the porch will be covered in
- ▶ French doors discouraged currently out of fear the space will become a suite
- ▶ Staff need field trips to better understand real world
- ▶ Need to think about flexibility of structures overtime i.e. evolution of suites → how?
- ▶ Passive Homes
- ▶ Floor Area, calculate 2 items: 1. measure to inside walls - but what surface? 2. measure site coverage + setbacks to outside wall
- ▶ Current 8" walls - varied, needs to be drywall, V.B.B.L → moving to performance wall (rather than described)
- ▶ Measure to drywall will future proof for changing code
- ▶ Retro-fits; easier to measure to drywall
- ▶ Be mindful of trends in insulation materials - do not 'penalize' if insulation trends change
- ▶ Any exclusions no longer needed?
 - Eliminate problematic design conflicts - current regulations
 - Appurtenances + roof folly, turrets
- ▶ Eliminate 12' floor to ceiling requirement → skylights - make it easier to calculate + reduce/simplify
- ▶ If it is hard to administer then likely reg is overly complicated
- ▶ Like the idea of illustrations and diagrams to clarify regulations
- ▶ West Vancouver very flexible

- Don't count basements
- Allow % flexibility to encourage good design
- The outright could "flex"
- Reno's should be conditional

Floor Area Summary

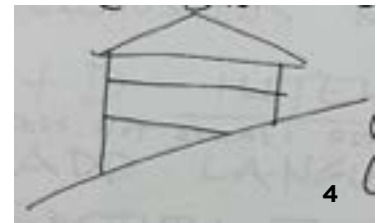
- ▶ Control above grade + 10% flex at discretion of D.O.P.
- ▶ Eliminate 12' ceiling limit
- ▶ Do not include basements
- ▶ Regulate gross floor area (in favour)
- ▶ Measure from inside walls → drywall
- ▶ Social + Community Goals: bouncing for certain uses, bigger decks
- ▶ D.O.P + Discretion: guidelines, outright + flex, conditional
- ▶ Staff: planners need more independence to make good design decisions
- ▶ Architectural elegance

Table 4 – Smaller scale projects (*Indicates a "best idea" as voted by a table member)

Building Height

- ▶ Very difficult
- ▶ Best way?
 - 4 corners - needs better interpretation on sloped sites
 - Work from survey but inter-polation is difficult, example - 3 corners the same, 1 different
- ▶ What is the purpose of controlling height? Massing, shading, streetscape continuity
 - Market desire → 10' ceiling
 - Drives deeper digging + pumping
- ▶ Liquid waste + draining issues
- ▶ RS-1, current regulations lead to 'cookie cutter', bad design
- ▶ Often designers prefer asking staff to interpret (interpolate)
- ▶ Is 'averaging' preferred?
 - Must be flexible

- Results of interpolation not always effective
- ▶ Eliminate the 'outliers'
 - Use setbacks points at property line
- ▶ Maybe varied streetscape is more interesting?
- ▶ Use same methods for all R zones (Standardize)
- ▶ Historical: measure to mid-pitch 'mean height' instead of top peak
- ▶ Can create more elegant roof design e.g. Edwardian
 - Consider more modern bldg. systems spatial requirements (irrigation, mechanical)
- ▶ Primary + Secondary envelope? (too complicated)
 - How to measure
 - Current intent → to reduce massing as viewed from street
- ▶ Incentive vs regulations: i.e. RS-7: has mechanism for incentive - roof design. Preferred, encourage good design
- ▶ What about # stories?
 - 35 foot height cap - preferred
 - V.B.B.L. → punishes renovation opportunities for livable attics since a 3rd story
 - Prefer regulate height but not # stories
- ▶ Height cap should allow wiggle room for mechanical and structural elements in attic (approx 2' extra needed) - ductwork, height line
- ▶ V.B.B.L. should recognize 2.5 storey
- ▶ Issues with storeys when house on slope, look at Kelowna and West Vancouver (image 4)
 - Coach house does not count basement
 - Everything above is first storey
 - Code does not restrict storeys
- ▶ Building height for basic Part 3 buildings should be relaxable
- ▶ Think about emerging standards for noise abatement + passive house
- ▶ Try to resist giving in to overheight lobby → need to be more holistic
- ▶ Give extra 1.5' to 3.5' for Reno's and conditionality
- ▶ Height cap with or without exclusions?
 - Should have some exclusions especially Reno's
 - Exclusions need simplification
- ▶ 2 +D Intent Section



- Does not always reflect the regulations
 - Add language to intent section to include height and parameters (conditional uses)
- ▶ Is there an appetite to work with industry to workshop different options and model the effects graphically + technically

Building Height Summary

- ▶ Use 4 points (average) close to house
- ▶ Regulations for height but not stories
- ▶ Incentives for passive

Table 5 – Smaller scale projects (*Indicates a "best idea" as voted by a table member)

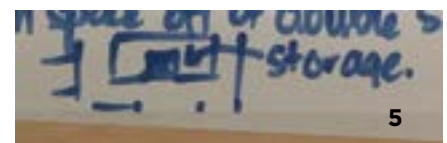
Calculating Floor Area

1. Simpler Way?

- ▶ Regulations changing during time of application submittal and issuance (long time, changes)
- ▶ Measure interior only***
- ▶ Calculate from outside and add additional for family friendly spaces
- ▶ Different regulations for duplexes, no consistency*
- ▶ Standardize - one number, ease of use and to calculate*
- ▶ Thicker walls - allows for design expression, creativity
- ▶ Marry FSR w/ strata plan calculations - ease of use - centre line of exterior wall
- ▶ Be clearer with complexities in 1 & 2 family zones - regulate buildable envelope, not FSR
- ▶ FSR exceeds buildable envelope (envelope should be bigger)

2. Exclusions

- ▶ Penalization on going green, get green first (incentivize)*
- ▶ Exclusions don't incentivize those who weren't wanting to do it
- ▶ Incentivize (fast-tracking, permit fee relaxations?)
- ▶ Will developers put in extra sq. ft. offered by exclusion incentives?
- ▶ Decks too small, give up solariums for larger deck*
- ▶ Be careful about storage space in calculation
- ▶ Storage exclusions have unintended consequences - awkward space
 - Incentivize instead the way we do bedrooms, make it a must
 - Reno's trigger DP process b/c increases FSR → illegal work, long process
 - Reduces usable space
 - Do performance review → design certain way?*
- ▶ Maybe storage incentive / exclusions shouldn't be considered on smaller paces
- ▶ Alternative - storage in common space off of double-sided elevator (Image 5)



3. Exclusions

- ▶ Outdoor amenity space:

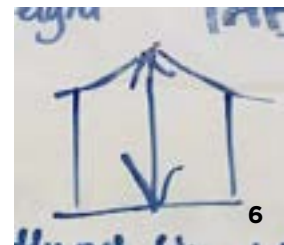
- Incentivize roof top access thru FSR exclusions**
 - Exclusions: storage + amenity at rooftop - outdoor amenity space*
 - Infill, covered porch space - outdoor amenity space*
- ▶ Outdoor patio space (trellis, pergola) shouldn't count towards FSR**
 - ▶ 2 exclusions working against each other (i.e. 4ft under closet counted as (laneway) FSR)
 - ▶ Consistency for how we administer height, slope spaces
 - ▶ Intent of exclusion should be stated, if performative, a designer can justify it*
 - Intent into margin of by-law
 - ▶ Livability should supersede what if
 - Don't anticipate bad behaviour*
 - Make revenue source?
 - ▶ Exclude stairwell → 2nd level open - don't count

Table 5 – Smaller scale projects (*Indicates a "best idea" as voted by a table member)

Building Height

1. Simpler Way?

- ▶ Basements, calculate depth in ground, currently not livable (Image 6)
- ▶ Measuring height currently is acceptable
- ▶ Would like to see more diagrams - more graphic content in 2+D, refer to West Vancouver*
- ▶ Height limit can be reflective of topography
- ▶ Transitions between tower to single family
- ▶ More clear when requiring building grades (i.e. duplex in RM zone)
 - Can it be outsourced to surveyor to expedite process?
 - Relating building grades to scale



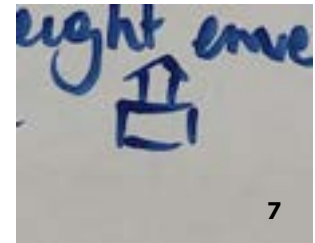
2. Relaxation Clarification?

- ▶ Existing character already exceed height
- ▶ Increase height for flexibility on new build
- ▶ Vertical distance should be relaxed*
- ▶ Relate height to industry standard to ceiling heights*

- ▶ Every zone to allow roof decks / access to allow new building code compliance roof hatches**
- ▶ Height relaxation for solar panels

3. Height Related to Context - Streetscape

- ▶ Less prescriptive in how we measure → architectural expression, usability*
- ▶ City shouldn't regulate design. Give an envelope and designer works within in it**
- ▶ Restrictions limit livability***
- ▶ Consistency with laneway house height and infill height
- ▶ Don't tie height to roof pitch**
- ▶ Secondary height envelope in RS creates a wedding cake (Image 7)



Sticky Notes

- ▶ PC's / intake need clarification on DP process / review / relaxations
- ▶ More training so they understand

Table 6 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Floor Area

1. Simpler Way to Calculate Floor Area?

- ▶ Different industries / professions calculate differently (e.g. realtors)
- ▶ Challenge of different scales → could some be used as a pilot? e.g. envelope approach for something like RT-5? + then expand (tower / mid-rise, a different animal)
- ▶ Envelope approach w/ FSR smaller than envelope → room for creativity / flexibility / articulation
- ▶ Get rid of 8% max for balconies
- ▶ Set other parameters? Floor plate max? + could include balconies in that (but don't make it possible to fill envelope)
- ▶ Typically running 3 sets overlays for each projects: 1) net sellable (developer) 2) FSR (CoV) & 3) Code, all have digital tools, odd to be still generating overlays
- ▶ Wall exclusions confusing → measure to inside face, more flexibility for all wall systems. Don't count balconies, flexibility on perimeter
- ▶ Wall assemblies getting more + more complex, shouldn't dictate cladding
- ▶ Miami Beach - no FSR rules - focus on creativity (e.g. 10% bonus, incentive new approach)
- ▶ LA, performance based focus gets additional FSR
- ▶ DP stage - hard to finalize / know assembly at that early stage, challenge especially for passive house
- ▶ C-2: challenge to achieve ground floor FSR with required setbacks
- ▶ Challenge to balance required door / corridor widths + provide livable spaces in units
- ▶ Squamish: circulation space excluded from FSR (same in LA) + allows for better quality shared spaces
- ▶ Tension: massing versus FSR, still technical calculation challenges

2. Which Exclusions Need To Be Clarified or Updated?

- ▶ Tricky: RT w/ 13% - impact on built form
- ▶ Q: Do you relate % to whole building or to suite itself? Flexibility to partially cover roof decks - more flexible + usable to reflect how people live
- ▶ Remove % - don't link % to suite - let market practicality balance what's provided. Envelope sets frame work

- ▶ All will have green roofs soon - will change roof deck spaces; shading + green roofs, will impact balcony
- ▶ Focus on flexibility within envelope
- ▶ Balcony exclusion shouldn't be determined based on habitable floor area above, details of whether its a roof deck, balcony, etc. - keep it simple
- ▶ Example of enclosed balconies → makes sense on north side + arterials (acoustic comfort)
- ▶ Bayshore (Acoustics, Georgia Street) origin → but we don't need it any more in new buildings
- ▶ Do we need balconies on N/side arterial? Or better to focus on shared rooftop amenity space?
- ▶ Don't require balconies on all units - flexibility for trade-offs / can focus on communal space? Community building benefits (example South East False Creek (SEFC building))

Storage Space

- ▶ Challenge with 4ft dimension, could 3ft work?
- ▶ P + W survey asking about what people need - storage is key - but is 40 sq ft being used as storage?
 - Provide some in unit (e.g. laundry, vacuum, etc.) + more in basement
- ▶ 3ft strip won't be a bedroom, is easier to fit into unit layout
- ▶ Podiums, often 'doughnut' in middle that's not usable, exclude for communal storage?
- ▶ Mandate some in-suite storage, minimum linear ft
- ▶ Other ideas: upper level built-in storage (e.g. in bathroom)
- ▶ Remove incentive / provide flexibility
 - Incentivize below-grade space? E.g. bike + unit storage? Or shared / communal storage above grade
 - Challenges / knock-on impact, corridor access, etc.
- ▶ Remove exclusions, allow communal storage at grade / above grade
- ▶ Be flexible about where it is
- ▶ Townhouse, exempt stairs accessing parking below grade, count FSR same way as strata area

Wall Thickness Exclusions

- ▶ Count to inside wall → allow flexibility in assembly
- ▶ Zoning and Development Bylaw Structure
- ▶ Broadcast commonalities, general regulations as much as possible vs. District schedule specific
- ▶ Consistency where possible, plain language

Amenities

- ▶ Idea to encourage lobby as meeting space but not excludable now, look at excluding some space (e.g. count 'access corridor' but not seating area)
- ▶ Co-housing example: smaller shared seating space, redefine what amenities are
- ▶ Mechanical: shaft spaces / light wells / elevator shaft exclusions
 - Mechanical not excluded unless at / below base surface
 - Look at excluding up to 2nd floor
- ▶ Clarify elevator shaft exclusion

3. Other / Emerging Spaces That Could Be Excluded?

- ▶ Technical: don't rely on poly line but look for overall % of whole; tough for design revisions
- ▶ Bundle (e.g. 15%) and use how you'd like
- ▶ Gets tough when getting down to last # sq. ft.
- ▶ CoV has CP process; shifting responsibility to professional, would this work for architect sign-off?

FSR Summary

- ▶ Measure to inside wall (no wall exclusions) - assembly = flexible*****
- ▶ Set envelope / frame + FSR that's less (open up creativity / flexibility)
- ▶ Set floor plate maximum
- ▶ Balconies: don't count + keep flexible. Different approach for different sites (e.g. n/side on arterials?)
- ▶ Encourage communal rooftop space - tradeoffs
- ▶ Flexibility for circulation / amenity*
- ▶ Storage flexibility; some in unit, some communal rooms*
- ▶ Look at % overall for building - bundle***

Table 6 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Building Height

1. Is There Simpler Way to Calculate Building Height?

- ▶ Calculate from highest point of the site (highest building grade) + set maximum 'box' to work within (FSR < THIS ENVELOPE) and keep exclusion to allow elevator access to roof
- ▶ Take all reg's (e.g. rooftop access for green buildings technology) decorative roofs, etc. and build it ALL into the max height
- ▶ Roof assemblies pushing some building into over max height → need some flexibility + to recognize grade
- ▶ Height: increase within reason, look at # for overrun, appurtenance, etc.
- ▶ Set box + let people work within it (keep it simple)
- ▶ Two-Part: outright height plus # for guard rail, mechanical, etc.
- ▶ Challenge of reflecting shadow impacts (i.e. achievable height for site)

2a. Relaxations To Be Clarified / Updated?

- ▶ 10.18.3 compatibility / flexibility, probably need to retain this?
- ▶ Horizontal Datum Plan created for 2 typologies, works because of location of building
- ▶ Relaxation units (1/3) too restrictive + can impact ability to add exits, etc. especially on small sites
 - Set options e.g. XXX sq ft OR xx% + maybe look at shadows
- ▶ Focus on design + usability on rooftop:
 - More flexibility, comprehensive definition
 - City has shadow analysis as 'stick' to direct outcome. e.g. 280ft or 290ft for green roof (tiers but still inclusive height)
- ▶ RT zones, should not have building grades embedded (if not already cleaned up)
- ▶ Question, of why still paying engineering for building grades? (Future/Ongoing discussions w/ reg redesign on how to continue/address this)
- ▶ Consistency across city, prefer top of roof slab, currently a mix of methodologies. Avoid need for continual redesign
- ▶ Average grade has its own issues
- ▶ Example of C-2 sites + rezonings → challenge to meet grade if sloping site, plus minimum 18ft commercial plus 9ft floor-ceiling (new industry standard). Same issues with Mt. Pleasant Industrial Area + topography

- ▶ Height limits should make sense for uses, grades (also issue of double counting FSR if > 12ft.)
- ▶ Question: Appropriate to have different standards for district schedules versus rezoning?

Building Height Summary

- ▶ Calculate from highest point of site (building grade)*****
- ▶ Set a max height with everything built in (ie set a box, let people work within it, room for flexibility)**
- ▶ Use a two-tier approach; e.g. X ft max or x+ ft if green / accessible roof**
- ▶ Remove / simplify height relaxation limits (don't penalize small sites)
- ▶ Be consistent across the city: same methodology + account for use needs + grades / loading (e.g. 9ft for ceiling for residential, 18ft CRU, etc.)*

Table 7 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Floor Area

1. Simpler Way to Calculate Floor Area?

- ▶ Measure from the inside of the wall
- ▶ Define type of uses, structures, outdoor features, shading structures
- ▶ Have really clear definitions
 - Indoor Space
 - Outdoor covered space (Is FSR)
 - Shading Structures (Shouldn't be FSR)
- 1. Flexibility
- 2. Intent
- 3. Definitions
- 4. Consistency
- 5. Diagrams
- ▶ Structures opened in 3 sides should be excluded
- ▶ Reduce discretionary policies - incorporate to the bylaw
- ▶ Encourage amenity areas
- ▶ Using just gross area could be a problem
- ▶ Organize precedents
- ▶ Clarity for new users / designers
- ▶ Unify different zones
- ▶ Conversations between departments (there are contradictory prior-to's)
- ▶ Promote roof-top amenity space
- ▶ Clarify **intents and priorities** > definitions*
- ▶ Increase % of exclusions
- ▶ Area overlays: 3 different ways of calculating now > not working
- ▶ Provide just one way of calculating FSR (Parking, in suite)
- ▶ Roof deck vs. Balcony > we might need to lose some balconies. Combine balcony and roof deck exclusion (sustainability)
- ▶ Calculate inside wall floor area

- ▶ Provide **diagrams***
- ▶ Apply some **flexibility**

2a. Exclusions To Be Clarified?

- ▶ Daycares
- ▶ Amenities
- ▶ Storage - in suite storage is not creating nice spaces
- ▶ Roof exclusions
- ▶ Walls
- ▶ Green roofs
- ▶ Roof decks; should be excluded if they are for public use
- ▶ Micro units are not clear
- ▶ Gross and net differences > parking area, unit area, above ground area are sometimes contradictory
- ▶ CAC, DCL Floor area calculation to be clarified
- ▶ Update the FSR calculation bulletin
- ▶ % of open private space
- ▶ Tower separation to the balcony or to the wall?

2b. Which Exclusions Are No Longer Needed or Relevant

- ▶ **Storage** - M³ (not accurate)
- ▶ **10%** roof top exclusions are not realistic
- ▶ OK to include balconies in FSR because they add massing to the building but % of exclusions is not realistic

Other Priorities

- ▶ Non-residential amenity spaces
- ▶ Livability: Smallest units - how do we calculate them?
- ▶ Revisit and provide new guidelines for RM-3 / RM-4
- ▶ OK to have **exclusions** to provide interesting spaces and improve livability, but clarification on the way we calculate
- ▶ Focus on the intent, not the number
- ▶ **Diagrams** will solve the problem
- ▶ Ex. Roof deck and balcony

FSR Summary

- ▶ INTENT: Allow for some flexibility as long as the intent is accomplished
- ▶ DEFINITIONS: Define as much as possible
- ▶ CONSISTENCY BETWEEN ZONES AND CITY: Unify criteria for zones, apply precedent on discretionary approaches *
- ▶ DIAGRAMS: Show ways to calculate. Diagrams that clarify definitions

Table 7 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Building Height

1. Simpler Way to Calculate Building Height?

- ▶ Where we measure from
 - Simplify interpolation: clarification diagrams
 - Base surface plane (it works). Could be clarified with graphics. Building grades are a good idea
- ▶ Where we measure to;
 - Top of the parapet
 - Wind screens should be excluded
 - Should be measured to the very top > vs. View cones will determine height, but protrusions should be excluded
- ▶ Speed up building grades
- ▶ Change 1/3 and 10% exclusions > designers never make it
- ▶ Roof top equipment and roof top patios are a big deal
- ▶ Relaxations on shadowing should be considered - trees shadow parks anyways
- ▶ Flexibility to avoid buildings to look different
- ▶ Convince neighbourhood and public, landmark buildings could be possible
- ▶ Avoid homogeneity of the skyline
- ▶ Combination of good design and shadowing

Top Ideas

1. **Flexibility to avoid all buildings to be the same, we don't want homogenous developments***
2. Avoid flat equal roofs
3. Clearly distinguish the areas
 - ▶ Areas of transition are not as sensitive
 - ▶ Single families are more sensitive
4. Allow exemptions; subsection is OK

2a. Relaxations To Be Clarified or Updated

- ▶ What is a decorative roof?
- ▶ Clarify how high a decorative roof could be

- ▶ How much negotiation should there be?

2b. Relaxations That Are No Longer Needed

- ▶ Update 10.18.5
- ▶ Update 10.18.6
- ▶ Different opinions about neighbourhood compatibility

3. Other Considerations

- ▶ Height should be a subjective matter
- ▶ Will flexibility affect process times?

Table 8 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Floor Area

1. Simpler Way to Calculate Floor Area?

- ▶ Balconies
 - Same exclusions in all zones
 - What is the intent? Go to no limits on exclusions***
 - Covered balcony/patio/deck terminology
- ▶ Bylaws tend to be created for worst off scenario and mistrust, cannot prevent all
- ▶ Scale of building differs in impact with balcony enclosures, house vs. High-rise
- ▶ Additional bylaw to deal with unintended consequences
- ▶ What is problem of inclosing balconies? If it is appearance then it is guidelines that need to change bulk is already there
- ▶ Balconies enhance livability
- ▶ Larger floor plates and setback impacts of enclosing
- ▶ Definition needed for all zones;
 - Balcony
 - Covered deck
 - Patio
- ▶ Limits vs. Exclusion
- ▶ Vancouver only municipality that regulates this, other municipalities don't have provision of enclosed balcony
- ▶ "all dreams die at building review branch"
- ▶ Many things that can trigger building upgrades pending on definitions
- ▶ If open - no restriction, if enclosed then counted
- ▶ Economics of site would be affected by enclosures and FSR, no developer will pay for setback
- ▶ Balconies - trade off of setback, height, shadowing allow balcony developments into setback***
- ▶ Balcony as an awning to public realm (i.e. Lee Building, Telus); project over sidewalk / setback**
- ▶ Enclose balconies more of an older building issue

- ▶ What is priority?
 - Livability
 - Light, reflected light
 - Affordability
- ▶ Exterior applied/hung balconies are becoming the norm. They can now be lighter in appearance
- ▶ Building review branch and sprinkler requirement for larger balconies

2. Exclusions To Be Clarified?

- ▶ Corridor Envelope
 - If used as amenity should be excluded
 - % exclusions - what is the bump up needed
- ▶ Storage
- ▶ Can storage exclusion be high cupboards?
- ▶ Why does it need to be a prescribed volume/look?
- ▶ Moving storage to basement, less usable and expensive
- ▶ Exclusion encourages the inclusion
- ▶ Have storage on the floor outside of unit
- ▶ In-suite is the most convenient and needed for small units
- ▶ Have different types of storage other than room with certain handle and size; exclude longer closet in hallway and integrated cabinet
- ▶ How big of a problem?
 - As a room / den etc.
 - Health problem
- ▶ Allow the space but open up the possibilities of design and innovation
- ▶ Book of decks and porches
- ▶ Is a design guideline a bylaw?

Other

- ▶ Parking and loading - Double height spaces
- ▶ Exclusion of elevator space in a house

Table 8 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Building Height

1. Simpler Way to Calculate Building Height?

- ▶ Parapet vs. Guard
- ▶ Too much scrutiny on height when it is about the whole building; more tolerance **
- ▶ Any that doesn't affect shadows
- ▶ Top of slab structure, everything else not counted. Can mean something different for scale of building without view cone*****
- ▶ Combustible structure, top of last floor from grade regulated to firefighter ladder - relevant still?
- ▶ High parapet unlikely because of cost and view; key is to not limit design
- ▶ Solar panel and roof deck in RS
- ▶ Half storey definition
- ▶ Innovation is challenged by ordinance

2. Relaxation To Be Clarified or Updated?

- ▶ Conditionality is not enough, what is the out?
- ▶ Need rezoning policy for housing innovation
- ▶ Allowance to project for architectural innovation hide mechanical structures/systems
- ▶ 10% 1/3. Quality of design is more important over prescribed percentage
- ▶ Elevator overrun for accessibility not allowed in zone but encouraged in rezoning, should be excluded in all buildings.
- ▶ Vestibule
- ▶ What is the intent?
- ▶ Trellis and covered spaces counting towards the FSR and height; better design and livability

Other

- ▶ Flexibility for relaxation
 - Who has authority
 - Create clear rules for discretion
- ▶ Base surface
 - Streetscape focused instead

- Measure from highest point
 - Complicated that Vancouver Building Bylaws and zoning have different calculations
 - Every municipality is different, will never reconcile
 - Average grade could be below grade i.e. Strathcona, Beatty
- Table 9 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Floor Area

1. Simpler Way to Calculate Floor Area?

- ▶ Achieving consistency across the board for FSR calculations
- ▶ No exclusions - calculate to sheathing but don't lose sight of setbacks
- ▶ Get rid of exclusions for balconies
- ▶ Take FSR to inside wall - get rid of exclusions - walls will be dictated by city policies
- ▶ Takes too much time for area overlays - should be able to check area with city digitally / electronically
- ▶ Storage area could be accommodated in parking area
- ▶ Consistency with base surface and storage areas
- ▶ Exclusions should be included in FSR calculation
- ▶ Amenity rooms and roof decks should continue to be excluded - important spaces!

2. Exclusions To Be Clarified?

- ▶ No limitation on how much to exclude for amenity spaces but there should be a minimum for projects over a certain size and # of units
- ▶ Encourage "livable" locations for amenity spaces (eg. Not basement areas)
- ▶ Overhangs should not be included in FSR calculations
- ▶ Is density always calculated on net or gross (eg road dedication)? Needs to be clarified
- ▶ Should not be penalized for over-height areas (eg heritage buildings > turrets if already there). Needs more flexibility (less dogmatic) it's not clear - should be consistent from zone to zone
- ▶ Trade-off - including exclusions in FSR as percentage will increase the property value as well

3. Other Priorities

- ▶ Other spaces that could be encouraged through exclusion;
 - Amenity spaces
 - Balconies should be excluded
 - Overhangs should be excluded >its too restrictive

- Storage should be excluded
- Need to consider how building is constructed in order to determine exclusion
- ▶ Should public access between buildings to a public space be included in FSR as it was required by the city? Confusing as it's subject to interpretation
- ▶ Should have an envelope that's bigger than the FSR
- ▶ Design guidelines must be consistent and applicable - not vague

FSR Summary

- ▶ Top three changes for calculating FSR;
 1. FSR to be calculated to inside of wall
 2. Get rid of exclusions but increase FSR to match (eg storage spaces and wall exclusions)
 3. No regulation for balconies and indoor / outdoor amenity spaces

Table 9 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Building Height

1. Simpler Way to Calculate Building Height?

- ▶ Needs to be discretion for uneven sites - depends on the site - more flexibility on a case by case basis***
- ▶ For clarity, included additional line in bylaw regulations re: consideration of view cones and shadowing, particularly in downtown zones and around parks and other public areas*
- ▶ Flexibility in height restrictions for sloped sites i.e. set percentage of flexible height to accommodate site anomalies
- ▶ How are discretionary height limits used? Under what circumstances? Needs clarification! (eg. Checklist with site conditions where discretionary height limit could be applied (eg. C2 zone))

2. Relaxations To Be Clarified or Updated?

- ▶ On industrial lands, remove height limit and regulate thru FSR?
- ▶ Is 10% rooftop exclusion enough (eg mechanical room/ elevator shaft)? Possible increase slightly based on analysis/review**

3. Other Considerations

- ▶ Survey grades should be used for calculation of height
- ▶ "The quicker we can get the building grades from the city, the better"

Table 10 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Floor Area

1. Simpler Way to Calculate Floor Area?

- ▶ 12% Exclusion, 8% Exclusion not clear in district schedules
- ▶ Volumetric / envelope based set of regs. This approach is specific to end user. Would give more freedom to build what the market demands within the City's defined sandbox
- ▶ Could be other regs i.e. minimum unit size, # of family units but form is defined. Simplifies and allows for more flexibility
- ▶ Clarity is critical in mixed use. i.e. shared utility space
- ▶ Storage is required and needed if within unit limit size. Face of sheathing, concrete then allow for wall assemblies to be fine tuned simple boundary i.e. exclude shafts, always needed.
- ▶ People will build to the max. Max FSR will foster more diverse design. Need to move away from a straight extrusion. FSR allows more moves than a box. Could be undesirable for towers if it leads to a box form. Ex. Cambie corridor - may be too prescriptive leading to same form.
- ▶ May need to acknowledge base, middle and crown for towers (i.e. via setbacks)
- ▶ Incentives for better design?
- ▶ Have a clear intent for purpose i.e. size, building design
- ▶ Worry about full freedom, **empower Urban Design Panel** to make **decisions** about **incentives based on performance**
- ▶ CD-1's have been successful. If enough plusses to community allows performance within limits, with incentives. Examples of CD-1 successful items to consider in district schedules;
 - Recognize not all floors are the same
 - Innovation application / latitude
 - Performance assessment - outside the box
- ▶ Amenity rooms in Cambie / Oakridge not counted in height. Allows roof utilization without penalty.
- ▶ **Future idea**; simplify **similar zones** i.e. Cyclone zones

2. Exclusions To Be Clarified?

- ▶ % exclusions (i.e. balcony) to be negotiated... (i.e. mini rezoning? Move to another district schedule)
- ▶ Thicker walls eat into FSR. Measure to.. i.e. how BOMA measures FSR. A dialogue between COV/BOMA is needed to look at alignment. 2+ calculations is not efficient *

- ▶ I.E. Iron works. 1st stacked industrial building. Balconies are a big part of project. Passive outdoor space contributes to the work experience (200+ days use). We don't see this often in office buildings. Heard noise in I-1 zone to restrict balconies. As regs evolve, consider facilitating balconies in work/office industrial space
- ▶ If we regulate too tightly end up with banality. Allow variations, experiments, latitude, lessons learned. Boring city. Two streams; mini rezoning / latitude and outright *
 - Consider max FSR / Box plus x% for innovation that is a desirable feature. Allows applicant to innovate. Sand box plus. Incentive across the spectrum
 - Innovation can become marketable. Will be critical as market changes, to set projects apart

3. Other Priorities

- ▶ [Idea for future discussion] Residential in industrial / vice versa. Don't regulate land use within building i.e. live-work
 - (craft breweries / light industrial)
 - Fraser river adjacent is prime for this
- Challenge to get 1.0 FSR of industrial on ground floor. Limitations on mezzanines. Non coordination between Vancouver Building By-law + Zoning Bylaw
- ▶ * [Latitude stream / sand box +] [Mini rezoning] Further discussion:
 - Talk with residents first / consultation
 - Innovation has to have an eye on green / sustainability performance to push forward
 - How do we get actual row houses in Vancouver? Not only on arterials. (Freehold) No strata - i.e. California 8 in separation, Toronto-Small lot subdivision. Can be phased, zero lot line, green bldg. benefits with a party wall. **Can we revise the zoning to better accommodate freehold row houses?**
- ▶ Opportunity to make spaces such as setbacks to be more flexible. If it is a fire issue, fire rate the walls
- ▶ **Measurement**
 - For ease / simplicity measure floor area face to sheathing/concrete
 - Key is to be consistent across the board i.e. **zoning, code, real estate**
 - As walls get thicker, losing floor area. Current exclusions are complicated and don't "help" with exclusions
 - Consider additional density to be more permitted, give more density and remove exclusions to alleviate supply // more residents in downtown // permit times.
 - Remove parking minimums
- ▶ Sticking points

- Balcony exclusions hard to work with on tight sites

FSR Summary - 2 Big Ideas

- ▶ Zoning, Vancouver Building By-law, Real Estate, Alignment with BOMA
- ▶ **Latitude:** Allow for innovation + performance - “mini-rezoning, sand box plus) Take the best CD-1 rezoning approach where there is a standard an allow for variation if performance merits it;
 - Green performance
 - i.e. x% increase in FSR for variation to allow designer/developer to be creative
 - Perhaps empower UDP to make decisions on performance

Table 10 – Larger scale projects (*Indicates a "best idea" as voted by a table member)

Building Height

1. Simpler Way to Calculate Building Height?

- ▶ Measure to the top of the building
- ▶ **Vertical angle of daylight.** There are enough controls to **get rid of it.** It has little impact
 - a. Height + setbacks take care of sunlight to neighbours
 - b. VAD reg. Not overlap. Currently DOP can relax VAD in zones such as C-2. Variations in success. Manhattan model requires setback at higher levels. COV from street
- ▶ Depends on scale of street i.e. Fraser, Victoria - need to keep the street open. 4-6 stories at street would be acceptable. Why is it needed on Cambie that runs N/S
- ▶ Height - is there a more general approach? Have the datum - where grades measured from shouldn't matter
- ▶ Vancouver Building Bylaw (VBBL) uses lowest point of site for Fire access / safety.
Harmonize BUILDING BY-LAW + Zoning Bylaw (ZBL). BUILDING BY-LAW can't be changed because National Building Code. **Use BUILDING BY-LAW approach.** Zoning to take into account BUILDING BY-LAW approach. Steeply sloped sites would be disadvantaged. BUILDING BY-LAW counts storeys. 18m cutoff for high-rise buildings
- ▶ **Different approach for BUILDING BY-LAW + ZONING AND DEVELOPMENT BY-LAW;** ZONING AND DEVELOPMENT BY-LAW has to consider;
 - Need to look at zones + heights within zones
 - MF highrise different than SFD
 - Steep slope
 - Street context

2. Relaxations To Be Clarified or Updated?

▶ Breakpoints re cost of construction

- 7-6 storey
 - approx 40 storeys
 - mass timber opportunities
- ▶ If desire is e.g. 6 storey street wall; **measure height from street**. Considers urban design and impacts to neighbours. City needs direction for all areas with this approach, provide direction on general envelope. Could be through regularly updated guidelines (ex: 5 Years update)
- ▶ Various calculations in ZONING AND DEVELOPMENT BY-LAW for height not ideal **simply to one approach**

3. Other Considerations

- ▶ [Ideas for future discussion] Full DP drawings needed for enquiry
- ▶ **ZONING AND DEVELOPMENT BY-LAW and BUILDING BY-LAW should align on regs for mezzanines**. Creates issues at BP currently, re. storeys + height. Can't change BUILDING BY-LAW, ZONING AND DEVELOPMENT BY-LAW needs to change. Alternative solutions provide a work around
- ▶ Consider livability as baseline. e.g. basement suite should be livable with windows

Future ideas

- ▶ Upzone SFD
- ▶ All more height for towers in downtown

Appendix E. Parking Lot

This section contains items that are out of scope for Regulation Redesign project. These comments will be shared with appropriate COV staff teams.

1. Smaller Scale Projects

- Policy-related comments
- Laneway room size interpretation needs to be looked at - rooms are too large
- People want to build smaller too! There aren't economic opportunities to do so (e.g. subdivision)
- In RS - parking should be allowed under the house - lanes are becoming streets already so why not allow parking below homes instead of taking up livable space - takes cars off the streets
- Laneway house - why is parking included (in FSR)? Can it be excluded?
- Maximum FSR for parking
- Powder room → enlarged doors for accessibility - not making sense
- Conditionality + discretion as a means for design control - use design guidelines to drive elegant solutions:
 - French doors discouraged currently out of fear the space will become a suite
 - Need to think about flexibility of structures over time i.e. evolution of suites
- Relate height to industry standard to ceiling heights; market desire → 10' ceiling
- Increase height to improve appropriate ceiling levels:
 - Infill height is too low, especially on larger lots and where there are taller existing buildings (e.g. FM District).
 - Laneway house height increase made them more livable, especially on sloping sites
- "Tall people are not welcome" every inch of height will be used. max height above mean 9ft
- Subjectivity of livability (could increase permitting times)
- Transitions between tower to single family
- Avoid flat equal roofs
- Secondary height envelope in RS creates a wedding cake
- RS-1, current regulations lead to 'cookie cutter', bad design
- Give extra 1.5' to 3.5' for renovations
- Increase height to prevent deeper digging + pumping and liquid waste draining issues
- Process-related comments
- So challenging. Surveyors are making mistakes. Can building grades be outsourced to surveyor to expedite process?

- PC's / intake need clarification on DP process / review / relaxations. More training so [staff] understand
- Setbacks that are % based?? If it's about fire access then make it that (e.g. 3ft). Eliminate the 'outliers': Use setbacks points at property line

2. Larger Scale Projects

Policy-Related Comments

- Challenge to balance required door / corridor widths + provide livable spaces in units
- Revisit and provide new guidelines for RM-3 / RM-4
- Residential in industrial / vice versa. Don't regulate land use within building i.e. live-work, craft breweries / light industrial; Fraser River adjacent is prime for this
- Challenge to get 1 FSR of industrial on ground floor. Limitations on mezzanines. Non-coordination between
- VBBL + zoning bylaw
- Opportunity to make spaces such as setbacks to be more flexible. If it is a fire issue, fire rate the walls
- Trellis and covered spaces counting towards the FSR and height
- Different opinions about neighbourhood compatibility
- Convince neighbourhood and public, landmark buildings could be possible
- Avoid homogeneity of the skyline
- Minimum 18ft commercial plus 9ft floor-ceiling is the new industry standard

Process-Related Comments

- Speed up building grades. "The quicker we can get the building grades from the city, the better"
- Need? rezoning policy for housing innovation
- Future discussions: Full DP drawings needed for enquiry; Upzone SFD; More height for towers in downtown; should applicants pay for building grades
- CoV has CP process; shifting responsibility to professional, would this work for architect sign-off?
- Conversations between departments (there are contradictory prior-to's)

Appendix F. Registrants

ABBARCH Architecture Inc.	NSDA Architects
Adwell	Patkau Architects
AIBC	Perkins+Will
Alabaster Homes Inc	Quadra Architecture
Alexandre Ravkov Inc	Regeneration Design Studio
Amacon	Regis Group
Amex Fraseridge Realty	Ronse Massey
Arno Matis Architecture	Ronse Massey Developments
BFs	RPLouie Consulting Ltd.
Cadlab Design Inc.	SHAPE Architecture Inc.
Carscadden Stokes Mcdonald Architects Inc	Silk Properties
Conwest	Simplex Home Design
Conwest Group	SLA
Cornerstone Architecture	Suvic Homes
Dhir Developments	Tavan Developments Ltd.
Draft On Site Services	Tourism Vancouver
DWG Design Work Group Ltd	Vanwell Homes Ltd
GBL Architects	VictorEric Design Group
Heaccity Studio Architecture Inc.	W.T. Leung Architects
Hearth Architectural Inc.	
IBI Group	
Keltic Development	
Kenorah Design + Build	
Luxmi Enterprises	
Maison D'etre Design-Build Inc	
McEwen Architects	
MCM Partnership	
Merrick Architecture	
Novell Design Build	

Appendix G. Staff List

Alena Straka - Planning, Urban Design, and Sustainability
Andrea Wickham - Planning, Urban Design, and Sustainability
Andrew Power, Project Manager - Development, Buildings, and Licensing
Berg Balantzyan - Development, Buildings, and Licensing
Beverly Chew - Planning, Urban Design, and Sustainability
Bill Boons - Planning, Urban Design, and Sustainability
Brenda Clark - Planning, Urban Design, and Sustainability
Diana Leung - Planning, Urban Design, and Sustainability
Eóin O'Connor - Planning, Urban Design, and Sustainability
Haizea Aguirre - Planning, Urban Design, and Sustainability
Hayley Hoikka - Planning, Urban Design, and Sustainability
Heather Burpee - Planning, Urban Design, and Sustainability
Ingrid Hwang - Planning, Urban Design, and Sustainability
Jason Olinek, Assistant Director - Planning, Urban Design, and Sustainability
John Greer, Assistant Director - Development, Buildings, and Licensing
Joyce Uyesugi - Planning, Urban Design, and Sustainability
Kevin Cavell - Planning, Urban Design, and Sustainability
Kirsten Langan - Civic Engagement and Communications
Lee Beaulieu - Planning, Urban Design, and Sustainability
Linda Gillan - Planning, Urban Design, and Sustainability
Lisa King - Planning, Urban Design, and Sustainability
Mandy So, Manager - Development, Buildings, and Licensing
Marco D'Agostini, Project Manager - Planning, Urban Design, and Sustainability
Marie Linehan - Planning, Urban Design, and Sustainability
Matthew Lam, Assistant Director - Development, Buildings, and Licensing
Michelle Au, Assistant Director - Development, Buildings, and Licensing
Mihajla Vitkovic - Development, Buildings, and Licensing
Ryan Dinh - Planning, Urban Design, and Sustainability
Sailen Black - Planning, Urban Design, and Sustainability
Sonia Erichsen, Manager - Development, Buildings, and Licensing
Tami Gill - Planning, Urban Design, and Sustainability
Tony Chen, Manager - Development, Buildings, and Licensing
Zoë Greig - Planning, Urban Design, and Sustainability

