

# Orientation to Updated Zoning and Development By-law

SHAPE YOUR CITY | OCTOBER 2022



## Presentation Outline

1. About Regulation Redesign
2. By-law updates
3. Assistance and resources

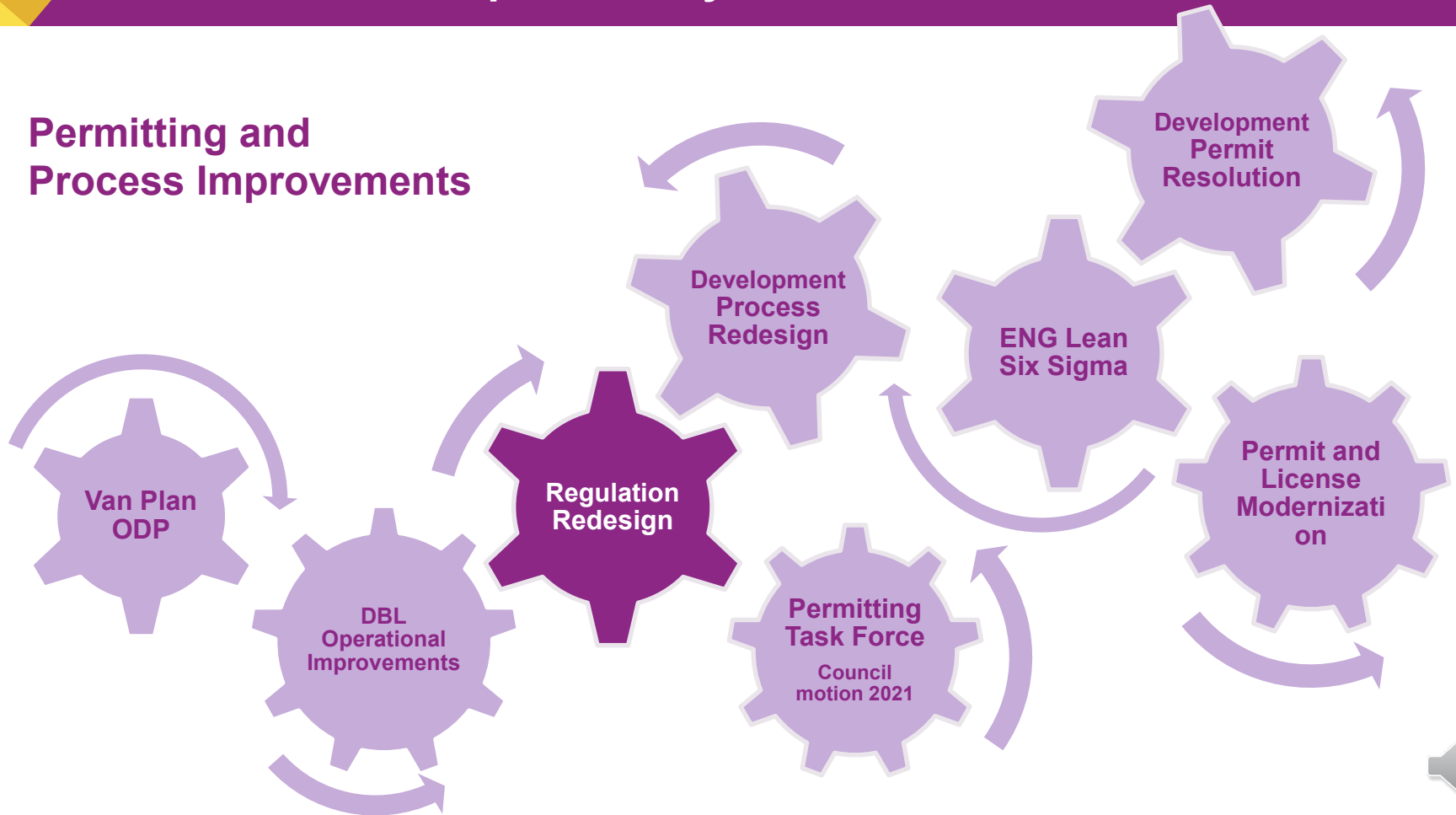


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2. By-law updates
3. Assistance and resources



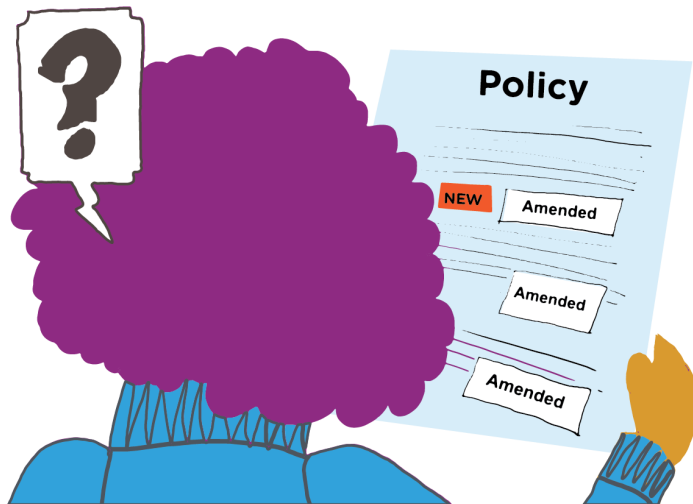
## Permitting and Process Improvements



I CAN'T  
FIND THE  
INFORMATION  
I NEED

EVEN WHEN I FIND  
WHAT I'M LOOKING  
FOR, I CAN'T  
UNDERSTAND IT

INFORMATION  
CONFLICTS  
WITHIN BY-LAWS  
AND ACROSS  
REGULATIONS/  
POLICIES



THE RULES  
ARE BEING  
INCONSISTENTLY  
INTERPRETED  
AND APPLIED

## Objectives

- Simplify and clarify land use regulations
- Modernize regulations and wording and improve the format
- Improve the consistency
- Improve communication
- Establish a robust and enduring land use framework



## What is updated?

### wording, structure and consistency with policy documents

- Administrative and general regulations sections
- Standard district schedules

### Related updates and tools

- Other COV by-laws and land use documents
- DBL check-lists
- Document Library
- Digital Zoning Map

### What hasn't been updated?

- General schedules
- Comprehensive Districts, including CD-1's



## By-law Roll-out

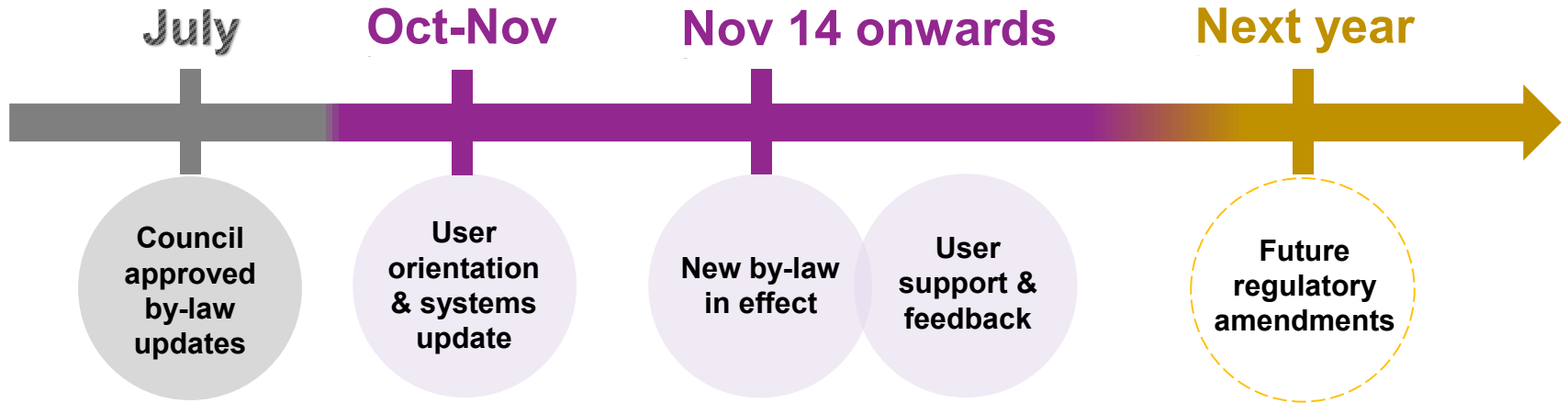


Image description: A timeline showing key milestones.



## Presentation Outline

1. About Regulation Redesign
2. By-law updates
3. Assistance and resources



## Features of the updated by-law



Enhanced document navigation and accessibility



Clear rules with explanatory diagrams



Consolidated rules



Document Standards



## Organization of the by-law (no change)

- A. Sections 1 to 15: Administrative sections and general regulations
- B. District schedules (includes CD-1 schedules)
- C. General schedules



# Administrative & General Regulations

## Sections 1 to 15

### Section 10

#### General Regulations

The regulations below apply to all zoning districts.

The index below is provided for convenience only and does not form part of this by-law.

#### Index

##### Regulations

Acoustics
Animals and Birds
Antennae
Boats, Vehicles, Equipment or Material
Residential and Commercial District
Building Height
Character House
Corner Site in Certain Districts
Daylight Access and Angle Controlling
Exclusions
Demolition of Building
Development in Yards
Double Fronting Site
Fence
Floor Area Exclusions
Floor Area Exclusions for
Thickness
Floor Area Exclusions for
Shafts
Floor Area Exclusions for
Designated Flood Plain
Floor Area Exclusions for
Mechanical Equipment
Buildings of 3 Storeys
Floor Area Increase for
Housing

### Section 11

#### Use-Specific Regulations

Whenever any of the following uses are permitted in any district pursuant to any provisions of this by-law, the following additional regulations apply unless otherwise specified.

The index below is provided for convenience only and does not form part of this by-law.

#### Index

Regulations	Section	Regulations	Section
Adult Retail Store	11.8.10	Marine Terminal or Berth	11.10.1
Arts and Culture Indoor Event	11.2.2	Micro Dwelling	11.3.2
Bed and Breakfast Accommodation	11.9.2	Mini-Storage Warehouse	11.10.2
Body-Rub Parlour	11.9.3	Neighbourhood Grocery Store	11.8.2
Cannabis Store	11.8.6	Pawnshop and Secondhand Store	11.8.2
Casino and Bingo Halls	11.2.3	Public Bike Share	11.8.8
Church	11.4.4	Residential Unit associated with and forming an integral part of an Artist Studio	11.8.4
Community Care Facility – Class B or Group Residence	11.4.1	Retailing Used Merchandise	11.3.5
Dwelling Units	11.3.1	Riding Ring	11.8.9
Farmers' Market	11.8.1	School – Elementary or Secondary	11.2.1
Freehold Rowhouses	11.3.7	Seniors Supportive or Assisted Housing	11.4.3
Gasoline Station – Full Serve and Gasoline Station – Split Island	11.8.5	Short Term Rental Accommodation	11.3.6
Homecraft	11.13.1	Sleeping Units	11.9.1
Hospital	11.4.2	Small-Scale Pharmacy	11.13.3
Housekeeping Units	11.13.2	Temporary Modular Housing	11.8.3
Laneway House	11.13.2	Temporary Sales Office	11.3.4
Liquor Store	11.3.8	Urban Farm – Class A	11.6.1
Live-Work Use	11.8.7	Urban Farm – Class B	11.1.1
Lock-Off Units and Secondary Suites	11.13.4	Wedding Chapel	11.1.2
Lounge	11.3.3		11.9.4
	11.13.4		

City of Vancouver  
Link to current Section 11



## Key updates

### Section 1 Intent

- Clarified the intent of the by-law and what is included in the by-law

### Section 2 Definitions

- Added defined terms to clarify regulations

### Section 10 General Regulations

- Consolidated regulations that apply to many districts
- Added index

### Section 11 Use-Specific Regulations

- Organized by colour-coded land-use categories
- Added index

## Reorganized administrative and general regulation sections

Section 1	Intent
Section 2	Definitions
Section 3	Authorities
Section 4	Development Permits
Section 5	By-law Relaxations and Powers of Discretion
<b>Section 6</b>	<b>Amendments to the By-law</b> (previously Section 13)
<b>Section 7</b>	<b>General Prohibitions</b> (previously Section 6)
<b>Section 8</b>	<b>Building Lines</b> (previously Section 14)

Section 9	Zoning Districts
Section 10	General Regulations
Section 11	Use-Specific Regulations
<b>Section 12</b>	<b>Enforcement</b> (previously Section 7)
<b>Section 13</b>	<b>Penalties</b> (previously Section 8)
<b>Section 14</b>	<b>Repeal of Previous By-laws</b> (previously Section 15)
<b>Section 15</b>	<b>Effective Date of By-law</b> (previously Section 16)

\* Deleted former Section 12 (old Parking By-law)

# New terms

## Section 2 Definitions

### Section 2

#### Definitions

In this by-law, unless the context otherwise requires, the term in the left column of the table below has the meaning provided in the adjacent right column of the table below.

[Note: Individual land uses that fall within 1 of the 12 defined general land use categories, which are in bold below, are indicated with the corresponding letter and colour as follows:

<b>A</b> Agricultural Uses	<b>P</b> Parking Uses
<b>C</b> Cultural and Recreational Uses	<b>R</b> Retail Uses
<b>D</b> Dwelling Uses	<b>S</b> Service Uses
<b>I</b> Institutional Uses	<b>T</b> Transportation and Storage Uses
<b>M</b> Manufacturing Uses	<b>U</b> Utility and Communication Uses
<b>O</b> Office Uses	<b>W</b> Wholesale Uses

The letter and colour markers are for information purposes only and do not form part of this by-law. Any individual land use that is included in a general land use category and not separately defined will have the ordinary dictionary definition.]

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

Term	Definition
<b>A</b>	
Accessory Building	A building: (a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a

of 1 or more adjoining parcels not being a lane, but does not exceed parcel created under Title Act (British Columbia).

to be used for sleeping and

gross store area of less than **R**

the dwelling units are with incomes below housing the current "Housing ment Commission, or

fit corporation, by a ciation, or by or on ce of British Columbia,

red owner or ground hold title to the land on has granted to the City ng agreement, or other ments required by reehold or leasehold tion as the City may

**Also see definitions for Corner Site and Double Fronting Site**

**Diagram: Site Configurations**

1 Corner site  
2 Double fronting site  
3 Corner double fronting site

The diagram illustrates three site configurations relative to a street and a parking lot. Configuration 1 is a corner site at the intersection. Configuration 2 is a double fronting site with two units along the street. Configuration 3 is a corner double fronting site with units along both streets.



## Current term

## New defined term

Multiple dwelling

- Apartment
- Townhouse
- Triplex

terms from  
guidelines

[Dwelling units in conjunction with \_\_\_\_\_]

→ Mixed-use residential building

[Residential unit associated with and forming an integral part of an Artist Studio]

→ Residential unit associated with and forming an integral part of an Artist Studio

One-family dwelling

→ Single detached house

Two-family dwelling

→ Duplex

Infill one-family dwelling

→ Infill single detached house

Infill two-family dwelling

→ Infill duplex



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terms from  
district  
schedules



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updated  
wording



## New defined terms in Section 2

Courtyard configuration

Rear building

Principal building

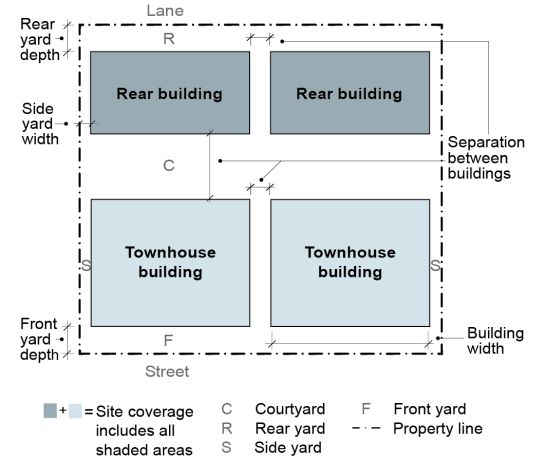
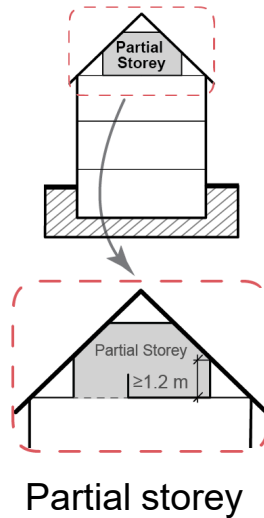
Building width

Partial storey

Ultimate property line

Impermeable materials

Permeable materials



Courtyard configuration

# New format

## All standard district schedules

\* does not include comprehensive districts\*

**RM-12N**  
District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The intent of this schedule is to encourage the development of 4-storey townhouses, including hybrid townhouses. 4-storey apartments are permitted on larger sites. Mixed-use residential buildings are permitted on certain larger sites, primarily sites fronting Nanaimo Street. Siting and massing of new development are intended to be compatible with pre-existing residential development. Acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-12N Guidelines](#).

#### 1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-12N district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
		3.1
1000 m <sup>2</sup>	Apartment	3.1
	Mixed-Use Residential Building	3.2
910 m <sup>2</sup>	Townhouse	3.4
	Seniors Supportive or Assisted Housing	3.3
305 m <sup>2</sup>	Triplex	3.5
	Other uses in section 2.1 of this schedule	
Regulated by the RT-5 and RT-5N Districts Schedule	Duplex, Duplex with Secondary Suite, Single Detached House, Single Detached House with Secondary Suite, Infill in combination with retention of a character house, Multiple Conversion Dwelling, and Secondary Suite	Regulated by the RT-5 and RT-5N Districts Schedule

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**RM-12N**

### Conditional Approval Uses

Conditional approval uses are subject to all other provisions of this by-law, including Section 11, and compliance with the regulations of this schedule including:

- as outright approval uses are permitted in this district and will be
- as conditional approval uses may be approved in this district by the conditions, if the Director of Planning considers:

Applicable Council policies and guidelines, and

up, property owner or tenant.

use category. Applicable use-specific regulations in section 2.2 of this schedule apply to the third column. Cross-references to applicable use-specific regulations are provided in the third column and do not form part of this by-law.

Approval	Use-Specific Regulations
Conditional	
Conditional	2.2.1
Conditional	
Conditional	
Conditional	
Conditional	
Conditional	
Conditional	
Outright	2.2.2
Outright	2.2.3
Conditional	2.2.3
Conditional	
Outright	2.2.3
Outright	2.2.4
Conditional	2.2.2, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.13

Diagram: Building placement for apartment and mixed-use residential building

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[Link to current RM-12 district schedule](#)

Consultation Draft March 2022  
Page 9

# New district schedule format

## Current

RM-12N

**3.3 Conditions of Use**

3.3.1 In multiple dwellings with a floor space ratio less than or equal to 1.45, a minimum of 25% of the total dwelling units must be three-bedroom units.

3.3.2 In multiple dwellings with a floor space ratio greater than 1.45:

- (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
- (b) a minimum of 10% of the total dwelling units must be three-bedroom units;

3.3.3 Notwithstanding section 3.3.2 of this Schedule, the Director of Planning may vary the distribution of units, provided there are no less than 35% of the total dwelling units with two- or three-bedrooms, and provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

**4 Regulations**

All approved uses are subject to the following regulations, except for the following dwelling uses that are regulated by the RT-S District Schedule: Infill in conjunction with retention of a character house, Multiple Conversion Dwelling in conjunction with retention of a character house, Multiple Conversion Dwelling, One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, and Two-Family Dwelling with Secondary Suite.

**4.1 Site Area**

4.1.1 The minimum site area for multiple dwellings consisting of no more than three dwelling units, not including lock-off units, is 306 m<sup>2</sup>.

4.1.2 The minimum site area for multiple dwellings consisting of four or more dwelling units, not including lock-off units, or for seniors supportive or assisted housing is 910 m<sup>2</sup>.

4.1.3 If the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines, the Director of Planning may permit multiple dwellings consisting of four or more dwelling units, not including lock-off units, on a site smaller than 910 m<sup>2</sup>.

**4.2 Frontage**

4.2.1 The minimum site frontage for multiple dwellings consisting of no more than three dwelling units, not including lock-off units, is 12.8 m.

4.2.2 The minimum site frontage for multiple dwellings consisting of four or more dwelling units, not including lock-off units, is 27.4 m.

4.2.3 The maximum frontage for any commercial use is 15.3 m.

4.2.4 The Director of Planning may increase the maximum frontage regulation in section 4.2.3 of this Schedule provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

**4.3 Height**

4.3.1 A multiple dwelling must not exceed 10.7 m and 2.5 storeys in height.

4.3.2 Notwithstanding section 4.3.1 of this Schedule, the Director of Planning may permit a height increase in multiple dwellings consisting of four or more dwelling units, not including lock-off units, to 12.2 m and a partial fourth storey, if:

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July 2021

## New format

RM-12N

Regulations	RM-12N
3.1.2.6 Minimum rear yard depth	6.1 m
3.1.2.7 Maximum site coverage for all buildings	55% of the site area
3.1.2.8 Maximum area of impermeable materials	70% of the site area
3.1.2.9 Maximum building width	26.0 m
3.1.2.10 Minimum separation between mixed-use residential buildings that are:	
(a) located on a site frontage	3.1 m
(b) rear buildings	3.1 m
(c) located on a site frontage and rear buildings	7.3 m

**Unit Frontage**

3.1.2.11 In a mixed-use residential building, the maximum unit frontage for all non-dwelling uses is 15.3 m, except that the Director of Planning may increase the maximum unit frontage, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

**Building Height**

3.1.2.12 Despite the maximum building height in section 3.1.2.3(c) above, the third storey of a mixed-use residential building that is a rear building must be a partial storey not exceeding 60% of the storey immediately below.

3.1.2.13 The Director of Planning may vary the maximum building height for a rear building to a height not exceeding 10.7 m and 3 storeys, where the third storey is a partial storey not exceeding 60% of the storey immediately below, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

**Diagram: Building placement for apartment and mixed-use residential building**

City of Vancouver  
Link to current RM-12 district schedule
Consultation Draft March 2022  
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## Current by-law

## New format

1. Intent

→ 1. Intent and overview

2. Outright uses

→ 2. All permitted uses

3. Conditional uses

4. Regulations

→ 3. Density & form regulations

E.g. Height, density, setbacks, etc.

→ 4. General regulations

5. Relaxations\*

→ 5. Relaxations\*

\* where applicable to a district schedule

## Section 1 Intent and overview

Updated intent statement to include links to district specific guidelines and policies

Added overview table to list development options by minimum site area

### RS-1

#### District Schedule

#### 1 INTENT AND OVERVIEW

##### 1.1 Intent

The intent of this schedule is generally to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites and laneway houses. Duplexes on sites larger than 511 m<sup>2</sup> must include at least 1 secondary suite. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape.

Without limitation, applicable Council policies and guidelines for consideration include the [Boundary and Tanner RS-1 Guidelines](#), [Charles/Adanac RS-1 Guidelines](#), [Deering Island RS-1 Guidelines](#), [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#), [RS Zones Impermeable Materials Site Coverage Guidelines for RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, and RS-7 Zones](#) and [RS-1 Caretaker Dwelling Unit Guidelines](#).

##### 1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m <sup>2</sup>	Duplex or Duplex with Secondary Suite Single Detached House or Single Detached House with Secondary Suite	3.1 3.2
--	Other uses in section 2.1 of this schedule	3.2

## Section 2 Use Regulations

All permitted uses are located in one table

Colour-coded and organized by land use groups

Hyperlinks to conditions of use

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	<a href="#">2.2.5, 2.2.6</a>
Principal Dwelling Unit with Lock-Off Unit	Conditional	<a href="#">2.2.3, 2.2.4, 2.2.7</a>
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	<a href="#">2.2.1</a>
Seniors Supportive or Assisted Housing	Conditional	
<b>Institutional Uses</b>		
Ambulance Station	Conditional	<a href="#">2.2.1</a>
Child Day Care Facility	Conditional	<a href="#">2.2.1</a>
Church	Conditional	<a href="#">2.2.1</a>
Community Care Facility – Class B	Conditional	<a href="#">2.2.1</a>
Group Residence	Conditional	<a href="#">2.2.1</a>
Public Authority Use	Conditional	<a href="#">2.2.1</a>
School – Elementary or Secondary	Conditional	<a href="#">2.2.1</a>
School – University or College	Conditional	<a href="#">2.2.1</a>
Social Service Centre	Conditional	<a href="#">2.2.1</a>
<b>Office Uses</b>		
Office Uses	Conditional	<a href="#">2.2.1, 2.2.8</a>
<b>Retail Uses</b>		
Cannabis Store	Conditional	<a href="#">2.2.1</a>
Farmers' Market	Conditional	<a href="#">2.2.9</a>
Furniture or Appliance Store	Conditional	<a href="#">2.2.1</a>
Gasoline Station – Full Serve	Conditional	
Gasoline Station – Split Island	Conditional	
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	<a href="#">2.2.1</a>
Grocery Store with Liquor Store	Conditional	<a href="#">2.2.1</a>
Liquor Store	Conditional	<a href="#">2.2.1</a>
Pawnshop	Conditional	<a href="#">2.2.1</a>
Public Bike Share	Conditional	
Retail Store	Outright	<a href="#">2.2.1</a>
Secondhand Store	Conditional	<a href="#">2.2.1</a>
Small-Scale Pharmacy	Conditional	<a href="#">2.2.1</a>
<b>Service Uses</b>		
Animal Clinic	Conditional	<a href="#">2.2.1</a>



## Section 3 Density, form and placement

Rules organized by form of development  
or sub-area

Density and floor area regulations

Building form and placement regulations

- additional regulations located below the table under topic heading
- diagrams provided to illustrate regulations

**3.5 Infill Single Detached House**  
Infill single detached house is subject to the following regulations.

**3.5.1 Density and Floor Area**

3.5.1.1 The maximum floor space ratio is 0.70 for the overall site, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.90, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

**3.5.2 Building Form and Placement**

Regulations	RM-9A and RM-9AN
3.5.2.1 Minimum site area	303 m <sup>2</sup>
3.5.2.2 Maximum building height	10.7 m
3.5.2.3 Minimum side yard width	1.2 m
3.5.2.4 Minimum rear yard depth	1.2 m
3.5.2.5 Maximum site coverage for all buildings	55% of the site area
3.5.2.6 Maximum area of impermeable materials	75% of the site area

**Site Area**

3.5.2.7 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to May 27, 2014 and if the Director of Planning considers the quality and livability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

**Diagram: Building placement for infill**

■ = Site coverage R Rear yard S Side yard - - - Property line

## Section 4: General regulations

Regulations that apply many or all forms of development, including:

- computation of floor area
- external design regulations

## Section 5: Relaxations

Provided where applicable

### 4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

#### 4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
  - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or

### 5 RELAXATIONS

5.1 The Development Permit Board may relax the conditions for dwelling uses in section 2.2.9 of this schedule for:

- (a) the conservation of a building listed on the Vancouver Heritage Register or a building that, in the opinion of the Director of Planning, has sufficient heritage value or heritage character to justify its conservation; or
- (b) the renovation of existing low cost housing units for persons receiving assistance with the intent to maintain these units with the same tenure.

If you would like to preview the updated by-law format prior to the November 14<sup>th</sup> effective date:

**Draft by-law – April 2022 (Consultation version)**

[https://shapeyourcity.ca/regredesign-by-law/news\\_feed/proposed-draft](https://shapeyourcity.ca/regredesign-by-law/news_feed/proposed-draft)



## Presentation Outline

1. About Regulation Redesign
2. By-law updates
3. Assistance and resources



## Resources on Shape Your City

<https://shapeyourcity.ca/regredesign-by-law>

- Cross reference document
- Summary of regulatory amendments
- Narrated presentation

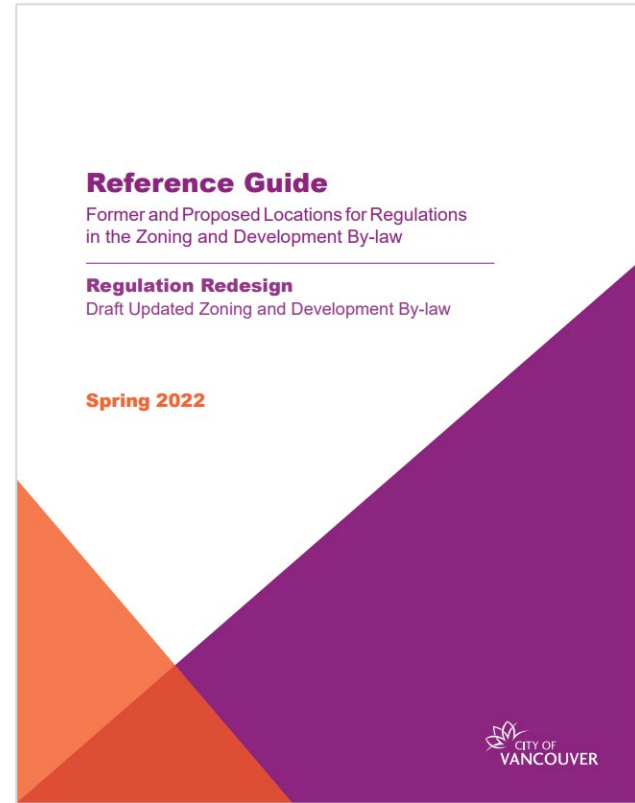
## Zoning webpage

<https://vancouver.ca/zoning>

- User guide

## Contact us

- [RegRedesign@vancouver.ca](mailto:RegRedesign@vancouver.ca)



# Thank you.

On November 14<sup>th</sup>,  
the updated by-law will be available on:

<https://vancouver.ca/zoning-library>