City of Vancouver *Zoning and Development By-law*
Planning, Urban Design and Sustainability Department
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INSTRUCTIONS FOR INSERTION OF REPLACEMENT PAGES AMENDING THE ZONING AND DEVELOPMENT BY LAW

June 14, 2016

The attached pages are provided to enable you to update your copy of the Zoning and Development By-law. To ensure you have received and inserted the previous amendment package, please check that the date at the beginning of the Explanatory Note on page (i) of your By-law is **September 30, 2014**. If you do not have this page, please contact us by sending an email to planning@vancouver.ca. For City information and services, within the City of Vancouver please dial 3-1-1, and from outside Vancouver, please dial 604.873.7000.

Instructions

1. Please read the "Explanation of Amendments" page immediately following the instructions.

2. Replace the Explanatory Note with the attached corresponding page.

3. Replace the following pages with the attached corresponding pages:

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- Table of Contents: Pages i/ii.

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- Section 2: Pages 1-20;
- Section 3: Pages 1-4;
- Section 5: Pages 1-4;
- Section 6: Pages 1/2;
- Section 7: Pages 1/2;
- Section 9: Pages 1/2;
- Section 10: Pages 1/2, 11-14;
- Section 11: Pages 1/2, 5-14; and
- Section 13: Pages 1/2.

RA District Schedules
- RA-1 District Schedule: Pages 5/6.

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- RS-7 District Schedule: Pages 1/2, 7/8.

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- RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule (Replaces former RM-9 and RM-9N Districts Schedule): Pages 1-12; and
- FM-1 District Schedule: Pages 5/6.

C District Schedules

- C-1 District Schedule: Pages 1-8;
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Comprehensive Development District Schedules

- (FCCDD) False Creek Comprehensive Development District Schedule: Pages 1/2;
- (DD) Downtown District Schedule: Pages 1/2;
- (CWD) Central Waterfront District Schedule: Pages 1/2;

- (DEOD) Downtown-Eastside/Oppenheimer District Schedule: Pages 1/2;
- (FSD) First Shaughnessy District Schedule (Replaces previous First Shaughnessy District Schedule): Pages 1-10; and
- (BCPED) B.C. Place/Expo District Schedule: Pages 1/2.

Appendices and Index

- Appendix I: Pages 3/4;
- Index: Pages 1-26; and
- Appendices E and H: **January 1, 2016**, replace the Fee Schedules in their entirety.

EXPLANATION OF AMENDMENTS

- The Explanatory Note is revised to reflect the date to which this by-law is updated.

- **Table of Contents** is updated with references to: **RM-5D, RM-8 and RM-8N, RM-9, RM-9A, RM-9N and RM-9AN**, and **C-5, C-5A, and C-6** District Schedules.

- **Sections 2, 3, 6, 7, 10, 11, 13,** and the **C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-5A and C-6, C-7 and C-8, FC-1, FM-1, HA-1 and HA-1A, HA-2, HA-3, I-1, I-2, I-3, IC-1 and IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1 and MC-2, RA-1, RM-1 and RM-1N, RM-2, RM-3, RM-3A, RM-4 and RM 4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, RM-7 and RM-7N, RM-8 and RM 8N, RM-9 and RM-9N, RS-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4, RS-5, RS-6, RS-7, RT-1, RT-10 and RT-10N, RT-11 and RT-11N, RT-2, RT-2, RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN, RT-6, RT-7, RT-8, and RT-9 District Schedules** have been amended for housekeeping purposes, as enacted by Council on April 28, 2015.

- **Sections 2 and 11** have been amended to permit the sampling and sale of local liquor at a farmers' market by a maximum of three vendors, as enacted by Council on June 9, 2015.

- **Sections 2 and 11** and the **C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-5A and C-6, C-7 and C-8, FC-1, HA-1 and HA-1A, HA-2, and HA-3 District Schedules** have been amended regarding Retail Dealers – Medical Marijuana-Related Uses, as enacted by Council on June 24, 2015.

- The **RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule** has been amended to allow the relaxation of FSR and height in the RM-5D district for dwelling units, in conjunction with any of the other uses set out in the Schedule, as enacted by Council on July 21, 2015.

- The new **(FSD) First Shaughnessy District Schedule** was created to conserve protected heritage property, while allowing increased dwelling unit density through MCDs, infill, coach houses and secondary suites, as enacted by Council on September 29, 2015.

- **Section 2** and the **RS-1 District Schedule** have been amended to allow for relaxations to height, rear yard and building depth to accommodate building features for a "Certified Passive House", as enacted by Council on November 3, 2015.

- The **RM-9, RM-9A, RM-9N, RM-9AN Districts Schedule** has replaced the former **RM-9 and RM-9N Districts Schedule** to allow for new districts for the Norquay Apartment Transition Area in accordance with the *Norquay Village Neighbourhood Centre Plan*, as enacted by Council on February 2, 2016.

- **Section 2** has been amended regarding the definition for an Arts and Culture Indoor Event, as enacted by Council on November 17, 2015.

- The **(FSD) First Shaughnessy District Schedule** has been amended with respect to uses, floor area exclusions and building depth, as enacted by Council on March 8, 2016.

- **Sections 2 and 11** and **all District Schedules** have been amended to allow for urban farming in a variety of zones, effective April 5, 2016.

- **Sections 2 and 11** and the **RS-6, RT-10 and RT-10N, RT-11 and RT-11N, RM-7 and RM-7N, RM-8 and RM 8N, RM-9, RM-9A, RM-9N and RM-9AN, C-3A, C-5, C-5A and C-6, FC-1, HA-1 and HA-1A, and HA-2 District Schedules** have been amended in regard to definition of theatre, sites in flood plains, laneway houses, neighbourhood grocery stores, bonus density and minor housekeeping updates, as enacted by Council on May 3, 2016.

- **Appendix I**, the *List of Amending By-laws to By-law 3575*, has been updated to include all amending by-laws.

- **Index** is updated with references to: Medical Marijuana, Certified Passive House, Building Envelope Professional, Urban Farm, RM-5D, RM-9, RM-9A, RM-9N and RM-9AN District Schedules, and the authorities of the City Building Inspector, Director of Planning and Director of Licenses and Inspections.

January 2016 Fee Updates

- **Appendices E and H**, the *Zoning and development Fee By-law* and the *Miscellaneous Fees By-law*, have been amended with regard to annual fee increases for 2016.

Explanatory Note

Date

This copy of the Zoning and Development By-law has been amended up to **June 14, 2016**.

Organization

The Zoning and Development By-law is divided into a number of parts which are marked by tabbed divider pages.

The Table of Contents on the following pages lists each section, district schedule, general schedule and appendix in the order that they appear in the by-law. The right-hand column of the Table of Contents contains the designations which appear on the bottom right-hand corner of each page of the by-law. Each section, district schedule, general schedule and appendix is paged separately to allow for the insertion of replacement pages. The date when each page was last revised is included on the bottom right-hand corner of the page.

Notes

Items in square brackets [ ] beginning with the word NOTE are for explanatory purposes only and do not form part of the by-law.

e-Subscription Update Service

To ensure your copy of this by-law is always updated, you may elect to participate in the City of Vancouver's e-subscription service. Whenever an update package is available for printing, participating customers will receive an email message with a link to the applicable webpage where the update package (.pdf format) may be viewed and printed. To participate, please send an email to planning@vancouver.ca with this text:

Subject Line: Zoning and Development By-law Update Database

Email Content:

Please add us to your database to receive updates to the Zoning and Development By-law.

Contact Name: _____

Company: _____

Phone Number: _____

Email Address(es): _____

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Note: Email addresses will be kept confidential and no messages will be sent other than to provide notification that an update is available; no phone calls will be made unless an email message is returned as undeliverable.

Zoning Map

A diagrammatic representation (in Adobe PDF format) of Schedule D (Zoning District Plan) is available online at - http://vancouver.ca/commsvcs/.

For the up-to-date zoning designation for a particular site, please refer to VanMap (http://vancouver.ca/vanmap/) or contact the Development and Building Services Centre, Ground floor, 515 West 10th Avenue (Phone 604.873.7613).

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[See back cover for diagrammatic representations of Schedule D]

Section 2

Definitions

[Note: Uses defined in Section 2 and listed in the District Schedules are grouped together and listed alphabetically according to twelve generic headings as follows: Agricultural Uses, Cultural and Recreational Uses, Dwelling Uses, Institutional Uses, Manufacturing Uses, Office Uses, Parking Uses, Retail Uses, Service Uses, Transportation and Storage Uses, Utility and Communication Uses, and Wholesale Uses. For example, "Greenhouse" is listed alphabetically under "A" for "Agricultural Use". Refer to Index for more assistance.]

In this By-law, unless the context otherwise requires:

Accessory Building means:

(a) a building, 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 dwelling unit already existing;
(b) a building which is ancillary to the principal use being made of the site on which such accessory use is located;

Accessory Use means:

(a) a use which is ancillary to the principal building, or use of the principal building, situated on the same site, or
(b) a use which is ancillary to the principal use being made of the site upon which such accessory use is located;

Adult Magazine means any pamphlet or magazine which

(a) contains a visual image or representation of the pubic, perineal or perianal areas, the buttocks, or the female breast and
(b) depicts sexual conduct or sadomasochistic behaviour;

Affordable Housing Share means a specified financial contribution towards the provision of social housing in exchange for a specified increase in the permitted floor area of a development.

Agricultural Uses means and includes all of the following uses, and any one of them, but no other:

Greenhouse;

Nursery, Field Crop or Fruit Farm, which means the use of land for the growing of plants, shrubs, trees, vegetables, field crops, berry or bush crops, or orchard crops;

Stable, which means the use of premises for the keeping, breeding, raising, training or boarding of horses, but does not include a riding ring;

Urban Farm - Class A, which means the use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale;

Urban Farm - Class B, which means the use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales;

Amenity Share means a specified financial contribution towards the conservation or provision of an amenity for the benefit of a particular neighbourhood in exchange for a specified increase in the permitted floor area of a development.

Base Surface means that hypothetical surface determined by joining the official established building grades at all corners of the site, provided however that where official established building grades cannot be obtained through application to the City Engineer, existing grades shall be used. For the purpose of measuring the height of a building at any point, the elevation at that point on the base surface shall be determined by interpolating from the official established building grades or, where official established building grades cannot be obtained, from existing grades;

Basement means a space between two floors, with the lower floor located less than 1.5 m below finished grade and the floor surface of the storey above located not more than 2.0 m above finished grade;

Board of Variance means the Board of Variance appointed pursuant to the provisions of Section 572 of the Vancouver Charter;

Building Envelope Professional means a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia.

Cellar means a space between two floors, with the lower floor located 1.5 m or more below finished grade;

Certified Passive House means a building that is designed to meet the Passive House standards developed by the Passive House Institute in Darmstadt, Germany, as verified by a Passive House Certifier.

City Building Inspector means the city official appointed as such by Council or the Chief Building Official appointed as such by Council and includes the authorized representatives of the City Building Inspector.

Comprehensive Development means a development containing any number of buildings or uses or a combination of sites planned or developed in an integrated fashion and requiring special regulations with the approval of City Council;

Cultural and Recreational Uses means and includes all of the following uses, and any one of them, but no other:

Arcade, which means the use of premises for four or more machines on which games are played for amusement or entertainment and for which a coin or token must be inserted or a fee is charged for use;

Artist Studio, which means where used without a qualifier both an **Artist Studio - Class A** and an **Artist Studio - Class B**;

Artist Studio - Class A, which means the use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, none of which involves amplified sound or one or more of the materials or processes specified under **Artist Studio - Class B**;

Artist Studio - Class B, which means the use of premises for the production of

(a) dance or live music involving electronically amplified sound,
(b) moving or still photography (excluding video) involving on-site film processing,
(c) paintings, drawings, pottery or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or one or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics;

Arts and Culture Indoor Event, which means an event of an artistic or cultural nature, including but not limited to visual, performing, media, literary, craft or interdisciplinary arts, for a maximum of 250 persons, which occurs not more than three days per month in a building.

Billiard Hall;

Bingo Hall, which means the use of premises for the purpose of playing bingo and where the operation is conducted and managed by, and the proceeds are distributed to, one or more charitable organizations, but does not include bingo where the player is not playing the same game and responding to the same caller as and with other players in the hall or the use of player-oriented video lottery terminals or slot machines;

Bowling Alley;

Casino - Class 1, which means the use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the Gambling Control Act of British Columbia or successor Act, but does not include player-operated video lottery terminals, slot machines, bingo halls, pari-mutuel betting, non-player-operated video lottery terminals, or Casino-Class 2;

Casino - Class 2, which means the use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the Gambling Control Act of British Columbia or successor Act, and may include player-operated video lottery terminals or slot machines, but does not include bingo halls, pari-mutuel betting, and non-player-operated video lottery terminals;

Club, which means the use of premises by a non-profit society, association or corporation organized solely for the promotion of some common object and which is operated for club members and their guests only, but does not include **Church, Hospital, Social Service Centre, Community Care Facility and Group Residence** or premises used for residential or administrative purposes;

Community Centre or Neighbourhood House;

Fitness Centre includes Fitness Centre - Class 1 and Fitness Centre - Class 2;

Fitness Centre – Class 1, which means the use of premises, which do not exceed 200 m² of gross floor area, for the development, on a one-to-one basis or in a group session, of physical fitness including health centres, gymnasia, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports;

Fitness Centre – Class 2, which means the use of premises, which exceed 200 m² of gross floor area, for the development, on a one-to-one basis or in a group session, of physical fitness including health centres, gymnasia, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports;

Golf Course or Driving Range;

Hall;

Library;

Marina, which means the use of premises for the mooring of pleasure craft, but does not include repairing or building boats;

Museum or Archives;

Park or Playground;

Riding Ring, which means the use of a building for practising equestrian skills;

Rink; [Curling, Ice, Roller]

Stadium or Arena;

Swimming Pool;

Theatre, which means a facility for performing arts, motion pictures, other media arts or presentations before a live audience, excluding cabaret**;**

Zoo or Botanical Garden;

Development Permit Board means the Development Permit Board of the City established under the provisions of By-law No. 5869;

Director of Planning means the city official appointed as such by Council and includes the authorized representatives of the Director of Planning.

Director of Licenses and Inspections means the city official appointed as such by Council and includes the authorized representatives of the Director of Licenses and Inspections.

Dwelling Uses means and includes all of the following uses, and any one of them, but no other:

Dwelling Unit, which means a self-contained housekeeping unit; [see section 10.21 for general regulations which apply to dwelling units]

Freehold Rowhouse means a dwelling unit, in a row of at least three side by side dwelling units, which shares a party wall with an adjoining dwelling unit, and is located on its own lot which abuts a street and a lane;

Infill, which means and includes when used by itself without reference to any other dwelling term, all of the following uses, or any one of them, but no other: infill one-family dwelling, infill two-family dwelling, and infill multiple dwelling;

Infill Multiple Dwelling, which means a building containing only three or more dwelling units on a site already containing one or more existing buildings some or all of which are retained, but does not include a community care facility and group residence;

Infill One-Family Dwelling, which means a building consisting of only one dwelling unit on a site already containing one or more existing buildings some or all of which are retained;

Infill Two-Family Dwelling, which means a building consisting of only two dwelling units on a site already containing one or more existing buildings some or all of which are retained;

Laneway House means a detached one-family dwelling constructed in the rear yard of a site on which is situate a one-family dwelling or one-family dwelling with secondary suite.

Lock-off Unit means a smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a secondary suite;

Micro Dwelling, which means a self contained residential unit which measures no less than 23.2 m^2 and no more than 29.7 m^2 .

Multiple Conversion Dwelling, which means a building converted to contain only two or more residential units, but does not include a community care facility and group residence or a one-family dwelling with secondary suite;

Multiple Dwelling, which means a building containing only three or more dwelling units, but does not include a multiple conversion dwelling or a community care facility and group residence;

One-Family Dwelling, which means a building containing only one dwelling unit;

One-Family Dwelling with Secondary Suite means a building containing only two dwelling units, a larger principal dwelling unit and a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, principal dwelling unit with lock-off unit, two-family dwelling, or two-family dwelling with secondary suite;

Principal Dwelling Unit with Lock-off Unit means a larger principal dwelling unit, containing a smaller dwelling unit which must have separate external access and shared internal access, and which can be locked off from the larger principal dwelling unit;

Rooming House, which means a building containing three or more sleeping units, but does not include a multiple conversion dwelling or a community care facility and group residence;

Secondary Suite means a smaller dwelling unit within a larger one-family dwelling or two-family dwelling, which must have separate external access and may have shared internal access, but does not include a lock-off unit;

Seniors Supportive or Assisted Housing, which means the use of a building for residential units designed to accommodate seniors as they age including separate common areas for dining and socializing, and the provision of meals, housekeeping and personal care but does not include a Community Care Facility and Group Residence;

Two-Family Dwelling, which means a building containing only two dwelling units, but does not include a multiple conversion dwelling or a one-family dwelling with secondary suite;

Two-Family Dwelling with Secondary Suite means a building containing two larger principal dwelling units, one of which must contain and one of which may contain a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, multiple dwelling, or principal dwelling unit with lock-off unit;

Family means either

(a) one or more individuals all related to one another by blood, marriage, or adoption or
(b) a maximum of three unrelated individuals living together as a household.

For the purposes of this definition, two people living together in a common-law relationship shall be deemed to be in a marriage relationship and each of the blood relatives of the parties to a common-law relationship shall be considered to be related to the partners and to the other blood relatives thereof.

Floor Space Ratio means the figure obtained when the area of the floors of the buildings on a site is divided by the area of the site;

Grade means the elevation of the surface of the ground at any point on a site;

Grade, Existing means the elevation of the surface of the existing undisturbed ground at any point on a site;

Grade, Finished means the elevation of the surface of the ground at any point on the site of a completed development between the site boundaries and the buildings. For the purpose of determining a basement or cellar, finished grade means the average elevation of the surface of the ground adjoining a building at all exterior walls of a completed development, as determined by the City Building Inspector;

Half-storey means the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 50 percent of the storey immediately below;

Head of Household means, for the purpose of regulating family suites, the resident owner of the dwelling in which the family suite is situated or, if the owner is not resident in the dwelling, a person who is a resident of the dwelling and who, by way of a letter filed with and satisfactory to the Director of Planning, has been designated by the owner as the head of household, and includes the partner of the head of household provided such partner also resides in the same dwelling unit as the head of household;

Hen means a domesticated female chicken that is at least four months old;

[**Height of Building** -- replaced by Section 10.10.1]

Homecraft means a craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit;

Housekeeping Unit means a sleeping unit containing facilities for cooking; [see section 10.20 for general regulations which apply to housekeeping units]

Information Technology means the development or production of computer software, and the design or research of computer, electrical, electronic or communications equipment, and similar products;

Institutional Uses means and includes all of the following uses, and any one of them, but no other:

Ambulance Station;

Child Day Care Facility, which means the use of premises to provide care, supervision, social or educational training to children as defined by the Community Care Facility Act and the Child Care Regulation made pursuant to the Community Care Facility Act. It includes but is not limited to group day care, preschool, special needs day care, out of school care, emergency care, child minding or overnight care but does not include the provision of licensed care in premises where up to eight children are cared for.

Church, which means the use of premises for religious worship, including, but not limited to a mosque, synagogue, temple, chapel or religious meeting room;

Community Care Facility, which means and includes **Community Care Facility – Class A** and **Community Care Facility – Class B**.

Community Care Facility – Class A, which means the use of premises operated as a community care facility by a licensee under the Community Care and Assisted Living Act of British Columbia to provide residential care to six or fewer persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.

Community Care Facility – Class B, which means the use of premises operated as a community care facility by a licensee under the Community Care and Assisted Living Act of British Columbia to provide residential care to seven or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.

Detoxification Centre, which means the use of premises for drug or alcohol detoxification or rehabilitation;

Group Residence, which means the use of premises operated as a facility to provide accommodation to six or more persons not related by blood or marriage to the operator of the facility or, if the operator is a corporation, to any director, officer or member of the corporation, where:

(a) legislation other than the Community Care and Assisted Living Act of British Columbia requires such persons to reside in the facility, but does not include a facility in a **Hospital**; or
(b) the facility provides a rehabilitation program in which all such persons, as a condition of residence, must participate; or
(c) the facility provides accommodation for fewer than 30 days, and may provide personal services, but does not include a **Hotel, Rooming House**, or boarding house.

Hospital;

Public Authority Use;

School - Elementary or Secondary;

School - University or College;

Social Service Centre, which means the use of premises by a non-profit society:

(a) providing information, referral, counselling, advocacy or health care services; or
(b) dispensing aid in the nature of food or clothing; or
(c) providing drop-in or activity space;

but does not include premises used for residential purposes or **Detoxification Centre**;

Lane means a public thoroughfare or way not more than 10.1 m in width which affords only a secondary means of access to a site, at the side or rear;

Live-Work Use means the use of premises for:

(a) a Dwelling Unit,
(b) General Office, Health Care Office, Barber Shop or Beauty Salon, Photofinishing or Photography Studio, or Artist Studio – Class A, or
(c) any use referred to in subsection (b) in conjunction with a Dwelling Unit use,

but does not include:

(d) any dating service, entertainment service, exotic dancer business, social escort business, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector, or

(e) any tattooing, piercing, branding, or other similar service, as determined by the Director of Planning in consultation with the Vancouver Coastal Health Authority;

Locked in Lots means a lot or lots that, as a result of development of any adjoining lots, is or are unlikely to be consolidated with an adjoining lot to increase the site size;

Manufacturing Uses means and includes all of the following uses, and any one of them, but no other:

Animal Products Processing, which means the use of premises for the processing of hides, skins, tankage, feathers, bristles, human hair, or other crude, inedible animal products, or for the tanning, curing, or dressing of furs, hides or skins;

Bakery Products Manufacturing;

Batteries Manufacturing;

Brewing or Distilling, which means the use of premises for the brewing or distilling of alcoholic beverages or beverage products with alcoholic content exceeding one percent by volume, where the use may involve the milling of grain, rice or malt;

Chemicals or Chemical Products Manufacturing - Class A, which means the use of premises for the manufacturing of chemicals, plastics, paints, fertilizers, synthetic rubber, synthetic resins or related chemical products, but does not include **Linoleum or Coated Fabrics Manufacturing** or **Plastic Products Manufacturing**;

Chemicals or Chemical Products Manufacturing - Class B, which means the use of premises for the manufacturing of cosmetics, toilet preparations, pharmaceuticals, medicines, disinfectants, deodorants, soaps, cleaning compounds, polishes, inks, adhesives, household tints or dyes, or similar products, but does not include **Chemicals or Chemical Products Manufacturing - Class A**;

Clothing Manufacturing, which means the use of premises for the manufacturing of clothing or garments, including leather clothing, but does not include **Plastic Products Manufacturing, Rubber Products Manufacturing** or **Shoes or Boots Manufacturing**;

Dairy Products Manufacturing;

Electrical Products or Appliances Manufacturing, which means the use of premises for the manufacturing or remanufacturing of small electrical appliances, both electrical and non-electrical major household appliances, lighting fixtures, table or floor lamps, radios, televisions, communications equipment, computer equipment, small component electrical or electronic equipment, electric wire or cable, or transmission cable, but does not include **Batteries Manufacturing or Motor Vehicle Parts Manufacturing**;

Food or Beverage Products Manufacturing - Class A, which means the use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, but does not include **Bakery Products Manufacturing, Brewing or Distilling** or **Dairy Products Manufacturing**;

Food or Beverage Products Manufacturing - Class B, which means the use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, where the use does not involve the milling of grain, rice or malt, the refining of sugar, the canning of meat, fish or poultry, the pickling of fruits or vegetables, the refining of vegetable oil, the processing of fats, bones, hides, skins, offal or animal products of a like nature, the use of fish, or the use of live animals or live poultry, but does not include **Bakery Products Manufacturing, Brewing or Distilling** or **Dairy Products Manufacturing**.

Furniture or Fixtures Manufacturing, which means the use of premises for the manufacturing of furniture, mattresses or related non-electrical fixtures such as mirrors, curtain rods, cabinets, counters or lampshades, but not stone, concrete or marble furniture;

Ice Manufacturing;

Jewellery Manufacturing, which means the use of premises for the manufacturing of jewellery, metal badges, silverware, or precious metal alloys or products, the cutting or polishing of industrial diamonds, plating with precious metals, lapidary work, or engraving on metals except for printing purposes;

Leather Products Manufacturing, which means the use of premises for the manufacturing of luggage, handbags or small leather goods, but does not include **Animal Products Processing**, **Clothing Manufacturing** or **Shoes or Boots Manufacturing**;

Linoleum or Coated Fabrics Manufacturing, which means the use of premises for the manufacturing of linoleum, oil cloth, artificial leather, asphalt-felt-base floor covering, pyroxylin or vinyl-coated fabrics or other similar coated fabrics;

Machinery or Equipment Manufacturing, which means the use of premises for the manufacturing of machinery or equipment primarily intended for industrial or commercial use, including business or office equipment only secondarily intended for household use, but does not include **Electrical Products or Appliances Manufacturing, Motor Vehicle Parts Manufacturing** or **Transportation Equipment Manufacturing**;

Metal Products Manufacturing - Class A, which means the use of premises for the manufacturing of metal ingots, shapes, pigs or powders from ore or scrap, for the alloying, extruding, casting or rolling of metals, or for the manufacturing of metal structural shapes or metal castings, but does not include **Jewellery Manufacturing**;

Metal Products Manufacturing - Class B, which means the use of premises for the manufacturing of boilers, metal tanks, fabricated structural metal products, non-electrical wire or wire products, hardware, tools, cutlery, heating equipment or other fabricated metal products, or for the machining, stamping, pressing, coating, welding or smithing of metal or metal products, but does not include **Electrical Products or Appliances Manufacturing,**

Machinery or Equipment Manufacturing, **Metal Products Manufacturing - Class A, Motor Vehicle Parts Manufacturing** or **Transportation Equipment Manufacturing**;

Miscellaneous Products Manufacturing - Class A, which means the use of premises for the manufacturing of any product not included in any other Manufacturing Uses included in this section 2;

Miscellaneous Products Manufacturing - Class B, which means the use of premises for the manufacturing of toys, games, bicycles, novelties, ornaments, decorations, brooms, brushes, scientific or professional equipment, dentures and dental supplies, eye glasses, contact lenses, orthopaedic and other health care devices, clocks, signs, displays, sporting goods, recreational equipment, musical instruments, office or artists' supplies other than paper products, marking devices, awnings, window shades, blinds, umbrellas, notions, or wax products not involving the manufacturing of wax;

Motor Vehicle Parts Manufacturing, which means the use of premises for the manufacturing of parts for motor vehicles, but does not include **Batteries Manufacturing, Rubber Manufacturing** or **Rubber Products Manufacturing**;

Non-metallic Mineral Products Manufacturing - Class A, which means the use of premises for the manufacturing of cement, clay, concrete, gypsum, glass, stone products, clay or concrete bricks, tiles or blocks, or other non-metallic mineral products;

Non-metallic Mineral Products Manufacturing - Class B, which means the use of premises for the manufacturing of china, crockery, porcelain products, stone or concrete furniture or monuments, statuary, glass or glass products other than within glassworks, or abrasives, but does not include **Non-metallic Mineral Products Manufacturing - Class A**;

Paper Manufacturing, which means the use of premises for the manufacturing of paper;

Paper Products Manufacturing which means the use of premises for the manufacturing of paper products, but does not include **Paper or Pulp Manufacturing, Petroleum Products or Coal Products Manufacturing** or **Printing or Publishing**;

Petroleum Products or Coal Products Manufacturing, which means the use of premises for the manufacturing of petroleum products, coal products, tar products or derivatives, tarpaper or asphalt roofing or siding material, and for the recycling or re-refining of oil;

Plastic Products Manufacturing, which means the use of premises for the manufacturing of plastic products, including plastic clothing and footwear, but does not include **Chemicals or Chemical Products Manufacturing - Class A**;

Printing or Publishing, which means the use of premises for printing, lithographing, or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied to the printing or publishing industries; but does not include **Print Shop**;

Pulp Manufacturing, which means the use of premises for the manufacturing of pulp, woodfibre, fibreboard or paperboard;

Rubber Manufacturing, which means the use of premises for the manufacturing of rubber from raw material or for the manufacturing of tires;

Rubber Products Manufacturing, which means the use of premises for the manufacturing of rubber products, including rubber clothing and footwear, or for the retreading of tires, but does not include Rubber Manufacturing;

Shoes or Boots Manufacturing, which means the use of premises for the manufacturing of shoes or boots, including leather footwear, but does not include **Plastic Products Manufacturing** or **Rubber Products Manufacturing**;

Software Manufacturing, which means the use of premises for manufacturing computer software in bulk, and includes copying, packaging, storing, and shipping;

Textiles or Knit Goods Manufacturing, which means the use of premises for the manufacturing of textiles, textile products or knit goods, including, but not limited to, carpets, mats, rugs, canvas products, cotton bags, jute bags, automobile fabrics, draperies, silk fabrics, linen fabrics, thread, cordage, twine or similar products, but does not include **Clothing Manufacturing** or **Linoleum or Coated Fabrics Manufacturing**;

Tobacco Products Manufacturing;

Transportation Equipment Manufacturing, which means the use of premises for the manufacturing of aircraft, railroad rolling stock, ships, boats, truck or bus bodies, truck trailers, snowmobiles or motor vehicles;

Vegetable Oil Manufacturing;

Wood Products Manufacturing - Class A, which means the use of premises for the manufacturing of wood products which involves the use or milling of logs, including, but not limited to the operations of sawmills, planing mills, shingle mills, veneer mills or plywood mills, but does not include **Paper or Pulp Manufacturing**;

Wood Products Manufacturing - Class B, which means the use of premises for the manufacturing of wood products which does not involve the use or milling of logs, but does not include **Furniture** or **Fixtures Manufacturing, Paper** or **Pulp Manufacturing** or **Wood Products Manufacturing - Class A**;

Mural means a use of land constituting a work of art or graphic depiction of any kind which is painted, inscribed, inlaid or otherwise placed on, affixed to, or formed as an element of the design of an exterior wall, roof, fence, or hoarding, but does not include a sign as defined in the Sign By-law;

Office Uses means and includes all of the following uses, and any one of them, but no other:

Financial Institution, which means the use of premises by banks, credit unions and trust companies;

General Office, which means the use of premises for any office use, including Information Technology and desktop publishing, but does not include **Financial Institution, Health Care Office** or **Health Enhancement Centre**;

Health Care Office, which means the use of premises by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicans, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional Chinese medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists but which excludes **Beauty and Wellness Centre, Detoxification Centre, Health Enhancement Centre, Hospital, Laboratory, Social Service Centre,** and **Community Care Facility and Group Residence**;

Health Enhancement Centre, which means the use of premises to enhance health through therapeutic touch techniques including shiatsu, reflexology, bio-kinesiology, hellework, polarity, reiki, rolfing, and trager but which excludes **Fitness Centre, Beauty and Wellness Centre**;

Temporary Sales Office, which means the use of a building, for a period not exceeding three years, for the sole purpose of marketing and selling dwelling units associated with a residential development.

Official Established Building Grade means the intended elevations of the street or lane along the property line of the site related to City datum, as established by the City Engineer;

Parking Uses means and includes all of the following uses, and any one of them, but no other:

> **Parking Area**, which means an open area of land other than a street or lane, used or intended to be used to provide space for the parking or storage of motor vehicles, and includes parking spaces, loading spaces, manoeuvring aisles and other areas providing access to parking or loading spaces, but does not mean an area providing no more than four spaces accessory to a residential use;
>
> **Parking Garage**, which means a structure or a portion of a structure which is principally used or intended to be used for the parking or storage of motor vehicles, but does not mean a structure providing no more than four spaces accessory to a residential use.

Passive House Certifier means a person internationally accredited by the Passive House Institute in Damstadt, Germany for the purposes of certifying buildings as being designed in accordance with its Passive House standards.

Public Bike Share Station means a bicycle sharing facility where bicycles are stored and from which the general public may rent and return bicycles and other objects or equipment necessary for or appurtenant to the operation of a Public Bike Share service.

Rate of Change, for the purpose of section 3.3.6, and section 3.2.DW of each of 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, and FM-1 District or Districts Schedules, means the percentage net loss of rental housing units in a zoning district in the 365 days preceding the date on which a person submits a rezoning or development application, whichever first occurs, for a multiple dwelling consisting of six or more dwelling units, on real property in that zoning district, as determined by the Director of the Housing Centre or successor in function;

Rental Housing Unit, for the purposes of section 3.3.6 of this by-law, and for the purposes of section 3.2.DW of the RM-2, RM-3, RM-3A District Schedules, the RM-4 and RM-4N Districts Schedule, the RM-6 District Schedule and the FM-1 District Schedule and for the purposes of section 3.2.DW of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, means a dwelling, housekeeping, or sleeping unit that is rented by a tenant, or has been rented by a tenant in the past, as living accommodation, but does not include a dwelling, housekeeping or sleeping unit rented by a not for profit housing cooperative to a member of the cooperative, or a dwelling, housekeeping or sleeping unit in a community care facility or group residence;

Residential Rental Accommodation means any building or part thereof which
(a) is being used, or
(b) having been used, has ceased to be used;

as habitable living accommodation on a landlord and tenant basis; but does not apply to any building which has been lawfully changed to any other use from such use prior to the 26th of October, 1989;

Residential Storage Space means floor area within or accessory to a dwelling unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards.

Residential Unit means a sleeping unit, housekeeping unit or dwelling unit;

Retail means to offer to sell or rent, or to sell or rent, merchandise to a consumer who buys or rents the merchandise as the ultimate consumer or end user, being the last person in the chain of distribution, for personal consumption or use and not for further sale or rent;

Retail Uses means and includes all of the following uses, and any one of them, but no other:

Adult Retail Store, which means the use of premises to display or retail either or both of the following:

(a) a sex object;
(b) adult magazines using more than 3.0 linear metres of shelving, being a maximum of .6 m in depth.

Farmers' Market, means an open air or fully or partly covered market, for the sale directly by producers or by their representatives who are involved in production, of: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits;

Furniture or Appliance Store, which means the use of premises with a floor area greater than 500 m² to retail household furniture, major household appliances, or household furnishings such as carpets and draperies;

Gasoline Station - Full Serve, which means the use of premises for the retail sale of motor fuels and lubricants that are dispensed by an attendant for the customer and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs;

Gasoline Station - Split Island, which means the use of premises for the retail sale of motor fuels and lubricants that are dispensed by the customer, and which includes at least one pump island at which all types of gasoline and diesel fuels sold by the station are dispensed by an attendant for the customer at all times the station is open for business, and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs;

Grocery or Drug Store, which means the use of premises to retail food or drugs, including food and drugs manufactured on the premises as an integral part of the retail operation but which excludes Neighbourhood Grocery Store or specialty shops such as bakeries, butchers, delicatessens, candy shops, and ice cream parlours which limit sales to a particular type of food;

Liquor Store, which means the use of premises for the sale of liquor, beer or wine for consumption off premises;

Medical Marijuana-related Use, means a retail use in which the use of marijuana for medicinal purposes is advocated, and includes a Compassion Club as defined in the License By-law;

Neighbourhood Grocery Store, which means the use of premises in a residential district for the primary purpose of selling groceries and convenience goods, and may include selling and serving prepared food and beverages for consumption on or off the premises, but does not include the sale of alcohol;

Pawnshop, which means the use of premises for the retailing of goods and chattels in pawn;

Public Bike Share means a use of premises that provides the general public with an opportunity to rent bicycles through an automated system, on a short-term basis for use within the city as part of a network comprised of no fewer than 50 Public Bike Share Stations located on separate sites.

Retail Store, which means the use of premises to retail merchandise, including merchandise manufactured on the premises, if the total floor area used for manufacturing does not exceed 300 m², but which excludes any other Retail Uses listed in this section 2 or included in a Lumber and Building Materials Establishment;

Secondhand Store, which means the use of more than 2.5 m² of floor area in premises for the retailing of

(a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers, printers or fax machines, or
(b) two or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools;

Small-scale Pharmacy, which means a Drug Store that has a total gross store area of less than 600 m².

Vehicle Dealer, which means the use of premises to retail motor vehicles, boats, or recreational trailers;

Secured Market Rental Housing, means a development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the city and the owner;

Service Bay means an automotive mechanical service and repair facility which is completely enclosed within a building, offers services and repairs such as carburetor and ignition servicing, muffler installing, brake relining, wheel balancing, front-end alignment and similar services, and is maintained in an operable condition.

Service Uses means and includes all of the following uses, and any one of them, but no other:

Animal Clinic, which means the use of premises for the care of birds, fish, or animals except horses, including veterinary treatment, grooming, training, breeding or boarding;

Auction Hall, which means the use of premises for the sale of goods where the purchasers are invited to make competitive bids for the goods offered for sale;

Barber Shop or Beauty Salon, which means the use of premises for the styling, cutting, or chemical treatment of hair;

Beauty and Wellness Centre, which means the use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes **Fitness Centre**;

Bed and Breakfast Accommodation means the use of one or two bedrooms in a dwelling unit as temporary accommodation where the room rate includes breakfast provided on the premises;

Body-rub Parlour, which means the use of premises for the practice of manipulating, touching or stimulating by any means of a person's body or part thereof but does not include:

(a) medical, therapeutic or cosmetic massage treatment given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities other than the Vancouver Charter; or
(b) a **Health Enhancement Centre**;

Cabaret, which means the use of premises for dancing by customers and where entertainment may be provided;

Catering Establishment, which means the use of premises for the preparation of food for consumption off premises but does not include a retail store or restaurant selling food directly to the public;

Drive-through Service, which means the use of premises where customers order and receive services, food or other goods in their motor vehicles via one or more designated drive-through lanes, but does not include uses which involve the fuelling, service, repair or washing of vehicles;

Funeral Home;

Hotel, which means premises providing temporary accommodation by way of furnished sleeping, housekeeping or dwelling units, but does not include **Bed and Breakfast Accommodation**;

Laboratory, which means the use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include **Photofinishing or Photography Laboratory**;

Laundromat or Dry Cleaning Establishment, which means the use of premises with a maximum floor area of 300 m² for the laundering or cleaning of clothing, draperies or related small household goods;

Laundry or Cleaning Plant, which means the use of premises for the laundering, cleaning or dying of textiles, knit goods, draperies, clothing, garments, or related goods, but does not include **Laundromat or Dry Cleaning Establishment**;

Motor Vehicle Repair Shop, which means the use of premises for the repairing of motor vehicles or motor vehicle parts including tires, or for the painting or repairing of motor vehicle bodies;

Motor Vehicle Wash, which means the use of premises for the washing of motor vehicles;

Neighbourhood Public House;

Photofinishing or Photography Laboratory, which means the use of premises for photofinishing or photography but does not include **Photofinishing or Photography Studio**;

Photofinishing or Photography Studio, which means the use of premises with a maximum floor area of 300 m² for photofinishing or portrait photography;

Print Shop, which means the use of premises with a maximum floor area of 300 m² for printing or lithographing;

Production or Rehearsal Studio, which means the use of premises for the production of motion pictures, videos, television or radio programs or sound recordings or for the rehearsal of dance, music or drama, but does not involve the presence of an audience and does not include **Artist Studio - Class A, Artist Studio - Class B** or **Theatre**;

Repair Shop - Class A, which means the use of premises for the repairing of products or goods not included in **Motor Vehicle Repair Shop** or **Repair Shop - Class B**;

Repair Shop - Class B, which means the use of premises for the repairing of household goods, including, but not limited to, the repairing of jewellery, leather goods, sporting goods, clothing, shoes, toys, bicycles or other household items capable of being carried to the premises by the customer, or for the sharpening of blades, cutting of keys, or re-upholstering or mending of household furniture;

Restaurant, which means where used without a qualifier both a **Restaurant - Class 1** and a **Restaurant - Class 2**;

"**Restaurant - Class 1**", means the use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables, but excluding patron participation such as karaoke, dancing and open microphone performing, may be available.

"**Restaurant - Class 2**", means the use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables and patron participation such as karaoke, dancing and open microphone performing may be available.

Restaurant - Drive-in, which means the use of premises for the sale of prepared food to the public where parking is provided and customers are encouraged to eat in their motor vehicles on the site, but does not include **Drive-through Service**;

School - Arts or Self-Improvement, which means the use of premises for training or instruction other than as included in any other use in this By-law, including, but not limited to, training or instruction in drama, music, art, driving, cooking, sewing, language, or similar forms of self-improvement;

School - Business, which means the use of premises for training or instruction in business skills, including, but not limited to, secretarial, teller, bookkeeping, key punching, computer programming, business machine operating or general sales skills, but does not include **School - Elementary** or **Secondary** or **School - University or College**;

School - Vocational or Trade, which means the use of premises for training or instruction in particular vocations or trades, including, but not limited to, barbering, beauty culture, hairdressing, broadcasting, charm or modelling, salesmanship in a particular vocation, driving (commercial transport), piloting (commercial transport), woodworking, metalworking, construction or other trade or technical occupations or vocations, but does not include **School - Elementary** or **Secondary** or **School - University or College**;

Sign Painting Shop;

Wedding Chapel, which means the use of premises for wedding ceremonies only;

Work Shop, which means the use of wholly enclosed premises for the storing, maintenance, and assembly of equipment and material for audio, electrical, plumbing, construction, and related trades;

Sex Object means any of the following:

(a) a replica of a penis, vagina, buttocks, anus, or female breast;
(b) a device, machine or instrument intended for the stimulation primarily of the penis, the vagina or the anus by vibration or suction;
(c) a pill, lotion or other medication intended to prolong or enhance the erection of the penis or the desire for sex, except when dispensed by or under the direction of a pharmacist licensed by the College of Pharmacists of British Columbia;
(d) a whip or implement intended for use in the enactment of human bondage or sadomasochistic activities when displayed in conjunction with or on the same premises as any of the objects referred to in clauses (a), (b) or (c) above;

Site means an area of land consisting of one or more adjoining parcels or lots abutting on a street not being a lane, but does not include a strata lot or a leasehold parcel created under section 99(1)(k) of the Land Title Act, or successor section;

Site, Corner means a site located at the intersection or junction of two or more streets;

Site, Double Fronting means a site abutting two parallel or approximately parallel streets;

Sleeping Unit means one or more rooms equipped to be used for sleeping and sitting purposes; [see section 10.19 for general regulations which apply to sleeping units]

Social Housing, means rental housing:

(a) in which at least 30% of the dwelling units are 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;
(b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
(c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;

except that in the HA-2 district; in the area of the FC-1 district located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

(d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
(e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
(f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require.

Storey means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A storey shall not include a basement or cellar;

Transportation and Storage Uses means and includes all of the following uses, and any one of them, but no other:

Aircraft Landing Place, which means the use of premises or an open area of water for the taking off or landing of aircraft where any license or permit issued pursuant to the provisions of the 'Aeronautics Act' is conditional upon obtaining the approval of the City of Vancouver, or where the consent of the City is required prior to the issuance of the license or permit;

Booming Ground, which means the use of premises or an open area of water for the collection, sorting, booming, rafting or storage of logs;

Cold Storage Plant;

Grain Elevator;

Marine Terminal or Berth, which means the use of premises for the mooring of boats, ships, float planes, ferries and other water vessels, but not including pleasure craft, for the land or water trans-shipment of goods or transfer of passengers, for the operations of a water taxi service, piloting service, boat rental or charter service, or for related marine services including stevedoring, salvaging, dredging or diving;

Mini-storage Warehouse, which means the use of a wholly enclosed building for the storage of personal property in self-contained, self-storage units, each of which units has separate and exclusive access from either the exterior or interior of the building;

Packaging Plant, which means the use of premises for the boxing, crating or related packaging of goods or material brought specifically to the premises for that purpose;

Railway Station or Rail Yard, which means the use of premises as a depot or station for passengers awaiting use of rail transport (non-commuter), for the servicing, cleaning or live storage of railroad cars, engines and other rolling stock, for the marshalling of trains, and including related storage of goods pending transport;

Stockyard;

Storage Warehouse, which means the use of a wholly enclosed building, or portion thereof, for the storage of goods, material, machinery, or equipment, but not any storage that is ancillary to a principal use of premises, but does not include **Cold Storage Plant or Grain Elevator**;

Storage Yard, which means the use of a partially enclosed building, or portion thereof, or an open area of land for the storage of goods, material, machinery or equipment, but not any storage that is ancillary to a principal use of the premises;

Taxicab or Limousine Station, which means the use of premises as a base of operations for a taxicab, limousine, charter bus, or other land-vehicle passenger transport service, or for a pilot car service;

Truck Terminal or Courier Depot, which means the use of premises for the parking and servicing of trailers, containers, trucks and other motor vehicles involved in commercial transport, cartage, moving, delivery or related goods movement;

Weighing or Inspection Station, which means the use of premises for the weighing or inspection of vehicles;

Works Yard, which means the use of a partially enclosed building, or a portion thereof, or an open area of land for the storing, repairing, or cleaning of supplies, materials, equipment, or vehicles of any business which conducts construction, installation, cleaning, repair or other industrial trade services off-site;

Utility and Communication Uses means and includes all of the following uses, and any one of them, but no other:

Public Utility;

Radiocommunication Station, which means the use of premises for the transmitting or receiving of radio, television, satellite, microwave or related communications, but not when used for domestic purposes;

Recycling Depot, which means the use of premises for the collection and sorting of garbage, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage, but does not include **Animal Products Processing, Junk Yard** or **Shop** or **Waste Disposal Facility**;

Waste Disposal Facility, which means the use of premises for the treatment, reduction, recycling, incineration or disposal of refuse, garbage, sewage or other waste material, but does not include **Animal Products Processing, Junk Yard or Shop or Recycling Depot**;

Wholesale means to offer to sell or rent, or to sell or rent, merchandise other than at retail;

Wholesale Uses means and includes all of the following uses, and any one of them, but no other:

Bulk Fuel Depot, which means the use of premises to wholesale gasoline, fuel oil, heating oil, petroleum, propane, kerosene, coal, coke, fuel wood, natural gas or similar fuels;

Cardlock Fuel Station, which means the use of premises for the sale of motor fuels for vehicles registered as commercial vehicles, where motor fuel is dispensed by the customer who has been supplied with a card, key or other device for the operation of the fuel dispensing equipment;

Junk Yard or Shop, which means the use of premises for the sale of scrap or waste materials such as rubber, tires, metal, paper, sacks, wire, ropes, rags, machinery, or motor vehicle parts, including associated wrecking, dismantling, recycling or processing;

Lumber and Building Materials Establishment, which means the use of premises to wholesale and retail merchandise consisting primarily of lumber, plywood, millwork and related building materials;

Wholesaling - Class A, which means the use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for storage space exceeds the floor area for showroom or display space, but which excludes any other Wholesale Uses included in this section 2;

Wholesaling - Class B, which means the use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for showroom or display space exceeds the floor area for storage space, but which excludes any other Wholesale Uses listed in Section 2 and an office for an import agent or broker, manufacturer's agent or similar establishment;

Yard, Exterior Side means that portion of a corner site extending from the front yard to the rear yard and lying between the side property line adjacent to the flanking street and the closest side of the principal building;

Yard, Front means that part of the site lying between the front property line and the front of the principal building and extending across the full width of the site;

Yard, Rear means that part of the site lying between the rear property line and the rear of the principal building and extending across the full width of the site;

Yard, Side means that part of the site extending from the front yard to the rear yard and lying between the side property line and the closest side of the principal building.

Section 3

Administration

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.

3.1.5 The Director of Planning may charge a fee as set out in the Fee Schedule, 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.

3.1.7 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.

3.2 Relaxation

3.2.1 The Director of Planning may relax the provisions of this By-law where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship in any of the following cases:

(a) alterations or additions to an existing building which lacks minimum yards required by the appropriate district schedule. Any relaxation in this case shall be with respect to yard requirements only and in no case shall such yard requirements be reduced to less than 60 percent of the amount specified in the district schedule, or if applicable, already relaxed by section 11;
(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;
(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;

(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;
(e) the 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;
(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;
(g) despite anything to the contrary in this By-law, if:
    (i) the construction or alteration of, or addition to, a one-family dwelling, two-family dwelling, one-family dwelling with secondary suite, two-family dwelling with secondary suite or laneway house is to include enhanced accessibility to and from the dwelling, by way of ramps, lifts, or other like means, for persons who find conventional accesses impossible or difficult because they have a loss or reduction of functional ability or activity, and
    (ii) the Director of Planning first considers all applicable guidelines and policies adopted by Council,

the Director of Planning may relax 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.

3.2.2 The Director of Planning may relax the provisions of this By-law relating to any of the following:

(a) 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 relaxation, except that in a C-1 or R District, no relaxation shall be granted which has the effect of reducing the front yard to less than the required depth of an adjoining front yard;
(b) the maximum projection of balconies into required yards, horizontal daylight control angles and limitations on building length.

3.2.3 The Director of Planning, before granting any relaxation pursuant to subsection 3.2, 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.

3.2.4 The Development Permit Board, in the exercise of its jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship. In granting any relaxation, the Board 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.

3.2.5 The Director of Planning or the Development Permit Board, as the case may be, may relax the provisions of this By-law where

(a) literal enforcement would result in unnecessary hardship in carrying out any restoration or renovation of a building or site on the Heritage Register, or
(b) 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:

(c) consider any advice from the Vancouver Heritage Commission or any other body established by Council for this purpose defining the aspects of the building or site that give it heritage value and advising on the proposed conservation work;
(d) 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
(e) consider the provisions of this By-law and all applicable policies and guidelines adopted by Council.

3.2.6 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 or relaxation under the RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN, 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 and RM-7N, RM-8 and RM-8N or RM-9, RM-9A, RM-9N and RM-9AN districts 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 relax the provisions of the applicable districts schedules to the extent necessary to permit the replication.

3.2.7 The Director of Planning may relax the provisions of this By-law regulating the siting of a building where literal enforcement would result in unnecessary hardship if an existing tree could not be retained, provided that:

(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
(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.

3.2.8 The Director of Planning must relax 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.

3.2.9 When the Director of Planning relaxes any provision of this by-law pursuant to subsection 3.2, the power to relax shall include the power to impose conditions or limitations in time.

3.3 Development Permits

3.3.1 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.

3.3.2 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:

(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.

3.3.3 Notwithstanding the provisions of this By-law, the Director of Planning may in his discretion either approve, approve subject to conditions or refuse development permit applications for which the consent of the Development Permit Board would otherwise be required. However, a member of the Development Permit Board may, prior to consideration of an application by the Director of Planning, require that it be considered by the Board and in that case the Director of Planning shall not exercise the sole discretion otherwise given by this section.

3.3.4 The Director of Planning shall not exercise his discretion pursuant to subsection 3.3.3 above where, in his 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; or
(g) the proposed development could affect any public policy objectives, established or potential, including future transit locations and open space needs.

3.3.5 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.

[See By-law No. 4722, Appendix F]

3.3.6 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 a multiple dwelling with six or more dwelling units in the RM-2, RM-3, or RM-3A districts, the RM-4 and RM-4N districts, the RM-5, RM-5A, RM-5B, RM-5C and RM-5D districts, the RM-6 district, or the FM -1 district, unless the development permit is subject to conditions requiring the provision of a housing agreement which complies with the requirements of the applicable districts schedule or district schedule.

Section 5

Exemptions From Development Permit Requirement

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:

5.1 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 he 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.

5.2 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.

5.3 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.

5.4 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.

5.5 The construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement.

5.6 The construction, widening, improvement, maintenance or repair of any highway, lane, street, bridge or other public thoroughfare.

5.7 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 5.7 does not apply to any building that is:
    (i) residential rental accommodation subject to the provisions of section 10.12.3,
    (ii) subject to a demolition order,
    (iii) subject to demolition as a condition of subdivision approval, or
    (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.

5.8 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.

5.9 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.

5.10 The keeping of animals or birds for domestic purposes, except as otherwise prohibited or regulated by the Health By-law.

5.11 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.

5.12 The provision of recreation rooms or extra bedrooms in the basement of a one or two-family dwelling.

5.13 The engaging in a homecraft, subject to the provisions of subsection 11.6 of section 11 of this By-law.

5.14 The change in use from a lawfully existing use that is listed in Column A to a use listed opposite in Column B. [Check Parking By-law].

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, RT-5A, RT-5N and RT-5AN, 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 and RM-7N, RM-8 and RM-8N or RM-9, RM-9A, RM-9N and RM-9AN 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.

5.15 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.

5.16 The placing of a mural on a hoarding where at least 50 percent of the hoarding is located on a street or lane.

5.17 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.

5.18 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-4, RS-5, RS-6, and RS-7 District Schedules.

5.19 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.

5.20 An arts and culture indoor event.

5.21 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.

Section 6

General Prohibitions

6.1 No person shall use or occupy any land or building in contravention of the provisions of this By-law.

6.2 No person shall use or occupy any land or building in contravention of the conditions of a development permit.

6.3 No person shall use or occupy any land or building within a designated district or zone except in compliance with the regulations and provisions applicable to such district or zone.

6.4 Except for the provisions of section 5 of this By-law, no person shall:

(a) undertake any development on land or in any building;
(b) use or occupy any land or building on or in which a development has taken place since June 18, 1956; or
(c) continue to use or occupy any land or building on or in which a development has taken place since June 18, 1956,

unless a valid development permit has been issued therefor and has not expired.

6.5 Except as otherwise allowed by the Board of Variance, where there is a violation of the provisions of sections 6.1 to 6.4 inclusive by any person, the owner of the land or building shall be deemed to be guilty of such violation and shall incur the penalties provided in this By-law, provided that nothing in this clause relieves from liability the person by whom the violation was in fact committed.

6.6 A person must not carry out any development or engage in any uses described in section 5 in contravention of this By-law, the Parking By-law, other City by-laws, any Official Development Plan, or any development permit, to the extent any of them apply to that person's site.

6.7 No person shall fail to comply with the conditions of a development permit.

6.8 No person shall fail to comply within the time prescribed with any order or direction given pursuant to sections 7.1 and 7.2 of section 7 of this By-law.

6.9 A person who has not obtained a permit for the conversion or demolition of a designated room as required by the Single Room Accommodation By-law does not have the right to issuance of a development permit in connection with such conversion or demolition.

6.10 No person shall refuse entry to the Director of Planning, the City Building Inspector or the Director of Licenses and Inspections onto any building, land or premises for the purposes of administering or enforcing this By-law.

Section 7

Enforcement

7.1 The Director of Planning, the City Building Inspector or the Director of Licenses and Inspections may issue in writing such notices or orders as may be necessary to inform the owner of a contravention of this By-law, in the manner set out in this By-law.

7.2 The Director of Planning, the City Building Inspector or the Director of Licenses and Inspections may order:

(a) a person who contravenes this By-law, to comply with the By-law within a specified time;
(b) a person to allow the Director of Planning, the City Building Inspector or the Director of Licenses and Inspections to enter any building, land or premises at any reasonable time for the purpose of administering and enforcing this By-law;
(c) work to stop on a building, land or premises or any part thereof, if such work is proceeding in contravention of a provision of this By-law;
(d) the removal of any building, land or premises or part thereof that is in contravention of this By-law; and
(e) the cessation of any use or occupancy in contravention of this By-law.

7.3 The Director of Planning, the City Building Inspector or the Director of Licenses and Inspections may order a person to comply with any term or condition prescribed by:

(a) a development permit;
(b) the Board of Variance; or
(c) the Development Permit Board.

7.4 A notice or order issued under this By-law shall be sufficiently served:

(a) by mailing it by registered mail to the owner at the owner's address as it appears on the records of the Assessment Authority of British Columbia;
(b) by sending it by electronic mail to the electronic mail address of the owner or a representative of the owner; or
(c) by delivery by hand to the owner or a representative of the owner.

Section 9

Zoning Districts

9.1 Districts

For the purpose of this By-law the territorial area of the City of Vancouver is hereby classified or divided into districts, and such districts are hereby designated and described by the following classifications:

Limited Agriculture
- RA-1

One-Family Dwelling
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RS-3A
- RS-4
- RS-5
- RS-6
- RS-7

Two-Family Dwelling
- RT-1
- RT-2
- RT-3
- RT-4
- RT-4A
- RT-4AN
- RT-4N
- RT-5
- RT-5A
- RT-5AN
- RT-5N
- RT-6
- RT-7
- RT-8
- RT-9
- RT-10 and RT-10N
- RT-11 and RT-11N

Multiple Dwelling
- RM-1 and RM-1N
- RM-2
- RM-3
- RM-3A
- RM-4
- RM-4N
- RM-5
- RM-5A
- RM-5B
- RM-5C
- RM-5D
- RM-6
- RM-7 and RM-7N
- RM-8 and RM-8N
- RM-9, RM-9A, RM-9N and RM-9AN
- FM-1

Commercial
- C-1
- C-2
- C-2B
- C-2C
- C-2C1
- C-3A
- C-5
- C-5A
- C-6
- C-7
- C-8
- FC-1

Industrial
- MC-1 & MC-2
- M-1
- M-1A
- M-1B
- M-2
- IC-1
- IC-2
- IC-3
- I-1
- I-2
- I-3

Historical Area
- HA-1 (Chinatown)
- HA-1A (Chinatown)
- HA-2 (Gastown)
- HA-3 (Yaletown)

Comprehensive Development
- CD-1
- FCCDD
- DD
- CWD
- DEOD
- FSD
- BCPED

9.2 District Schedules

The district schedules containing the uses and regulations pertaining to the districts referred to above are annexed hereto and form an integral part of this By-law.

9.3 Plans

The boundaries of the districts referred to above, together with any explanatory legends, notations and references in respect thereof, are shown and described on the "Zoning District Plan" annexed hereto as Schedule D and forming an integral part of this By-law.

9.4 References

Wherever in this By-law letters and numbers are used in reference to any zoning district such reference shall be as follows:

RA shall include any and all districts designated in section 9.1 commencing with the letters "RA" and followed by other letters or numbers or combination thereof.

RS shall include any and all districts designated in section 9.1 commencing with the letters "RS" and followed by other letters or numbers or combination thereof.

RT shall include any and all districts designated in section 9.1 commencing with the letters "RT" and followed by other letters or numbers or combination thereof.

RM shall include any and all districts designated in section 9.1 commencing with the letters "RM" or "FM" and followed by other letters or numbers or combination thereof.

R shall include any and all districts commencing with the letters "RA", "RS", "RT", "RM", or "FM" and followed by other letters or numbers or combination thereof.

C shall include any and all districts designated in section 9.1 commencing with the letters "C" or "FC" and followed by other letters or numbers or combination thereof, but shall not include any Comprehensive Development District.

M shall include any and all districts designated in section 9.1 commencing with the letter "M" and followed by other letters or numbers or combination thereof.

HA shall include any and all districts designated in section 9.1 commencing with the letters "HA" and followed by other letters or numbers or combination thereof.

I shall include any and all districts designated in section 9.1 commencing with the letter "I" and followed by other letters or numbers or combination thereof.

9.5 General Prohibition

No development shall be carried out in any of the districts referred to above except in accordance with the regulations set out in the district schedule applicable thereto.

Section 10

General Regulations

The following regulations apply to all zoning districts, unless they are specifically excluded:

10.1 Number of Buildings on Site

The placing of more than one principal building on any one site shall not be permitted, except as otherwise provided for by this By-law.

[See, for example, section 3.2.1(b)]

10.2 Sites with Building Lines

Where a building line has been established pursuant to section 14.1, the following measurements and calculations shall be made using the building line instead of the site boundaries:

(a) width or depth of a required yard;
(b) depth of required setbacks for pump islands and canopies in Full Serve and Split Island Gasoline Stations;
(c) depth of a site for the purpose of yard reductions pursuant to section 11.2 of section 11.

10.3 Land not Abutting a Street

Where an area of land does not abut a street and therefore is not defined as a site, development may be permitted by the Director of Planning if, in his opinion, the land is, or is likely to be, satisfactorily provided with the public utilities and services necessary for the development.

10.4 Principal Pedestrian Access

Except in the case of an approval pursuant to section 10.3 above, the principal pedestrian access to every principal building and separate use shall be directly from a street.

10.5 Frontage Determination

The frontage of any site having more than one boundary on a street shall be:

(a) where street boundary lengths are equal, as determined by the Director of Planning;
(b) in the case of a corner site, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning;
(c) where a site is composed of more than one lot, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning.

10.6 Development in Required Yards

10.6.1 General Prohibition

No building or development shall be permitted in any required yard, except as otherwise provided for by this By-law or the Parking By-law.

10.6.2 Yards for Other Developments

No portion of required yard or required open space for any development shall be provided from any yard or open space already required for any other development.

10.6.3 Underground Development

No development shall be permitted beneath the normal finished grades of a required yard without the prior approval of the Director of Planning who shall, in the exercise of his discretion, have due regard to:

(a) the effect on the amenity in the neighbourhood;
(b) the adjoining topography; and
(c) the design treatment of the open portions of the site;

and shall be satisfied that the proposed development is unlikely to adversely affect the possible widening or future development of streets and lanes.

10.6.4 Accessory Building -- Rear Yard

No accessory building shall be located closer than 6.0 m to the rear line of any site which adjoins without the intervention of a lane the front or side yards of a site in an R district, except that the Director of Planning may approve a lesser distance where in his opinion no unduly adverse effect on adjoining sites is likely to be created.

10.7 Projections into Required Yards

10.7.1 The following features shall be permitted in any required yard:

(a) steps, except that no steps shall be permitted in any side yard except an exterior side yard;
(b) eaves, gutters, sills and chimneys or other similar projections as determined by the Director of Planning, if they do not project more than 540 mm, measured horizontally, into a required yard;
(c) balconies on multiple dwellings, if:
    (i) they do not project more than 1.2 m into a required yard and in no case are closer than 2.1 m to an interior side property line; and
    (ii) the safety railing does not extend more than 1 070 mm above the floor of the balcony;
(d) canopies, if:
    (i) they are cantilevered;
    (ii) they do not project more than 1.2 m measured at right angles to the face of the building; and
    (iii) they are not located closer than .3 m measured horizontally from any window of a habitable room where any part of such window is located below the level of the canopy;
(e) bay windows, if:
    (i) they do not project more than 540 mm into the required yard;
    (ii) the bottom outside edge of the bay is not less than 300 mm above the floor level;
    (iii) the area contained within the bay window projection is not used for any purpose other than to provide light and ventilation;
(f) fixed external shading devices, if:
    (i) they are, in the opinion of the Director of Planning, suitably designed and located in a position that provides solar rejection;
    (ii) they are cantilevered; and
    (iii) they do not project more than 1.2 m measured at right angles to the face of the building;
(g) demountable green walls, if:
    (i) they do not project more than 254 mm into a required yard;
    (ii) they comply with Vancouver Building By-law requirements; and
    (iii) they are, in the opinion of the Director of Planning, suitably designed and located to contribute to sustainable design performance; and
(h) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.

10.32.3 For the purposes of calculating FSR, common areas such as the communal dining room, and common areas on the main floor and residential floors are not excludable. Only common space provided in excess of what is required in the guidelines can be considered as an exclusion within the maximum 10 % amenity exclusion.

10.33 Exclusions for Exterior Wall Thickness

10.33.1 For exterior walls in laneway houses and in one and two-family dwellings of three storeys or less with or without secondary suites, computation of floor area shall exclude an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm;

10.33.2 For exterior walls in residential buildings that are three storeys or less and classified as Group C buildings under the Building By-law, other than those buildings referred to in Section 10.33.1, computation of floor area shall exclude:

(a) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm; and

(b) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm.

10.33.3 For exterior walls in all buildings other than those referred to in sections 10.33.1 and 10.33.2, computation of floor area shall exclude:

(a) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm; and

(b) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm.

10.34 Lock–off Units and Secondary Suites

10.34.1 Each lock-off unit or secondary suite must include at least one complete bathroom unit, comprising one water-closet, one hand wash-basin, and one bathtub or shower.

10.34.2 Each lock-off unit or secondary suite must include no more than one kitchen.

10.35 Floor space exclusions for natural ventilation and lighting in CD-1 Districts

Despite anything to the contrary in any CD-1 by-law listed in the CD-1 (Comprehensive Development) District Schedule, if:

(i) the distance from a floor to the floor above, or where there is no floor, to the top of the roof joists, exceeds 3.7 m, and

(ii) the additional height is designed with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation,

computation of floor space ratio or floor area may exclude an amount equal to the area of the floor below the excess height, except that:

(iii) if the CD-1 by-law does not contain a 3.7 m clause, and

(iv) if subsections (i) and (ii) are not applicable,

computation of floor space ratio or floor area may exclude up to one percent of above grade floor area built as open to below.

10.36 Public Bike Share

10.36.1 Despite anything to the contrary in this By-law, Public Bike Share is only a permitted use of lands that fall within the area inside the thick black line shown on the map attached to this section as Figure "1".

10.36.2 The Director of Planning may approve a Public Bike Share use, including such conditions as the Director may decide, provided that the Director first considers:

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

but no development permit approving the use shall be required if the use complies with section 5.19 of this By-law.

10.36.3 Floor space necessary for Public Bike Share or a Public Bike Share Station shall be excluded from the calculation of floor space ratio on any site.

Figure 1

10.37 Arts and Culture Indoor Event

10.37.1 An arts and culture indoor event is not a permitted use in a dwelling unit.

10.38 Marine Terminal or Berth

10.38.1 A marine terminal or berth must not be used for the bulk storage and handling and trans-shipment of coal.

10.39 Floor Area Exclusions for Sites in a Designated Flood Plain in an R District

The Director of Planning may exclude floors located at or below finished grade with a ceiling height of less than 1.5 m from the computation of floor area, in order to achieve flood construction levels on sites located in a designated flood plain in an R district.

10.40 Floor area exclusions for kitchen exhaust shafts

In buildings with commercial, retail or service use at grade, computation of floor area may exclude the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m² for each floor above the commercial, retail or service use.

Section 11

Additional Regulations

Whenever any of the following uses are permitted in any district pursuant to any provision of this By-law, the following additional regulations shall apply:

11.1 **Development in an RA, RS, RT or C-1 District**, on a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, shall provide:

(a) in the case of the principal building, a setback from the flanking street of a distance not less than one half of the depth of the required front yard of the rear site, but which need not exceed the greater of 3.7 m or the minimum side yard of the District Schedule, or result in the reduction of the building width on the corner lot to less than 7.9 m so long as the minimum side yards of the district schedule are provided; and
(b) in the case of any accessory building, a setback of 7.3 m from the flanking street or as otherwise approved by the Director of Planning.

11.2 **Development in an RS, RT or C-1 District** on a site which is less than 36.6 m deep may reduce the required depths as follows:

(a) the front yard to 20 percent of the average depth of the site, except that the front yard shall in no case have a depth of less than 5.5 m;
(b) the rear yard to 30 percent of the average depth of the site, except that the rear yard shall in no case have a depth of less than 8.2 m or, where it abuts a lane, 8.2 m less the lane width between the rear property line and the ultimate centre line of the lane.

11.3 **Development in an M or I (Industrial) District or a CD-1 (Comprehensive Development) District** where the site abuts any portion of the streets, lanes or other areas set forth in Schedule C to this By-law, shall be subject to the following:

11.3.1 A setback shall be provided and maintained at a depth as set forth in Schedule C.

11.3.2 No building or structure of any kind, or area for manoeuvring aisles, parking, loading or any other like purpose, shall be permitted within the setback area.

11.3.3 Except as provided for elsewhere in this section, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning.

11.3.4 The following may be permitted within the landscaped setback area by the Director of Planning:

(a) statuary, fountains and other objects of art;
(b) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art;
(c) walks or driveways which in the opinion of the Director of Planning may be required to provide direct access to any building or use on the site.

11.4 **Bed and Breakfast Accommodation** -- subject to the following:

11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.

11.4.2 The provision of bed and breakfast accommodation shall not be permitted coincidentally with the keeping of boarders and lodgers.

11.4.3 The operator of the bed and breakfast accommodation shall reside in the dwelling unit.

11.5 Riding Ring -- subject to the following:

11.5.1 No riding ring shall be used for the sale, whether by auction or otherwise, of horses or other animals.

11.5.2 In the granting of a development permit, the Director of Planning shall have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and any effect upon adjacent property and the amenity of the neighbourhood, and shall notify such owners of adjoining property as he deems necessary.

11.6 Homecraft -- subject to the following:

11.6.1 No person other than one resident member of the family occupying the dwelling shall be engaged in the homecraft on the premises;

11.6.2 Where located in an R district, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use;

11.6.3 No products or material shall be sold from or within the dwelling unit;

11.6.4 No products or materials shall be stored outside of the dwelling unit, building or accessory building;

11.6.5 No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced.

11.7 Church -- subject to the following:

11.7.1 The site shall have a minimum frontage of 20.1 m.

11.7.2 The Director of Planning may permit a greater height than permitted by the district schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood.

11.7.3 Yards shall be provided in accordance with the district schedule except that interior side yards shall have a minimum width of 4.5 m plus an additional .3 m for every .6 m by which the height of the building exceeds 10.7 m.

11.8 School - Elementary or Secondary -- subject to the following:

11.8.1 The site shall have a minimum frontage of 20.1 m.

11.8.2 The Director of Planning may permit a greater height than permitted by the district schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood.

11.11 [Reserved]

11.12 [Reserved]

11.13 [Deleted -- see Parking By-law.]

11.14 [Deleted -- see Parking By-law.]

11.15 [Reserved]

11.16 Neighbourhood Grocery Stores and Dwelling Units in Conjunction with Neighbourhood Grocery Stores

11.16.1 Neighbourhood grocery stores existing as of July 29, 1980 are permitted in any R district except the FM-1 district.

11.16.2 The maximum permitted frontage for a site is 15.3 m.

11.16.3 The maximum permitted floor area for all retail and storage space is 110 m^2.

11.16.4 The maximum permitted number of indoor and outdoor seats is 16.

11.16.5 Live entertainment is not permitted.

11.16.6 Before granting a development permit, the Director of Planning must:

(a) notify surrounding property owners and residents;
(b) consider:
  (i) the design of any proposed building addition;
  (ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling; and
  (iii) the impact on adjacent property owners and residents of a proposed building addition or solid waste program.

11.16.7 The Director of Planning may relax the provisions of this section 11.16 with regards to maximum frontage and the applicable zoning district regulations with regards to setbacks, floor space ratio or site coverage, in order to facilitate the rehabilitation of an existing neighbourhood grocery store or dwelling unit in conjunction with neighbourhood grocery store.

11.17 Community Care Facility - Class B; or Group Residence; or Seniors Supportive or Assisted Housing - subject to the following:

11.17.1 Before granting a Development Permit, the Director of Planning shall:

(a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
(b) have due regard to the effect of the design of all buildings and the provision and location of off-street parking and loading on the amenity of the neighbourhood;
(c) notify adjacent property owners and any others that he deems necessary; and
(d) consider all applicable policies and guidelines adopted by Council.

11.17.2 In the case of a specifically designed facility not being a conversion, the Director of Planning shall establish the minimum site area, having particular regard to:

(a) the nature of the proposed facility in terms of type of service being provided and number of residents; and
(b) the character of development within the adjacent neighbourhood.

11.17.3 In the case of a community care facility – class B, group residence, or seniors supportive or assisted housing resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.

11.18 Artist Studio

Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.

11.19 Residential Unit Associated with an Artist Studio

11.19.1 No more than 2 persons may occupy the residential unit associated with an artist studio except that the Director of Planning may relax this occupancy limit for the residential unit associated with an artist studio - Class A in an IC-3, HA or C district, provided that:

(a) a ventilated workshop space is provided in a room separated from the residential units;
(b) the Director of Planning considers the submission of any advisory group, property owner or tenant and all applicable policies and guidelines adopted by Council.

11.19.2 The total minimum and maximum size of an Artist Studio when combined with a residential unit associated with and forming an integral part of an Artist Studio shall be 47 m² and 500 m², respectively.

11.20 Wedding Chapel

11.20.1 Subject to section 11.20.2, the size of a wedding chapel must not exceed 140 m².

11.20.2 The Director of Planning may permit a wedding chapel of a larger size having regard to the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any effect upon adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.

11.21 Farmers' Market

11.21.1 A Farmers' Market must be in:
(a) open air stalls or booths;
(b) stalls or booths partially or totally covered by tents or similar temporary structures; and
(c) stalls or booths in a building approved for use as a Farmers' Market.

11.21.2 A Farmers' Market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.

11.21.3 The site area of a Farmers' Market must not exceed 2 323 m^2, except that the Director of Planning may permit an increase in site area, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.

11.21.4 A vendor at a Farmers' Market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.

11.21.5 No more than 40% of the total number of stalls or booths in a Farmers' Market may be used for the sale of local ready-to-eat foods and local artisan crafts.

11.21.6 There must be no more than three vendors selling or providing samples of local wine, cider, beer or spirits at a Farmers' Market.

11.22 Small-scale Pharmacy

11.22.1 A small-scale pharmacy must include at least 25 m² of publicly accessible space except that if the Director of Planning first considers all applicable guidelines and policies adopted by Council and potential impacts on the site and the surrounding properties, the Director of Planning may allow a lesser amount of space.

11.22.2 Any development permit for a small-scale pharmacy must be limited in time to two years from the date of issuance.

11.23 Live-Work Use

11.23.1 The size of a live-work unit must be at least 47 m².

11.24 Laneway House

11.24.1 In this section 11.24, "footprint" means the projected area of the extreme outer limits of a laneway house including carports, covered porches, and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections as section 10.7 of this By-law may allow.

11.24.2 A laneway house is not permissible except in conjunction with a One-Family Dwelling or One-Family Dwelling with Secondary Suite on:

(a) a site served by an open lane;
(b) a site located on a corner served by an open or dedicated lane; or
(c) a double-fronting site served by a street at both the front and rear of the site.

11.24.3 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site which is less than 9.8 m in width, if:

(a) the site is at least 7.3 m in width; and
(b) the Director of Planning first considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines.

11.24.4 A laneway house may have a basement.

11.24.5 For sites in the RS-3 and RS-3A Districts and the RS-6 District, and for sites 16.8 m or wider in the RS-5 District, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.

11.24.6 A laneway house may be one storey or one storey with a partial second storey.

11.24.7 The height of a one storey laneway house must not exceed 3.7 m in height measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a one storey laneway house may exceed 4.6 m in height.

11.24.8 Roof gardens and sun decks are not permitted on a one storey laneway house.

11.24.9 The location of a one storey laneway house must be:

(a) within 9.8 m of the ultimate rear property line;
(b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
(c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and
(d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may relax the location to:
    (i) 0.6 m from one side property line for interior lots, and
    (ii) 0.6 m from the inside side property line for corner lots.

11.24.10 Notwithstanding 11.24.9 (a), where a site is 39.6 m or more in depth, the Director of Planning may permit a one storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.

11.24.11 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that, for a one storey laneway house, the Director of Planning may permit an increase in the permitted site coverage of up to 5% to a maximum of 45% of the site area.

11.24.12 The height of a laneway house with a partial second storey must not exceed:

(a) 6.1 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12;
(b) 5.5 m to the highest point of a roof with a pitch less than 3:12; or
(c) 5.8 m to the highest point of a shed, arced, butterfly roof, or any sloping roof with a minimum pitch of 3:12.

11.24.13 The partial second storey of a laneway house must not exceed 60% of the footprint of the laneway house, measured to the extreme outer limits of the partial second storey.

11.24.14 The location of a laneway house with a partial second storey must be:

(a) within 7.9 m of the ultimate rear property line;
(b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
(c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line:
    (i) on sites less than 30.5 m in depth, or
    (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house.
(d) a distance from each side property line which is at least equal to the required side yards for the site as prescribed by the applicable district schedule.

11.24.15 The floor area of a laneway house must not exceed the lesser of:

(a) 0.16 multiplied by the site area; and
(b) 83.6 m^2.

11.24.16 Despite section 10.21, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m^2, except that the Director of Planning may allow a reduction to not less than 19 m^2 if the Director of Planning first considers the design of the laneway house and all applicable Council policies and guidelines.

11.24.17 Computation of floor area for a laneway house must include:

(a) all floors, including earthen floor, measured to the extreme outer limits of the building;

(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

(c) the floor area of a basement;
(d) floor area used for enclosed or covered parking; and
(e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.

11.24.18 Computation of floor area for a laneway house must exclude:

(a) areas of floors located:
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
(b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(c) covered porches if:
  (i) their location is at the level of the basement or first storey,
  (ii) they are open on at least one side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
  (iii) the total excluded floor area does not exceed 3 m^2, and
  (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the porch floor.

11.24.19 Computation of floor area for a laneway house may exclude:

(a) open residential balconies, sundecks, roof decks, or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if:
  (i) the total area of all open balcony, sundeck, or roof deck exclusions does not exceed 8 m^2, and
  (ii) the open balconies, sundecks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
(b) patios and green roofs if the Director of Planning first approves the design of sunroofs, walls, and railings;
(c) despite section 11.24.17(e), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
  (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
  (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
  (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.24.15, and
  (iv) the excluded area, combined with the excluded area under subsection (d), does not exceed 25% of the maximum allowable floor area;
(d) despite section 11.24.17(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
  (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
  (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
  (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.24.15, and
  (iv) the excluded area, combined with the excluded area under subsection (c), does not exceed 25% of the maximum allowable floor area;
(e) for units that have a partial second floor, an area not exceeding 2.75 m^2 for stairs, if the excluded area, combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor area; and

(f) an area not exceeding 3.7 m^2 for residential storage space, clothes closets and linen closets.

11.24.20 A laneway house must include:

(a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100mm behind the adjacent exterior wall faces; and
(b) a canopy over the main entry door.

11.24.21 A main entry door which faces the lane must be set back at least 1.5 m from the ultimate rear property line.

11.24.22 On a corner site, the main entry door of a laneway house must face the flanking street.

11.24.23 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m^2.

11.24.24 The setback provided in accordance with section 11.24.9(c) must be landscaped where not required for vehicle or fire access.

11.24.25 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.

11.24.26 The Director of Planning may relax the design provisions in section 11.24.20, 11.24.21, 11.24.22, 11.24.23 or 11.24.25, if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of the laneway house regulations and guidelines for quality and durability of design and architectural expression and is not compatible with one or more of the design requirements in those sections.

11.24.27 The Director of Planning may relax the provisions of sections 11.24.5, 11.24.7, 11.24.9 (a), (c) and (d), 11.24.12, and 11.24.14 (a), (c) and (d), if:

(a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship; and
(b) the Director of Planning first considers:
    (i) the effects on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and
    (ii) the intent of this Schedule and all applicable Council policies and guidelines.

11.25 Freehold Rowhouses

11.25.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.

11.25.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5 m.

11.26 Temporary Sales Office

11.26.1 The minimum site size shall be 2 000 m^2, except that the Director of Planning may permit a smaller site provided that all parking required by the Parking By-law is provided on site.

11.26.2 The site must be within 100 metres of the development project to which the Temporary Sales Office relates.

11.26.3 The site must be located on an arterial or major street, which generally have two or more lanes of travel in each direction and are usually designated as truck and bus routes.

11.26.4 The site must be more than 800 metres from a commercial district, except that the Director of Planning may permit the use closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.

11.26.5 The Director of Planning must consider the submission of any advisory group, property owner or tenant and all applicable policies and guidelines adopted by Council.

11.26.6 The site must be fully restored to its original condition immediately following the expiration of a development permit.

11.27 Micro dwelling

11.27.1 A micro dwelling must be part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.

11.27.2 The floor area of a micro dwelling must be at least 29.7 m^2, except that the Director of Planning or the Development Permit Board may relax the permitted floor area of a micro dwelling to a minimum of 23.2 m^2 if:

(a) the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines; and
(b) the micro dwelling is part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.

11.27.3 A micro dwelling is only permitted in:

(a) the area of the FC-1 District north of National Avenue;
(b) the area of the RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive;
(c) the HA-1 and HA-1A districts;
(d) the HA-2 district;
(e) the Downtown-Eastside Oppenheimer district; and
(f) the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan.

11.27.4 No more than one person shall occupy a micro dwelling.

11.28 Medical Marijuana-related Use

11.28.1 Before granting a development permit, the Director of Planning shall:

(a) notify surrounding property owners and residents and have regard to their opinions;
(b) have regard to the liveability of neighbouring residents; and
(c) consider all applicable Council policies and guidelines.

11.28.2 A Medical Marijuana-related Use is not permitted:

(a) within 300 metres of the nearest property line of a site containing another Medical Marijuana-related Use;
(b) within 300 metres of the nearest property line of a site containing a School - Elementary or Secondary, Community Centre or Neighbourhood House;
(c) within the area outlined on Figure 1 below, except for sites with a property line on Hastings Street or Main Street;
(d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;
(e) on any site other than a site adjacent to a street that has a painted center line;
(f) in conjunction with any other use; or
(g) in conjunction with an automated banking machine.

11.29 Urban Farm - Class A

Notwithstanding anything else in this By-law, Urban Farm - Class A is subject to the following:

11.29.1 The planting area must not exceed 325 m^2 on any single parcel unless the primary use of the parcel is Park or Institutional in which case the Director of Planning may permit an increase in planting area to a maximum of 7 000 m^2.

11.29.2 If two or more parcels are operated jointly as an Urban Farm - Class A, the combined planting area for all parcels must not exceed 7 000 m^2.

11.29.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.

11.29.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.

11.29.5 No herbicides or pesticides are permitted.

11.29.6 No on-site sales are permitted, unless the primary use of the parcel is Institutional.

11.29.7 No Urban Farm - Class A operated on a single parcel may generate revenue exceeding $9,999 in any calendar year, unless the primary use of the parcel is Park or Institutional.

11.29.8 If an Urban Farm - Class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.

11.29.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.

11.29.10 No mechanical equipment may be stored outside.

11.29.11 Any development permit or waiver of a development permit for an Urban Form-Class A is time limited to 1 year.

11.30 Urban Farm - Class B

Notwithstanding anything else in this By-law, Urban Farm – Class B is subject to the following:

11.30.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an Urban Farm – Class B, may not exceed 7 000 m^2, unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.

11.30.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.

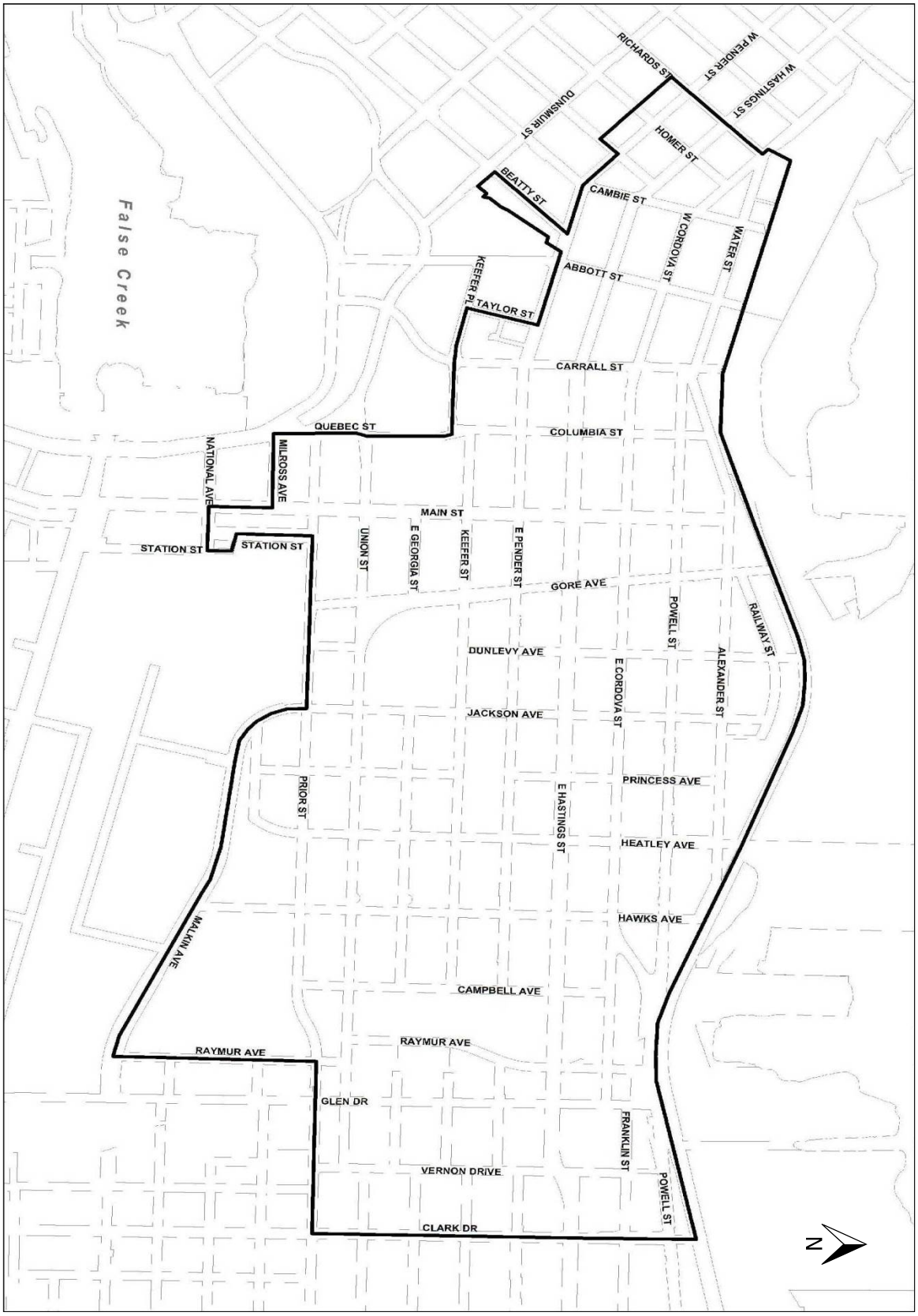
11.30.3 No herbicides or pesticides are permitted.

11.30.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.

11.30.5 If an Urban Farm - Class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.

11.30.6 Any development permit for an Urban Farm Class B is time limited to 1 year.

Figure 1


False Creek
RICHARDS ST
W PENDER ST
W HASTINGS ST
DUNSMUIR ST
HOMER ST
BEATTY ST
CAMBIE ST
W CORDOVA ST
WATER ST
ABBOTT ST
KEEFER PL
TAYLOR ST
CARRALL ST
QUEBEC ST
COLUMBIA ST
NATIONAL AVE
MILROSS AVE
MAIN ST
STATION ST
STATION ST
UNION ST
E GEORGIA ST
KEEFER ST
E PENDER ST
GORE AVE
POWELL ST
RAILWAY ST
DUNLEVY AVE
E CORDOVA ST
ALEXANDER ST
JACKSON AVE
PRINCESS AVE
PRIOR ST
E HASTINGS ST
HEATLEY AVE
HAWKS AVE
MALKIN AVE
CAMPBELL AVE
RAYMUR AVE
RAYMUR AVE
GLEN DR
FRANKLIN ST
VERNON DRIVE
POWELL ST
CLARK DR
N

Section 13

Amendments to the By-law

13.1 No application for amendment to this By-law shall be considered by Council where a similar application has, within the preceding 12 months, either been withdrawn by the applicant after being referred to a Public Hearing or has been refused.

13.2 Council may waive the provisions of subsection 13.1 in any case where it considers that due to extraordinary circumstances it would be in the public interest for the application to be considered.

4.7.3 The following shall be excluded in the computation of floor space ratio and floor area:

(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(c) not applicable;
(d) not applicable;
(e) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floor located at or below finished grade with a ceiling height of less than 1.2 m; and
(g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall not exceed the maximums specified as follows:

(a) the greater of 8 percent of the site area or 242 m² for dwelling use and a community care facility or group residence;
(b) 12 percent of the site area for riding rings;
(c) 12 percent of the site area for all other uses.

4.8.2 The maximum aggregate site coverage for all dwelling uses and yard areas within 6.4 m of dwelling uses, community care facilities or group residences, open swimming pools and tennis courts, parking spaces, manoeuvring aisles and driveways accessory to dwelling uses shall be:

(a) 30 percent of the site area for sites greater than 9 070 m²;
(b) 40 percent of the site area for sites between 4 045 m² and 9 070 m²;
(c) 50 percent of the site area for sites less than 4 045 m².

4.9 to 4.15 (Reserved)

4.16 Building Width and Depth

4.16.1 The total width of all buildings used for dwelling use or community care facility or group residence shall not exceed the lesser of 30.5 m or 75 percent of the width of the site, as viewed from and projected upon the front property line.

4.16.2 The total depth of all buildings used for dwelling use or a community care facility or group residence shall not exceed the lesser of 36.6 m or 65 percent of the depth of the site, as viewed from and projected upon the side property lines.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area requirements of section 4.1 with respect to any developments if the lot was on record in the Land Title Office for Vancouver prior to October 4, 1955.

5.2 The Director of Planning may relax the yard provisions of sections 4.4, 4.5 and 4.6 of this Schedule where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, provided that he first considers all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner or tenant.

RS-1 District Schedule

1 Intent

The intent of this Schedule is generally to maintain the single-family residential character of the RS-1 District, but also to permit conditionally one-family dwellings with secondary suites and laneway houses. 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.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in the RS-1 District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are:
    - (i) located within 7.9 m of the ultimate rear property line or located within the permitted building depth as regulated by section 4.16.1 of this Schedule; and
    - (ii) in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 30% of the minimum rear yard prescribed in this Schedule, or 48 m2, whichever is the greater, except that:
    - (i) floor area previously excluded from existing development pursuant to section 4.7.3(c), and
    - (ii) the floor area of a laneway house,

    shall be deducted from the total allowable accessory building floor area;
  - (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings;
  - (e) roof gardens and sun decks are not located on an accessory building located beyond the permitted building depth as regulated by section 4.16.1 of this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces shall comply with the provisions of section 2.2.A(b) of this Schedule.

2.2.DW [Dwelling]

- One-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve, for the RS-1 District, any of the uses listed in section 3.2 including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the RS-1 District.

3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.1.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Golf Course or Driving Range.
- Library in conjunction with a Community Centre.
- Marina.
- Park or Playground.
- Stadium or Arena.
- Zoo or Botanical Garden.

3.2.1.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.1.DW [Dwelling]

- Dwelling Unit in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill One-Family Dwelling, provided that:

  (a) it shall be for a caretaker;
  (b) it shall be subject to the provisions of section 2.2.A regulating Accessory Buildings except that:
    (i) clause (a) thereof shall not apply to any portion not located within 7.9 m of the ultimate rear property line;
    (ii) clause (c) thereof shall not apply; and
    (iii) clause (b) of section 11.1 of this By-law shall not apply; and
  (c) its floor area shall not exceed 75 m² and shall be also counted in the accessory building area.

- One-Family Dwelling with Secondary Suite.
- Laneway House, subject to the provisions of section 11.24 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.1.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.

- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.1.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.1.P [Parking]

- Parking Area ancillary to a principal use on an adjacent site.

3.2.1.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.1.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.1.U [Utility and Communication]

- Public Utility.

4 Regulations

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

4.1 Site Area

4.1.1 The minimum site area for a one-family dwelling or one-family dwelling with secondary suite is 334 m², and the minimum site width for a one-family dwelling or one-family dwelling with secondary suite is 7.3 m.

4.1.2 Where the site is less than 9.8 m in width or less than 334 m² in area, the design of any new dwelling shall first require the approval of the Director of Planning or the Development Permit Board, as the case may be.

4.1.3 The minimum site area for a dwelling unit for a caretaker shall be 3 000 m².

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 A building shall not exceed 9.5 m in height and shall not have more than 2½ storeys nor exceed the maximum dimensions created by the combination of:

(a) a primary envelope located in compliance with the side yard regulation and formed by planes vertically extended 4.9 m in height and then extending inward and upward at an angle of 30 degrees from the horizontal to the point where the planes intersect; and
(b) a secondary envelope located between the required side yards and equal to 60 percent of the site width (except as provided for by section 4.3.2) and formed by planes vertically extended 7.6 m in height and then extending inward and upward at an angle of 45 degrees from the horizontal to the point where the planes intersect.

4.3.2 The secondary envelope need not be less than 9.8 m in width except as limited by the required side yard.

4.3.3 Height shall 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, he may instead require that height be measured from base surface.

4.3.4 Notwithstanding the height limitation in section 4.3.1, the Director of Planning may permit a building to exceed a height of 9.5 m but not to exceed a height of 10.7 m provided that he considers:

(a) the impact of the increased height on views from surrounding development;
(b) the extent to which the increased height improves the roof lines of the building; and
(c) the effect of the increased height on adjacent properties and the character of the area.

4.3.5 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a building to exceed any of the maximum dimensions of section 4.3.1 provided that in no case shall the height be increased to more than 10.7 m.

4.3.6 Notwithstanding section 4.3.1 of this schedule, the Director of Planning may permit a height increase to accommodate building features designed to reduce energy consumption in a Certified Passive House to a maximum of 10.7 m, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4 Front Yard

4.4.1 A front yard with a minimum depth of 20 percent of the depth of the site shall be provided, except that:

(a) on a site where the average front yard depth of the two adjacent sites on each side of the site is more than the 20 percent depth by at least 1.5 m or is less than the 20 percent depth, the minimum depth of the front yard to be provided shall be that average, subject to the following:
    (i) where an adjacent site is vacant, it shall be deemed to have a front yard depth of 20 percent of the depth of the site;
    (ii) if one or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites shall not be used in computing the average;
    (iii) where the site is adjacent to a flanking street or lane, the average depth shall be computed using the remainder of the adjacent sites;
(b) the Director of Planning may vary the front yard requirement on a double fronting site or a site where a building line has been established pursuant to section 14.1 of this By-law;

(c) if the provisions of section 4.4.1(a) and section 4.6.1 of this Schedule result in a distance between the front yard and the rear yard which is less than 35 percent of the depth of the site, and provided that the principal building is sited so that it abuts the required rear yard, the depth of the required front yard can be reduced so that the distance between the front yard and the rear yard is equal to 35 percent of the depth of the site; and

(d) Covered porches complying with the conditions of section 4.7.3(g) shall be permitted to project into the required front yard a maximum of 1.2 m provided that such a projection is limited to 30 percent of the width of the building.

4.4.2 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a building having a lesser front yard than required in section 4.4.1.

4.5 Side Yard

4.5.1 A side yard shall be provided on each side of the building with a minimum width of not less than the site width multiplied by the percent of site width given by the following formula, except that this percent shall never be less than 10 percent and need never be more than 20 percent:

$$\text{\% of site width} = \frac{\text{site width in metres}}{1.219} - 5$$

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.5.3 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a building having a lesser side yard than required in section 4.5.1.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 45 percent of the depth of the site shall be provided, except that the rear yard to be provided can be reduced to a depth of not less than the greater of the depths of the rear yards of the sites on either side, subject to the following:

(a) where an abutting site is vacant, it shall be deemed to have a rear yard depth of 45 percent of its site depth;

(b) where an adjacent site abuts the site by way of its rear property line or is separated by a street or lane, it shall not be used in computing the reduction in the depth of the rear yard to be provided;

(c) where the site has an exterior side yard, the rear yard to be provided can be reduced to that of the abutting site; and

(d) any portion of the principal building to be located within that part of the rear yard decreased as provided for in this section 4.6.1 must comply with the provisions of section 2.2.A(a) of this Schedule.

4.6.2 For the purposes of calculating the rear yard to be provided, where the rear property line does not abut a lane or abuts a lane that is only partially dedicated, the rear yard to be provided shall be calculated and measured from the ultimate rear property line.

4.6.3 Where a building line has been established pursuant to the provisions of section 14.2, such building line shall be deemed to be the southerly boundary of any required rear yard on lands described in "Plan A" of Part III of Schedule E to this By-law, notwithstanding any dimension contained herein.

4.6.4 For buildings existing prior to April 12, 1988 the depth of the required rear yard can be reduced by up to 3.1 m, provided that the resulting depth of the principal building does not exceed 35 percent of the depth of the site. The floor of a roof garden or sundeck located within that part of the rear yard decreased as provided for in this section shall not be any higher than the floor of the first storey of the principal building.

4.6.5 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a building having a lesser rear yard than required in section 4.6.1.

4.6.6 Notwithstanding section 4.6.1 of this schedule, the Director of Planning may decrease the rear yard requirement to accommodate building features designed to reduce energy consumption in a Certified Passive House to a minimum of 40 percent of the depth of the site, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.60, subject to the following:

(a) for buildings existing prior to April 12, 1988 the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey which has a floor surface located 2.0 m or more above finished grade, all of which floors are located within the building depth as defined by section 4.16.1 of this Schedule shall not exceed a floor space ratio of 0.20 plus 130 m²;

(b) in all other cases, the area of all floors at or above finished grade and of the floors of any storey, basement, or cellar located below a storey which has a floor surface located 1.8 m or more above finished grade, all of which floors are located within the building depth as defined by section 4.16.1 of this Schedule, shall not exceed a floor space ratio of 0.20 plus 130 m²;

(c) notwithstanding clauses (a) and (b), where a site is 18.2 m or more in width and 500 m² or more in area the Director of Planning may permit an increase in the area of all floors as described in clause (a) or (b) as the case may be, to a floor space ratio not exceeding 0.3 plus 93 m² provided that:
   (i) he considers the effect of the increase in floor area on adjacent properties and the character of the area, and
   (ii) he first approves a plan showing existing and proposed trees and landscape;

(d) if:
   (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.45, and the floor space ratio determined under subsection (a), (b), or (c) of section 4.7.1,
   (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
   (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including covered porches,

   an increase in the floor space ratio to 0.70 is permissible;

(e) for buildings existing prior to July 7, 2009, if:
   (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
   (ii) the area of all floors at, above or below finished grade, after the addition of a basement or cellar, does not exceed a floor space ratio of 0.75,
   (iii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
   (iv) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including covered porches, a basement or cellar is permissible.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
(c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, 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 one percent of the permitted floor area; and
(d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used which:
    (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
    (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth regulated by the provisions of section 4.16, up to a maximum of 42 m^2.
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(g) covered porches, provided that:
    (i) they face a street or a rear property line and are located at the basement or first storey;
    (ii) that portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law;
    (iii) the total area being excluded does not exceed 5 percent of the permitted floor area; and
    (iv) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;
(h) the floor area of a laneway house; and

(i) above grade floor area:
  (i) built as open to below,
  (ii) to which subsection 4.7.2(c) does not apply,
  (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
  (iv) to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 40 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a greater site coverage than specified in section 4.8.1.

4.8.5 The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

(a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
(b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.8.6 For the purposes of section 4.8.5, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings, including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.

4.8.7 Notwithstanding section 4.8.6, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.

4.9 [Deleted -- see Parking By-law.]

4.10 to 4.15 (Reserved.)

4.16 Building Depth

4.16.1 The distance between the front yard and the rear yard of a site shall not exceed 35 percent of the depth of the site unless otherwise determined pursuant to the provisions of section 4.6.1.

4.16.2 Projections into front yards permitted under section 4.4.1(d) shall not be included in the calculation of building depth.

4.16.3 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a greater distance between the front yard and the rear yard of a site than specified in section 4.16.1.

4.16.4 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may increase the permitted building depth to accommodate building features designed to reduce energy consumption in a Certified Passive House to a maximum of 40 percent of the depth of the site, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.16.5 Where the permitted building depth is increased in accordance with section 4.16.4, sections 4.6.1 (a), (b), (c) and (d) of this schedule do not apply.

4.17 External Design

4.17.1 For the purpose of section 4.17, a front entrance means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means and a side entrance means a door located on that part of a building facing a side yard and at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.

4.17.2 There shall be no more than one separate and distinct front entrance to a one-family dwelling or one-family dwelling with secondary suite.

4.17.3 A side entrance to a one-family dwelling or one-family dwelling with secondary suite shall face a street or lane, or be located no less than 5.0 m from the side property line, except that there shall be no more than one side entrance facing each side property line.

4.17.4 For the purpose of providing light or access to a basement or cellar, the surface of the ground adjoining a building can be lowered without affecting the calculation of average elevation, provided that:

(a) the lowered surface does not extend more than 3.1 m into the required front or rear yard; and
(b) that portion of the building abutting the lowered surface:
    (i) faces either the front street or the rear property line; and
    (ii) is not greater than half the width of the building, or 4.6 m, whichever is the lesser.

4.17.5 Notwithstanding section 4.17.2 or section 4.17.3, the Director of Planning, on the advice of the Director of Permits and Licenses, may permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989 in the RS-1 District.

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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; and
(d) one-family dwelling with secondary suite and laneway house.

5.2 The Director of Planning may relax the height and yard provisions of sections 4.3, 4.4, 4.5, 4.6 and 4.16, and the floor space ratio exclusions for parking in accessory buildings of section 4.7.3(c)(i) of this Schedule where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, provided that:

(a) he first considers the submission of any advisory group, property owner or tenant; and
(b) in no case shall the height be increased to more than 10.7 m or the yard requirements be reduced to less than 60 percent of the amount specified in this Schedule.

5.3 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 relax the provisions of section 4.7 of this Schedule to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m^2.

5.4 The Director of Planning may relax 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) he considers the advice of the City Engineer; and
(c) he considers all applicable policies and guidelines adopted by Council.

5.5 The Director of Planning may relax the requirements of section 4.8.5 where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, provided that:

(a) he considers all applicable guidelines and policies adopted by Council; and
(b) he considers the advice of the City Engineer.

RS-1A District Schedule

1 Intent

The intent of this Schedule is to maintain the single-family residential character of the District, but also to conditionally permit laneway houses and in some instances one secondary suite or additional dwelling unit in a single-family residence.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater, except that the floor area of a laneway house shall be deducted from the total allowable accessory building floor area;
  - (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]
- One-Family Dwelling.

2.2.I [Institutional]
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Unit in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Multiple Conversion Dwelling, provided that:
  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, and the effect of the conversion on adjacent properties and the character of the area;
  (b) building additions shall not be permitted;
  (c) no housekeeping or sleeping units shall be created;
  (d) the number of dwelling units shall be limited to two.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Laneway House, subject to the provisions of section 11.24 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.P [Parking]

- Parking Area ancillary to a principal use on an adjacent site.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.

(e) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(g) the floor area of a laneway house; and
(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area, except that where an existing lot is less than 7.3 m in width the maximum site coverage for buildings shall be 35 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

(a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
(b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.8.5 For the purposes of section 4.8.4, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings, including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.

4.8.6 Notwithstanding section 4.8.5, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.

4.9 [Deleted -- see Parking By-law.]

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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; and
(d) one-family dwelling with secondary suite and laneway house.

5.2 The Director of Planning may relax 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) he considers the advice of the City Engineer; and
(c) he considers all applicable policies and guidelines adopted by Council.

5.3 The Director of Planning may relax the requirements of section 4.8.4 where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, provided that:

(a) he considers all applicable guidelines and policies adopted by Council; and
(b) he considers the advice of the City Engineer.

RS-1B District Schedule

1 Intent

The intent of the Schedule is to maintain the single-family residential character of the District, but also to permit a second one-family dwelling on some sites, and to conditionally permit laneway houses.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater, except that the floor area of a laneway house shall be deducted from the total allowable accessory building floor area;
  - (d) not more than 80 percent of the width of the rear yard of any lots is occupied by accessory buildings.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]
- One-Family Dwelling.

2.2.I [Institutional]
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Infill One-Family Dwelling, provided that:
  (a) the site has a secondary access, by way of either a lane or a flanking street;
  (b) the infill one-family dwelling is located within the rear yard; and
  (c) the maximum number of dwelling units shall be two.
- One-Family Dwelling with Secondary Suite.
- Two One-Family Dwellings, one of which shall be considered as secondary to the other, provided that:
  (a) the site has a secondary access, by way of either a lane or a flanking street;
  (b) the secondary one-family dwelling is located within the rear yard; and
  (c) the maximum number of dwelling units shall be two.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Laneway House, subject to the provisions of section 11.24 of this By-law.

3.2.I [Institutional]
- Social Service Centre.
- Community Care Facility - Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]
- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.R [Retail]
- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Public Bike Share.

3.2.S [Service]
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.U [Utility and Communication]
- Public Utility.

4 Regulations

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

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;

(e) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.

(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(g) the floor area of a laneway house; and

(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area, except that where an existing lot is less than 7.3 m in width the maximum site coverage for buildings shall be 35 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 The maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

(a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and

(b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.8.5 For the purposes of section 4.8.4, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings, including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.

4.8.6 Notwithstanding section 4.8.5, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.

4.11 Vertical Angle of Daylight -- Not Applicable.

4.12 Dedication of Land for Lane Development -- Not Applicable.

4.13 Area of Transparent Surface

4.13.1 Where dwellings are separated by a yard of less than 12.2 m in depth, the facing wall of each dwelling shall not consist of more than 20 percent transparent surface.

4.14 Access

4.14.1 Pedestrian access to the front street and lane shall be provided and maintained for all dwellings.

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions for the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

5.1 The Director of Planning may relax the requirements of any of the following sections of this Schedule after considering the intent of the Schedule and all applicable policies and guidelines adopted by Council:

(a) section 4.1 - minimum site area;
(b) section 4.3.3 - maximum height;
(c) section 4.5.1 - minimum side yard;
(d) section 4.6.5 - minimum yard.

5.2 The Director of Planning may relax the maximum permitted percentage of transparent surfaces where he is satisfied with the adequacy of landscaping or screening with respect to privacy.

RS-2 District Schedule

1 Intent

The intent of this Schedule is primarily to maintain the single-family residential character of the District, but also to conditionally permit laneway houses and in some instances the conversion of large homes to contain additional accommodation, and some two-family and multiple-family dwellings.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater, except that the floor area of a laneway house shall be deducted from the total allowable accessory building floor area;
  - (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]
- One-Family Dwelling.

2.2.I [Institutional]
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling, provided that:
  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, the effect of the conversion on adjacent properties and whether the building contributes to the neighbourhood character of the area; and
  (b) building additions shall not be permitted.
- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Laneway House, subject to the provisions of section 11.24 of this By-law.

3.2.I [Institutional]
- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]
- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.P [Parking]
- Parking Area ancillary to a principal use on an adjacent site.

3.2.R [Retail]
- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.

(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(g) the floor area of a laneway house; and
(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 For a multiple dwelling or sites with infill, the maximum coverage of the site by surface parking, accessory buildings, manoeuvring aisles, driveways, loading areas, other vehicular facilities and all principal buildings shall be 40 percent where no principal building exceeds 10.7 m or 2½ storeys in height, or 55 percent where no principal building exceeds 6.1 m or one storey plus a cellar in height.

4.8.5 For a multiple dwelling or sites with infill, in the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.8.6 Except for multiple dwellings, the area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

(a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
(b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.8.7 For the purposes of section 4.8.6, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings, including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.

4.8.8 Notwithstanding section 4.8.7, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

RS-3 and RS-3A Districts Schedule

1 Intent

The intent of this Schedule is to preserve and maintain the single-family residential character of the RS-3 and RS-3A Districts in a manner compatible with the existing amenity and design of development, to encourage new development that is similar in character to existing development in these Districts, and to conditionally permit laneway houses. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views and by ensuring that the bulk and size of new development is similar to existing development. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape. The RS-3 District permits a higher non-discretionary density than the RS-3A District.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in the RS-3 and RS-3A Districts and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are:
    - (i) located within 7.9 m of the ultimate rear property line or located within the permitted building depth and width as regulated by section 4.16 of this Schedule; and
    - (ii) in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 20 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater, except that the floor area of a laneway house shall be deducted from the total allowable accessory building floor area;
  - (d) not more than 50 percent of the width of the rear yard of any lot is occupied by accessory buildings;
  - (e) roof gardens and sun decks are not located on an accessory building located beyond the permitted building depth as regulated by section 4.16.2 of this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces shall be located within 7.9 m of the ultimate rear property line.

2.2.DW [Dwelling]

- One-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve, for the RS-3 and RS-3A Districts, any of the uses listed in section 3.2 including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than accessory buildings providing parking, and other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Laneway House, subject to the provisions of section 11.24 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.P [Parking]

- Parking Area ancillary to a principal use on an adjacent site.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
(c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, 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 one percent of the permitted floor area; and
(d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio and floor area:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used which:
    (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
    (ii) where a site has no developed secondary access, are attached to a principal building, or in an accessory building located within the building depth and width regulated by the provisions of section 4.16, up to a maximum of 42 m^2;
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) for buildings existing prior to April 12, 1988, basements, cellars and other spaces below floor surfaces located less than 2.0 m above finished grade and not extending beyond the outermost walls of the first or second storey at or above finished grade of the principal building but including covered porches complying with the conditions of section 4.4.3;
(g) in all other cases, basements, cellars and other spaces below floor surfaces located less than 1.8 m above finished grade and not extending beyond the outermost walls of the first or second storey at or above finished grade of the principal building but including covered porches complying with the conditions of section 4.4.3;
(h) covered porches, provided that:
    (i) they face a street or a rear property line and are located at the basement or first storey;

(ii) that portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law;
(iii) the total area being excluded does not exceed 5 percent of the permitted floor area; and
(iv) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;

(i) the floor area of a laneway house; and
(j) above grade floor area:
(i) built as open to below,
(ii) to which subsection 4.7.2(c) does not apply,
(iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
(iv) to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 35 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

(a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
(b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.8.5 For the purposes of section 4.8.4, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings, including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.

4.8.6 Notwithstanding section 4.8.5, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.

4.9 to 4.15 (Reserved)

RS-4 District Schedule

1 Intent

The intent of this Schedule is primarily to maintain the single-family residential character of the District, to conditionally permit laneway houses and, in some instances, the conversion of large homes to contain additional accommodation and some two-family dwellings and to accommodate retention of an existing residential building where creation of a new lot is otherwise approvable.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located in the rear yard and in no case are less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater, except that the floor area of a laneway house shall be deducted from the total allowable accessory building floor area;
  - (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]
- One-Family Dwelling.

2.2.I [Institutional]
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling, provided that:
  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) building additions shall not be permitted.
- One-Family Dwelling with Secondary Suite.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Laneway House, subject to the provisions of section 11.24 of this By-law.

3.2.I [Institutional]
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]
- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.R [Retail]
- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

(e) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(g) the floor area of a laneway house; and
(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 The maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 The maximum coverage of a site with an infill use by surface parking, accessory buildings, manoeuvring aisles, driveways, loading areas, other vehicular facilities and all principal buildings shall be 40 percent where no principal building exceeds 10.7 m or 2½ storeys in height, or 55 percent where no principal building exceeds 6.1 m or one storey plus a cellar in height.

4.8.5 The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

(a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
(b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.8.6 For the purposes of section 4.8.5, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings, including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.

4.8.7 Notwithstanding section 4.8.6, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.

4.9 Dwelling Unit Density

4.9.1 The maximum dwelling unit density for infill shall be 67 units per hectare.

4.10 to 4.17 **(Reserved)**

4.18 Non-Compliance With Regulations

4.18.1 Where, as a result of the creation of a site after January 1, 1991, a building existing at that date no longer complies with section 4.6.1, 4.7.1 or 4.8.1, such non-compliance shall be deemed not to constitute a contravention of that section provided that:

(a) the building if renovated has retained 40 percent of its value as of January 1, 1991 above its foundations:
(b) there has been no increase in floor area; and
(c) a minimum rear yard of 1.2 m is provided.

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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) he considers the advice of the City Engineer; and
(c) he considers all applicable policies and guidelines adopted by Council.

5.2 The Director of Planning may relax the requirements of Section 4.8.5 where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, provided that:

(a) he considers all applicable guidelines and policies adopted by Council; and
(b) he considers the advice of the City Engineer.

RS-5 District Schedule

1 Intent

The intent of this Schedule is generally to maintain the existing single-family residential character of the RS-5 District by encouraging new development that is compatible with the form and design of existing development, and by encouraging the retention and renovation of existing development but also to permit conditionally one-family dwellings with secondary suites and laneway houses. Emphasis is placed on design compatibility with the established streetscape. Neighbourhood amenity is intended to be enhanced through the maintenance and addition of healthy trees and plants.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in Section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;

  (b) all accessory buildings are:
  - (i) located within 7.9 m of the ultimate rear property line or located within the permitted building depth as regulated by Section 4.16 of this Schedule; and
  - (ii) in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of Section 11.1 of this By-law;

  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than the area given by the following formula except:
  - (i) this area need not be less than 48 m², and
  - (ii) the floor area of a laneway house shall be deducted from the total allowable accessory building floor area:

    [site width in metres x 3.0 m] + 20 m²;

  (d) accessory buildings occupy not more than 40% of the site width plus 4.2 m;

  (e) for the purpose of Section 2.2.A, site width shall be the average width of the portion of the site located within 7.9 m of the ultimate rear property line;

  (f) roof gardens and sundecks are not located on an accessory building located beyond the permitted building depth as regulated by Section 4.16.2 of this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces shall be located within 7.9 m of the ultimate rear property line.

2.2.DW [Dwelling]

- One-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including Section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in Section 3.2 including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.1 The uses listed in Section 3.2.1 may be permitted in the RS-5 District.

3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in Section 2.2.A of this Schedule, except that for buildings accessory to dwelling uses the total floor area shall not exceed the total floor area permitted in Section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.1.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Golf Course or Driving Range.
- Library in conjunction with a Community Centre.
- Marina.
- Park or Playground.
- Stadium or Arena.
- Zoo or Botanical Garden.

3.2.1.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.1.DW [Dwelling]

- Dwelling Unit in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of Section 11.16 of this By-law.
- Infill One-Family Dwelling, provided that:

  (a) it shall be for a caretaker;
  (b) it shall be subject to the provisions of Section 2.2.A regulating Accessory Buildings except that:
    (i) clause (a) thereof shall not apply to any portion not located within 7.9 m of the ultimate rear property line;
    (ii) clause (c) thereof shall not apply;
    (iii) clause (b) of Section 11.1 of this By-law shall not apply; and
  (c) its floor area shall not exceed 75 m² and shall be also counted in the accessory building area.

(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used which:
    (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
    (ii) where a site has no developed secondary access, are attached to a principal building, or in an accessory building located within the building depth regulated by the provisions of Section 4.16, up to a maximum of 42 m²;
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(g) covered porches, provided that:
    (i) they face a street or a rear property line and are located at the basement or first storey;
    (ii) that portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law;
    (iii) the total area being excluded does not exceed 5 percent of the permitted floor area; and
    (iv) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;
(h) areas of floors existing, proposed or as may be extended over open-to-below space located directly below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, provided that:
    (i) the distance from the floor to any part of the ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically; and
    (ii) the excluded floor area does not exceed 10 percent of the permitted floor area above finished grade;
(i) the floor area of a laneway house; and
(j) above grade floor area:
    (i) built as open to below,
    (ii) to which subsections 4.7.2(c) and 4.7.3(h) do not apply,
    (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
    (iv) to a maximum exclusion of one percent of permitted floor area.

4.7.4 Notwithstanding the provisions of Section 2 of this By-law, the maximum permitted floor area contained in a half-storey shall not include floor areas excluded in Section 4.7.3(h).

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 40 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

(a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
(b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.8.5 For the purposes of Section 4.8.4, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings, including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.

4.8.6 Notwithstanding section 4.8.5, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.

4.9 to 4.15 (Reserved)

4.16 Building Depth

4.16.1 For the purpose of this section, building depth shall mean the distance from the required front yard, measured in a straight line to a point directly opposite thereto along the exterior wall, including projections, facing the rear yard, except that where an existing building encroaches into the required front yard, the distance shall be measured from the front exterior wall rather than the required front yard.

4.16.2 The maximum building depth shall not exceed 40 percent of the depth of the site.

4.16.3 Projections into front and rear yards permitted under Sections 4.4.5, 4.4.6 and 4.6.3 shall not be included in the calculation of building depth.

4.17 External Design

4.17.1 For the purpose of Section 4.17, a front entrance means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means and a side entrance means a door facing a side yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.

4.17.2 There shall be no more than one separate and distinct front entrance to a one-family dwelling or one-family dwelling with secondary suite.

4.17.3 A side entrance to a one-family dwelling or one-family dwelling with secondary suite shall face a street or lane, or be located no less than 5.0 m from the side property line, except that there shall be no more than one side entrance facing each side property line.

4.17.4 For the purpose of providing light or access to a basement or cellar, the surface of the ground adjoining a building can be lowered without affecting the calculation of average elevation, provided that:

(a) the lowered surface does not extend more than 3.1 m into the required front or rear yard; and
(b) that portion of the building abutting the lowered surface:
  (i) faces either the front street or the rear property line; and
  (ii) is not greater than half the width of the building, or 4.6 m, whichever is the lesser.

4.17.5 Notwithstanding Section 4.17.2 or Section 4.17.3, the Director of Planning, on the advice of the Director of Permits and Licenses, may permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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; and
(d) one-family dwelling with secondary suite and laneway house.

5.2 The Director of Planning may relax the provisions of Sections 4.4, 4.5, 4.6 and 4.16, and the floor space ratio exclusions for parking in accessory buildings of Section 4.7.3(c)(i) of this Schedule where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, provided that:

(a) he first considers the submission of any advisory group, property owner or tenant;
(b) he considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
(c) in no case shall the yard requirements be reduced to less than 60 percent of the amount specified in this Schedule.

5.3 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 relax the provisions of Section 4.7 of this Schedule to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m^2.

5.4 The Director of Planning may relax 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) he considers the advice of the City Engineer; and
(c) he considers all applicable policies and guidelines adopted by Council.

5.5 The Director of Planning may relax the requirements of Section 4.8.4 where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, provided that:

(a) he considers all applicable guidelines and policies adopted by Council; and
(b) he considers the advice of the City Engineer.

RS-6 District Schedule

1 Intent

The intent of this Schedule is to maintain the single-family residential character of the District, to encourage a high standard of building design, materials, and landscape development while allowing design diversity in new development, to encourage retention of existing housing stock, and to conditionally permit laneway houses. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established landscape.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are:
    - (i) located within 7.9 m of the ultimate rear property line or located within the permitted building depth as regulated by section 4.16 of this Schedule; and
    - (ii) in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 30 percent of the minimum rear yard prescribed in this Schedule, or 48 m² whichever is the greater, except that the floor area of a laneway house shall be deducted from the total allowable accessory building floor area;
  - (d) not more than 67 percent of the width of the rear yard of any lot is occupied by accessory buildings;
  - (e) roof gardens and sun decks are not located on an accessory building located beyond the permitted building depth as regulated by section 4.16 of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces shall comply with the provisions of section 2.2.A(b) of this Schedule.

2.2.DW [Dwelling]

- One-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Community Centre or Neighbourhood House.
- Golf Course or Driving Range.
- Library in conjunction with a Community Centre.
- Marina.
- Park or Playground.
- Stadium or Arena.
- Zoo or Botanical Garden.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Unit in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill One-Family Dwelling, provided that:
  (a) it shall be for a caretaker;
  (b) it shall be subject to the provisions of section 2.2.A regulating Accessory Buildings except that:
    (i) clause (a) thereof shall not apply to any portion not located within 7.9 m of the ultimate rear property line;
    (ii) clause (c) thereof shall not apply; and
    (iii) clause (b) of section 11.1 of this By-law shall not apply; and
  (c) its floor area shall not exceed 75 m² and shall be also counted in the accessory building area.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Laneway House, subject to the provisions of section 11.24 of this By-law.

3.2.I [Institutional]
- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.

(iv) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including covered porches,

a basement or cellar is permissible.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;

(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

(c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, 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 one percent of the permitted floor area.;

(d) areas of basement or cellar below those decks, skylights or roofs which are greater than 1.8 m above the horizontal datum plane as described in 4.3.3 and 4.3.4 shall be included in the above-grade floor space ratio calculation as described in 4.7.1; and

(e) the floor area of bay windows, regardless of seat height, location on building, or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) uncovered residential balconies, uncovered decks at or below the first storey floor level and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;

(b) uncovered roof decks and roof gardens provided that the Director of Planning first approves the design of guards and privacy screening;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used which:
   (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
   (ii) where a site has no developed secondary vehicular access, are located in a principal building, or in an accessory building located within the building depth regulated by the provisions of section 4.16, up to a maximum of 42 m^2;

(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;

(e) areas of undeveloped floors which are located above the highest storey and any half-storey and to which there is no permanent means of access other than a hatch;

(f) areas of floors existing, proposed or as may be extended over open-to-below space on a storey or a half-storey with a height of less than 1.2 m as measured to the underside of roof rafters or to the underside of the top member of a truss;

(g) covered porches complying with 4.17.31, provided that:
   (i) they face a street or a rear property line and are located at or below the first storey floor level;
   (ii) they shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law; and

(iii) the total area being excluded does not exceed 5 percent of the permitted floor area; and
(iv) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;

h) floors located below the first storey as defined in section 4.7.5 (a) with a height of less than 1.2 m measured to the underside of floor joists;

(i) areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 6:12 pitch and the related ceiling maintains the same pitch as the roof joists, provided that:
(i) the distance from the floor to any part of the ceiling or underside of roof rafters is no higher than 2.3 m and no lower than 1.2 m, both measured vertically; and
(ii) the floor area excluded under 4.7.3 (i) does not exceed 10 percent of the permitted floor area above the basement or cellar level;

(j) the floor area of a laneway house; and

(k) above grade floor area:
(i) built as open to below,
(ii) to which subsections 4.7.2(c) and 4.7.3(i) do not apply,
(iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
(iv) to a maximum exclusion of one percent of permitted floor area.

4.7.4 Notwithstanding the provisions of section 2 of this By-law regarding the maximum permitted floor area contained in a half-storey, the floor areas excluded in section 4.7.3 (i) shall not be counted in this half-storey calculation.

4.7.5 For the purposes of this Schedule:

(a) the first storey shall be the storey with an average floor elevation at or below:
(i) 2.0 m above existing grade for houses existing prior to April 12, 1988; and
(ii) 1.8 m above existing grade for all other houses; and

(b) the second storey shall be the next storey above the first storey, but no portion of the second storey floor level shall be more than 3.7 m above the first storey floor level.

4.8 Site Coverage and Impermeability

4.8.1 The maximum site coverage for buildings shall be 40 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

(a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approveable parking space times 3.1 m; and
(b) for each additional parking space, 67 m² to accommodate vehicular access and maneuvering.

4.8.5 For the purposes of section 4.8.4, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings, including carports, covered porches and entries; asphalt, concrete, brick, stone, and wood.

4.8.6 Notwithstanding section 4.8.5, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.

4.9 to 4.15 (Reserved.)

4.16 Building Depth

4.16.1 The maximum permitted building depth shall not exceed the percentages indicated in the following table:

Portion of building width and location	Maximum building depth as percent of site depth
Centre 60% of the maximum allowable building width	40 percent
20% of maximum allowable building width as measured from both side yard setback lines	35 percent

4.16.2 For the purpose of section 4.16.1, building depth shall mean the distance from, and perpendicular to, the required front yard, measured in a straight line to a point directly opposite thereto at the furthest extent of the building, including decks, except that where an existing building encroaches into the required front yard, the distance shall be measured from the front exterior wall rather than the required front yard.

4.16.3 For the purposes of section 4.16.1, the maximum building width shall be that determined by the site width less the required side yard setbacks required under section 4.5 and, where applicable, section 11.1 of this By-Law.

4.16.4 For corner sites, the maximum building depth for the 20 percent portion of the maximum building width as described in section 4.16.1 which faces a flanking street or lane shall be 40 percent.

4.16.5 Where a 20 percent portion of the maximum building width as indicated in section 4.16.1 is adjacent to a site fronting the same street, and that site has a principal building, the projected rear of which (excluding any decks at or below the first storey floor level) extends further back than the 35 percent building depth of the subject site, the building depth for this portion of the subject site may be increased to match the adjacent site's principal building's projected depth but shall not exceed 40 percent.

4.16.6 Notwithstanding section 4.16.1 regarding the 20 percent of the maximum allowable building width as measured from both side yard setback lines permitting a maximum building depth of 35 percent, open and covered decks, at or below the first storey floor level, and basements and cellars may project to a maximum 40 percent building depth.

4.16.7 Projections into front and rear yards permitted under section 4.4.2, 4.4.4, 4.6.2, 4.6.3 and 4.17.4 shall not be included in the calculation of building depth.

4.17 External Design

4.17.1 For the purpose of section 4.17, a front entrance means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means and a side entrance means a door located on that part of a building facing a side yard and at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.

4.17.2 There shall be no more than one separate and distinct front entrance to a one-family dwelling or one-family dwelling with secondary suite.

4.17.3 A side entrance to a one-family dwelling or one-family dwelling with secondary suite unit shall only be permitted where the side yard faces a street or lane or where the door is no less than 5.0 m from the side property line and no more than one side entrance shall be permitted facing each side yard, except two side doors may be permitted to face a side yard which abuts a street or lane.

4.17.4 For the purpose of providing light or access to a basement or cellar, the surface of the ground adjoining a building can be lowered without affecting the calculation of average floor elevation, provided that:

(a) the lowered surface does not extend into the required front yard nor more than 3.1 m into the required rear yard including access to the lowered surface; and
(b) that portion of the building abutting the lowered surface:
    (i) faces either the front street or the rear property line; and
    (ii) is not greater than half the width of the building, or 4.6 m, whichever is the lesser.

4.17.5 Notwithstanding section 4.17.2 or section 4.17.3, the Director of Planning, on the advice of the Director of Permits and Licenses, may permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.

4.17.6 For portions of a building more than 7.3 m above the horizontal datum plane as defined by 4.3.3 and 4.3.4:

(a) dormer roofs shall be gable, hip or shed in form and shall have a minimum slope of 4:12 and a maximum slope of 14:12 and no part shall exceed 9.1 m above the horizontal datum plane except for dormers described under section 4.17.9 (c); and
(b) all roofs other than dormer roofs shall have a minimum slope of 6:12 and a maximum slope of 14:12, shall be either hip or gable or a combination of both and shall intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.3 m above the horizontal datum plane or 0.6 m above the floor level of a half-storey or attic above the second storey.

(e) be used so that, notwithstanding section 4.17.34 (c) and (d), materials on chimneys, basements, cellar or crawl space walls, entry porches, entry porch columns, guards, handrails, windows, doors, window and door trims, belt courses, facia boards, trim boards, gutters and drain pipes, architectural accents totalling less than 1.0 m² per building elevation, and porch roof gable ends are not included when calculating the number of exterior wall cladding materials; and

(f) be used so that all wall cladding materials used on a front facade shall be continued in equal proportions no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane such as at a bay or chimney projection.

4.17.35 Roofing materials shall:

(a) include wood shingles or wood shakes in natural finish, or asphalt shingles coloured black, blue, grey, green, brown, burgundy, tan, or beige; or
(b) include slate or slate composites coloured black, green, or grey; or
(c) include copper or baked enamel matte or flat finished metal roof systems coloured black, grey, brown, beige, or tan; or
(d) include flat profile concrete or clay roof tiles in matte or flat finished colours black, grey, brown, beige, or tan.

4.17.36 Notwithstanding sections 4.17.35 (a) to (d) the use of skylights or flashing shall not be precluded.

4.17.37 Roofs with a slope of less than 4:12 shall be exempt from the requirements of sections 4.17.35 (a) to (d) and the roof materials thereon are not regulated by this Schedule.

4.17.38 Except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces, all doors and windows shall have a minimum 75 mm wide trim all around except door sill trim may be omitted.

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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; and
(d) one-family dwelling with secondary suite and laneway house.

5.2 The Director of Planning may relax the height and yard and building depth provisions of sections 4.4, 4.5, 4.6, 4.16, and 4.17.6 and the floor space ratio exclusions for parking in accessory buildings of section 4.7.3(c)(i) of this Schedule where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, provided that:

(a) he first considers the submission of any advisory group, property owner or tenant; and
(b) he considers all applicable policies and guidelines adopted by Council; and
(c) in no case shall the yard requirements be reduced to less than 60 percent of the amount specified in this Schedule.

5.3 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 relax the provisions of section 4.7 of this Schedule to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

5.4 Relaxations for New Buildings

5.4.1 The Director of Planning may relax the requirements of sections 4.17.6 roof form, 4.17.8 roof decks, 4.17.9 dormers, 4.17.10 gables, 4.17.11 bay windows, 4.17.12 basements, 4.17.30 chimneys, 4.17.31 and 4.17.32 entry porches, 4.17.33 windows, 4.17.34 exterior wall cladding, 4.17.35 roofing materials, and 4.17.38 window trim provided that:

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

5.4.2 The Director of Planning may relax 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 m^2 where the development of a half-storey above an existing second storey is not possible due to designated flood construction levels.

5.5 Relaxations for Renovations and Additions

5.5.1 Where renovations and additions are proposed to a building existing prior to March 26, 1996, the Director of Planning may relax the requirements of sections 4.17.6 roof form, 4.17.8 roof decks, 4.17.9 dormers, 4.17.10 gables, 4.17.11 bay windows, 4.17.12 basements, 4.17.30 chimneys, 4.17.31 and 4.17.32 entry porches, 4.17.33 windows, 4.17.34 exterior wall cladding, 4.17.35 roofing materials, and 4.17.38 window trim where the Director of Planning considers these requirements to be unduly restrictive, and provided that:

(a) he considers the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) he considers the effects on neighbouring properties with particular regard to shadowing and loss of privacy;
(c) he considers the presence of original materials and detailing and their architectural merit;
(d) he considers the extent and exterior design of the proposed new work as related to the existing buildings character and design;
(e) he may require submission of photographs and drawings showing the existing property and surrounding properties; and
(f) he may consider the submission or any advisory group, property owner or tenant.

5.5.2 The Director of Planning may relax 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 m^2 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.

5.5.3 The Director of Planning may relax 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) he considers the advice of the City Engineer; and
(c) he considers all applicable policies and guidelines adopted by Council.

RS-7 District Schedule

1 Intent

The intent of this Schedule is: to maintain the single-family residential character of the RS-7 District; on typical smaller lots, to conditionally permit two-family dwellings, multiple conversion dwellings and laneway houses; and on larger lots, to conditionally permit multiple dwellings and infill. Neighbourhood amenity is enhanced through external design regulations.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 of this Schedule shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are:
    - (i) located within 7.9 m of the ultimate rear property line or located within the permitted building depth as regulated by section 4.16 of this Schedule; and
    - (ii) in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 45 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater, except that floor area previously excluded from existing development pursuant to section 4.7.4(c) of this Schedule and the floor area of a laneway house, shall be deducted from the total allowable accessory building floor area;
  - (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings; and
  - (e) roof gardens and sun decks are not located on an accessory building located beyond the permitted building depth as regulated by section 4.16 of this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces shall comply with the provisions of section 2.2.A(b) of this Schedule.

2.2.DW [Dwelling]

- One-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.1.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.1.C [Cultural and Recreational]
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.1.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.1.DW [Dwelling]
- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, and the effect of the conversion on adjacent properties and the character of the area;
  (b) no development permit shall be issued unless the Director of Planning is satisfied that the dwelling will comply with the relevant provisions of other by-laws that relate to the design, construction and safety of buildings and until the requisite permits required by such by-laws are issuable.

- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite.
- Two-Family Dwelling provided that access is provided from one dwelling unit to the other dwelling unit within the building except that this clause does not apply to:

  (i) a building existing prior to January 9, 2001; or
  (ii) a building on a site 668 m² or larger in area.

- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Laneway House, subject to the provisions of section 11.24 of this By-law.

(i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically; and
(ii) the excluded floor area does not exceed 10 percent of the permitted total floor area;
(j) the floor area of a laneway house; and
(k) above grade floor area:
(i) built as open to below,
(ii) to which subsections 4.7.3(c) and 4.7.4(i) do not apply,
(iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
(iv) to a maximum exclusion of one percent of permitted floor area.

4.7.5 Notwithstanding the definition of "half-storey" in section 2 of this By-law, for the purposes of this Schedule the maximum permitted floor area contained in a half-storey shall not include floor area excluded in section 4.7.4(i) of this Schedule.

4.8 Site Coverage and Impermeability

4.8.1 The maximum site coverage for buildings shall be 40 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 Except for multiple dwellings, the area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

(a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
(b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.8.5 For the purposes of section 4.8.4 of this Schedule, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, garages, accessory buildings, covered porches and entries; asphalt; concrete; brick; stone; and wood.

4.8.6 Notwithstanding section 4.8.5 of this Schedule, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.

4.9 [Parking – see Parking By-law.]

4.10 to 4.15 (Reserved)

4.16 Building Depth

4.16.1 For the purpose of this section, building depth shall be the distance measured from the minimum required front yard setback line along a straight line perpendicular to the front yard line to the point on the exterior rear wall of the principle building or the rear of any decks more than 0.6 m above grade, farthest from the front yard setback line except that where an existing building encroaches into the required front yard, the distance shall be measured from the front exterior wall rather than the required front yard setback line.

4.16.2 The maximum building depth for one-family, two-family, and multiple conversion dwelling shall not exceed 40 percent of the depth of the site.

4.16.3 Projections into the required yards permitted under section 4.4.1 (d) and (e) and section 4.6.3 of this Schedule shall not be included in the calculation of building depth.

4.17 External Design

4.17.1 For the purpose of section 4.17 of this Schedule, a front entrance means a door facing the front yard and located at or within 2.0 m of grade or connected to grade by stairs, a ramp or other means and a side entrance means a door located on that part of a building facing a side yard and at or within 2.0 m of grade or connected to grade by stairs, a ramp or other means.

4.17.2 Except where the site is 668 m² or larger in area, there shall be no more than one separate and distinct front entrance to a one-family dwelling, two-family dwelling, or multiple conversion dwelling.

4.17.3 A side entrance to a dwelling shall only be permitted where the side yard faces a street or lane or where the door is no less than 5.0 m from the side property line and no more than one side entrance shall be permitted facing each side yard, except where the side yard faces a street or lane.

4.17.4 Notwithstanding section 4.17.2 or section 4.17.3 of this Schedule, the Director of Planning, on the advice of the Director of Permits and Licenses, may permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.

4.17.5 On sites less than 307 m² in area, a vehicular driveway access ramp to parking in a basement or cellar may be provided and the surface of the ground adjoining the principle building may be lowered without affecting the calculation of the first storey floor elevation, provided that:

(a) the lowered surface is no wider than 6.1 m; and
(b) the portion of the building abutting the lowered surface faces a street or lane.

4.17.6 For portions of a building more than 7.3 m in height:

(a) dormer roofs shall be gable, hip or shed in form and shall have a minimum slope of 4:12 and a maximum slope of 14:12 and no part shall exceed a height of 9.1 m except for dormers described under section 4.17.9 (c)of this Schedule; and
(b) all roofs other than dormer roofs shall have a minimum slope of 6:12 and a maximum slope of 14:12, shall be either hip or gable or a combination of both and shall intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.3 m above the base surface or 0.6 m above the floor level of a half-storey or attic above the second storey.

4.17.7 The items described in section 10.11.1(a), (c) and (d) of this By-law shall not be considered in the determination of building height for the purpose of section 4.17.6 of this Schedule.

RT-1 District Schedule

1 Intent

The intent of this Schedule is primarily to permit side-by-side two family dwellings.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
  (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- One-Family Dwelling.
- Two-Family Dwelling, provided the units are side by side.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Multiple Conversion Dwelling, resulting from the conversion of a building existing as of June 18, 1956, provided that:
  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
  (b) where the Multiple Conversion Dwelling will contain more than two units, building additions shall not be permitted; and
  (c) no housekeeping or sleeping units shall be created.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]
- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]
- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.P [Parking]

- Parking Area ancillary to a principal use on an adjacent site.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.U [Utility and Communication]

- Public Utility.

4 Regulations

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

4.1 Site Area

4.1.1 The minimum site area shall be:

(a) 445 m² for a one-family dwelling;
(b) 445 m² for a one-family dwelling with secondary suite;
(c) 780 m² for a two-family dwelling.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 A building shall not exceed 6.1 m in height and shall not have more than one storey.

4.4 Front Yard

4.4.1 A front yard with a minimum depth of 7.3 m shall be provided.

4.4.2 In the case of a site having an average depth of less than 36.5 m, the required front yard may be reduced in accordance with section 11.2 of this By-law.

4.5 Side Yards

4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the building, except that it need not be more than 1.5 m in width.

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 In the case of a site having an average depth of less than 36.5 m, the required rear yard may be reduced in accordance with section 11.2 of this By-law.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.60.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which, in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
(e) areas of undeveloped floors which are located:
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m; and
(g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.9 [Deleted — see Parking By-law.]

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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.

RT-2 District Schedule

1 Intent

The intent of this Schedule is to permit two-family dwellings and to conditionally permit, in some instances, low density multiple-family housing.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law, and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m^2, whichever is the greater;
  (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- One-Family Dwelling.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Club, provided that no commercial activities are carried on and the use does not adversely impact adjacent residential premises.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Multiple Conversion Dwelling, resulting from the conversion of a building existing as of June 18, 1956, provided that:
  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) where the Multiple Conversion Dwelling will contain more than two units, building additions shall not be permitted.
- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]
- Ambulance.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

(e) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m; and
(g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 For a multiple dwelling or seniors supportive or assisted housing, the maximum coverage of the site by surface parking, accessory buildings, manoeuvring aisles, driveways, loading areas, other vehicular facilities and all principal buildings shall be 40 percent where no principal building exceeds 9.2 m, two storeys plus a cellar or one storey plus a basement in height, or 55 percent where no principal building exceeds 6.1 m or one storey plus a cellar in height.

4.8.5 For a multiple dwelling or seniors supportive or assisted housing, in the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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.

RT-3 District Schedule

1 Intent

The intent of this Schedule is to encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings. Redevelopment is encouraged on sites with existing buildings of style and form which are inconsistent with the area's pre-1920 architecture. Emphasis is placed on the external design of additions to existing buildings and new buildings to encourage the preservation of the historic architectural character of the area. Floor area incentives are included to achieve the creation of affordable housing and the rehabilitation of original buildings which are important to the neighbourhood's character.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
  (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions or exterior alterations shall be permitted, except as required under clause (c);
  (b) the number of dwelling units is limited to two; and
  (c) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Club, provided that no commercial activities are carried on and the use does not adversely impact adjacent residential premises.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill Multiple Dwelling.
- Infill One-Family Dwelling.
- Infill Two-Family Dwelling.
- Micro dwelling, subject to the provisions of section 11.26 of this By-law.
- Multiple Conversion Dwelling, resulting from the conversion of a building existing as of November 3, 1992, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area.

- Multiple Dwelling.
- One-Family Dwelling.
- One-Family Dwelling with Secondary Suite.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Rooming House.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

(b) if one or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites shall not be used in computing the average;
(c) where the site is adjacent to a flanking street or lane, the average depth shall be computed using the remainder of the adjacent sites; and
(d) the front yard shall not exceed 3.7 m in depth.

4.4.2 The Director of Planning may permit an increase in the maximum front yard prescribed in section 4.4.1 where adjoining buildings already exceed the maximum front yard and the increase would provide for a consistent setback.

4.5 Side Yards

4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the building, except that it need not be more than 1.5 m in width.

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 20.0 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 In the case of a site having an average depth of less than 36.5 m, the required rear yard may be reduced in accordance with section 11.2 of this By-law.

4.6.3 The Director of Planning may permit a reduced rear yard where adjoining existing buildings do not meet the minimum rear yard prescribed in section 4.6.1.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.60. The Director of Planning may permit an increase in this maximum floor space ratio for multiple conversion dwellings, multiple dwellings or seniors supportive or assisted housing, rooming houses, development with more than one principal building, or one- and two-family dwellings to 0.75 and for infill to 0.95, provided that he first considers:

(a) the intent of this Schedule and 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 architectural character and general amenity desired for the area.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings, artist studios, residential units associated with and forming an integral part of an artist studio, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(g) covered verandas, porches or inset balconies, provided that the side facing the street or the rear property line is not enclosed, with the exception of guard rails the height of which shall not exceed the minimum specified in the Building By-law;
(h) fire escapes, on a building existing as of November 3, 1992, which are designed to meet City requirements for secondary egress; and
(i) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule

1 Intent

The intent of this Schedule is to encourage the retention of existing residential structures and to encourage and maintain a family emphasis. In the RT-4 and RT-4N Districts emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area, and on being neighbourly in scale and placement. In the RT-4A and RT-4AN Districts this emphasis is limited to certain uses. The RT-4N and RT-4AN Districts differ from the RT-4 and RT-4A Districts, respectively, in that they require evidence of noise mitigation for residential development.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted and shall be issued a permit in these Districts.

2.2 Uses

2.2.1 The uses listed in section 2.2.1 shall be permitted in the RT-4, RT-4A, RT-4N, and RT-4AN Districts.

2.2.1.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m^2, whichever is the greater;
  - (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings; and
  - (e) roof decks and sundecks are not located on an accessory building.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.1.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
  - (a) no additions shall be permitted;
  - (b) no housekeeping or sleeping units shall be created;
  - (c) the number of dwelling units is limited to two; and
  - (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.1.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

2.2.2 The uses listed in section 2.2.2 shall be permitted in the RT-4A and RT-4AN Districts.

2.2.2.DW [Dwelling]

- One-Family Dwelling.
- Two-Family Dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2 including such conditions as it may decide provided that it first considers:

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

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the RT-4, RT-4A, RT-4N, and RT-4AN Districts.

3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.1.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.1.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.1.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.1.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule), resulting from the conversion of a building existing as of December 6, 1977, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
  (b) building additions shall be in keeping with the character of the building; and
  (c) no housekeeping or sleeping units shall be created.

- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.1.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.1.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.1.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.1.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.1.U [Utility and Communication]

- Public Utility.

3.2.2 The uses listed in section 3.2.2 may be permitted in the RT-4 and RT-4N Districts.

3.2.2.DW [Dwelling]

- One-Family Dwelling.
- Two-Family Dwelling.

4 Regulations

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 RT-4N and RT-4AN Districts.

4.1 Site Area

4.1.1 The minimum site area for a one-family dwelling, a one-family dwelling with secondary suite, or a two-family dwelling shall be 306 m².

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 A building shall not exceed 10.7 m in height and shall not have more than 2½ storeys.

4.4 Front Yard

4.4.1 A front yard with a minimum depth of 7.3 m shall be provided.

4.4.2 In the case of a site having an average depth of less than 36.5 m, the required front yard may be reduced in accordance with section 11.2 of this By-law.

4.4.3 The Director of Planning or the Development Permit Board, as the case may be, may relax the minimum depth of the required front yard provided he first considers the depths of the adjacent front yards and all applicable policies and guidelines adopted by Council.

4.5 Side Yards

4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the building, except that it need not be more than 1.5 m in width.

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided.

4.6.2 In the case of a site having an average depth of less than 36.5 m, the depth of the required rear yard may be decreased in accordance with section 11.2 of this By-law.

4.6.3 Where the rear of a site abuts a lane, the depth of the required rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.60.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;

(e) areas of undeveloped floors which are located:
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;

(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(g) covered verandahs or porches, provided that:
  (i) the portion facing the street or rear property line shall be open or protected by guard rails, the height of which shall not exceed the minimum specified in the Building By-law; and
  (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13 percent of the permitted floor space; and

(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.9 to 4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for dwelling uses in the RT-4N and RT-4AN Districts shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he 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 he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.

5.3 In order to maintain the character of the neighbourhood, including where possible the retention of existing buildings, the Development Permit Board or the Director of Planning, as the case may be, may relax the provisions of sections 4.5 and 4.6 of this Schedule in the case of infill, provided he first considers all applicable policies and guidelines adopted by Council.

RT-5, RT-5A, RT-5N and RT-5AN Districts Schedule

1 Intent

The intent of this Schedule is to encourage the retention of existing residential structures. In the RT-5 and RT-5N Districts emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area, and on being neighbourly in scale and placement. In the RT-5A and RT-5AN Districts this emphasis applies only to certain uses or to development seeking density relaxations. The RT-5N and RT-5AN Districts differ from the RT-5 and RT-5A Districts, respectively, in that they require evidence of noise mitigation for residential development.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted and shall be issued a permit in these Districts.

2.2 Uses

2.2.1 The uses listed in section 2.2.1 shall be permitted in the RT-5, RT-5A, RT-5N, and RT-5AN Districts.

2.2.1.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
  (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings; and
  (e) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.1.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.1.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

2.2.2 The uses listed in section 2.2.2 shall be permitted in the RT-5A and RT-5AN Districts.

2.2.2.DW [Dwelling]

- One-Family Dwelling.
- Two-Family Dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2 including such conditions as it may decide provided that it first considers:

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

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the RT-5, RT-5A, RT-5N, and RT-5AN Districts.

3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.1.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.1.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.1.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.1.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule), resulting from the conversion of a building existing as of December 6, 1977, provided that:
  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
  (b) building additions shall be in keeping with the character of the building; and
  (c) no housekeeping or sleeping units shall be created.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
(d) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including day care facilities, recreation facilities and meeting rooms, to a maximum total area of 10 percent of the total permitted floor area;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(g) covered verandahs or porches, provided that:
    (i) the portion facing the street or rear property line shall be open or protected by guard rails, the height of which shall not exceed the minimum specified in the Building By-law; and
    (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13 percent of the permitted floor space; and
(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.9 to 4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for dwelling uses in the RT-5N and RT-5AN Districts shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he 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 he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.

5.3 The Development Permit Board or the Director of Planning, as the case may be, may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of multiple dwellings or seniors supportive or assisted housing, provided that:

(a) he first considers 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.

5.4 The Development Permit Board or the Director of Planning, as the case may be, may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of infill, provided that he first considers all applicable policies and guidelines adopted by Council.

5.5 The Director of Planning may relax the floor space provisions of section 4.7.1 of this Schedule in the case of one-family dwellings, one-family dwellings with secondary suites, and two-family dwellings where he is satisfied that their design reflects the character of the streetscape and is compatible with the design and siting of buildings on adjoining sites, provided that:

(a) he first considers all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner or tenant; and
(b) the floor space ratio does not exceed 0.75.

RT-6 District Schedule

1 Intent

The intent of this Schedule is to encourage the retention, renovation and restoration of existing residential buildings which maintain an architectural style and building form consistent with the area. Redevelopment will be encouraged on sites with smaller buildings or buildings of architectural style and form which are inconsistent with the area. Emphasis is placed on requiring the external design of buildings and additions to buildings to follow the proportions, rhythm and details of architectural features of the area.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings shall be located in the rear yard and in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m^2, whichever is the greater;
  (d) not more than 80 percent of the width of the rear yard of any lot shall be occupied by accessory buildings; and
  (e) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created; and
  (c) the number of dwelling units is limited to two.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store which was existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling,[1] provided that:
  (a) additions shall be in keeping with the character of the building; and
  (b) no housekeeping or sleeping units shall be created.
- Multiple Dwelling.
- One-Family Dwelling.
- One-Family Dwelling with Secondary Suite.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]
- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

[1] [other than as provided for in Section 2.2.DW of this Schedule]

(d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

(e) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including day care facilities, recreation facilities and meeting rooms, to a maximum total area of 10 percent of the total permitted floor area;

(f) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;

(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(h) fire escapes which are designed to meet City requirements for secondary egress; and

(i) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 The maximum site coverage for any portion of the site used for parking shall be 30 percent.

4.9 to 4.16 (Reserved)

4.17 External Design [These regulations apply only to conditional approval uses]

4.17.1 For the purpose of sections 4.17.2 and 4.17.3 the principal facade means the building face that is situated closest to the front property line.

4.17.2 The principal facade shall have:

(a) a maximum height computed on a ratio of 1.3 to 1 with the width of the principal facade;
(b) a maximum width of 9.2 m;
(c) a principal access by means of a straight staircase at right angle to the street, leading to a first-storey porch or open-sided verandah; and
(d) a single principal entrance with single or double doors.

4.17.3 Except for the principal facade, all facades facing the front property line shall be set back at least 3.0 m from the front yard.

4.17.4 All building facades shall be characterized by the following:

(a) the style and form of architecture and exterior finishes to be consistent with those residential buildings in this District listed in the Vancouver Heritage Register; and
(b) the floor of the first storey to be a minimum of .9 m and a maximum of 2.0 m above grade.

4.17.5 Windows shall be characterized by the following:

(a) for renovations or additions to existing buildings and for new construction, windows shall approximately replicate windows on the residential buildings in this District listed in the Vancouver Heritage Register.

4.17.6 Roofs shall be characterized by the following:

(a) gable or hip-on-gable style; and
(b) shingle finish.

4.17.7 The Director of Planning may permit a development which varies from any of the regulations of sections 4.17.1 to 4.17.6 inclusive, provided that:

(a) it is consistent with residential buildings in this District listed in the Vancouver Heritage Register;
(b) a consistent architectural style and form is achieved for every building on the site; and
(c) it reflects the character of the streetscape and is compatible with the design of buildings on adjoining sites.

4.17.8 The Director of Planning may require the retention of any one or more of the following architectural or ornamental features:

(a) window, door and roof decoration;
(b) bay windows;
(c) tower or turret features;
(d) hand rails, balusters;
(e) wood tracery or bargeboard.

RT-7 District Schedule

1 Intent

The intent this Schedule is to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized. The regulations reflect the smaller size of buildings relative to surrounding districts.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this district and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds:
    - (i) 3.1 m in height measured to the highest point of the roof if a flat roof; or
    - (ii) 3.5 m measured 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, except under clause (b) below, no portion of an accessory building may exceed 4.0 m in height;
  - (b) in the case of an accessory building which contains a roof deck or sundeck, 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;
  - (c) all accessory buildings are located:
    - (i) within 6.7 m of the ultimate rear property line, or located within the permitted building depth as regulated by section 4.16 of this Schedule, but subject to clause (ii);
    - (ii) in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (d) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 42 m^2;
  - (e) not more than 80 percent of the width of the site at the rear property line of any lot is occupied by accessory buildings;
  - (f) in the case of a site more than 30.5 m in depth, the accessory building does not include a roof deck or sundeck.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule,) resulting from the conversion of a building existing as of May 17, 1994, provided that:

  (a) before making a decision, the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
  (b) building additions shall be in keeping with the character of the building; and
  (c) no housekeeping or sleeping units shall be created.

- One-Family Dwelling.
- One-Family Dwelling with Secondary Suite.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

(b) for other uses permitted by this District Schedule, an increase in the maximum floor pace ratio to a maximum of 0.60.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, 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 eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 6.7 m in length so used, which:
    (i) are located in an accessory building located on the site in accordance with section 2.2.A of this schedule or in an infill building, up to a maximum of 42 m^2;
    (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth regulated by the provisions of section 4.16, up to a maximum area that the Director of Planning may determine, provided he first considers all applicable policies and guidelines adopted by Council;
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(g) covered verandas or porches, provided that:
    (i) the portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law; and
    (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13 percent of the permitted floor space; and
(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.9 to 4.15 (Reserved)

4.16 Building Depth

4.16.1 The maximum distance between the required minimum front yard and the rear of the building shall be 35 percent of the site depth (measured prior to any required lane dedication).

4.16.2 The Director of Planning may permit the building depth measurement to be increased, provided he first considers all applicable policies and guidelines adopted by Council.

4.16.3 The Director of Planning may permit an infill building in the rear yard, provided he first considers all applicable policies and guidelines adopted by Council.

4.17 External Design

4.17.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, provided that:

(a) the purpose is to provide light or access to a basement or cellar;
(b) the lowered surface does not extend more than 3.1 m into the required front or rear yard; and
(c) that portion of the building abutting the lowered surface:
    (i) faces either the front street or the rear property line; and
    (ii) is not greater than half the width of the building, or 4.6 m, whichever is the lesser.

4.18 Dwelling Unit Density

4.18.1 The total number of dwelling units shall not exceed:

(a) for infill: 62 units per hectare;
(b) for multiple conversion dwellings: 74 units per hectare;

and where the calculation of dwelling unit per hectare results in a fractional number, the number shall be rounded down to the nearest whole number.

5 Relaxation Of Regulations

5.1 The Director of Planning may relax 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he 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 he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.

5.3 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 relax section 4.7 of this District Schedule to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

5.4 If the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may relax:

(a) 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;
(b) 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;
(c) for infill buildings, the excluded parking floor space, permitted under section 4.7.3, to a maximum of 48 m².

RT-8 District Schedule

1 Intent

The intent of this Schedule is to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this district and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds:
    - (i) 3.1 m in height measured to the highest point of the roof if a flat roof; or
    - (ii) 3.5 m measured 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 an accessory building may exceed 4.0 m in height;
  - (b) in the case of an accessory building which includes a roof deck or sundeck in which case 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;
  - (c) all accessory buildings are located:
    - (i) within 6.7 m of the ultimate rear property line, or located within the permitted building depth as regulated by section 4.16 of this Schedule, but subject to clause (ii);
    - (ii) in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  - (d) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 42 m^2;
  - (e) not more than 80 percent of the width of the site at the rear property line of any lot is occupied by accessory buildings;
  - (f) in the case of a site more than 30.5 m in depth, the accessory building does not include a roof deck or sundeck.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule), resulting from the conversion of a building existing as of May 17, 1994, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
  (b) building additions shall be in keeping with the character of the building; and
  (c) no housekeeping or sleeping units shall be created.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.50, except that if the Director of Planning first considers the intent of this District Schedule, all applicable policies and guidelines adopted by Council, and the submissions of all advisory groups, property owners, or tenants, the Director of Planning may permit:

(a) for one-family dwellings, two-family dwellings, infill dwellings, infill dwellings, multiple conversion dwellings, and multiple dwellings or seniors supportive or assisted housing:
  (i) an increase in the maximum floor space ratio to a maximum of 0.75
  (ii) floor space beyond 0.75 provided that there are no building additions and the floor space to be permitted is within the lowest floor, walls, and roof of a building existing as of July 24, 1990, except for floor space additions up to a maximum of 5.0 m², which may be the result of meeting the exiting requirements of the Building By-law or providing additional daylight into existing attic space,
  (iii) a floor space increase up to 5.0 m² beyond the floor space permitted under subclauses (i) and (ii) above, where the proposed development includes the retention of an existing building and the Director of Planning is satisfied the increase will assist in the retention,
  (iv) on sites where the permitted floor space ratio under subclauses (i), (ii), and does not result in at least 185 m² of floor space, permit a further increase in the floor space ratio to achieve 185 m²; and
(b) for other uses permitted by this District Schedule, an increase in the maximum floor space ratio to a maximum of 0.60.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, 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 eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 6.7 m in length so used, which:
  (i) are located in an accessory building located on the site in accordance with section 2.2.A of this schedule or in an infill building, up to a maximum of 42 m²;
  (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth regulated by the provisions of section 4.16, up to a maximum area that the Director of Planning may determine, provided he first considers all applicable policies and guidelines adopted by Council;

(d) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including child day care facilities, recreation facilities and meeting rooms, provided that:
  (i) the total area being excluded shall not exceed 10 percent of the total permitted floor area; and
  (ii) in the case of child day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;

(e) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.

(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(g) covered verandas or porches, provided that:
  (i) the portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law; and
  (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13 percent of the permitted floor space; and

(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.9 to 4.15 (Reserved)

4.16 Building Depth

4.16.1 The maximum distance between the required minimum front yard and the rear of the building shall be 35 percent of the site depth (measured prior to any required lane dedication).

4.16.2 The Director of Planning may permit the maximum building depth to be increased, provided he first considers all applicable policies and guidelines adopted by Council.

4.16.3 The Director of Planning may permit an infill building in the rear yard, after first considering all applicable policies and guidelines adopted by Council.

RT-9 District Schedule

1 Intent

The intent this Schedule is to encourage new development with a diversity of character and neighbourly building scale and placement. The retention and renovation of existing buildings is also permitted on sites where buildings have historical or architectural merit.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this district and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.1 m in height measured to the highest point of the roof if a flat roof, or 3.7 m measured 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located:
    (i) within 6.7 m of the ultimate rear property line, or located within the permitted building depth as regulated by section 4.9 of this Schedule; but subject to clause (ii);
    (ii) in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m²;
  (d) not more than 80 percent of the width of the site at the rear property line of any lot is occupied by accessory buildings;
  (e) roof decks and sundecks 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.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings is issuable.

- One-Family Dwelling.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule), resulting from the conversion of a building existing as of December 6, 1977, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
  (b) building additions shall be in keeping with the character of the building; and
  (c) no housekeeping or sleeping units shall be created.

- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions there so used, which:
  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 6.7 m in length; or
  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated on the site in accordance with section 2.2.A of this Schedule, provided that the maximum exclusion for a parking space shall not exceed 6.7 m in length;

(d) amenity areas in multiple conversion dwellings containing 3 or more units, or in multiple dwellings, including child day care facilities, recreation facilities and meeting rooms, to a maximum total area of 10 percent of the total permitted floor area; and in the case of child day care facilities, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;

(e) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;

(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(g) covered verandas or porches, provided that:
  (i) the portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law; and
  (ii) the total area being excluded does not exceed 5 percent of the permitted floor space; and

(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.9 to 4.15 (Reserved)

4.16 Building Depth

4.16.1 The maximum building depth shall be 40 percent of the site depth (measured prior to any required lane dedication).

4.16.2 The Director of Planning may permit the maximum building depth to be increased, provided he first considers all applicable policies and guidelines adopted by Council.

4.17 External Design - Not Applicable.

4.18 Dwelling Unit Density

4.18.1 The total number of dwelling units for multiple conversion dwellings shall not exceed 74 units per hectare, except where the calculation of dwelling units per hectare results in a fractional number, the number of units shall be rounded down.

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he 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 he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.

RT-10 and RT-10N Districts Schedule

1 Intent

The intent of this Schedule is to encourage development of multiple small houses and duplexes on large lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing is intended to be compatible with, but not the same as, pre-existing single family development. Retention of older character buildings and high quality architectural design of all new development are encouraged.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, or 3.7 m measured 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located:
    (i) within 7.1 m of the ultimate rear property line, but subject to clause (ii);
    (ii) in no case less than 3.6 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m²;
  (d) not more than 80 percent of the width of the site at the rear property line of any lot is occupied by accessory buildings; and
  (e) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other By-laws that relate to design, construction, and safety of buildings is issuable.

- One-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill One-Family Dwelling.
- Infill Two-Family Dwelling.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule), resulting from the conversion of a building existing as of November 23, 2005.
- One-Family Dwelling with Secondary Suite.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]
- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]
- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.U [Utilities and Communication]

- Public Utility.

4 Regulations

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

4.1 Site Area

4.1.1 The minimum site area for one-family dwelling, one-family dwelling with secondary suite, multiple conversion dwelling, two-family dwelling, or any of these in combination with an infill one-family dwelling and infill two-family dwelling, shall be 306 m².

4.1.2 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit sites with a minimum site area of 511 m², and conforming to section 4.2.1, to have more than one principal building, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.2 Frontage

4.2.1 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit sites with a minimum frontage of 15.0 m and conforming to section 4.1.2, to have more than one principal building, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.3 Height

4.3.1 A building shall not exceed 10.7 m in height in the front 60% of the site depth, and 7.7 m in the rear 40% of the site depth, except that the Director of Planning may vary the maximum height provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.3.2 A building shall not have more than 2 storeys, except that the Director of Planning may permit a building to exceed 2 storeys provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.4 Front Yard

4.4.1 On sites with a frontage greater than 18.3 m, with more than one principal building, a front yard with a minimum depth of 4.9 m shall be provided.

4.4.2 On other sites, a front yard with a minimum depth equal to the average of the minimum front yard depths on the two adjacent sites shall be provided, except that:

(a) where an adjacent site is vacant, the next adjacent site that is not vacant should be used to determine the average;
(b) if one or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites area separated by a street or lane, or the Director of Planning is satisfied that one or more of the adjacent sites is an anomaly, then such adjacent sites shall not be used in computing the average;
(c) where the site is adjacent to a flanking street or lane, the depth shall equal the single adjacent site.

4.4.3 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may vary the front yard requirement on a corner site; on a double fronting site; on a site where a building line has been established pursuant to section 14.1 of this By-Law; and on other sites.

4.4.4 Covered porches complying with section 4.7.3 (f) shall be permitted to project into the required front yard a maximum of 1.2 m.

4.4.5 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yards

4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the buildings, except that the side yard need not exceed 1.2 m in width.

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be a minimum of 2.4 m.

4.5.3 On all sites, an additional side yard with a minimum width of 4.9 m and minimum length equal to 25 percent of the site depth shall also be provided on each side of the site. Each of these side yards shall be located so that its rear boundary is not less than 6.7 m, nor more than a distance equal to 35 percent of the site depth, from the ultimate rear property line.

4.5.4 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may vary the side yard requirements on a corner site; on a double fronting site; on a site where a building line has been established pursuant to section 14.1 of this By-Law; and on other sites.

4.5.5 Notwithstanding the provisions of section 10.7 of this By-law, the following shall be permitted to project into the required side yards:

(a) covered porches complying with section 4.7.3 (f) to a maximum of 1.2 m, where a side yard of at least 2.4 m in width has been provided; and
(b) eaves and gutters or other similar projections as determined by the Director of Planning, up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.

4.5.6 Notwithstanding the provisions of section 10.7 of this By-law, and provided the Director of Planning first considers all the applicable policies and guidelines adopted by Council, the Director of Planning may permit other projections into the required side yards.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 0.6 m shall be provided. Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard to be provided shall be measured from the ultimate rear property line.

4.6.2 Where the rear property line does not abut a lane, and a lane dedication is not required, a rear yard with a minimum depth of 1.2 m shall be provided, but the Director of Planning may increase the required rear yard provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.6.3 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.40, except that provided the Director of Planning first considers the intent of this District Schedule, all applicable policies and guidelines adopted by Council, and the submissions of all advisory groups, property owners or tenants, the Director of Planning may permit:

(a) for dwelling uses, an increase in the floor space ratio up to a maximum 0.80 [refer to RT-10 and RT-10N Small House/Duplex Guidelines];
(b) for other uses permitted by this District Schedule, an increase in the floor space ratio up to a maximum of 0.60 for all these uses combined.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
(c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, 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 one percent of the permitted floor area; and
(d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, 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 eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
(c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more units or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which:

(i) for dwelling uses, on sites with only one principal building, are located in an accessory building located on the site in accordance with section 2.2.A of this Schedule or in an infill building up to a maximum of 48 m²;
(ii) for dwelling uses, on sites with no developed secondary access and with only one principal building, are located in a principal building, an accessory building, or infill building up to a maximum area that the Director of Planning may determine provided the Director of Planning first considers all applicable policies and guidelines adopted by Council;
(iii) for dwelling uses, on sites with more than one principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit;
(iv) for dwelling uses, on sites with no developed secondary access and with more than one principal building, are located in a principal building, or an accessory building up to a maximum area that the Director of Planning may determine provided the Director of Planning first considers all applicable polices and guidelines adopted by Council;
(v) for non-dwelling uses, are located at or below base surface;

(d) areas of undeveloped floors which are located:
(i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch;
(ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; or
(iii) under covered verandas or porches as described in section (g) below, and to which there is no permanent means of access;

(e) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(f) covered verandas or porches, provided that:
(i) the portion facing the street, rear property line, or common open space shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law;
(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3 (a), does not exceed 13% of the permitted floor space; and
(iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor; and

(g) above grade floor area:
(i) built as open to below,
(ii) to which subsection 4.7.2(c) does not apply,
(iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
(iv) to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30%.

RT-11 and RT-11N Districts Schedules

1 Intent

The intent of this schedule is to allow a variety of housing options by encouraging development of multiple small houses and duplexes on larger lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing are intended to be compatible with, but not the same as, pre-existing single family development. Laneway houses, secondary suites, and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality architectural design of new development is encouraged. The RT-11N District differs from the RT-11 District because it requires evidence of noise mitigation for residential development.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, where developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule.

2 Outright Approval Uses

2.1 Subject to all other provisions of this by-law and this schedule, the uses listed in section 2.2 are permitted in this district and will be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height, 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located:
    (i) within 7.9 m of the ultimate rear property line, and
    (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street, and
    (iii) comply with section 11.1 of this by-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m^2, except that:
    (i) floor area previously excluded from existing development pursuant to section 4.7.4 (c) of this schedule, and
    (ii) the floor area of a laneway house,

  must be deducted from the total allowable accessory building floor area;
  (d) not more than 80% of the width of the site at the rear property line of any lot is occupied by accessory buildings; and
  (e) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this schedule.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
  (a) no additions are permitted;
  (b) no housekeeping or sleeping units are created;
  (c) there are no more than two dwelling units;
  (d) the development complies with section 4.8 of this schedule; and
  (e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction, and safety of buildings are issuable.

- One-Family Dwelling which complies with the current RS-1 District Schedule, provided that the one-family dwelling is the only principal building on the site.

- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this schedule, with or without conditions, provided that the Director of Planning first considers:

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

3.2 Uses

3.2.A

- Accessory Buildings not provided for in section 2.2.A of this schedule and customarily ancillary to any of the uses listed in this schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D

- Deposition or extraction of material which alters the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.

- Infill One-Family Dwelling, provided that:

  (a) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940; or
  (b) the site meets one of the following criteria:
    (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,

(ii) the site is a corner site, or
(iii) the site is a double fronting site.

- Infill Two-Family Dwelling, provided that it is in conjunction with the retention of a building existing on the site prior to January 1, 1940.

- Laneway House, subject to section 11.24 of this by-law.

- Multiple Conversion Dwelling not provided for in section 2.2.DW of this schedule, resulting from the conversion of a building existing as of May 15, 2013, provided that:

  (a) the Director of Planning first considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
  (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5.0 m^2 used as exits;
  (c) no housekeeping or sleeping units are created; and
  (d) there are no more than three dwelling units.

- One-Family Dwelling on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.

- One-Family Dwelling with Secondary Suite, on sites with one principal building, which complies with the current RS-1 District Schedule.

- One-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.

- Principal Dwelling Unit with a Lock-off Unit in:
  (a) Infill one-family dwelling;
  (b) Infill two-family dwelling;
  (c) One-family dwelling; or
  (d) Two-family dwelling,
  on a site with more than two principal buildings.

- Two-Family Dwelling with Secondary Suite provided that there is no more than one secondary suite for each dwelling unit.

- Two-Family Dwelling on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.

- Two-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.

- Seniors Supportive or Assisted Housing, subject to section 11.17 of this by-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to section 11.7 of this by-law.
- Hospital, subject to section 11.9 of this by-law.
- Public Authority Use essential in these districts.

- School - Elementary or Secondary, subject to section 11.8 of this by-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to section 11.17 of this by-law.
- Group Residence, subject to section 11.17 of this by-law.

3.2.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.R [Retail]

- Farmers' Market, subject to section 11.21 of this by-law and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this by-law.

3.2.U [Utilities and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for:

(a) One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and

(b) Laneway House, which is only permitted in combination with (a) and is regulated by section 11.24 of this by-law.

4.1 Site Area

4.1.1 The minimum site area for:

(a) multiple conversion dwelling with no more than two dwelling units; and

(b) two-family dwelling,

is 303 m^2.

4.1.2 The minimum site area for:

(a) multiple conversion dwelling with more than two dwelling units, two-family dwelling, or two-family dwelling with secondary suite in combination with an infill one-family or infill two-family dwelling;

(b) two-family dwelling with secondary suite; or

(c) a one-family dwelling or one-family dwelling with secondary suite in combination with an infill one-family or infill two-family dwelling or another principal building,

is 334 m^2.

4.1.3 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit two principal buildings on a site with a minimum area of 334 m^2, if:

(a) the site meets one of the following criteria:

(i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,

4.6.2 Where the rear property line does not abut a lane, and a lane dedication is not required, a rear yard must have a minimum depth of 1.2 m, except that the Director of Planning may vary the required rear yard, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.6.3 Notwithstanding section 10.7.1 (b) of this by-law, eaves and gutters or other projections which in the opinion of the Director of Planning are similar, may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Space Ratio

4.7.1 Floor space ratio must not exceed:

(a) 0.60, for all uses other than two-family dwelling or two-family dwelling with secondary suite on a site with one principal building; and
(b) 0.75 for two-family dwelling or two-family dwelling with secondary suite on a site with one principal building.

4.7.2 Notwithstanding section 4.7.1 of this schedule, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor space ratio:

(a) for dwelling uses on sites where buildings existing prior to January 1, 1940 are retained, to a maximum of 0.90; and
(b) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, to a maximum of 0.85.

4.7.3 Notwithstanding section 4.7.1 of this schedule, on sites less than 511 m^2 where a building constructed after January 1, 1940 is not retained, no more than 0.20 floor space ratio may be allocated to a second principal building or infill one-family or infill two-family dwelling at the rear of the site.

4.7.4 Computation of floor area must include:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
(c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, 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; and
(d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

4.7.5 Computation of floor area must exclude:

(a) open residential balconies or sundecks, 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 permitted residential floor area;

(b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more units or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which:
  (i) for dwelling uses, on sites with only one principal building, are located in an accessory building located on the site in accordance with section 2.2.A of this schedule or in an infill building up to a maximum of 48 m²,
  (ii) for dwelling uses, on sites with no developed secondary access and with only one principal building, are located in a principal building, an accessory building, or infill building up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines,
  (iii) for dwelling uses, on sites with more than one principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit,
  (iv) for dwelling uses, on sites with no developed secondary access and with more than one principal building, are located in a principal building, or an accessory building up to a maximum area that the Director of Planning may determine, provided that the Director of Planning first considers the intent of this schedule and all applicable polices and guidelines adopted by Council, and
  (v) for non-dwelling uses, are located at or below base surface;

(d) areas of undeveloped floors which are located:
  (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch,
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, or
  (iii) below covered verandas or porches as described in section 4.7.5 (f) of this schedule, and to which there is no permanent means of access;

(e) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(f) covered verandas or porches, provided that:
  (i) the portion facing the street, rear property line, common open space, park or school, must be open or protected by guard rails, the height of which must not exceed the minimum specified in the Building by-law,
  (ii) the total excluded area, when combined with the balcony and sundeck exclusions under section 4.7.5 (a) of this schedule, does not exceed 13% of the permitted floor space, and
  (iii) the ceiling height, excluding roof structures of the total area being excluded, does not exceed 3.1 m measured from the porch floor; and

(g) above grade floor area built as open to below,designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of 1% of permitted floor area.

4.8 Site Coverage and Impermeability

4.8.1 Maximum site coverage for buildings is 45% of the site area.

4.8.2 Maximum site coverage for Parking Area is 30% of the site area.

4.8.3 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings, and includes carports, but excludes steps, eaves, balconies, and sundecks.

RM-1 and RM-1N Districts Schedule

1 Intent

The intent of this Schedule is to encourage development of courtyard rowhouses on larger sites while continuing to permit lower intensity development on smaller sites. Siting and massing is intended to be compatible with, but not the same as, pre-existing single family development. High quality architectural design of all new development is encouraged.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, or 3.7 m measured 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located:
    (i) within 7.1 m of the ultimate rear property line, but subject to clause (ii);
    (ii) in no case less than 3.6 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m²;
  (d) not more than 80 percent of the width of the site at the rear property line of any lot is occupied by accessory buildings; and
  (e) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other By-laws that relate to design, construction, and safety of buildings is issuable.

- One-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Use

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill One-Family Dwelling
- Infill Two-Family Dwelling
- Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule), resulting from the conversion of a building existing as of November 23, 2005.
- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]
- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

4.5.7 Notwithstanding the provisions of section 10.7 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum side yard to a maximum of 1.0 m, measured horizontally, except that they must not be closer than 0.7 m from a side property line.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 0.6 m shall be provided. Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard to be provided shall be measured from the ultimate rear property line.

4.6.2 Where the rear property line does not abut a lane, and a lane dedication is not required, a rear yard with a minimum depth of 1.2 m shall be provided, but the Director of Planning may increase the required year yard provided the Director of Planning considers all applicable policies and guidelines adopted by Council.

4.6.3 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.40, except that provided the Director of Planning first considers the intent of this District Schedule, all applicable policies and guidelines adopted by Council, and the submissions of all advisory groups, property owners or tenants, the Director of Planning may permit:

(a) for multiple dwelling or seniors supportive or assisted housing, an increase in the floor space ratio up to a maximum 1.2;
(b) for other dwelling uses, an increase in the floor space ratio up to a maximum of 0.65;
(c) for other uses permitted by this District Schedule, an increase in the floor space ratio up to a maximum of 0.60 for all these uses combined.

4.7.2 The following shall be included in the computation of floor area:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
(c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, 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 one percent of the permitted floor area; and
(d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor area:

(a) open residential balconies or sundecks, 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 eight percent of the permitted residential floor area;

(b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more units or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which:
  (i) for multiple dwellings, are at or above base surface and located in a principal building, up to a maximum of 24 m² per dwelling unit, or are located below base surface;
  (ii) for other dwelling uses, are located in an accessory building located on the site in accordance with section 2.2.A of this Schedule or in an infill building up to a maximum of 48 m²;
  (iii) for dwelling uses, on sites with more than one principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit;
  (iv) for other dwelling uses located on sites with no developed secondary access, are located in a principal building, an accessory building, or infill building up to a maximum area that the Director of Planning may determine provided the Director of Planning first considers all applicable policies and guidelines adopted by Council;
  (v) for non-dwelling uses, are located at or below base surface;

(d) areas of undeveloped floors which are located:
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; or
  (iii) under covered verandas or porches as described in section (f) below, and to which there is no permanent means of access;

(e) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(f) covered verandas or porches, provided that:
  (i) the portion facing the street or rear property line shall be open or protected by partial walls or guard rails the height of which shall not exceed the minimum specified in the Building By-law; and
  (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13% of the permitted floor space;

(g) for multiple dwelling, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(h) above grade floor area:
  (i) built as open to below,
  (ii) to which subsection 4.7.2(c) does not apply,
  (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
  (iv) to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area, except that for multiple dwellings, the maximum site coverage for buildings shall be 55 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes, and sites.

4.8.5 The area of impermeable materials, including building coverage, shall not exceed 75 percent of the total site area, except that the Director of Planning may increase this amount for developments providing underground parking.

4.8.6 For the purposes of section 4.8.5, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.

4.8.7 Notwithstanding section 4.8.5, gravel, river rock less than 5 cm in size, wood chips, bark mulch, permeable pavers, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below, are excluded from the area of impermeable materials.

4.9 (Reserved)

4.10 Horizontal angle of daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 2.4 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.11 to 4.13 (Reserved)

4.14 Dedication of Land for Road Widening

4.14.1 A dedication to the city up to a maximum of .6 m at the front of a site for boulevard widening, as determined by the City Engineer shall be required for developments of sites which front Knight Street.

4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.15 Acoustics

4.15.1 A development permit application for a dwelling uses in RM-1N District shall require evidence in the form of a report and recommendation by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels set opposite such portions of the dwelling units. For purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

4.16 Building Depth

4.16.1 For sites where there is one principal building or one principal building with infill, the maximum distance between the required minimum front yard and the rear of the principal building shall be 40% of the site depth (measured prior to any required lane dedication).

4.16.2 The Director of Planning may permit the maximum building depth to be increased provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.17 External Design

4.17.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, when the purpose is to provide light or access to a basement or cellar, provided that:

(a) the lowered surface does not extend more than 3.1 m from the building;
(b) that portion of the building abutting the lowered surface, is not greater than half the width of the building, or 4.6 m, whichever is the lesser; and
(c) the lowered surface does not extend into the 1.2 m side yard or as prescribed in Section 4.5.1.

4.18 Dwelling Unit Density

4.18.1 For multiple dwelling use, maximum dwelling unit densities shall not exceed:

(a) for development up to and including 1.0 FSR, 86 units per hectare except where the calculation of dwelling units per hectare results in a fractional number the number shall be rounded down; and
(b) for development more than 1.0 FSR, 98 units per hectare.

4.18.2 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may vary the number of units for multiple dwellings.

4.18.3 For other uses, the total number of dwelling units on a site shall not exceed 2, except that the Director of Planning may vary this to 3 units provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

5 Relaxation of Regulations

5.1 The Director of Planning may relax 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax 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 he also has regard to the effect on neighbouring sites of building height, shadow, open space, and landscaping.

RM-2 District Schedule

1 Intent

The intent of this Schedule is to permit low to medium density residential development, including low-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
  (d) not more than 66⅔ percent of the width of the rear yard of any lot is occupied by accessory buildings;
  (e) no accessory building is closer than 3.7 m to any residential dwelling;
  (f) no accessory building obstructs the daylight access prescribed in this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- Multiple Dwelling consisting of five or fewer dwelling units.
- One-Family Dwelling.
- Rooming House.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Multiple Conversion Dwelling, resulting from the conversion of a building existing as of June 18, 1956, provided that:

  (a) before making a decision, the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) building additions resulting in a total floor space ratio greater than 0.6 shall be in keeping with the character of the building.

- Multiple Dwelling consisting of six or more dwelling units if:

  (a) its development does not require the demolition or change of use or occupancy of one or more rental housing units;
  (b) its development requires the demolition or change of use or occupancy of one or more rental housing units but does not exceed a rate of change of 0% within this District; or

4.7 Floor Space Ratio

4.7.1 The maximum floor space ratio shall be 0.60 for a one-family or a two-family dwelling. For all other uses, the maximum floor space ratio shall be 0.75 provided, however, this amount may be increased as follows:

(a) where the site coverage is 50 percent or less, an amount equal to 0.009 may be added for each one percent or fraction thereof by which such coverage is reduced below 50 percent;
(b) where the area of a site exceeds 837 m² and the frontage of such site is 22.8 m or more, an amount may be added equal to 0.0015 multiplied by each 9.3 m² of site area in excess of 837 m², but in no case shall this amount exceed 0.20;
(c) where parking spaces are provided within the outermost walls of a building or underground (but in no case with the floor of the parking area above the highest point of the finished grade around the building), an amount equal to 0.15 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and

(g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 Not Applicable.

4.8.2 Site coverage of buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

RM-3 District Schedule

1 Intent

The intent of this Schedule is to permit medium density residential development, including high-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
  (d) not more than 66⅔ percent of the width of the rear yard of any lot is occupied by accessory buildings;
  (e) no accessory building obstructs the horizontal daylight access prescribed in this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- Multiple Dwelling consisting of five or fewer dwelling units.
- One-Family Dwelling.
- Rooming House.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Multiple Conversion Dwelling, resulting from the conversion of a building existing as of June 18, 1956, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) building additions resulting in a total floor space ratio greater than 0.6 shall be in keeping with the character of the building.

- Multiple Dwelling consisting of six or more dwelling units if:

  (a) its development does not require the demolition or change of use or occupancy of one or more rental housing units;
  (b) its development requires the demolition or change of use or occupancy of one or more rental housing units but does not exceed a rate of change of 0% within this District; or

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 Not Applicable.

4.6.3 Where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard.

4.6.4 Where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

4.7 Floor Space Ratio

4.7.1 The maximum floor space ratio shall be 0.60 for a one-family or a two-family dwelling. For all other uses the maximum floor space ratio shall be 1.00 provided, however, this amount may be increased as follows:

(a) where the site coverage is 50 percent or less an amount equal to 0.012 may be added for each one percent or fraction thereof by which such coverage is reduced below 50 percent;
(b) where the area of a site exceeds 837 m² and the frontage of such site is 22.8 m or more, an amount may be added equal to 0.002 multiplied by each 9.3 m² of site area in excess of 837 m², but in no case shall this amount exceed 0.25;
(c) where parking spaces are provided within the outermost walls of a building or underground (but in no case with the floor of the parking area above the highest point of the finished grade around the building) an amount equal to 0.20 multiplied by the ratio of the number of parking spaces provided which are completely undercover to the total number of required parking spaces, may be added, but in no case shall this increase exceed a figure of 0.20.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood.

(e) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.

(f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and

(g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage

4.8.1 Not Applicable.

4.8.2 Site coverage of buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.11 Vertical Angle of Daylight

4.11.1 In the case of buildings of over 10.7 m in height no part thereof shall project above lines extending over the site at right angles from:

(a) all points along the ultimate centre line of any street in front of the site and inclined at an average angle of 25 degrees to the horizontal;
(b) all points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an average angle of 25 degrees to the horizontal;
(c) all points along any interior side boundary of the site at ground level and inclined at an average angle of 30 degrees to the horizontal;
(d) in the case of a corner site, all points along the ultimate centre line of the flanking street or lane and inclined at an average angle of 25 degrees to the horizontal.

4.11.2 For the purpose of computing the average angles of daylight on each side of the site, each angle shall be multiplied by the length of the applicable portion of the building or site over which such angle applies, and the sum of these products (angle times length applicable) shall be divided by the total length of the corresponding site boundary.

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax 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 m^2;
(b) rooming house, with a minimum lot area of 500 m^2; and
(c) seniors supportive or assisted housing, with a minimum lot area of 500 m^2.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the minimum site area requirements of this Schedule with respect to any of the following developments where he considers the development site to consist of locked in lots and provided he also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:

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

RM-3A District Schedule

1 Intent

The intent of this Schedule is to permit medium density residential development, including low-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
  (d) not more than 66⅔ percent of the width of the rear yard of any lot is occupied by accessory buildings;
  (e) no accessory building is closer than 3.7 m to any residential dwelling;
  (f) no accessory building obstructs the daylight access prescribed in this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- Multiple Dwelling consisting of five or fewer dwelling units.
- One-Family Dwelling.
- Rooming House.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Micro dwelling, subject to the provisions of section 11.26 of this By-law.
- Multiple Conversion Dwelling, resulting from the conversion of a building existing as of June 18, 1956, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) building additions resulting in a total floor space ratio greater than 0.6 shall be in keeping with the character of the building.

- Multiple Dwelling consisting of six or more dwelling units if:

  (a) its development does not require the demolition or change of use or occupancy of one or more rental housing units;
  (b) its development requires the demolition or change of use or occupancy of one or more rental housing units but does not exceed a rate of change of 0% within this District; or

4.6.4 Where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

4.7 Floor Space Ratio

4.7.1 The maximum floor space ratio shall be 0.60 for a one-family or a two-family dwelling. For all other uses the maximum floor space ratio shall be 1.00 provided, however, this amount may be increased as follows:

(a) where the site coverage is 50 percent or less an amount equal to 0.012 may be added for each one percent or fraction thereof by which such coverage is reduced below 50 percent;
(b) where the area of a site exceeds 837 m² and the frontage of such site is 22.8 m or more, an amount may be added equal to 0.002 multiplied by each 9.3 m² of site area in excess of 837 m², but in no case shall this amount exceed 0.25;
(c) where parking spaces are provided within the outermost walls of a building or underground (but in no case with the floor or the parking area above the highest point of the finished grade around the building) an amount equal to 0.20 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added, but in no case shall this increase exceed a figure of 0.20.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;

(e) areas of undeveloped floors which are located
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.

(f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and

(g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage

4.8.1 Not Applicable.

4.8.2 Site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the minimum site area requirements of this Schedule with respect to any of the following developments where he considers the development site to consist of locked-in lots and provided he also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:

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

RM 4 and RM 4N Districts Schedule

1 Intent

The intent of this Schedule is to permit medium density residential development, including a variety of multiple dwelling types, to encourage the retention of existing buildings and good design, and to achieve a number of community and social objectives through permitted increases in floor area. The RM-4N District differs from the RM-4 District in that it requires evidence of noise mitigation for residential development.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in the RM-4 and RM-4N Districts and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street, subject also to the provisions of section 11.1 of this By-law;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m^2, whichever is the greater;
  (d) not more than 66⅔ percent of the width of the rear yard of any lot is occupied by accessory buildings;
  (e) no accessory building is closer than 3.7 m to any residential dwelling;
  (f) no accessory building obstructs the daylight access prescribed in this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions shall be permitted;
  (b) no housekeeping or sleeping units shall be created;
  (c) the number of dwelling units is limited to two; and
  (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- Multiple Dwelling consisting of five or fewer dwelling units.
- One-Family Dwelling.
- Rooming House.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve, for the RM-4 or RM-4N District, any of the uses listed in section 3.2, including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling, resulting from the conversion of a building existing as of June 18, 1956, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) building additions resulting in a total floor space ratio greater than 0.6 shall be in keeping with the character of the building.

- Multiple Dwelling consisting of six or more dwelling units if:

  (a) its development does not require the demolition or change of use or occupancy of one or more rental housing units;
  (b) its development requires the demolition or change of use or occupancy of one or more rental housing units but does not exceed a rate of change of 0% within this District; or

4.6.4 Where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.60 for one-family and two-family dwellings, nor 0.75 for all other uses.

4.7.2 The following shall be included in the computation of floor area:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor area:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total permitted floor area;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) for multiple dwelling, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
(g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 Not Applicable.

4.8.2 Site coverage[1] for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage[1] calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

4.11 - 4.14 (Reserved)

4.15 Acoustics

[1] [as provided for in section 5.3 of this Schedule]

RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule

1 Intent

The intent of this Schedule is to permit a variety of residential developments and some compatible retail, office, service and institutional uses. Emphasis is placed on achieving development which is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy. The RM-5A, RM-5B, RM-5C and RM-5D Districts permit greater densities than RM-5.

The RM-5 District also encourages developments suited to families with children. The RM-5C District permits a greater range of uses. The RM-5D District supports the development of social housing.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Section, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 % of the rear yard to be provided, or 48 m², whichever is the lesser;
  - (d) not more than 66⅔ % of the width of the rear yard of any lot is occupied by accessory buildings;
  - (e) no accessory building is closer than 3.7 m to any residential building;
  - (f) no accessory building obstructs the daylight access prescribed in this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section, except hotel.

2.2.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

2.2.DW [Dwelling]

- Dwelling Units in conjunction with a neighbourhood grocery store, subject to the provisions of section 11.16 of this By-law, or with a Laundromat or Dry Cleaning Establishment existing as of September 26, 1989.

- Multiple Conversion Dwelling.
- Rooming House.

2.2.I [Institutional]

- Child Day Care Facility.
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

2.2.R [Retail]

- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of Section 11.16 of this By-law.

2.2.S [Service]

- Hotel existing as of September 26, 1989.
- Laundromat or Dry Cleaning Establishment existing as of September 26, 1989.

2.3 Conditions of Use

2.3.1 All uses other than dwelling uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) display of flowers, plants, fruits and vegetables; and
(c) child day care facility.

2.3.2 • In the RM-5 District, a minimum of 20 % of total dwelling units within any multiple dwelling, except in the case of buildings designed solely for use as senior citizens' housing under the provisions of the National Housing Act or other similar use, shall:

(a) contain 2 or more bedrooms;
(b) possess private open space directly accessible from the unit and which is a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m; and
(c) be located within three storeys of grade.

2.3.3 • In the RM-5 District, all multiple dwellings shall include an outdoor area with a minimum area of 37 m², in an appropriate location, that could be developed as a children's play area.

2.3.4 • In the RM-5D District, the maximum allowable floor space ratio for all permitted uses other than dwelling uses is 0.65.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Development Permit Board may approve for the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts any of the uses listed in section 3.2.1, including such conditions as it may decide, provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant; and
(c) the appropriateness of the use with respect to the items which are shown in italics following the use.

3.2.1 Uses

3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to hotel or any of the uses listed in this section.

3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.1.C [Cultural and Recreational]

- Museum or Archives. *compatibility with nearby sites, parking, proximity to major streets, size of facility*

3.2.1.DW [Dwelling]

- Infill.
- Infill Multiple Dwelling, in accordance with section 5 of this schedule.
- Dwelling Units, in conjunction with any of the other uses set out in this Schedule.
- Multiple Dwelling, except as provided for in Section 5 of this schedule consisting of six or more dwelling units if:

  (a) its development does not require the demolition or change of use or occupancy of one or more rental housing units;
  (b) its development requires the demolition or change of use or occupancy of one or more rental housing units and the registered owner of the site enters into a housing agreement with the city, under section 565.2 of the Vancouver Charter, in which the registered owner agrees with the city to:
    (i) include in the new development on the site that number of rental housing units which equals or exceeds the number of rental housing units requiring demolition or change of use or occupancy, and to give the city security for the continued operation of such replacement rental housing units including a section 219 covenant for registration against title to the site, which housing agreement and security must be on terms and conditions satisfactory to Council, or
    (ii) provide rental housing units, or to contribute to the provision of rental housing units, in another manner or at another location, or to provide another form of affordable housing, and to give the city security for the continued operation of such replacement rental housing units or other form of affordable housing including a section 219 covenant for registration against title to the subject real property, which housing agreement and security must be on terms and conditions satisfactory to Council;

  and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit for a multiple dwelling, a person has demolished or in respect of which has changed the use or occupancy.

- Multiple Dwelling, in accordance with section 5 of this schedule.
- Multiple Dwelling, consisting of five or fewer dwelling units.
- One-Family Dwelling.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Two-Family Dwelling.

3.2.1.I [Institutional]

- Ambulance Station. *compatibility with nearby sites, vehicular ingress and egress, proximity to major street*
- Church, subject to the provisions of section 11.7 of this By-law. *compatibility with nearby sites, parking, size of facility*
- Hospital, subject to the provisions of section 11.9 of this By-law. c*ompatibility with nearby sites, vehicular ingress and egress, category of facility*
- Public Authority Use essential in this District. *compatibility with nearby sites, proximity to major streets, vehicular ingress and egress*
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law. *compatibility with nearby sites, category of facility*
- Social Service Centre. *compatibility with nearby sites, category of facility*
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law. *compatibility with nearby sites*
- Group Residence, subject to the provisions of section 11.17 of this By-law. *compatibility with nearby sites*

3.2.1.O [Office]

- General Office, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Care Office, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Enhancement Centre, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*

3.2.1.R [Retail]

- Retail Store, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Public Bike Share.

3.2.1.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law. *compatibility with nearby sites*
- Restaurant - Class 1, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*

3.2.1.U [Utility and Communication]

- Public Utility. *compatibility with nearby sites, category of facility*

3.2.2 Uses

Uses listed in this section may be permitted in the RM-5C and RM-5D districts subject to the provisions of this section.

4.7.3 The following shall be excluded in the computation of floor area:

(a) open residential balconies, sundecks, porches and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the total area of all exclusions does not exceed 12% of the provided residential floor area;

(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(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 which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:

  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or

  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;

(d) amenity areas accessory to a residential use, including day care facilities, recreation facilities and meeting rooms provided that:

  (i) in the case of day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and

  (ii) the total area being excluded for amenity areas shall not exceed the lesser of 10 % of the permitted floor area or 1 000 m², with an additional 10 % of the permitted floor space or 500 m², whichever is lesser, for day care facilities where these are included;

(e) areas of undeveloped floors which are located

  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or

  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.

(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;

(h) bicycle storage at or below base surface, provided that a secured and separate bicycle room shall be provided and equipped with bicycle racks adequate for the storage of a minimum of one bicycle for every four dwelling units; and

(i) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one % of permitted floor area.

4.7.4 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 increase 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.

4.7.5 The Director of Planning or the Development Permit Board may permit an increase in 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.

4.7.6 The Development Permit Board may permit an increase above the permitted floor space ratio to a maximum of 10% where the increase results from a transfer of heritage floor area, except that this provision shall not apply to a development where there has been an increase in floor space ratio pursuant to subsection 4.7.5.

In this section “heritage floor area” means floor area which may be transferred from a heritage site to another site, in accordance with Council policies and guidelines.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 50 % of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, cantilevered balconies and sundecks.

4.8.3 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in site coverage, provided that it first considers all applicable policies and guidelines adopted by Council.

4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 (Reserved)

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 6.1 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.11 - 4.14 (Reserved)

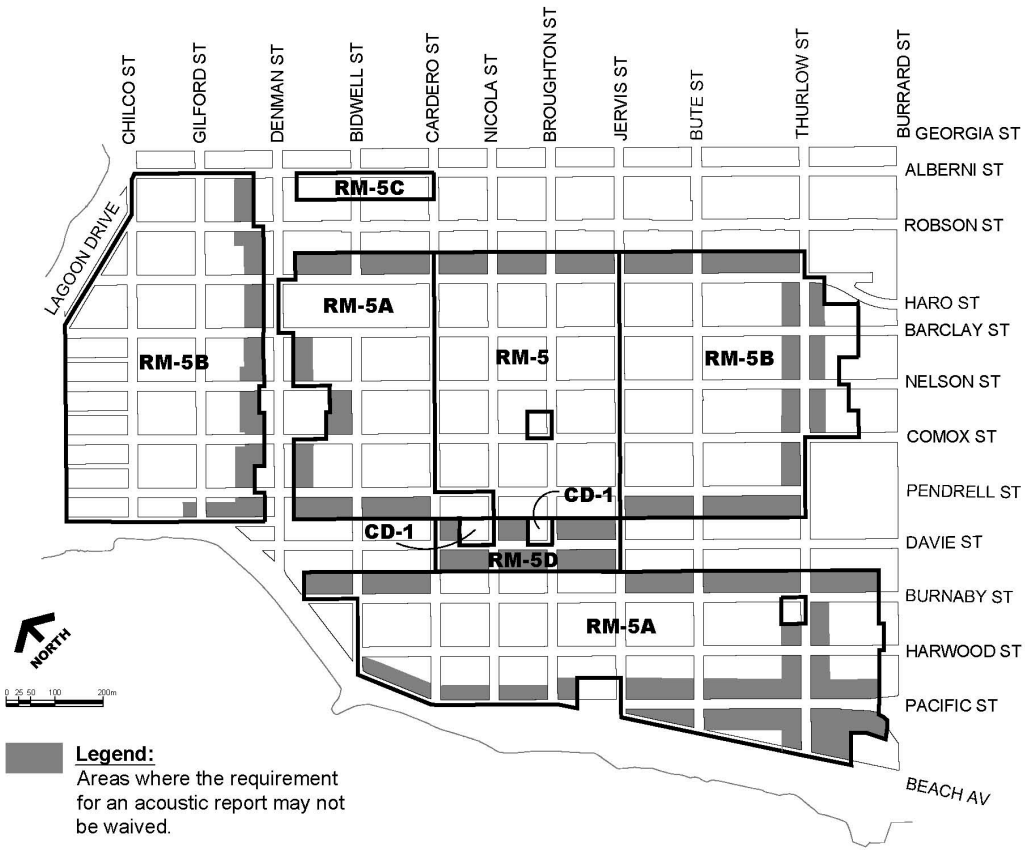
4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

4.15.2 The Director of Planning may waive the requirement for an acoustic report, except for those areas indicated on Map 1:

Map 1. Noise Mitigation



4.16 (Reserved)

4.17 External Design

4.17.1 All opening windows in residential units shall be located a minimum of 4.5 m from any lane measured in a straight line from the closest point of the window to the rear property line at grade.

4.17.2 A covered storage area shall be provided for garbage containers and shall be screened from view from adjacent sidewalks and dwelling units.

4.17.3 Mechanical equipment shall be enclosed and set back so as not to be visible from street level or may be architecturally treated by other means satisfactory to the Director of Planning. Duct work shall not be exposed.

5 Relaxation of Regulations

5.1 The Director of Planning or the Development Permit Board may relax 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.

5.2 The Director of Planning or the Development Permit Board may relax 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.

5.3 The Director of Planning or the Development Permit Board may relax the regulations in sections 4.4, 4.5, 4.6, 4.7, 4.8, 4.10, and 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.

RM-6 District Schedule

1 Intent

The intent of this Schedule is to permit high density residential development and some compatible retail, cultural, recreational, service and institutional uses. Emphasis is placed on achieving development which recognizes the formal character of Georgia Street and is compatible with the West End residential character along Alberni Street.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A
- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.C [Cultural and Recreational]
- Park or Playground.

2.2.DW [Dwelling]
- Multiple Dwelling consisting of five or fewer dwelling units.

2.2.I [Institutional]
- Child Day Care Facility.

2.2.R [Retail]
- Neighbourhood Grocery Store.
- Retail Store on the first storey of a building, provided that the floor space ratio of all retail uses does not exceed 0.50.

2.3 Conditions of Use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) display of flowers, plants, fruits and vegetables;
(c) child day care facility.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant; and
(c) the appropriateness of the use with respect to the items which are shown in italics following the use.

3.2 Uses

3.2.A
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]
- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]
- Bowling Alley. *compatibility with nearby sites, traffic, noise, hours of operation*
- Club. *compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity, size of facility*
- Community Centre or Neighbourhood House. *compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity, size of facility*
- Fitness Centre. *compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity, size of facility*
- Library in conjunction with a Community Centre.
- Museum or Archives. *compatibility with nearby sites, parking, proximity to major streets, size of facility*
- Theatre. *compatibility with nearby sites, traffic, hours of operation*

3.2.DW [Dwelling]
- Dwelling Units, in conjunction with any of the other uses set out in this Schedule.
- Multiple Dwelling consisting of six or more dwelling units if:

  (a) its development does not require the demolition or change of use or occupancy of one or more rental housing units;
  (b) its development requires the demolition or change of use or occupancy of one or more rental housing units but does not exceed a rate of change of 0% within this District; or
  (c) its development requires the demolition or change of use or occupancy of one or more rental housing units, and exceeds the rate of change within the zoning district, and the registered owner of the site enters into a housing agreement with the city, under section 565.2 of the Vancouver Charter, in which the registered owner agrees with the city to:
    (i) include in the new development on the site that number of rental housing units which equals or exceeds the number of rental housing units requiring demolition or change of use or occupancy, and to give the city security for the continued operation of such replacement rental housing units including a section 219 covenant for registration against title to the site, which housing agreement and security must be on terms and conditions satisfactory to Council, or

4.4 Front Yard

4.4.1 A front yard with a minimum depth of 3.0 m shall be provided for buildings exceeding 12.2 m in height. A front yard with a minimum depth of 12.2 m shall be provided for buildings 12.2 m or less in height. For the purpose of this section, front yard shall mean that portion of a site which abuts Georgia Street.

4.4.2 The Director of Planning or the Development Permit Board, as the case may be, may vary the depth of the required front yard, provided that it first considers all applicable policies and guidelines adopted by Council.

4.5 Side Yards

4.5.1 An interior side yard with a minimum width of 2.1 m shall be provided on each side of the principal building. For the purpose of this section, interior side yard shall mean those portions of a site which abut an interior property line.

4.5.2 No exterior side yard shall be required except that portions of buildings which exceed 12.2 m in height shall be set back from property lines as follows:

(a) on the west side of Cardero Street, Bidwell Street or Gilford Street a minimum depth of 7.6 m and a maximum depth of 12.2 m;
(b) on the east side of Bidwell Street or Gilford Street a minimum depth of 7.6 m and a maximum depth of 18.3 m;
(c) on the east side of Denman Street a minimum depth of 12.2 m and a maximum depth of 24.4 m;
(d) on the west side of Denman Street a minimum depth of 12.2 m and a maximum depth of 30.5 m; and
(e) on the east side of Chilco no setback is required.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 3.7 m shall be provided. For the purpose of this section, rear yard shall mean that portion of a site which abuts Alberni Street.

4.6.2 The Director of Planning or the Development Permit Board, as the case may be, may vary the rear yard requirement, provided that it first considers all applicable policies and guidelines adopted by Council.

4.6.3 The Director of Planning or the Development Permit Board, as the case may be, may permit, provided that it first considers all applicable policies and guidelines adopted by Council, the projection of porches, entrance lobbies, and supported canopies up to 1.8 m into the required rear yard setback and the projection of porte cocheres up to the rear property line, provided that none of the foregoing exceed a width of 6.1 m.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 1.00 except that the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the floor space ratio to any figure up to and including 2.50 provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant; and
(c) the height, bulk, location and overall design of the development and its effects on nearby sites, streets and public open spaces.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building; and
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies, sundecks, porches and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(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 which, in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
(d) amenity areas accessory to a residential use, including day care facilities, recreation facilities, and meeting rooms provided that:
    (i) in the case of day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
    (ii) the total area being excluded for amenity areas shall not exceed the lesser of 10 percent of the permitted floor space or 1 000 m², with an additional 10 percent of the permitted floor space or 500 m², whichever is lesser, for day care facilities where these are included;
(e) areas of undeveloped floors which are located
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
(h) bicycle storage at or below surface, provided that a secured and separate bicycle room shall be provided and equipped with bicycle racks adequate for the storage of a minimum of one bicycle for every four dwelling units; and
(i) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.7.5 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 increase 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.

4.8 Site Coverage -- Not applicable.

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 6.1 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

4.11 -
4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

4.16 (Reserved)

4.17 External Design

4.17.1 All opening windows in residential units shall be located a minimum of 4.5 m from any lane measured in a straight line from the closest point of the window to the rear property line at grade.

4.17.2 A covered storage area shall be provided for garbage containers and shall be screened from view from adjacent sidewalks and dwelling units.

4.17.3 Mechanical equipment shall be enclosed and set back so as not to be visible from street level or may be architecturally treated by other means satisfactory to the Director of Planning. Duct work shall not be exposed.

4.17.4 All developments fronting Denman Street shall provide no setback from the property line for the first and second storeys and shall provide any one or a combination of display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess or projecting canopy or any other architectural features which facilitate pedestrian interest to the satisfaction of the Director of Planning.

RM-7 and RM-7N Districts Schedules

1 Intent

The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, while continuing to permit lower intensity development. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing single family development. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality design and livability standards are encouraged for new development. The RM-7N District differs from the RM-7 District, because it requires noise mitigation for dwelling units fronting arterial streets.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, if developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule. In all other cases, this schedule will apply.

2 Outright Approval Uses

2.1 Subject to all other provisions of this by-law and to compliance with the regulations of this schedule, the uses listed in section 2.2 are permitted in these districts and will be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this schedule, except for accessory buildings ancillary to multiple dwelling and freehold rowhouse use, provided that:

  (a) no accessory building exceeds 3.7 m in height, 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located:
    (i) within 7.9 m of the ultimate rear property line, and
    (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
  (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m^2;
  (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
  (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  (f) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this schedule.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

  (a) no additions are permitted;
  (b) no housekeeping or sleeping units are created;

(c) there are no more than 2 dwelling units;
(d) the development complies with section 4.8 of this schedule; and
(e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- One-Family Dwelling which complies with the current RS-1 District Schedule, provided that the one-family dwelling is the only principal building on the site.

- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this schedule, with or without conditions, provided that the Director of Planning first considers:

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

3.2 Uses

3.2.A

- Accessory Buildings not provided for in section 2.2.A of this schedule and customarily ancillary to any of the uses listed in this schedule, provided that for multiple dwelling and freehold rowhouse,
  (a) no accessory building exceeds 3.7 m in height, 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located:
    (i) within 7.9 m of the ultimate rear property line, and
    (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and 1.5 m from a flanking street;
  (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m^2, except that:
    (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m^2 for each dwelling unit, not including lock-off units, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
  (d) not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory buildings to a maximum of 80%, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
  (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  (f) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D

- Deposition or extraction of material, which alters the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.
- Freehold rowhouse, subject to section 11.25 of this by-law.
- Infill One-Family Dwelling, provided that the maximum number of dwelling units on the site is three, and:

  (a) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940; or
  (b) the site meets the following criteria:
    (i) the rear or side property line of the site must abut a park or school site, with or without the intervention of a lane, or
    (ii) the site must be a corner site, or
    (iii) the lot depth must be more than 52 m.

- Laneway House, subject to section 11.24 of this by-law and the RS-1 District Schedule.
- Multiple Conversion Dwelling not provided for in section 2.2.DW of this schedule, resulting from the conversion of a building existing as of May 15, 2013, provided that:

  (a) the Director of Planning first considers the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
  (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m² used as exits;
  (c) no housekeeping or sleeping units are created; and
  (d) there are no more than three dwelling units.

- Multiple Dwelling.
- One-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.
- One-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Principal Dwelling Unit with Lock-off Unit, provided that:
  (a) in multiple dwellings or freehold rowhouses, there may be one lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this schedule and all applicable Council policies and guidelines.
- Two-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Two-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.

- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this by-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to section 11.7 of this by-law.
- Community Care Facility – Class B, subject to section 11.17 of this by-law.
- Group Residence, subject to section 11.17 of this by-law.
- Hospital, subject to section 11.9 of this by-law.
- Public Authority Use essential in this district.
- School - Elementary or Secondary, subject to section 11.8 of this by-law.
- Social Service Centre.

3.2.R [Retail]

- Farmers' Market, subject to section 11.21 of this by-law, and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to section 11.4 of this by-law.

3.2.U [Utilities and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for:

(a) One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and

(b) Laneway House, which is only permitted in combination with 4(a), and is regulated by section 11.24 of this by-law.

4.1 Site Area

4.1.1 The minimum site area for:

(a) a two-family dwelling;
(b) a two-family dwelling with secondary suite;
(c) a multiple conversion dwelling with more than two dwelling units;
(d) any of the above noted uses or a one-family dwelling or one-family dwelling with secondary suite, in combination with an infill one-family dwelling or another principal building; or
(e) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units,

is 303 m^2.

4.1.2 The minimum site area for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, for a building containing freehold rowhouses, or for seniors supportive or assisted housing is 445 m^2.

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 a freehold rowhouse or a multiple dwelling containing 4 or more dwelling units, not including lock-off units, on a site smaller than 445 m^2.

4.2 Frontage

4.2.1 The minimum frontage for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is 12.8 m.

4.3 Height

4.3.1 A building must not exceed 9.5 m and 2 storeys in height.

4.3.2 Notwithstanding section 4.3.1 of this schedule, a two-family dwelling, a two-family dwelling with secondary suite, a multiple dwelling containing no more than three units, not including lock-off units, and a freehold rowhouse must not exceed 10.7 m and 2½ storeys in height.

4.3.3 Notwithstanding section 4.3.1 of this schedule, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and a partial 3rd storey, if:

(a) the 3rd storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
(b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.4 Notwithstanding sections 4.3.1 and 4.3.2 of this schedule, where a site is encumbered by a right of way granted to the Greater Vancouver Sewerage and Drainage District, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and a 3rd storey, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.5 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.3 of this schedule, the maximum building height for an infill one-family dwelling or a principal building situated in the rear yard of a site is the lesser of 7.7 m or 1½ storeys, except that the Director of Planning may increase the maximum height if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.6 Notwithstanding sections 4.3.1 and 4.3.3 of this schedule, the Director of Planning may permit an increase in the number of storeys in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 3 storeys and a partial 4th storey, with a maximum height of 11.5 m if:

(a) the construction of a multiple dwelling with 2 storeys and a partial 3rd storey would result in any portion of a floor used for living accommodation being more than 1.83 m below the finished grade of the adjoining ground;
(b) the 4th storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
(c) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4 Front Yard

4.4.1 Front yards must have a minimum depth of 6.1 m.

4.4.2 Notwithstanding section 4.4.1 of this schedule, on sites less than 27.4 m in depth, front yards must have a minimum depth of 4.9 m.

4.4.3 Notwithstanding sections 4.4.1 and 4.4.2 of this schedule, the Director of Planning may decrease the front yard requirement for multiple dwellings and freehold rowhouses on sites less than 27.4 m in depth, provided that the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4.4 Covered porches complying with section 4.7.5 (h) of this schedule, may project up to 1.8 m into the required front yard.

4.4.5 For multiple dwellings, portions of basement floor area directly below covered porches may project up to 1.8 m into the required front yard.

4.4.6 Notwithstanding section 10.7.1(b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yards

4.5.1 Side yards must have a minimum width of 1.2 m.

4.5.2 Notwithstanding section 10.7.1(b) of this by-law, eaves and gutters or other projections, which, in the opinion of the Director of Planning are similar, may project into the minimum side yard up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.

4.6 Rear Yard – not applicable

4.7 Floor Space Ratio

4.7.1 Floor space ratio must not exceed 0.60 for all uses, except that floor space must not exceed 0.75 for two-family dwelling and two-family dwelling with secondary suite.

4.7.2 Notwithstanding section 4.7.1 of this schedule, if the Director of Planning first considers the intent of this schedule and 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 in floor space ratio:

(a) for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing on sites that are 445 m^2 and larger, with a minimum frontage of 12.8 m, to a maximum of 1.20;
(b) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 445 m^2 in size or with a frontage less than 12.8 m, to a maximum of 0.90;
(c) for dwelling uses on sites where buildings existing prior to January 1, 1940 are retained, to a maximum of 0.90; and
(d) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, to a maximum of 0.85.

4.7.3 Notwithstanding section 4.7.2 of this schedule, for sites where a building existing prior to January 1, 1940, is not retained, no more than 0.20 floor space ratio may be allocated to an infill one-family dwelling or to another second principal building in the rear yard of the site.

4.7.4 Computation of floor area must include:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;

(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

(c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, 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;

(d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01; and

(e) accessory buildings, ancillary to multiple dwellings and freehold rowhouses, except accessory buildings solely designed and constructed for the purpose of bicycle storage, or otherwise excluded in accordance with section 4.7.5 (c) of this schedule.

4.7.5 Computation of floor area must exclude:

(a) open residential balconies or sundecks, 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 permitted floor area for multiple dwelling and freehold rowhouse and 8% of the permitted floor area for all other uses;

(b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;

(c) for multiple dwelling and freehold rowhouse, where floors are used for:
  (i) off-street parking and loading, those floors or portions thereof which are located underground, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length, and
  (ii) bicycle storage located below base surface, or, if located at or above base surface are contained in an accessory building which complies with section 3.2.A of this schedule;

(d) for dwelling uses other than multiple dwelling and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
  (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this schedule, or in an infill one family dwelling or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m^2, and
  (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill one-family dwelling up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers all applicable Council policies and guidelines;

(e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;

(f) areas of undeveloped floors which are located:
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;

(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(h) covered verandas or porches, provided that:
  (i) the portion facing the street, side property line or rear property line, park or school, is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law, and
  (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.5 (a) of this schedule, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses, and
  (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;

(i) for multiple dwelling and freehold rowhouse, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage and Impermeability

4.8.1 The maximum site coverage for buildings is 45% of the site area, except that, for multiple dwelling and freehold rowhouse, the maximum site coverage for all buildings is 55% of the site area.

4.8.2 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 The area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area, except that for multiple dwelling, the Director of Planning may increase the area of impermeable materials, provided that the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.8.4 For the purposes of section 4.8.3 of this schedule:

(a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and

(b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

4.9 [Deleted -– see Parking by-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 2.4 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

4.11 Dedication of Land for Lane Purposes

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.

4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 - 4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for a dwelling use in the RM-7N District requires evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below, do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

4.16 Building Depth and Width

4.16.1 For all dwelling uses, the maximum distance between the required minimum front yard and the rear of a building is 40% of the site depth, measured prior to any required lane dedication.

4.16.2 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may increase the maximum distance between the required minimum front yard and the rear of a multiple dwelling if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.16.3 Projections permitted in front yards pursuant to section 4.4.4 of this schedule must not be included in the calculation of building depth.

4.16.4 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may permit an infill one-family dwelling or another principal building in the rear yard if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.16.5 On sites 24 m and wider, the maximum building width for a multiple dwelling is 22 m, except that the Director of Planning may increase the maximum building width, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.17 External Design

4.17.1 An infill one-family dwelling or another principal building located in the rear yard of a site, must be a minimum distance of 4.9 m, measured across the width of the site, from any other dwelling use on the site, except that the Director of Planning may decrease the minimum distance for an infill one-family dwelling, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.17.2 Where a site has more than one multiple dwelling building, the exterior wall of each multiple dwelling building must be a minimum of 2.4 m from the closest portion of the exterior wall of any other multiple dwelling building on the site.

4.17.3 Where a site has more than one building containing freehold rowhouses, the exterior wall of each building must be a minimum distance of 2.4 m from the closest portion of the exterior wall of any other building containing freehold rowhouses on the site.

4.17.4 For the purpose of this section 4.17, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.17.5 In a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building:

(a) there must be one main entrance to each principal dwelling unit;
(b) there must be a covered verandah or porch at each main entrance, with a minimum width and depth of 1.6 m;
(c) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
(d) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
(e) the maximum total width of dormer roofs provided on a half storey above the second storey must comply with the following table:

Dormer Orientation	**Maximum Total Dormer Width**
Rear yard	40% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below
Street or flanking lane	30% of width of elevation of storey below

4.17.6 Exterior windows in a secondary suite must have:

(a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
(b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms except bathrooms and laundry rooms.

RM-8 and RM-8N Districts Schedule

1 Intent

The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, including courtyard rowhouses, while continuing to permit lower intensity development. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing single family development. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality design and liveability standards are encouraged for new development. The RM-8N District differs from the RM-8 District, because it requires noise mitigation for dwelling units in close proximity to arterial streets.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, if developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule. In all other cases, this schedule will apply.

2 Outright Approval Uses

2.1 Subject to all other provisions of this by-law and to compliance with the regulations of this schedule, the uses listed in section 2.2 are permitted in these districts and will be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this schedule, except for accessory buildings ancillary to multiple dwelling and freehold rowhouse use, if:

  (a) no accessory building exceeds 3.7 m in height, 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located:
    (i) within 7.9 m of the ultimate rear property line, and
    (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
  (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m^2;
  (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
  (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  (f) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this schedule.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, if:

  (a) no additions are permitted;

(b) no housekeeping or sleeping units are created;
(c) there are no more than 2 dwelling units;
(d) the development complies with section 4.8 of this schedule; and
(e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- One-Family Dwelling which complies with the current RS-1 District Schedule, if the one-family dwelling is the only principal building on the site.

- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this schedule, with or without conditions, if the Director of Planning first considers:

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

3.2 Uses

3.2.A

- Accessory Buildings not provided for in section 2.2.A of this schedule and customarily ancillary to any of the uses listed in this schedule, provided that for multiple dwelling and freehold rowhouse:

(a) no accessory building exceeds 3.7 m in height, 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
(b) all accessory buildings are located:
  (i) within 7.9 m of the ultimate rear property line, and
  (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and 1.5 m from a flanking street;
(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m^2, except that:
  (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m^2 for each dwelling unit, not including lock-off units, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
(d) not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory buildings to a maximum of 80%, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
(e) no accessory building is closer than 3.7 m to any residential dwelling; and
(f) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material, which alters the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.
- Freehold rowhouse, subject to section 11.25 of this by-law.
- Infill One-Family Dwelling, if the maximum number of dwelling units on the site is three, and:

  (a) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940; or
  (b) the site meets the following criteria:
    (i) the rear or side property line of the site must abut a park or school site, with or without the intervention of a lane, or
    (ii) the site must be a corner site, or
    (iii) the lot depth must be more than 52 m.

- Laneway House, subject to section 11.24 of this by-law and the RS-1 District Schedule.
- Multiple Conversion Dwelling not provided for in section 2.2.DW of this schedule, resulting from the conversion of a building existing as of May 27, 2014, if:

  (a) the Director of Planning first considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
  (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m² used as exits;
  (c) no housekeeping or sleeping units are created; and
  (d) there are no more than three dwelling units.

- Multiple Dwelling.
- One-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.
- One-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Principal Dwelling Unit with Lock-off Unit, provided that:

  (a) in multiple dwellings or freehold rowhouses, there may be one lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this schedule and all applicable Council policies and guidelines.

- Two-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.

- Two-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Two-Family Dwelling with Secondary Suite, if there is no more than one secondary suite for each dwelling unit.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this by-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to section 11.7 of this by-law.
- Community Care Facility – Class B, subject to section 11.17 of this by-law.
- Group Residence, subject to section 11.17 of this by-law.
- Hospital, subject to section 11.9 of this by-law.
- Public Authority Use essential in this district.
- School - Elementary or Secondary, subject to section 11.8 of this by-law.
- Social Service Centre.

3.2.R [Retail]

- Farmers' Market, subject to section 11.21 of this by-law, and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Grocery Store or Drug Store, in conjunction with a multiple dwelling.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.
- Public Bike Share.
- Retail Store, in conjunction with a multiple dwelling.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to section 11.4 of this by-law.

3.2.U [Utilities and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for:

(a) One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and
(b) Laneway House, which is only permitted in combination with 4(a), and is regulated by section 11.24 of this by-law.

4.1 Site Area

4.1.1 The minimum site area for:

(a) a two-family dwelling;
(b) a two-family dwelling with secondary suite;
(c) a multiple conversion dwelling with more than two dwelling units;
(d) any of the above noted uses or a one-family dwelling or one-family dwelling with secondary suite, in combination with an infill one-family dwelling or another principal building; or

(e) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units,

is 303 m^2.

4.1.2 The minimum site area for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, or a building containing freehold rowhouses, or for seniors supportive or assisted housing is 445 m^2.

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 a freehold rowhouse or a multiple dwelling containing 4 or more dwelling units, not including lock-off units, on a site smaller than 445 m^2.

4.2 Frontage

4.2.1 The minimum frontage for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is 12.8 m.

4.3 Height

4.3.1 A building must not exceed 9.5 m and 2 storeys in height.

4.3.2 Notwithstanding section 4.3.1 of this schedule, a two-family dwelling, a two-family dwelling with secondary suite, a multiple dwelling containing no more than three units, not including lock-off units, and a freehold rowhouse must not exceed 10.7 m and 2½ storeys in height.

4.3.3 Notwithstanding section 4.3.1 of this schedule, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and a partial 3rd storey, if:

(a) the 3rd storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
(b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.4 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.3 of this schedule, the maximum building height for an infill one-family dwelling or a principal building situated in the rear yard of a site is the lesser of 7.7 m or 1½ storeys, except that the Director of Planning may increase the maximum height if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4 Front Yard

4.4.1 Front yards must have a minimum depth of 6.1 m.

4.4.2 Notwithstanding section 4.4.1 of this schedule, on sites less than 27.4 m in depth, front yards must have a minimum depth of 4.9 m.

4.4.3 Notwithstanding sections 4.4.1 and 4.4.2 of this schedule, the Director of Planning may decrease the front yard requirement for freehold rowhouses on sites less than 27.4 m in depth and for multiple dwellings, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4.4 Covered porches complying with section 4.7.9 (h) of this schedule, may project up to 1.8 m into the required front yard.

4.4.5 For multiple dwellings, portions of basement floor area directly below covered porches may project up to 1.8 m into the required front yard.

4.4.6 Notwithstanding section 10.7.1(b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yards

4.5.1 Side yards must have a minimum width of 1.2 m.

4.5.2 Notwithstanding section 10.7.1(b) of this by-law, eaves and gutters or other projections, which, in the opinion of the Director of Planning are similar, may project into the minimum side yard up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 1.0 m must be provided. Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.

4.6.2 Where the rear property line does not abut a lane, and a lane dedication is not required, a rear yard with a minimum depth of 1.2 m must be provided, but the Director of Planning may increase the required rear yard provided the Director of Planning considers all applicable Council policies and guidelines.

4.6.3 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Area and Density

4.7.1 Except as provided in sections 4.7.2 and 4.7.3 of this schedule, floor space ratio must not exceed 0.75 for all uses, except that:

(a) floor space ratio must not exceed 0.90 for sites where a building existing prior to January 1, 1940, is retained, except that no more than 0.20 floor space ratio may be allocated to an infill one-family dwelling or to another second principal building in the rear yard of the site.

4.7.2. Notwithstanding section 4.7.1 of this schedule, 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 in floor area as follows:

(a) for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are 445 m^2 and larger, with a minimum frontage of 12.8 m, to a maximum floor space ratio of 1.20; and
(b) for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are less than 445 m^2 in size or with a frontage less than 12.8 m, to a maximum floor space ratio of 0.90.

4.7.3 Notwithstanding section 4.7.1 of this schedule, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, the overall design of the development and the effect of the development on neighbouring sites, the Director of Planning may permit an increase in floor area as follows:

(a) for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing on sites that are 445 m^2 and larger, with a minimum frontage of 12.8 m, the permitted floor area may be increased by one m^2 per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.20;
(b) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 445 m^2 in size or with a frontage less than 12.8 m, the permitted floor area may be increased by one m^2 per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 0.90; and
(c) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, the permitted floor area may be increased by one m^2 per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum of 0.85.

4.7.4 For the purposes of section 4.7.3, affordable housing share means $108 per m^2 to a maximum floor space ratio of 1.20.

4.7.5 For the purposes of section 4.7.3, amenity share means $108 per m^2 to a maximum floor space ratio of 1.20.

4.7.6 Notwithstanding sections 4.7.3 and 4.7.7, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with the District Schedule and this by-law.

4.7.7 For the purposes of this schedule and sections 4.7.3 and 4.7.5, amenity means one or more of the following:

(a) Community Centre or Neighbourhood House;
(b) Library;
(c) Museum or Archives;
(d) Park or Playground;
(e) Rink;
(f) Swimming Pool;
(g) Child Day Care Facility;
(h) Public Authority Use; and
(i) Social Service Centre.

4.7.8 Computation of floor area must include:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
(c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, 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; and

(d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

4.7.9 Computation of floor area must exclude:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwelling and freehold rowhouse and 8% of the permitted floor area for all other uses;
(b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
(c) for multiple dwelling and freehold rowhouse, where floors are used for:
  (i) off-street parking and loading, those floors or portions thereof which are located underground, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length, and
  (ii) bicycle storage located underground, or, if located at or above base surface are contained in an accessory building which complies with section 3.2.A of this schedule;
(d) for dwelling uses other than multiple dwelling and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
  (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this schedule, or in an infill one family dwelling or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m^2, and
  (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill one-family dwelling up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers all applicable Council policies and guidelines;
(e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
(f) areas of undeveloped floors which are located:
  (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
  (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(h) covered verandas or porches, if:
  (i) the portion facing the street, rear property line, common open space, park or school, is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law,
  (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.9 (a) of this schedule, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses, and
  (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;

(i) for multiple dwelling and freehold rowhouse, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage and Impermeability

4.8.1 The maximum site coverage for buildings is 45% of the site area, except that, for multiple dwelling and freehold rowhouse, the maximum site coverage for all buildings is 55% of the site area.

4.8.2 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 The area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area, except that for multiple dwelling, the Director of Planning may increase the area of impermeable materials, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.8.4 For the purposes of section 4.8.3 of this schedule:

(a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and

(b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

4.9 [Deleted – see Parking by-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

(b) the minimum distance of unobstructed view is not less than 2.4 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.11 Dedication of Land for Lane Purposes

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.

4.12 (Reserved)

4.13 (Reserved)

4.14 Dedication of Land for Sidewalk and Boulevard Purposes

4.14.1 For development sites which front Oak Street, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site of 14.6 m measured at right angles.

4.15 Acoustics

4.15.1 A development permit application for a dwelling use in the RM-8N District requires evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below, do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

4.16 Building Depth and Width

4.16.1 For all dwelling uses, the maximum distance between the required minimum front yard and the rear of a building is 40% of the site depth, measured prior to any required lane dedication.

4.16.2 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may increase the maximum distance between the required minimum front yard and the rear of a multiple dwelling if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule

1 Intent

The intent of this Schedule is to permit medium density residential development. In the RM-9 and RM-9N Districts, this includes a variety of multiple dwelling types including low-rise apartments, ground-oriented stacked townhouses, and rowhouses, including courtyard and freehold rowhouses. In the RM-9A and RM-9AN Districts, dwelling uses are more limited: the emphasis is on 4-storey low-rise apartments, with stacked townhouses limited to exceptionally deep lots, which provide a transition between higher building forms and ground-oriented residential neighbourhoods.

In all Districts, emphasis is on a high standard of liveability and creation of a variety of dwelling unit sizes, including those appropriate for families with children. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. All new development will demonstrate high quality design and good neighbourhood fit.

The RM-9N and RM-9AN Districts differ from the RM-9 and RM-9A Districts in that they require evidence of noise mitigation for residential development in close proximity to arterial streets.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 are permitted and will be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, except for accessory buildings ancillary to multiple dwelling and freehold rowhouse use, if:

  (a) no accessory building exceeds 3.7 m in height, 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located:
    (i) within 7.9 m of the ultimate rear property line, and
    (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
  (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m²;
  (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
  (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  (f) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this schedule.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, if:
  (a) no additions are permitted;
  (b) no housekeeping or sleeping units are created;
  (c) there are no more than 2 dwelling units;
  (d) the development complies with section 4.8 of this schedule; and
  (e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- One-Family Dwelling which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this schedule, with or without conditions, if the Director of Planning first considers:
(a) the intent of this Schedule and all applicable Council policies and guidelines; and
(b) the submission of any advisory group, property owner or tenant.

3.2 Uses

3.2.A
- Accessory Buildings not provided for in section 2.2.A of this schedule and customarily ancillary to any of the uses listed in this schedule, provided that for multiple dwelling and freehold rowhouse,
  (a) no accessory building exceeds 3.7 m in height, 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located:
    (i) within 7.9 m of the ultimate rear property line, and
    (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and 1.5 m from a flanking street;
  (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m², except that:
    (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
  (d) not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory buildings to a maximum of 80%, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
  (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  (f) roof decks and sundecks are not located on an accessory building.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D
- Deposition or extraction of material which alters the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.
- Freehold rowhouse, subject to section 11.25 of this by-law, but only in the RM-9 and RM-9N Districts.
- Infill One-Family Dwelling, if it is in conjunction with the retention of a building existing on the site prior to January 1, 1940.
- Laneway House, subject to section 11.24 of this by-law and the RS-1 District Schedule.
- Multiple Conversion Dwelling not provided for in section 2.2.DW of this schedule, resulting from the conversion of a building existing as of May 27, 2014, if:

  (a) the Director of Planning first considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
  (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m² used as exits;
  (c) no housekeeping or sleeping units are created; and
  (d) there are no more than three dwelling units.

- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.
- Principal Dwelling Unit with Lock-off Unit, provided that:

  (a) in multiple dwellings or freehold rowhouses, there may be one lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this schedule and all applicable Council policies and guidelines.

- Seniors Supportive or Assisted Housing, subject to section 11.17 of this by-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.

- School – Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law, and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.U [Utility and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for:

(a) One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and
(b) Laneway House, which is only permitted in combination with 4(a), and is regulated by section 11.24 of this by-law.

4.1 Site Area

4.1.1 The minimum site area for:

(a) a multiple conversion dwelling with more than two dwelling units;
(b) a multiple conversion dwelling or a one-family dwelling or one-family dwelling with secondary suite, in combination with an infill one-family dwelling; or
(c) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units,

is 303 m².

4.1.2 The minimum site area for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, or for a building containing freehold rowhouses, or for senior supported or assisted housing is 445 m².

4.1.3 Notwithstanding section 4.1.2 of this schedule, 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 a freehold rowhouse or a multiple dwelling containing 4 or more dwelling units, not including lock-off units, on a site smaller than 445 m².

4.2 Frontage

4.2.1 The minimum frontage for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is:

(a) 12.8 m in the RM-9 and RM-9N Districts; and
(b) 15.2 m in the RM-9A and RM-9AN Districts.

4.2.2 The maximum frontage for a site for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is 50 m.

4.2.3 Notwithstanding sections 4.2.1 and 4.2.2 of this schedule, the Director of Planning may increase the maximum site frontage requirement if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

4.3 Height

4.3.1 A building must not exceed 10.7 m in height.

4.3.2 Notwithstanding section 4.3.1 of this schedule, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 13.7 m and 4 storeys, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4 Front Yard

4.4.1 A front yard must have a minimum depth of:

(a) 4.9 m in the RM-9 and RM-9N Districts; and
(b) 3.7 m in the RM-9A and RM-9AN Districts.

4.4.2 Notwithstanding sections 4.4.1 of this schedule, the Director of Planning may decrease the front yard requirement for multiple dwellings, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4.3 Covered porches complying with section 4.7.13 (i) of this schedule, may project up to 1.2 m into the required front yard.

4.4.4 For multiple dwellings, portions of basement floor area directly below covered porches may project up to 1.2 m into the required front yard.

4.4.5 Notwithstanding section 10.7.1 (b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yard

4.5.1 Side yards must have a minimum width of 2.1 m.

4.5.2 Notwithstanding section 4.5.1 of this schedule, side yards for a multiple conversion dwelling with more than two dwelling units, an infill one-family dwelling, multiple dwelling containing no more than 3 dwelling units, not including lock-off units, and freehold rowhouses, must have a minimum width of 1.2 m.

4.5.3 Notwithstanding section 4.5.1 of this schedule, the Director of Planning may decrease the side yard requirement for multiple dwellings, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.5.4 Notwithstanding section 10.7.1 (b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum side yard to a maximum of 1.0 m measured horizontally.

4.6 Rear Yard

4.6.1 A rear yard must have a minimum depth of 7.6 m.

4.6.2 Notwithstanding section 4.6.1 of this schedule, the Director of Planning may decrease the rear yard requirement for multiple dwellings to a minimum of 1.2 m, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.6.3 Notwithstanding section 10.7.1 (b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Area and Density

4.7.1 Except as provided in sections 4.7.2, 4.7.3, 4.7.6 and 4.7.7 of this schedule, floor space ratio must not exceed:

(a) 0.75 for all uses in the RM-9 and RM-9N Districts; and
(b) 0.70 for all uses in the RM-9A and RM-9AN Districts.

Floor Area and Density in RM-9 and RM-9N

4.7.2 Notwithstanding section 4.7.1 of this schedule, in the RM-9 and RM-9N Districts, 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 in floor area as follows:

(a) for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are 445 m² and larger:
    (i) with a minimum frontage of 12.8 m, the permitted floor area may be increased to a maximum floor space ratio of 1.20,
    (ii) with a minimum frontage of 15.2 m, the permitted floor area may be increased to a maximum floor space ratio of 1.50, and
    (iii) with a minimum frontage of 27.4 m, the permitted floor area may be increased to a maximum floor space ratio of 2.0;
(b) for freehold rowhouse developed as secured market rental housing or social housing, the permitted floor area may be increased to a maximum floor space ratio of 1.20;
(c) for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are less than 445 m² in size or with a frontage less than 12.8 m, the permitted floor area may be increased to a maximum floor space ratio of 0.90; and
(d) for multiple conversion dwelling or infill on sites where buildings existing prior to January 1, 1940 are retained, the permitted floor space ratio may be increased to a maximum of 0.90.

4.7.3 Notwithstanding section 4.7.1 of this schedule, in the RM-9 and RM-9N Districts, if the Director of Planning first considers the intent of this schedule and 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 in floor area as follows:

(a) for multiple dwelling or seniors supportive or assisted housing on sites that are 445 m² and larger:
  (i) with a minimum frontage of 12.8 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 floor space ratio of 1.20,
  (ii) with a minimum frontage of 15.2 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 floor space ratio of 1.50, and
  (iii) with a minimum frontage of 27.4 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 floor space ratio of 2.0;
(b) for freehold rowhouse, 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 floor space ratio of 1.20; and
(c) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 445 m² in size or with a frontage less than 12.8 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 floor space ratio of 0.90.

4.7.4 For the purposes of section 4.7.3, affordable housing share means:

(a) $108 per m² to a maximum floor space ratio of 1.20; and
(b) $592 per m² for any increase in floor space ratio above 1.20.

4.7.5 For the purposes of section 4.7.3, amenity share means:

(a) $108 per m² to a maximum floor space ratio of 1.20; and
(b) $592 per m² for any increase in floor space ratio above 1.20.

Floor Area and Density in RM-9A and RM-9AN

4.7.6 Notwithstanding section 4.7.1 of this schedule, in the RM-9A and RM-9AN Districts, 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 in floor area as follows:

(a) for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are 303 m² and larger:
  (i) with a frontage less than 15.2 m and 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, the permitted floor area may be increased to a maximum floor space ratio of 1.20;
  (ii) with a minimum frontage of 15.2 m, the permitted floor area may be increased to a maximum floor space ratio of 1.50;
  (iii) with a minimum frontage of 15.2 m and located on corner sites, the permitted floor area may be increased to a maximum floor space ratio of 1.75; and
  (iv) with a minimum frontage of 27.4 m, the permitted floor area may be increased to a maximum floor space ratio of 2.0;

(b) for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are less than 303 m² in size or with a frontage less than 12.8 m, the permitted floor area may be increased to a maximum floor space ratio of 0.90; and
(c) for multiple conversion dwelling or infill on sites where buildings existing prior to January 1, 1940 are retained, the permitted floor space ratio may be increased to a maximum of 0.90.

4.7.7 Notwithstanding section 4.7.1 of this schedule, in the RM-9A and RM-9AN Districts, if the Director of Planning first considers the intent of this schedule and 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 in floor area as follows:

(a) for multiple dwelling or seniors supportive or assisted housing on sites that are 303 m² and larger:
    (i) with a frontage less than 15.2 m and 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, the permitted floor area may be increased by one m^2 per amenity share or affordable housing share provided to the city at no cost to the city to a maximum floor space ratio of 1.20;
    (ii) with a minimum frontage of 15.2 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 floor space ratio of 1.50,
    (iii) with a minimum frontage of 15.2 m and on corner sites, the permitted floor area may be increased by one m^2 per amenity share or affordable housing share provided to the city at no cost to the city to a maximum floor space ratio of 1.75; and
    (iv) with a minimum frontage of 27.4 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 floor space ratio of 2.0;
(b) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 303 m² in size or with a frontage less than 12.8 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 floor space ratio of 0.90.

4.7.8 For the purposes of section 4.7.7, affordable housing share means $162 per m^2 to a maximum floor space ratio of 2.0.

4.7.9 For the purposes of section 4.7.7, amenity share means $162 per m^2 to a maximum floor space ratio of 2.0.

4.7.10 Notwithstanding sections 4.7.3 and 4.7.7, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with the District Schedule and this by-law.

4.7.11 For the purposes of this schedule, amenity means one or more of the following:
(a) Community Centre or Neighbourhood House;
(b) Library;
(c) Museum or Archives;
(d) Park or Playground;
(e) Rink;
(f) Swimming Pool;
(g) Child Day Care Facility;
(h) Public Authority Use; and
(i) Social Service Centre.

4.7.12 Computation of floor area must include:

(a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

4.7.13 Computation of floor area must exclude:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwelling and freehold rowhouse and 8% of the permitted floor area for all other uses;
(b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
(c) for multiple dwelling and freehold rowhouse, where floors are used for:
    (i) off-street parking and loading, those floors or portions thereof which are located underground, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, and
    (ii) bicycle storage located underground, or, if located at or above base surface are contained in an accessory building which complies with section 3.2.A of this schedule;
(d) for dwelling uses other than multiple dwelling and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
    (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this schedule, or in an infill one-family dwelling located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
    (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill one-family dwelling up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers all applicable Council policies and guidelines;
(e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or underground;
(f) areas of undeveloped floors which are located:
    (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
    (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
(h) for multiple dwelling and freehold rowhouse, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;

(i) covered verandas or porches, if:
  (i) the portion facing a street, rear property line, common open space, park or school, is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law,
  (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.13 (a) of this schedule, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses, and
  (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor; and

(j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings is 55% of the site area, except that, for multiple dwelling, the Director of Planning may increase the maximum site coverage if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.8.2 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 The area of impermeable materials, including site coverage for buildings, must not exceed 75% of the total site area, except that for multiple dwelling, the Director of Planning may increase the area of impermeable materials, for developments providing underground parking.

4.8.4 For the purposes of section 4.8.3 of this schedule:

(a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and

(b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

4.8.5 In the case of a sloping site where a structure is located in or beneath a yard, the structure will be excluded from the site coverage calculation if it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 [Deleted - see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than:
  (i) 2.4 m in the RM-9 and RM-9N Districts; and
  (ii) 4.2 m in the RM-9A and RM-9AN Districts.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

4.11- 4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for dwelling uses in the RM-9N and RM-9AN Districts requires evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

4.16 Building Depth

4.16.1 For a multiple dwelling with three or fewer dwelling units, the maximum distance between the required minimum front yard and the rear of a building must be 45% of the site depth, measured prior to any required lane dedication.

4.18 Dwelling Unit Density

4.18.1 For multiple dwelling and freehold rowhouse, the total number of dwelling units, excluding lock-off units, must not exceed:

(a) for development up to and including 0.90 floor space ratio, 100 units per hectare of site area;
(b) for development over 0.90 and up to and including 1.20 floor space ratio, 132 units per hectare of site area;
(c) for development over 1.20 and up to and including 2.0 floor space ratio, 140 units per hectare of site area.

4.18.2 Notwithstanding section 4.18.1 of this by-law, if the Director of Planning first considers the intent of this schedule and 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 Dwelling Unit Density, in combination with a multiple dwelling or freehold rowhouse, as follows:

(a) for development over 1.20 and up to and including 1.75 floor space ratio, 180 units per hectare of site area;
(b) for development over 1.75 and up to and including 2.0 floor space ratio, 240 units per hectare of site area.

4.18.3 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.19 Number of Buildings on Site

4.19.1 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit more than one building on a site, in combination with a multiple dwelling or freehold rowhouse, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area requirements of section 4.1 of this schedule 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.

4.3 Height

4.3.1 The maximum height of a building shall be 10.7 m, except that in the case of a site fronting on a street running east and west, no portion of a building shall extend above an envelope formed by a vertical line measuring 7.6 m in height at the south property line and a line extended horizontally from the vertical line to intersect a line representing the maximum height.

4.3.2 Height shall be calculated from the building grades as established by the City Engineer. The measurement of height shall be taken at the ultimate property line at the lane.

4.4 Front Yard

4.4.1 A front yard need not be provided.

4.5 Side Yards

4.5.1 Side yards need not be provided.

4.6 Rear Yard

4.6.1 A rear yard need not be provided.

4.7 Floor Space Ratio

4.7.1 The maximum floor space ratio shall be 0.60 except as follows:

(a) in the case of a building existing prior to December 1, 1973, and approved for entirely residential use, the floor space may be increased by 20 percent of the existing floor space, provided that in no case shall the maximum floor space ratio exceed 1.0 and the increase in floor space is for residential use only;
(b) in the case of any development the Development Permit Board may permit an increase in the permitted floor space ratio from 0.60 to any figure up to and including 1.5, providing it first considers all applicable policies and guidelines adopted by Council, the nature and size of the site, the adequacy of open space, overall design and the provision of amenities which would result in community benefits.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors, including earthen floor, having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:

(i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
(ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;

(e) areas of undeveloped floors which are located:

(i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
(ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.

(f) basement and cellar areas in a building existing prior to June 18, 1956, and approved for entirely residential use;

(g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and

(h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.7.4 In computing the floor space ratio, site area shall be measured to the rear property line on sites where there has been no dedication for lane purposes or the ultimate centre line of the lane on sites where land has been dedicated for lane purposes.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.

4.11 Vertical Angle of Daylight -- Not Applicable.

4.12 Dedication of Land for Lane Development

4.12.1 Applications for development of a site which does not abut a lane shall be required to dedicate to the City up to a maximum of 3.1 m at the rear of the site for lane purposes, as determined by the City Engineer.

C-1 District Schedule

1 Intent

The intent of this Schedule is to provide for small-scale convenience commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and certain limited service functions, and to provide for dwelling uses designed compatibly with commercial uses.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
  (d) not applicable; [Maximum width]
  (e) not applicable; [Proximity to residential dwelling]
  (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.O [Office]

- General Office.

2.2.R [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.

- Repair Shop - Class B.
- Restaurant - Class 1.

2.3 Conditions of Use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) restaurant;
(c) display of flowers, plants, fruits and vegetables.

2.3.2 All office, retail and service uses shall cater to the day-to-day needs of residents of the local neighbourhood.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Library.
- Park or Playground.
- Rink.
- Swimming Pool.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion and provided that before making a decision the Development Permit Board shall consider the design and livability of the dwelling units.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:

(a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
(b) building additions shall not be permitted; and
(c) no housekeeping or sleeping units shall be created.

- Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Child Day Care Facility.
- Church.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]

- Financial Institution.
- Health Care Office.
- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Neighbourhood Public House.
- Print Shop.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.Z • Any other use which is not specifically listed and defined as a use in Section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) neighbourhood public house;
(d) farmers' market;
(e) public bike share; and
(f) Urban Farm - Class B.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be 9.2 m.

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 10.7 m with respect to any development provided that he considers:

(a) the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
(b) the extent to which the increase in maximum height allows for roof forms and building design that is sympathetic to buildings in the surrounding neighbourhood;
(c) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
(d) the submission of any advisory group, property owner or tenant.

4.4 Front Yard and Setback

4.4.1 No front yard shall be required except that where the front yard of the site adjoins, without the intervention of a lane, the front yard of a site located in an R District, a front yard with a minimum depth of 3.7 m shall be provided.

4.4.2 No parking or loading of vehicles shall be permitted in a front yard or front setback.

4.5 Side Yards

4.5.1 No side yard shall be required except where the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an R district, in which case a side yard with a minimum width of 10 percent of the width of the site shall be provided, except that it must be a minimum of .9 m and need not be more than 1.5 m in width.

4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.5.4 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard and Setbacks

4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 In the case of a site having an average depth of less than 36.5 m, the required rear yard may be reduced in accordance with section 11.2 of this By-law.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 1.20, except that the floor space ratio for dwelling uses shall not exceed 0.75 and, for this purpose an artist studio shall be deemed to be a dwelling use.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 and 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 he 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-2 District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses, along arterial streets. This Schedule emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
  (d) not applicable; [Maximum width]
  (e) not applicable; [Proximity to residential dwelling]
  (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.
- Fitness Centre.
- Library.
- Museum or Archives.
- Rink.
- Swimming Pool.

2.2.O [Office]

- Financial Institution.
- General Office.
- Health Care Office.

2.2.R [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Catering Establishment.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- School - Business.

2.3 Conditions of Use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) restaurant;
(c) display of flowers, plants, fruits and vegetables.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Arcade.
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Club.
- Community Centre or Neighbourhood House.
- Hall.
- Park or Playground.
- Theatre.
- Zoo or Botanical Garden.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Multiple Dwelling, provided that the Development Permit Board is of the opinion that the site is suitable for residential use.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) building additions shall not be permitted.

- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Development Permit Board is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.M [Manufacturing]

- Jewellery Manufacturing.
- Printing and Publishing.

3.2.O [Office]

- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Adult Retail Store.
- Furniture or Appliance Store.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this
- By-law.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Repair Shop - Class A.
- Restaurant - Class 2.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- School - Vocational or Trade.
- Sign Painting Shop.
- Wedding Chapel, subject to section 11.20 of this By-law.

3.2.T [Transportation and Storage]

- Taxicab or Limousine Station.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.Z

- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:
(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) vehicle dealer;
(d) drive-in restaurant;
(e) drive-through service;
(f) lumber store;
(g) taxicab or limousine station;
(h) neighbourhood public house;
(i) farmers' market;
(j) public bike share; and
(k) Urban Farm - Class B.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be as follows, and as illustrated in Figure 1:
(a) for 6.1 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 4.6 m;
(b) for the next 4.6 m, the height of a building, measured from base surface, shall not exceed 10.7 m; and
(c) for the balance of the site, the height of a building, measured from a plane formed by lines extending horizontally back from the officially established building grades at front property line, shall not exceed 13.8 m.

4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

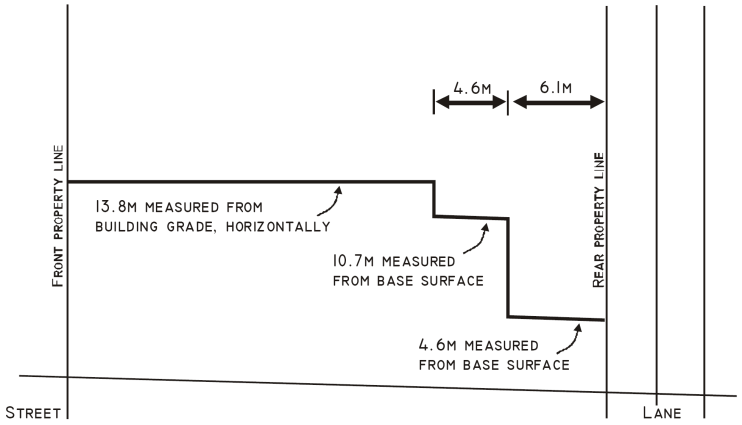


Figure 1. Height

4.4 Front Yard and Setback

4.4.1 The front yard and front setback shall be as follows, and as illustrated in Figure 2:

(a) for portions of a building not containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above the officially established building grades at the front property line:
  (i) subject to clause (ii), the depth of the yard shall be 0.6 m, and
  (ii) above a height of 10.7 m, measured from a plane formed by lines extending horizontally back from the front property line at grade, the minimum depth of the front setback shall be 2.4 m except that open roof gardens may intrude into the setback;

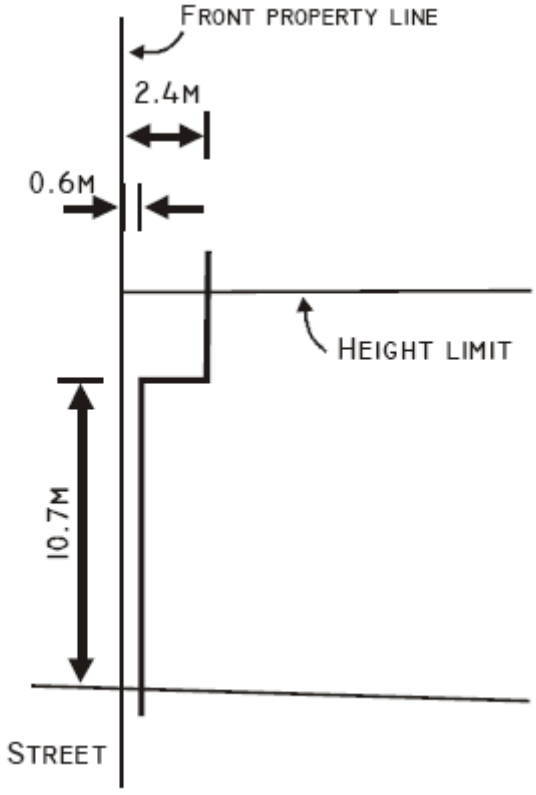
(b) for portions of a building containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above street grade, the minimum depth of the front yard shall be .6 m and the minimum average depth shall be 3.7 m;

(c) despite subsection (a), if the side of the site adjoins, without the intervention of a lane, the front yard of a site located in an R District, the minimum depth of the front yard shall be 3.7 m for a minimum distance of 3.7 m measured from the adjoining site; and

(d) despite subsection (a), the minimum front setback, measured from the front property line, of any parking area shall be 1.2 m.

4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced or increased front yard or front setback for portions of the building, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 2. Front Yard and Setback



provided the Director of Planning first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group or property owner or tenant.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
    (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided, and
    (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
(i) 10% or less of the total floor area of the dwelling unit, or
(ii) 9.3 m^2.

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he 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-2B District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and through discretionary approvals, to encourage good design and proper utilization of the land.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
  - (d) not applicable; [Maximum width]
  - (e) not applicable; [Proximity to residential dwelling]
  - (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.
- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.

2.2.RT [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.SV [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Repair Shop - Class B.

2.3 Conditions of Use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) display of flowers, plants, fruits and vegetables.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant; and
(c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.

3.2 Uses

3.2.A
- Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Museum or Archives.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.
- Zoo or Botanical Garden.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling units in conjunction with any of the uses listed in this Schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Multiple Dwelling, provided that the Development Permit Board is of the opinion that the site is suitable for residential use.

- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) building additions shall not be permitted.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Development Permit Board is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.M [Manufacturing]

- Clothing Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Printing and Publishing.
- Textile or Knit Goods Manufacturing.

3.2.O [Office]

- Office Uses.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Furniture or Appliance Store.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop.

- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Auction Hall.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Catering Establishment.
- Funeral Home.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Print Shop.
- Restaurant - Class 1.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Sign Painting Shop.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.W [Wholesale]

- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) restaurant;
(d) neighbourhood public house;
(e) farmers' market;
(f) public bike share; and
(g) Urban Farm - Class B.

3.3.2
- Manufacturing Uses shall only be permitted subject to the following:

  (a) the total floor area in manufacturing use does not exceed 300 m^2;
  (b) except for entrances to the manufacturing portion and display features which, in the opinion of the Development Permit Board, benefit pedestrian character, that portion of the first storey of a building to a depth of 4.5 m from the front wall of the building and extending across its full width shall be used for ancillary retailing purposes, unless the applicant can demonstrate, to the satisfaction of the

Development Permit Board, that the site is located in a block predominantly developed with auto-oriented retailing or general business commercial uses and that deletion of the required retailing would not adversely affect adjacent uses; and

(c) before granting a permit the Development Permit Board shall first be satisfied that there will be no undue adverse effect on uses within the building or on an abutting site.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage

The maximum frontage for any commercial use shall be 15.3 m.

4.3 Height

4.3.1 The maximum height of a building shall be 12.2 m except that in the case of a site fronting on a street running east and west, no portion of a building shall extend above an envelope formed by a vertical line measuring 7.3 m in height at the north property line and a plane formed by an angle of 30 degrees measured from the horizontal and having its vertex at the maximum building height permitted at the north property line.

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 15.3 m with respect to any development and may permit a building which exceeds the envelope, provided he first considers:

(a) the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
(b) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
(c) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
(d) the submission of any advisory group, property owner or tenant.

4.4 Front Yard and Setback

4.4.1 For any use listed in Section 2.2, a front yard shall not be permitted and a front setback shall only be permitted where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided, or where otherwise required by this By-law.

4.4.2 A setback of 1.2 m from the front property line shall be required for any parking area.

4.5 Side Yards and Setback

4.5.1 No side yard shall be required except where the site adjoins, without the intervention of a lane, a site located in an R district, in which case the following side yard requirements shall apply:

(a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
(b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.

4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.6 Rear Yard and Setback

4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 1.50 in the case of a site used for purely residential uses, and in all other cases 2.50 to be distributed as follows:

(a) uses listed in sections 2.2 and 3.2, but excluding residential uses, to a maximum floor space ratio of 1.00 on the ground or first floor;
(b) uses listed in sections 2.2 and 3.2, but excluding residential uses, to a maximum floor space ratio of 0.50 on the second floor;
(c) residential uses to a maximum floor space ratio of 1.00 if section (b) above has been employed, or 1.50 if section (b) has not been employed, on the second or higher floors; and for the purposes of the computation of floor space ratio, an artist studio and the associated residential unit shall be considered a residential use.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum frontage regulation in section 4.2, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained and provided he first considers all applicable policies and guidelines adopted by Council.

5.3 The Development Permit Board or the Director of Planning, as the case may be, may relax 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 relaxed;
(b) office uses,

provided that in determining the amount of any relaxation that may be permitted, the Development Permit Board or the Director of Planning, as the case may be, shall consider, where applicable, 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.

5.4 The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he 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-2C District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a pedestrian oriented district shopping area by increasing the residential component and limiting the amount of office use.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
  (d) not applicable; [Maximum width]
  (e) not applicable; [Proximity to residential dwelling]
  (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.

2.2.R [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Repair Shop - Class B.

2.3 Conditions of use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) display of flowers, plants, fruits and vegetables.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant; and
(c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.

3.2 Uses

3.2.A
- Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Museum or Archives.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.
- Zoo or Botanical Garden.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Units in conjunction with any of the uses listed in this Schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.

- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
  (b) building additions shall not be permitted; and
  (c) no housekeeping or sleeping units shall be created.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.0 [Office]

- Office Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Furniture or Appliance Store.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.

3.2.S [Service]

- Animal Clinic.
- Auction Hall.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Catering Establishment.
- Neighbourhood Public House.

- Print Shop.
- Restaurant - Class 1.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) restaurant;
(d) neighbourhood public house;
(e) farmers' market;
(f) public bike share; and
(g) Urban Farm - Class B.

3.3.2 Residential uses only shall be permitted on the third floor of any building, except that this condition may be relaxed by the Development Permit Board where it is satisfied that residential use is inappropriate or impractical.

3.3.3 No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street except for an insurance, travel agency or real estate office. In the case of a site abutting more than one street, the fronting street is to be determined by the Director of Planning.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage

The maximum frontage for any commercial use shall be 15.3 m.

4.3 Height

4.3.1 The maximum height of a building shall be 10.7 m except that in the case of a site fronting a street running east and west, no portion of a building shall extend above an envelope formed by a vertical line measuring 7.3 m in height at the north property line and a plane formed by an angle of 30 degrees measured from the horizontal and having its vertex at the maximum building height permitted at the north property line.

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 13.8 m with respect to any development and may permit a building which exceeds the envelope provided he first considers:

(a) the height, bulk, scale and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
(b) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
(c) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
(d) the submission of any advisory group, property owner or tenant.

4.4 Front Yard and Setback

4.4.1 The depth of the front yard must be 0.6 m.

4.4.2 For any use listed in Section 2.2, a front setback shall only be permitted where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided, or where otherwise required by this By-law.

4.4.3 A setback of 1.2 m from the front property line shall be required for any parking area.

4.5 Side Yards and Setback

4.5.1 No side yard shall be required, except that where the site adjoins, without the intervention of a lane, a site located in an R district, the following side yard requirements apply:

(a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
(b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.

4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.6 Rear Yard and Setback

4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 1.20 in the case of office uses, 1.50 in the case of a site used for purely residential uses, and 3.00 in all other cases and, for this purpose an artist studio shall be deemed to be a dwelling use.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area; and
(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
    (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
    (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.11 Dedication of Land for Lane Purposes

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.

4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

5 Relaxation of regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum frontage regulation in section 4.2 in any case where a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained, and provided he first considers all applicable policies and guidelines adopted by Council.

5.3 The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he 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.

5.4 Despite section 4.4.1, the Director of Planning or Development Permit Board, as the case may be, in the event of unnecessary hardship, may permit a reduced or increased front yard, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

C-2C1 District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a district shopping area by increasing the residential component and limiting the amount of office use.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
  (d) not applicable; [Maximum width]
  (e) not applicable; [Proximity to residential dwelling]
  (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.

2.2.RT [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.SV [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Repair Shop - Class B.

2.3 Conditions of Use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) display of flowers, plants, fruit and vegetables.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant; and
(c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.

3.2 Uses

3.2.A
- Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Museum or Archives.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.
- Zoo or Botanical Garden.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with any of the uses listed in this Schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:

(a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
(b) building additions shall not be permitted; and
(c) no housekeeping or sleeping units shall be created.

- Multiple Dwelling.
- One-Family Dwelling.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.M [Manufacturing]

- Clothing Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Printing and Publishing.
- Textiles or Knit Goods Manufacturing.

3.2.0 [Office]

- Office Uses.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Furniture or Appliance Store.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.

- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Auction Hall.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Catering Establishment.
- Drive-through Service.
- Funeral Home.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Print Shop.
- Restaurant - Class 1.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Sign Painting Shop.
- Wedding Chapel, subject to section 11.20 of this By-law.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following

(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) restaurant;
(d) drive-in restaurant;
(e) drive-through service;
(f) neighbourhood public house;
(g) farmers' market;
(h) public bike share; and
(i) Urban Farm - Class B.

3.3.2 Residential uses only shall be permitted on the third floor of any building, except that this condition may be relaxed by the Development Permit Board where it is satisfied that residential use is inappropriate or impractical.

3.3.3 Manufacturing Uses shall only be permitted subject to the following:

(a) the total floor area in manufacturing use does not exceed 300 m²;
(b) except for entrances to the manufacturing portion and display features which, in the opinion of the Development Permit Board, benefit pedestrian character, that portion of the first storey of a building to a depth of 4.5 m from the front wall of the building and extending across its full width shall be used for ancillary retailing purposes, unless the applicant can demonstrate, to the satisfaction of the Development Permit Board, that the site is located in a block predominantly developed with auto-oriented retailing or general business commercial uses and that deletion of the required retailing would not adversely affect adjacent uses; and
(c) before granting a permit the Development Permit Board shall first be satisfied that there will be no undue adverse effect on uses within the building or on an abutting site.

3.3.4 No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street except for an insurance, travel agency or real estate office. In the case of a site abutting more than one street, the fronting street is to be determined by the Director of Planning.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage

The maximum frontage for any commercial use shall be 15.3 m.

4.3 Height

4.3.1 The maximum height of a building shall be 10.7 m except that in the case of a site fronting on a street running east and west, no portion of a building shall extend above an envelope formed by a vertical line measuring 7.3 m in height at the north property line and a plane formed by an angle of 30 degrees measured from the horizontal and having its vertex at the maximum building height permitted at the north property line.

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 13.8 m with respect to any development and may permit a building which exceeds the envelope, provided he first considers:

(a) the height, bulk, scale and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
(b) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
(c) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
(d) the submission of any advisory group, property owner or tenant.

4.4 Front Yard and Setback

4.4.1 The depth of the front yard must be 0.6 m.

4.4.2 For any use listed in Section 2.2, a front setback shall only be permitted where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided, or where otherwise required by this By-law.

4.4.3 A setback of 1.2 m from the front property line shall be required for any parking area.

4.5 Side Yards and Setback

4.5.1 No side yard shall be required except where the site adjoins, without the intervention of a lane, a site located in an R district, the following side yard requirements apply:

(a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
(b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.

4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.6 Rear Yard and Setback

4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 1.20 in the case of office uses, 1.50 in the case of a site used for purely residential uses, and 3.00 in all other cases and, for this purpose an artist studio shall be deemed to be a dwelling use.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) patios and roof gardens, for residential purposes only provided that the Director of Planning first approves the design of sunroofs and walls;

(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

(d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area; and

(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or

(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or

(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

4.11 Dedication of Land for Lane Purposes

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.

4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

5 Relaxation of Regulations

5.1 The Development Permit Board or Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed 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.

5.2 The Development Permit Board or Director of Planning, as the case may be, may relax the maximum frontage regulation in section 4.2 in any case where a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained, and provided he first considers all applicable policies and guidelines adopted by Council.

5.3 The Development Permit Board or Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he 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 intent of this Schedule.

5.4 Despite section 4.4.1, the Director of Planning or Development Permit Board, as the case may be, in the event of unnecessary hardship, may permit a reduced or increased front yard, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

C-3A District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the utimate centre line of any rear or flanking lane;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
  (d) not applicable; [Maximum width]
  (e) not applicable; [Proximity to residential dwelling]
  (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Museum or Archives.
- Rink.
- Swimming Pool.
- Theatre.

2.2.I [Institutional]

- School - University or College.

2.2.0 [Office]

- Financial Institution.
- General Office.
- Health Care Office.

2.2.R [Retail]

- Furniture or Appliance Store.
- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Catering Establishment.
- Laboratory.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- School - Business.
- School - Vocational or Trade.
- Sign Painting Shop.

2.3 Conditions of Use

2.3.1 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) restaurant;
(c) display of flowers, plants, fruits and vegetables.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Arcade.
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Bingo Hall.
- Casino - Class 1.
- Park or Playground.
- Zoo or Botanical Garden.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion and provided that before making a decision the Development Permit Board shall consider the design and livability of the dwelling units.
- Multiple Dwelling, provided that the Development Permit Board is of the opinion that the site is suitable for residential use.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:

  (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) building additions shall not be permitted.

- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion, and, with respect only to the C-3A District Schedule, the Development Permit Board, before making a decision, considers the design and livability of the dwelling units.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Development Permit Board is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.M [Manufacturing]

- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Ice Manufacturing.
- Jewellery Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Printing or Publishing.
- Textiles or Knit Goods Manufacturing.

3.2.O [Office]

- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Adult Retail Store.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- Restaurant - Class 2.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- Wedding Chapel, subject to section 11.20 of this By-law.

3.2.T [Transportation and Storage]

- Mini-storage Warehouse.
- Storage Warehouse.
- Taxicab or Limousine Station.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) vehicle dealer;
(d) drive-in restaurant;
(e) drive-through service;
(f) lumber store;
(g) taxicab or limousine station;
(h) neighbourhood public house;
(i) farmers' market;
(j) public bike share; and
(k) Urban Farm - Class B.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be 9.2 m.

4.3.2 The Development Permit Board may permit an increase in the maximum height of a building with respect to any development, provided that it first considers:

(a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
(b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views;
(c) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
(d) the provision for pedestrian needs;
(e) the preservation of the character and general amenity desired for the area; and
(f) the submission of any advisory group, property owner or tenant.

4.4 Front Yard and Setback

4.4.1 No front yard shall be required.

4.4.2 A setback of 1.2 m from the front property line shall be required for any parking area.

4.5 Side Yards and Setback

4.5.1 No side yard shall be required, except that where the site adjoins, without the intervention of a lane, a site located in an R district, in which case the following side yard requirements apply:

(a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
(b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.

4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

4.5.3 In the case of a corner lot, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.6 Rear Yard and Setback

4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 1.00. The Development Permit Board may permit an increase in this maximum floor space ratio to any figure up to and including 3.00, provided that it first considers:

(a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
(b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views;
(c) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
(d) the effect of the development on traffic in the area;
(e) the provision for pedestrian needs; and
(f) the design and livability of any dwelling uses.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building; and

(b) in dwelling units and artists studios, where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof rafters or deck, exceeds 3.7 m, an additional amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude additional height in combination with:
   (i) an undeveloped floor area beneath roof elements which are, in the opinion of the Director of Planning, solely for decorative purposes and to which the only means of access is a hatch, residential lobby or mechanical penthouse, or
   (ii) venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
   (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 1 000 m² ; and
   (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
   (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
   (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
(d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
   (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
   (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
(b) interior public space, including atria and other similar spaces, provided that:
   (i) the excluded area shall not exceed the lesser of l0 percent of the permitted floor area or 600 m²;
   (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
   (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.7.5 The Development Permit Board may increase the allowable floor space ratio by a maximum of 10 percent where the increase results from a transfer of heritage density.

For the purposes of this section "heritage density" means density provided as compensation for a heritage designation, which is transferred from the site of the designated heritage property to another site in accordance with Council's Transfer of Density Policy and Procedure.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33-⅓ percent of the gross floor area of the principal use.

5.2 Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may permit for any one building, which includes one or more of such facilities, an increase in the maximum floor space ratio or density of a building 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 amount of the increase in floor area or density 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; and
(e) the opinion of City Council.

5.3 The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he 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.

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the C-5, C-5A and C-6 Districts.

3.2.1.A
- Accessory Uses customarily ancillary to any of the uses listed in this section, subject to the same provisions as section 2.2.1.A of this Schedule.

3.2.1.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.1.C [Cultural and Recreational]
- Artist Studio, subject to the provisions of section 11.18 of this By-law.

3.2.1.D
- Deposition or extraction of material so as to alter the configuration of the land. impact on character of the area, pedestrian amenity.

3.2.1.I [Institutional]
- Ambulance Station. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*
- Detoxification Centre. *compatibility with surrounding uses, size*
- Public Authority Use. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*

3.2.1.O [Office]
- Health Enhancement Centre.

3.2.1.P [Parking]
- Parking Area. *pedestrian amenity, compatibility with surrounding uses*

3.2.1.R [Retail]
- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Adult Retail Store.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law. *compatibility with surrounding uses, pedestrian amenity, number existing, vehicular ingress and egress*
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law. *compatibility with surrounding uses, pedestrian amenity, number existing, vehicular ingress and egress*
- Liquor Store. *compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, vehicular ingress and egress*
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop. *compatibility with surroundings uses, pedestrian amenity, number existing, social and policing impacts, hours of operation, vehicular ingress and egress*
- Public Bike Share.
- Secondhand Store. *compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation, vehicular ingress and egress*
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.

3.2.1.S [Service]
- Bed and Breakfast Accommodation, subject to the provisions fo section 11.4 of this By-law.
- Cabaret. parking, vehicular circulation, *compatibility with surrounding uses and noise control.*

- Hotel, *design compatibility with any proximate residential area, size of liquor facilities, noise control, parking, loading, taxi and bus ingress and egress*.
- Neighbourhood Public House. *vehicular circulation, compatibility with surrounding uses*
- Print Shop.
- Restaurant - Class 2. *parking, vehicular circulation, compatibility with surrounding uses and noise control.*

3.2.1.U [Utility and Communication]

- Public Utility. *compatibility with surrounding uses, pedestrian amenity, category of facility*
- Recycling Depot.

3.2.1.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.2.2 The uses listed in section 3.2.2 shall be permitted in the C-5 District.

3.2.2.DW [Dwelling]

- Dwelling uses existing on or before February 4, 2014.
- Seniors Supportive or Assisted Housing, existing on or before February 4, 2014.

3.2.2.I [Institutional]

- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law, existing on or before February 4, 2014.
- Group Residence, subject to the provisions of section 11.17 of this By-law, existing on or before February 4, 2014.

3.2.3 The uses listed in section 3.2.3 may be permitted in the C-5A and C-6 Districts.

3.2.3.DW [Dwelling]

- Dwelling Units in conjunction with any of the uses listed in this section, *compatibility with use*.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.3.I [Institutional]

- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) full service gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) neighbourhood public house;
(d) restaurant;
(e) farmers' market;
(f) public bike share; and
(g) Urban Farm - Class B.

4.6 Rear Yard and Setback

4.6.1 No rear yard shall be required except where any portion of a building contains dwelling uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre of the lane.

4.6.2 The Director of Planning may decrease the rear yard setback for dwelling use, provided he is satisfied that residential livability is achieved for the development site and neighbouring existing or potential residential uses.

4.7 Floor Area and Density

4.7.1.1 The maximum floor space ratio shall not exceed 2.20 in the C-5 and C-5A Districts and 2.6 in the C-6 District, except that for a hotel existing on or before February 4, 2014, the floor space ratio shall not exceed the greater of the floor space ratio existing on September 30, l986 or the maximum floor space ratio limit set out in this section.

4.7.1.2 The Director of Planning may permit an increase in permitted floor area for a hotel existing on September 30, 1986, to a maximum of 5% additional floor area, if, in the opinion of the Director of Planning, the increase in floor area will result in enhanced pedestrian amenities

4.7.2 Computation of floor area shall include:

(a) All floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the buildings.

4.7.3 Computation of floor area shall exclude:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 12% of the residential floor area being provided;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface provided that the off-street parking spaces do not have a length of more than 7.3 m; and
(d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 Computation of floor area may exclude:

(a) interior public space, including atria and other similar spaces, provided that:
  (i) the excluded area shall not exceed the lesser of 10 % of the permitted floor area or 600 m²;
  (ii) the excluded area shall be secured by covenant and right-of-way in favour of the City which sets out public access and use; and
  (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

(b) amenity areas, including day care facilities and non-profit recreation facilities, to a maximum floor area of the lessor of 10 % of the permitted floor area or 1 000 m², provided, in the case of day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood.

4.7.5 The Development Permit Board may increase the allowable floor space ratio by a maximum of 10 percent where the increase results from a transfer of heritage density, except that this increase shall not apply to a hotel where the floor area has already been increased pursuant to section 4.7.1.2.

For the purposes of this section "heritage density" means density provided as compensation for a heritage designation, which is transferred from the site of the designated heritage property to another site in accordance with Council's Transfer of Density Policy and Procedure.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.11 (Reserved)

4.12 (Reserved)

4.13 (Reserved)

4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

4.16 (Reserved)

4.17 External Design

4.17.1 All developments shall provide along all abutting streets any one or a combination of display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess or projecting canopy or any other architectural features which facilitate pedestrian interest to the satisfaction of the Director of Planning.

4.17.2 The first storey shall be built to the front and side property lines except as noted in sections 4.4.1 and 4.5.1 while the remaining storeys may terrace back from the property lines.

4.17.3 Direct pedestrian access at the fronting street at or near grade level to each individual commercial occupancy which abuts the fronting street of a development site shall be provided.

4.17.4 Continuous weather protection having a minimum depth of 1.5 m in the form of a retractable fabric awning, a canopy attached to the building face by bolts to facilitate easy removal, or other forms satisfactory to the Director of Planning and City Engineer shall be provided along the fronting street and flanking street where the adjoining site on the flanking street is in a C district.

4.17.5 That portion of building located at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district shall be rounded with a minimum radius of 1.8 m, indented or truncated with minimum dimensions of 1.8 m by 1.8 m, or architecturally treated by other means to facilitate pedestrian amenity to the satisfaction of the Director of Planning.

4.17.6 Building corners at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district shall be accentuated by variances of height, cupolas, domes, or other architectural appurtenances, or any proposals varying from the above, satisfactory to the Director of Planning.

4.17.7 A minimum of one pedestrian entrance to commercial uses shall be provided from the flanking street where the adjoining site on the flanking street is in a C district.

4.17.8 All garbage container storage areas shall be screened from view from nearby sidewalks and dwelling units.

4.17.9 Mechanical equipment shall be enclosed and set back so as not to be visible from street level or architecturally treated by other means satisfactory to the Director of Planning. Exposed duct work is not permitted.

4.17.10 Dwelling uses shall provide:

(a) pedestrian access separate from access to other uses;
(b) a minimum of one bicycle rack per four dwelling units in an enclosed storage room.

5 Relaxation of Regulations

5.1 Where a need for any public, social, cultural or recreational facility 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 amount of 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; and
(e) the opinion of City Council.

5.2 The Director of Planning or the Development Permit Board may relax 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.

5.3 The Director of Planning or the Development Permit Board may relax 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-7 and C-8 Districts Schedule

1 Intent

The intent of this Schedule is to encourage the transition of a predominantly industrial and commercial area into a mixed-use community with a strong residential component, while respecting the needs of existing development. Emphasis is placed on well-designed all-residential or mixed residential and commercial buildings. The C-8 District differs from the C-7 District in encouraging pedestrian-oriented retail uses at grade.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.1 The uses listed in section 2.2.1 shall be permitted in the C-7 and C-8 Districts

2.2.1.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
  - (d) not applicable; [Maximum width]
  - (e) not applicable; and [Proximity to residential dwelling]
  - (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.1.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Library.
- Museum or Archives.

2.2.1.I [Institutional]

- School - Elementary or Secondary.
- School - University of College.

2.2.1.O [Office]

- Financial Institution.

- General Office.
- Health Care Office.

2.2.1.S [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Photofinishing or Photography Laboratory.
- Photofinishing or Photography Studio.
- Print Shop.
- School - Business.

2.2.1.Z Any other use which is not specifically listed in section 2.2 but which was existing as of December 12, 1995.

2.2.2 The uses listed in section 2.2.2 shall be permitted in the C-8 District.

2.2.2.R [Retail]

- Grocery or Drug Store.
- Retail Store.

2.3 Conditions of Use

2.3.1 All uses listed in section 2.2 of this Schedule shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) display of flowers, plants, fruits and vegetables; and
(c) outside storage for any use which complies with section 2.2.1.Z of this Schedule.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the C-7 and C-8 Districts

3.2.1.A
- Accessory Uses to any of the uses listed in this section, subject to the same provisions as section 2.2.1.A of this Schedule.

3.2.1.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.1.C [Cultural and Recreational]

- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Bowling Alley.
- Club.

- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.
- Zoo or Botanical Garden.

3.2.1.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.1.DW [Dwelling]

- Dwelling Units in conjunction with any of the uses listed in this Schedule.
- Infill.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:

  (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) no housekeeping or sleeping units shall be created.

- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.1.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Public Authority Use.
- Social Service Centre.
- Community Care Facility – Class A.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.1.M [Manufacturing]

- Bakery Products Manufacturing.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products and Appliances Manufacturing.
- Food or Beverages Products Manufacturing - Class B.
- Furniture and Fixtures Manufacturing.
- Ice Manufacturing.
- Jewellery Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Printing or Publishing.
- Textiles or Knit Goods Manufacturing.

3.2.1.O [Office]

- Health Enhancement Centre.

3.2.1.P [Parking]

- Parking Area.

3.2.1.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Public Bike Share.

3.2.1.S [Service]

- Animal Clinic.
- Auction Hall.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Catering Establishment.
- Laboratory.
- Laundromat or Dry Cleaning Establishment.
- Neighbourhood Public House.
- Repair Shop - Class B.
- Production or Rehearsal Studio.
- Restaurant - Class 1.
- School - Arts or Self-Improvement.
- School - Vocational or Trade.
- Work Shop.

3.2.1.T [Transportation and Storage]

- Mini-storage Warehouse.
- Storage Warehouse.
- Taxicab or Limousine Station.
- Works Yard.

3.2.1.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.1.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.1.Z

- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.2.2 The uses listed in section 3.2.2 may be permitted in the C-7 District.

3.2.2.DW [Dwelling]

- Multiple Dwelling.

3.2.3 The uses listed in section 3.2.3 may be permitted in the C-8 District.

3.2.3.R [Retail]

- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Pawnshop.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer.

3.2.3.S [Service]

- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Wedding Chapel, subject to section 11.20 of this By-law.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) vehicle dealer;
(d) taxicab or limousine station;
(e) restaurant;
(f) neighbourhood public house;
(g) farmers' market;
(h) public bike share; and
(i) Urban Farm - Class B.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be 12.2 m, except that for sites with front yards or exterior side yards adjacent to an R District, with or without the intervention of a street, the maximum height shall be 9.5 m for a distance of 4.6 m from the front or side property line adjacent the R District.

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 13.8 m with respect to any development, to a height not exceeding 18.3 m to improve residential livability, and to a height not exceeding 24.4 m to facilitate the retention of heritage structures, provided he 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.

4.4 Front Yard and Setback

4.4.1 In the C-7 District, a front yard with a minimum average depth of 3.1 m shall be provided except that the Director of Planning may reduce the depth of the required front yard where the development does not contain dwelling uses or community care facilities or group residences within 2.0 m of street grade, provided he 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.

4.4.2 In the C-8 District, no front yard shall be permitted except that the Director of Planning may permit a front yard or front setback where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided, or a front setback to improve the livability of dwelling uses or community care facilities or group residences above grade, provided he 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.

4.4.3 A setback of 1.2 m from the front property line shall be required for any parking area.

4.5 Side Yards and Setback

4.5.1 No side yard shall be required, except for corner sites where an exterior side yard with the same average depth as the front yard shall be provided.

4.5.2 Where a side yard is provided, although not required, the minimum width shall be .9 m.

4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.6 Rear Yard and Setback

4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 Any portion of a building containing residential uses, and any portion of a building above the first storey except for open roof gardens at the second storey floor level, shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.3 The Director of Planning may reduce the minimum rear yard or rear setback to improve the livability of dwelling uses or community care facilities or group residences, provided he 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.

4.7 Floor Space Ratio

4.7.1 (a) For uses permitted by section 2.2.1.Z of this Schedule, the floor space ratio shall not exceed the floor space ratio calculated using the building on the site as of December 12, 1995 except that the Director of Planning may permit an increase in the floor space ratio up to 2.25 provided that he first considers:

(i) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(ii) the submission of any advisory group or property owner or tenant.

(b) For all other uses, the floor space ratio shall not exceed .75 except that the Director of Planning may permit an increase in the floor space ratio up to 2.25 provided that he first considers:

(i) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(ii) the submission of any advisory group or property owner or tenant.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;

(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:

(i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or

(ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

(d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum floor area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and

(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 (Reserved)

4.9 (Reserved)

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

4.15.2 In the C-7 District, an acoustical report shall not be required for developments having only residential uses and not abutting 12th Avenue or the CPR rail right-of-way.

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33-⅓ percent of the gross floor area of the principal use.

5.2 The Development Permit Board or Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he 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.

FC-1 District Schedule

(East False Creek)

1 Intent

The intent of this Schedule is to permit and encourage the development of a high-density mixed commercial use neighbourhood, including some residential and compatible industrial uses. For commercial development, a variety of small-scale retail and service uses are encouraged. Larger, more regional-oriented office and retail commercial uses are limited in size and extent for individual sites.

The retention and upgrading of existing multi-unit residential buildings and the development of new residential units on upper floors of commercial buildings are encouraged. Similarly, the development of new hotels is encouraged, provided that these do not result in the conversion of existing residential units. New residential and hotel development in the short-term will occur mostly to the west of Main Street, oriented to False Creek and the waterfront park system. Special design measures, however, will be necessary to mitigate the air and noise pollution problems, particularly adjacent to some existing industries and major traffic streets.

Because of the extended time required for the transition from an industrial to a mixed-use neighbourhood, certain uses (e.g. residential) may not be feasible on certain sites until a later phase of the area's development. Initially, the most intensive development is likely to be focussed on sites nearby the Main Street ALRT station to take advantage of excellent transit accessibility, good views and park outlook amenities. Higher building forms will be concentrated adjacent to the Main and Terminal location, with a transition to medium-scaled buildings around Thornton Park and adjacent to existing development on the northerly part of Main Street.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) not applicable; [Location]
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 10 percent of the total area of the site.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.

- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Rink.
- Swimming Pool.
- Theatre.

2.2.I [Institutional]

- School - University or College.

2.2.0 [Office]

- Financial Institution.
- General Office.

2.2.R [Retail]

- Furniture or Appliance Store.
- Grocery or Drug Store.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Retail Store.

2.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Catering Establishment.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Public Bike Share.
- Repair Shop - Class B.
- Restaurant - Class 1.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Sign Painting Shop.

2.3 Conditions of Use

2.3.1 All uses listed in this section and accessory uses thereto shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) restaurant;
(c) display of flowers, plants, fruits and vegetables.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3 and including such other conditions as it may decide, provided that it 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.

3.2.Z • Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) vehicle dealer;
(d) drive-in restaurant;
(e) drive-through service;
(f) lumber store;
(g) taxicab or limousine station;
(h) neighbourhood public house;
(i) farmers' market;
(j) public bike share; and
(k) Urban Farm - Class B.

3.3.2 The conversion or upgrading of existing residential to hotels or other uses shall be subject to all applicable policies and guidelines adopted by Council regarding the protection of existing tenants.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage

4.2.1 For all uses permitted in section 2.2, and located on the ground level, the maximum frontage shall be 15.3 m.

4.3 Height

4.3.1 The maximum height of a building shall be 22.9 m.

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 83.9 m with respect to any development, provided the following are first taken into account:

(a) overshadowing;
(b) view obstruction; and
(c) other environmental criteria set out in all applicable policies and guidelines adopted by Council.

4.4 Front Yard

4.4.1 No front yard shall be required, except as follows:

(a) on the west side of Main Street, from National Avenue south by the provision of a minimum 3.0 m setback from the property line to the building face;

(b) on the east side of Main Street, from Terminal Avenue to Industrial Avenue, by the provision of a minimum 3.0 m setback from the property line to the building face;
(c) on the north side of Terminal Avenue, from Main Street to Quebec Street, by the provision of a minimum 3.0 m setback from the property line to the building face; and
(d) on the south side of Terminal Avenue, from Station Street to Quebec Street, by the provision of a minimum 6.0 m setback from the property line to the building face.

4.5 Side Yards

4.5.1 No side yard shall be required.

4.6 Rear Yard

4.6.1 No rear yard shall be required.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 5.0, subject to the following:

(a) the maximum floor space ratio for retail or service uses except hotel shall be 1.0;
(b) the maximum floor space ratio for office uses or detoxification centre shall be 1.5;
(c) the maximum floor space ratio for hotel use shall be 4.0;
(d) the maximum floor space ratio for all other non-residential uses permitted by sections 2.2 and 3.2 but not listed in (a), (b) or (c) of this section 4.7.1 shall be 3.0, except that where a hotel use having a floor space ratio of at least 1.0 is included in the development, the maximum floor space ratio under this clause (d) shall be 4.0; and
(e) the maximum floor space ratio for residential use shall be 3.0.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) elevator shafts, laundry rooms and entrance lobbies providing the areas are ancillary to residential use;
(e) social and recreational amenities and facilities as listed below, provided that the area of such excluded facilities does not exceed 20% of the allowable floor space or 1 000 m² whichever is the lesser. The following facilities shall be excluded from the floor space ratio provided that the areas are open to and primarily for the use of residents, tenants, and employees.

(i) saunas;
(ii) tennis courts;
(iii) swimming pools;
(iv) squash courts;
(v) gymnasiums and work out rooms;
(vi) games room and hobby rooms; and
(vii) other similar related indoor uses of a recreational nature which in the opinion of the Development Permit Board are of a type which contribute to social amenity; and

(f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
(ii) no more than fifty percent of the excluded balcony floor area may be enclosed;

(b) interior public space, including atria and other similar spaces, provided that:
(i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
(ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
(iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.

4.11 Vertical Angle of Daylight -- Not Applicable.

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum frontage regulation in section 4.2 in any case where a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise provided, and providing he first considers all applicable policies and guidelines adopted by Council.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of section 2.3.1 and 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.

5.3 Where a need for any public, social, cultural or recreational facility 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 or density of a building 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 amount of the increase in floor area or density 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; and
(e) the opinion of City Council.

materials; or, except for a full serve or split island gasoline station, compressed gas, petroleum, coal tar products or derivatives.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the storage, other than wholly within a completely enclosed building, of vegetable oil or fat; fish; fish oil or meal; animal oil or fat; scrap or waste material; paints; varnishes; oil shellac or turpentine; grain; sugar; hops; pesticides; fungicides; herbicides; or toxic or corrosive chemicals or acids.

2.3.3 No commercial or industrial use listed in section 2.2 of this Schedule shall involve the keeping of live animals except:

(a) animal clinic;
(b) laboratory; and
(c) retail store.

2.3.4 All uses listed in section 2.2 of this Schedule shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) restaurant;
(d) display of flowers, plants, fruits and vegetables;
(e) neighbourhood public house;
(f) vehicle dealer;
(g) transportation and storage uses; and
(h) lumber and building materials establishment.

2.3.5 Where goods, materials, machinery, or refuse or garbage receptacles are stored or placed outside a building, they shall be enclosed by a minimum 1.8 m high fence, wall or evergreen planting, to restrict public access and screen from public view.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the MC-1 and MC-2 Districts.

3.2.1A
- Accessory uses to any of the uses listed in this section, subject to the same provisions as section 2.2.1A of this Schedule.

3.2.1C [Cultural and Recreational]

- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.

- Fitness Centre.
- Hall.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.
- Zoo or Botanical Garden.

3.2.1D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.1I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility - Class A.
- Community Care Facility - Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.1M [Manufacturing]

- Food or Beverage Products Manufacturing - Class A
- Metal Products Manufacturing - Class B.
- Textiles or Knit Goods Manufacturing.
- Wood Products Manufacturing - Class B.

3.2.1O [Office]

- Health Enhancement Centre.

3.2.1P [Parking]

- Parking Area.

3.2.1R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Furniture and Appliance Store.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer.

3.2.1S [Service]

- Auction Hall.

- Funeral Home.
- Neighbourhood Public House.

3.2.1T [Transportation and Storage]

- Cold Storage Plant.
- Mini-storage Warehouse.
- Storage Warehouse.
- Taxicab or Limousine Station.
- Works Yard.

3.2.1U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.1W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.1Z

- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.2.2 The uses listed in section 3.2.2 may be permitted only in the MC-1 District.

3.2.2.C [Cultural and Recreational]

Artist Studio, Subject to section 11.18 of this by-law.

3.2.2DW [Dwelling]

- Dwelling Unit in conjunction with any of the uses listed in this District Schedule, except that there must be no use for residential purposes of any portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width unless the use consists only of entrances to the residential portion of the building, and except that, before making a decision to permit a dwelling Unit, the Development Permit Board must consider the design and livability of the Dwelling Unit.

- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, except that a Multiple Conversion Dwelling must not contain any Housekeeping Unit or Sleeping Unit, and except that, before making a decision to permit a Multiple Conversion Dwelling, the Development Permit Board must consider the quality and livability of the Multiple Conversion Dwelling, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area.

- Multiple Dwelling.

- Residential Unit associated with and forming an integral part of an Artist Studio, subject to section 11.19 of this By-law.

- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.3 The uses listed in section 3.2.3 may be permitted only in the MC-2 District.

3.2.3C [Cultural and Recreational]

- Artist Studio - Class B, subject to section 11.18 of this By-law, but only if the change of use applies to floor area existing as of February 26, 2013 and additions do not exceed a maximum of 10 percent of the existing floor area.

3.2.3DW [Dwelling]

- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such Dwelling Unit is essential to the operation of the business or establishment.

- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to section 11.19 of this By-law.

3.3 Conditions of Use

3.3.1 No use listed in section 3.2 of this Schedule shall involve the bulk storage of vegetable oil or fat; fish; fish oil or meal; animal oil or fat; grain; sugar; hops; scrap or waste materials; junk; lime; fertilizer; fungicides; herbicides; pesticides; explosives; matches; ammunition; fireworks; flares; wax; industrial chemicals; acids; paints; varnishes; rags; cotton waste; radioactive materials; or, except for a full serve or split island gasoline station, compressed gas, petroleum, coal tar products or derivatives.

3.3.2 No use listed in section 3.2 of this Schedule shall involve the storage, other than wholly within a completely enclosed building, of vegetable oil or fat; fish; fish oil or meal; animal oil or fat; scrap or waste material; paints; varnishes; oil shellac or turpentine; grain; sugar; hops; pesticides; fungicides; herbicides; or toxic or corrosive chemicals or acids.

3.3.3 All uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(c) display of flowers, plants, fruits and vegetables;
(d) neighbourhood public house;
(e) vehicle dealer;
(f) transportation and storage uses;
(g) lumber and building materials establishment;
(h) farmers' market; and
(i) public bike share.

3.3.4 Where goods, materials, machinery, or refuse or garbage receptacles are stored or placed outside a building, they shall be:

(a) enclosed by a suitable fence or wall restricting public access; and

(b) adequately screened from view from any adjacent R district, or any R district across an adjacent street or lane, by evergreen planting, wall, or fence or related landscaping that is acceptable to the Director of Planning.

3.3.5 Where uses are carried on outside a building, pursuant to sections 3.3.3 and 3.3.4, appropriate measures shall be taken to the satisfaction of the Director of Planning to minimize any noxious or otherwise objectionable impacts that could adversely affect the surrounding area.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be 12.2 m.

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 13.8 m, provided that he 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.

4.4 Front Yard and Setback

4.4.1 No front yard or front setback shall be permitted except that the Director of Planning may permit:

(a) a front yard or front setback where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided;
(b) a front setback to improve the livability of dwelling uses or community care facilities or group residences above grade;

provided that in both cases he first considers:

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

4.4.2 A setback of 1.2 m from the front property line shall be required for any parking area.

4.5 Side Yards and Setback

4.5.1 No side yard shall be required.

4.5.2 Where a side yard is provided, it shall have a minimum width of 0.9 m.

4.5.3 In the case of a corner lot, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.6 Rear Yard and Setback

4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 Any portion of a building containing residential uses, and any portion of a building above the first storey and below the fourth storey, except for open roof gardens at the second storey floor level, shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.3 All portions of a building at the fourth storey and above shall be set back 9.1 m from the rear property line across the full width of the site, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.75.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) roof decks if the Director of Planning first considers:
  (i) the design of landscape treatments;
  (ii) the effect on privacy and overlook; and
  (iii) all applicable Council policies and guidelines.
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
(d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by council and approves the design of any balcony enclosure, subject to the following:
  (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable

4.9 [Deleted -- See Parking By law]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

4.11-4.14 [Reserved]

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

5.1 The Director of Planning may relax the maximum height, location regulations and floor area in section 2.2.A for accessory buildings and accessory uses except that, in any event, the relaxed height shall not exceed the maximum prescribed in section 4.3.1 and the relaxed floor space shall not exceed 33-⅓ percent of the gross floor area of the principal and accessory uses combined.

5.2 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he 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.

5.3 The Director of Planning may, provided that he 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, relax the provisions of section 4.7.1 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 relax 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.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3 and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.

3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]
- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.
- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]
- Ambulance Station.
- Child Day Care Facility.
- Church.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.

3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class A.
- Food or Beverage Products Manufacturing - Class A.
- Furniture or Fixtures Manufacturing.
- Machinery or Equipment Manufacturing.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class A.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Manufacturing.
- Plastic Products Manufacturing.
- Wood Products Manufacturing - Class B.

3.2.O [Office]

- General office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Furniture or Appliance Store.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Public Bike Share.
- Retail Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of the By-law.
- Vehicle Dealer.

3.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Drive-through Service.
- Funeral Home.
- Laboratory.
- Laundromat or Dry Cleaning Establishment.
- Neighbourhood Public House.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- Sign Painting Shop.

3.2.T [Transportation and Storage]

- Aircraft Landing Place.
- Mini-storage Warehouse.
- Railway Station or Rail Yard.

(i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
(ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

(d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:
(i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 100 m²; and
(ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood; and

(e) storage space associated with an artist studio - class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio - class B.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.

4.11 Vertical Angle of Daylight

4.11.1 In the cases of office buildings over 12.2 m in height, no part thereof shall project above lines extending over the site at right angles from:

(a) all points along the ultimate centre line of any street in front of the site and inclined at an average angle of 60 degrees to the horizontal;
(b) all points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an average angle of 60 degrees to the horizontal;
(c) all points along any interior side boundary of the site at ground level and inclined at an average angle of 70 degrees to horizontal;
(d) in the case of a corner site all points along the ultimate centre line of a flanking street or lane and inclined at an average angle of 60 degrees to the horizontal.

4.11.2 For the purpose of section 4.11.1:

(a) height shall be measured from the finished grade at all points around and adjacent to the building;
(b) only the principal building shall be considered as an obstruction.

4.11.3 Any part of building shall be exempt from the vertical angle regulations of section 4.11.1 if that part:

(a) has a width, measured horizontally and parallel to the street, lane or boundary from which the angle is to be calculated of 18.0 m or less; and
(b) is located at least 24.0 m from any part of the same building which would be similarly exempt, measured in the same direction as specified in (a) of this section.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the maximum height, floor area and site area regulations of section 2.2.A for accessory buildings and accessory uses.

M-1A District Schedule

1 Intent

The intent of this Schedule is to permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city.

It is the intent, however, to permit these uses in a manner which achieves an acceptable level of compatibility with adjacent residential districts and to not permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and to compliance with section 2.3 and the regulations of this Schedule, the uses noted in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

None.

2.3 Conditions of Use -- Not Applicable.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law including section 3.3.3 and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2., subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant;
(c) the provision of appropriate landscaping; and
(d) the design character and choice of building material in relation to adjoining residential districts.

3.2 Uses

3.2.A
- Accessory Buildings to any of the uses listed in this Schedule.
- Accessory Uses to any of the uses listed in this Schedule.

3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]
- Artist Studio – Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of February 26, 2013, and any additions are limited to no more than 10 percent of existing floor area.
- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.
- Arts and Culture Indoor Event.
- Billiard Hall.
- Bowling Alley.
- Club.

- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.

3.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class B.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class A.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Printing or Publishing.
- Rubber Products Manufacturing.
- Shoes or Boots Manufacturing.
- Software Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Tobacco Products Manufacturing.
- Transportation Equipment Manufacturing.

4.5 Side Yards

4.5.1 No side yard shall be required, except that where the site adjoins, without the intervention of a lane, a site located in an R district, in which case the following side yard requirements apply:

(a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
(b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.

4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided and landscaped to the satisfaction of the Director of Planning or the Development Permit Board, as the case may be, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 The Director of Planning or the Development Permit Board, as the case may be, may waive the requirement to provide a rear yard where he 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.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 5.0, subject to the following:

(a) the floor area in retail uses, including accessory retail, shall not exceed 1 000 m^2.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) roof decks if the Director of Planning first considers:
    (i) the design of landscape treatments;
    (ii) the effect on privacy and overlook; and
    (iii) all applicable Council policies and guidelines.
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

(d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:
   (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space, or 100 m²; and
   (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood; and

(e) storage space associated with an artist studio - class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio - class B.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.

5 Relaxation of Regulations -- Not Applicable.

M-1B District Schedule

1 Intent

The intent of this Schedule is to provide an industrial district schedule that permits industrial and other related uses under conditions designed to minimize conflicts with adjacent or nearby residential uses. The Schedule is also intended to discourage uses that are not related to the industrial sector. While certain commercial and office uses are permitted as either outright or conditional uses, the type and scale of non-industrial uses is restricted.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and to compliance with section 2.3 and the regulations of this Schedule, the uses noted in section 2.2 shall be permitted in this district and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height 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 an accessory building may exceed 4.6 m in height;
  - (b) not applicable; [Location]
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 10 percent of the total area of the site.
- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that the total area of all accessory uses is not greater than 25 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

2.2.C [Cultural and Recreational]

- Artist Studio – Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of February 26, 2013, and any additions are limited to no more than 10 percent of existing floor area.
- Arts and Culture Indoor Event.

2.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Jewellery Manufacturing.

- Leather Products Manufacturing.
- Machinery or Equipment Manufacturing, on a site not less than 61.0 m from any R district.
- Metal Products Manufacturing - Class B, on a site not less than 61.0 m from any R district.
- Miscellaneous Products Manufacturing - Class B.
- Motor Vehicle Parts Manufacturing, on a site not less than 61.0 m from any R district.
- Paper Products Manufacturing.
- Printing or Publishing.
- Rubber Products Manufacturing, but including tire retreading only.
- Shoes or Boots Manufacturing.
- Software Manufacturing.
- Textiles or Knit Goods Manufacturing, on a site not less than 61.0 m from any R district.
- Tobacco Products Manufacturing.
- Transportation Equipment Manufacturing, on a site not less than 61.0 m from any R district.
- Wood Products Manufacturing - Class B.

2.2.R [Retail]

- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.

2.2.S [Service]

- Catering Establishment.
- Laundry or Cleaning Plant.
- Motor Vehicle Repair Shop.
- Photofinishing or Photography Laboratory.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- Sign Painting Shop.
- Work Shop

2.2.T [Transportation and Storage]

- Cold Storage Plant.
- Packaging Plant.

2.2.W [Wholesale]

- Wholesaling - Class A.

2.3 Conditions of Use

2.3.1 No use listed in section 2.2 of this Schedule shall involve the bulk storage of vegetable oil or fat; animal oil or fat; fish oil or meal; fish; grain; sugar; hops; wax; scrap or waste materials; lime; fertilizers; explosives; ammunition; fireworks; flares; industrial chemicals; acids; paint; varnish; fungicides; pesticides; radioactive material; or, except for a full serve gasoline station, compressed gas, petroleum, coal tar products or derivatives.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles other than within a wholly enclosed building unless adequately screened from view from any adjacent arterial street or R district, or any R district across an adjacent street or lane, by a wall, fence or by landscaping that is acceptable to the Director of Planning.

2.3.3 No use listed in section 2.2 of this Schedule shall involve the storage of goods or materials other than within a wholly enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access. Such fencing is to be neatly maintained at all times.

2.3.4 No use listed in section 2.2 of this Schedule shall use required parking or loading spaces, manoeuvring aisles and the like for the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3 and the additional regulations in section 11.3 of this By-law, and the regulations and provisions of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3 and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.

3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]
- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]
- Ambulance Station.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]
- Machinery or Equipment Manufacturing, other than as provided for in section 2.2.M of this Schedule.

- Metal Products Manufacturing - Class B, other than as provided for in section 2.2.M of this Schedule.
- Motor Vehicle Parts Manufacturing, other than as provided for in section 2.2.M of this Schedule.
- Plastic Products Manufacturing.
- Rubber Products Manufacturing, other than as provided for in section 2.2.M of this Schedule.
- Textiles or Knit Goods Manufacturing, other than as provided for in section 2.2.M of this Schedule.
- Transportation Equipment Manufacturing, other than as provided for in section 2.2.M of this Schedule.

3.2.O [Office]

- General office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Public Bike Share.

3.2.S [Service]

- Laboratory.
- Motor Vehicle Wash.
- Print Shop.
- Restaurant - Class 1 catering primarily to the needs of employees in the area, provided it does not exceed a maximum gross floor area of 100 m².
- School - Business.
- School - Vocational or Trade.

3.2.T [Transportation and Storage]

- Aircraft Landing Place.
- Mini-storage Warehouse.
- Storage Warehouse.
- Storage Yard.
- Truck Terminal or Courier Depot.
- Weighing or Inspection Station.
- Works Yard.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.W [Wholesale]

- Cardlock Fuel Station.
- Lumber and Building Materials Establishment.

(d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public including facilities for general fitness, general recreation and child day care, provided that:
   (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 100 m²; and
   (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood; and

(e) storage space associated with an artist studio - class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio - class B.

4.8 **Site Coverage --** Not Applicable.

4.9 **[Deleted -- see Parking By-law.]**

4.10 **Horizontal Angle of Daylight --** Not Applicable.

4.11 **Vertical Angle of Daylight --** Not Applicable.

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the minimum site area requirements of section 4.1 with respect to any of the uses permitted in this Schedule, provided he 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may permit an increase in the maximum height prescribed in section 4.3.1, provided he 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.

5.3 The Development Permit Board or the Director of Planning, as the case may be, may waive the requirement to provide a rear yard where he 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.

5.4 The Development Permit Board or the Director of Planning, as the case may be, may permit an increase in the maximum floor space ratio to any figure between 1.50 to 2.00 provided he 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.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the keeping of live animals, live poultry or other fowl except:

(a) animal clinic.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3 and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.

3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]
- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.
- Marina.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]
- Ambulance Station.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]

- Animal Products Processing.
- Chemicals or Chemical Products Manufacturing - Class A.
- Food or Beverage Products Manufacturing - Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Metal Products Manufacturing - Class A.
- Miscellaneous Products Manufacturing - Class A.
- Non-metallic Mineral Products Manufacturing - Class A.
- Paper Manufacturing.
- Petroleum Products or Coal Products Manufacturing.
- Pulp Manufacturing.
- Rubber Manufacturing.
- Vegetable Oil Manufacturing.
- Wood Products Manufacturing - Class A.

3.2.O [Office]

- General office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Public Bike Share.
- Retail Store, but limited to:
  - Retail Store for the renting of merchandise in which the exclusive use of at least 50% of the floor area is for the storage of inventory.
  - Limited Service Food Establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out, and where live entertainment is not available.
  - convenience store, in conjunction with a Gasoline Station – Full Serve or Gasoline Station – Split Island.
  - Accessory Retail Use.
- Vehicle Dealer, in conjunction with Motor Vehicle Repair Shop.

3.2.S [Service]

- Laboratory.
- Motor Vehicle Wash.
- Photofinishing or Photography Laboratory.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- Sign Painting Shop.

(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

(d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
  (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 100 m²; and
  (ii) in the case of a child day care centre, the Director of Planning on the advice of the Director of Social Planning is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood; and

(e) storage space associated with an artist studio - class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio - class B.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.

4.11 Vertical Angle of Daylight

4.11.1 In the case of office buildings over 12.2 m in height, no part thereof shall project above lines extending over the site at right angles from:

(a) all points along the ultimate centre line of any street in front of the site and inclined at an average angle of 60 degrees to the horizontal;

(b) all points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an average angle of 60 degrees to the horizontal;

(c) all points along any interior side boundary of the site at ground level; and inclined at an average angle of 70 degrees to the horizontal;

(d) in the case of a corner site all points along the ultimate centre line of a flanking street or lane and inclined at an average angle of 60 degrees to the horizontal.

4.11.2 For the purpose of this section:

(a) height shall be measured from the finished grade at all points around and adjacent to the building;

(b) only the principal building shall be considered as an obstruction.

4.11.3 Any part of a building shall be exempt from the vertical angle regulations of this section if that part:

(a) has a width, measured horizontally and parallel to the street, lane or boundary from which the angle is to be calculated, of 18.0 m or less;

(b) is located at least 24.0 m from any part of the same building which would be similarly exempt, measured in the same direction as specified in Clause (a) of this section.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the maximum height, floor area and site area regulations of section 2.2.A for accessory buildings and accessory uses.

2.2.U [Utility and Communication]

- Radiocommunication Station.

2.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

2.3 Conditions of Use

2.3.1 No use listed in section 2.2 of this Schedule, except a full-serve gasoline station and a lumber store, shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a full-serve gasoline station, compressed gas, petroleum, coal or tar products or derivatives.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve, for the IC-1 and IC-2 Districts, any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Uses customarily ancillary to any of the uses listed in this section, subject to the same provisions as section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.
- Club.
- Fitness Centre.
- Parks and Playground.

3.2.DW [Dwelling]

- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class A.
- Food or Beverage Products Manufacturing - Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class A.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class A.
- Rubber Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Transportation Equipment Manufacturing.
- Vegetable Oil Manufacturing.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Public Bike Share.

3.2.S [Service]

- Auction Hall.

3.2.T [Transportation and Storage]

- Booming Ground.
- Marine Terminal or Berth.
- Mini-storage Warehouse.
- Storage Yard.
- Taxicab or Limousine Station.
- Truck Terminal or Courier Depot.
- Weighing or Inspection Station.
- Works Yard.

3.2.U [Utility]

- Public Utility.
- Recycling Depot.

3.2.W [Wholesale]

- Cardlock Fuel Station.

(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio computation;
(d) storage space associated with an artist studio where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio; and
(e) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area.

4.8 to 4.16 (Reserved)

4.17 External Design

4.17.1 In the IC-2 District, building continuity shall be achieved at the street property line (which is, for the purposes of this section 4.17, the property line along an abutting street but not a lane) as follows:

(a) no yard shall be permitted along a street property line, except for a required setback, side or rear yard, and yard established by building line;
(b) the first storey shall include the main pedestrian entrance and facilities serving the public, such as reception area or lobby and showroom or display area, which shall be oriented with maximum visibility to the abutting street or, in the case of a corner site, the widest abutting street;
(c) where a building occupies a corner site, architectural features, lighting, signage, and related facade characteristics shall be located so as to orient the building to the widest abutting street;
(d) transparent window area shall comprise at least 80 percent of the exterior wall surface of the first storey along an abutting street and 40 percent of the exterior wall surface on every upper storey along an abutting street;
(e) no portion of the floor of the first storey along an abutting street shall be more than 1.0 m above or below grade at the street property line.

4.17.2 In the IC-2 District, garbage container storage areas, heating and mechanical equipment, and off-street parking and loading facilities shall be enclosed, located or screened so as not to be visible from the centre line of an abutting street.

4.17.3 In the IC-2 District, any use which is not carried on wholly within a completely enclosed building, including parking use, except a full-serve or split-island gasoline station, shall be set back 1.2 m from the street property line at an abutting street and screened, so as not to be visible from the centre line of every abutting street, by evergreen planting, wall, or fence with related landscaping.

2.3 Conditions of Use

2.3.1 No use listed in section 2.2 of this Schedule, except a retail store and a lumber store, shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and compressed gas, petroleum, coal or tar products or derivatives.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Uses customarily ancillary to any of the uses listed in this section, subject to the same provisions as section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Bingo Hall.
- Casino - Class 1.
- Community Centre or Neighbourhood House.

3.2.DW [Dwelling]

- Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Dwelling Units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Dwelling Unit existing as of and used continuously since October 25, 1988, provided that any additions thereto are limited to 10 percent of existing floor space or 37 m², whichever is the lesser.
- Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class A.
- Food or Beverage Products Manufacturing - Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class A.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class A.
- Rubber Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Transportation Equipment Manufacturing.
- Vegetable Oil Manufacturing.

3.2.0 [Office]

- General office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.

3.2.P

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Public Bike Share.

3.2.S [Service]

- Auction Hall.
- Cabaret.
- Restaurant - Class 1.
- Restaurant - Class 2.
- School-Arts or Self Improvement.

3.2.T [Transportation and Storage]

- Aircraft Landing Place.
- Railway Station or Rail Yard.
- Storage Yard.
- Taxicab or Limousine Station.
- Truck Terminal or Courier Depot.
- Weighing or Inspection Station.
- Works Yard.

3.2.U [Utility and Communication]

- Public Utility.
- Recycling Depot.

3.2.W [Wholesale]

- Cardlock Fuel Station.
- Wholesaling - Class B, other than as provided for in section 2.2.WH of this Schedule.

(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio computation;
(d) storage space associated with an artist studio where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio; and
(e) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area.

4.7.4 Where a need for a cultural facility has been demonstrated to the satisfaction of the Development Permit Board or Director of Planning, the Development Permit Board or Director of Planning may increase the maximum floor space ratio for any one building, which includes one or more of such facilities. The Development Permit Board or the Director of Planning 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.

4.7.5 The Director of Planning or the Development Permit Board may, for any development where a residential unit is being provided in conjunction with and forming an integral part of an artist studio, permit an increase in floor space ratio, subject to prior approval by City Council, and the securing of a Housing Agreement and provided that the residential unit is occupied by persons receiving income equal to or less than the income defined by the British Columbia Housing Management Corporation as ‘core need’.

In determining the amount of the increase in floor space ratio that may be permitted by this section 4.7.5, the Director of Planning or the Development Permit Board, with advice from the Manager of the Housing Centre and the Manager of Real Estate, shall consider:

(a) the cost to the developer of adhering to the conditions of the housing agreement;
(b) the value of the increased floor area;
(c) the value of any relaxation of other regulations;
(d) the impact upon livability and environmental quality of the neighbourhood; and
(e) all applicable policies and guidelines adopted by Council.

4.8 to 4.16 (Reserved)

4.17 External Design

4.17.1 Building continuity shall be achieved at the street property line (which is, for the purposes of this section 4.17, the property line along an abutting street but not a lane) as follows:

(a) no yard shall be permitted along a street property line, except for a required setback, side or rear yard, and yard established by building line;
(b) the first storey shall include the main pedestrian entrance and facilities serving the public, such as reception area or lobby and showroom or display area, which shall be oriented with maximum visibility to the abutting street or, in the case of a corner site, the widest abutting street;
(c) where a building occupies a corner site, architectural features, lighting, signage, and related facade characteristics shall be located so as to orient the building to the widest abutting street;
(d) transparent window area shall comprise at least 80 percent of the exterior wall surface of the first storey along an abutting street and 40 percent of the exterior wall surface on every upper storey along an abutting street;
(e) no portion of the floor of the first storey along an abutting street shall be more than 1.0 m above or below grade at the street property line.

4.17.2 If the Director of Planning or Development Permit Board 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 or Development Permit Board may relax all or some of the requirements of section 4.17.1.

4.17.3 Garbage container storage areas, heating and mechanical equipment, and off-street parking and loading facilities shall be enclosed, located or screened so as not to be visible from the centre line of an abutting street.

4.17.4 Any use which is not carried on wholly within a completely enclosed building, including parking use, shall be set back 1.2 m from the street property line at an abutting street and screened, so as not to be visible from the centre line of every abutting street, by evergreen planting, wall, or fence with related landscaping.

2.3 Conditions of Use

2.3.1 No use listed in section 2.2 of this Schedule, except a full-serve gasoline station and a lumber store, shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a full-serve gasoline station, compressed gas, petroleum, coal or tar products or derivatives.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings to any of the uses listed in this Schedule, except as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section, subject to the same provisions as section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule, except that accessory retail use may be approved only in conjunction with manufacturing uses.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.
- Theatre.

3.2.DW [Dwelling]

- Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Dwelling Unit existing as of and used continuously since October 25, 1988, provided that any additions thereto are limited to 10 percent of existing floor space or 37 m², whichever is the lesser.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Public Authority Use.

- Social Service Centre.

3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class A.
- Food or Beverage Products Manufacturing - Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class A.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class A.
- Rubber Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Transportation Equipment Manufacturing.
- Vegetable Oil Manufacturing.

3.2.O [Office]

- General Office.
- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Public Bike Share.
- Vehicle Dealer.

3.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Laundromat or Dry Cleaning Establishment.
- Neighbourhood Public House.
- Photofinishing or Photography Studio.
- Print shop.
- Repair Shop – Class B.
- Restaurant – Class 1.
- Restaurant – Class 2.
- School – Arts or Self-Improvement.
- School – Business.

3.2.T [Transportation and Storage]

- Aircraft Landing Place.
- Mini-storage Warehouse.
- Storage Yard.
- Taxicab or Limousine Station.
- Truck Terminal or Courier Depot.
- Weighing or Inspection Station.
- Works Yard.

4.7.2 The following shall be included in the computation of floor area:

(a) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor area:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) roof decks if the Director of Planning first considers:
  (i) the design of landscape treatments;
  (ii) the effect on privacy and overlook; and
  (iii) all applicable Council policies and guidelines.
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
(d) storage space associated with an artist studio - class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio - class B; and
(e) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area.

2.3 Conditions of Use

2.3.1 No use listed in section 2.2 of this Schedule shall involve the bulk storage, pending ultimate distribution off site of explosives, fireworks, ammunition, matches, or flares; radioactive material; coal tar products or derivatives; or, except for a full serve gasoline station, compressed gas or petroleum.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the bulk storage, other than wholly within a completely enclosed building, of lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; scrap or junk; rags or cotton waste; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.

2.3.3 No use listed in section 2.2 of this Schedule, except for an animal clinic or laboratory, shall involve the keeping of live animals, live poultry or other fowl.

2.3.4 No use listed in section 2.2 of this Schedule, except for a full serve gasoline station, shall involve the storage of goods or materials other than wholly within a completely enclosed building.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3 and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of use in section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings to any of the uses listed in this Schedule, except as provided for in section 2.2.A of this Schedule.
- Accessory Uses to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.

3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]
- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.
- Community Centre or Neighbourhood House.
- Marina.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class A.
- Food or Beverage Products Manufacturing - Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Miscellaneous Products Manufacturing - Class A.
- Non-metallic Mineral Products Manufacturing - Class A.
- Paper Manufacturing.
- Rubber Manufacturing.
- Vegetable Oil Manufacturing.

3.2.O [Office]

- General Office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Furniture or Appliance Store.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Public Bike Share.
- Retail Store, but limited to:
  - Retail Store for the renting of merchandise in which the exclusive use of at least 50% of the floor area is for the storage of inventory.
  - Limited Service Food Establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out, and where live entertainment is not available.
  - convenience store, in conjunction with a Gasoline Station – Full Serve or Gasoline Station – Split Island.
  - Accessory Retail Use.
- Vehicle Dealer.

3.2.S [Service]

- Auction Hall.
- Funeral Home.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 3.0, subject to the following:

(a) the maximum floor space ratio shall be 3.0 for Manufacturing Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses, and the following Service Uses: Laboratory; Laundry or Cleaning Plant; Production or Rehearsal Studio; Repair Shop - Class A; and Work Shop;
(b) the maximum floor space ratio shall be 1.0 for each of the following Service Uses: Catering Establishment; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; and Sign Painting Shop;
(c) the maximum floor space ratio shall be 1.0 for all other uses combined;
(d) the floor area in Retail Uses, including accessory retail but not including Vehicle Dealer, shall not exceed 1 000 m²;
(e) the floor area in General Office use shall not exceed the greater of 235 m² or 33 ⅓ percent of the total gross floor area of all principal and accessory uses combined;
(f) the floor area in convenience store in conjunction with a Gasoline Station – Full Serve or Gasoline Station – Split Island use must not exceed 200 m² per site;
(g) the floor area in Restaurant – Class 1 use must not exceed 300 m²; and
(h) the floor area for a lounge use accessory to a Brewing or Distilling use must not exceed 80 m².

4.7.2 The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
(b) roof decks if the Director of Planning first considers:
    (i) the design of landscape treatments;
    (ii) the effect on privacy and overlook; and
    (iii) all applicable Council policies and guidelines.
(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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
(d) storage space associated with an Artist Studio - Class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each Artist Studio - Class B; and
(e) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:
    (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 100 m²; and
    (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood.

4.7.4 The Development Permit Board or the Director of Planning, as the case may be, may relax the provisions of section 4.7.1(e) for General Office uses limited to manufacturer's agent or import broker or similar uses, subject to the maximum floor space provisions of section 4.7.1(c) and provided that he first considers:

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

(b) the extent to which building design conforms to industrial standards for wholesale uses, including but not limited to consideration for loading bays, large truck access, freight elevators, ceiling heights, corridor and door widths, and load bearing surfaces.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.

4.11 Vertical Angle of Daylight -- Not Applicable.

I-3 District Schedule

1 Intent

The intent of this Schedule is to permit high technology industry, and related industry with a significant amount of research and development activity. It is also the intent to permit light industrial uses that are generally compatible with high-technology and other industrial uses, and with adjoining residential or commercial districts.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and to compliance with section 2.3 and the regulations of this Schedule, the uses noted in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, except that:
  - (a) an accessory building must not exceed 4.6 m in height, and must not exceed 3.7 m in height 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 ridge of a gable, hip, or gambrel roof;
  - (b) an accessory building must be situate in the rear yard no less than 3.1 m from the ultimate centre line of any rear or flanking lane; and
  - (c) an accessory building's total floor area, measured to the extreme outer limits of the building, must not exceed 10% of the total area of the site.
- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that, unless permitted as an outright approval use pursuant to Section 2.2 of this schedule, the total floor area of all accessory uses is not greater than 33 ⅓ percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory retail use is separated by a wall from the floor area in other uses which shall be inaccessible to the general public.

2.2.C [Cultural and Recreational]

- Artist Studio – Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of February 26, 2013, and any additions are limited to no more than 10 percent of existing floor area.
- Arts and Culture Indoor Event.

2.2.M [Manufacturing]

- Electrical Products or Appliances Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Printing or Publishing.
- Software Manufacturing.

2.2.O [Office]

- General Office, but limited to Information Technology.

2.2.S [Service]

- Laboratory.
- Photofinishing or Photography Laboratory.
- Production or Rehearsal Studio.
- Work Shop.

2.2.U [Utility and Communication]

- Radiocommunication Station.

2.3 Conditions of Use

2.3.1 No use listed in section 2.2 of this Schedule, except a production or rehearsal studio, shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; coal tar products or derivatives; or compressed gas or petroleum.

2.3.3 No use listed in section 2.2 of this Schedule shall involve the storage, other than wholly within a completely enclosed building, of lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; scrap or junk; rags or cotton waste; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.

2.3.4 No use listed in section 2.2 of this Schedule, except for a laboratory, shall involve the keeping of live animals.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3 and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of use in section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Uses to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.
- Community Centre or Neighbourhood House.

- Fitness Centre.
- Hall.
- Marina.
- Park or Playground.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Public Authority Use.
- School - University or College.
- Social Service Centre.

3.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Food or Beverage Products Manufacturing - Class A existing as of July 20, 1999.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class A.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Rubber Products Manufacturing.
- Shoes or Boots Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Tobacco Products Manufacturing.
- Transportation Equipment Manufacturing.
- Wood Products Manufacturing - Class B.

3.2.O [Office]

- General Office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Public Bike Share.
- Vehicle Dealer, but limited to the rental of motor vehicles.

3.2.S [Service]

- Animal Clinic.
- Catering Establishment.
- Laundry or Cleaning Plant.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class A.
- Repair Shop - Class B.
- Restaurant - Class 1, provided that the total floor area does not exceed 300 m^2.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Sign Painting Shop.

3.2.T [Transportation and Storage]

- Aircraft Landing Place.
- Cold Storage Plant.
- Marine Terminal or Berth.
- Mini-storage Warehouse.
- Packaging Plant.
- Railway Station or Rail Yard.
- Storage Warehouse.
- Taxicab or Limousine Station.
- Truck Terminal or Courier Depot.

3.2.U [Utility and Communication]

- Public Utility.
- Recycling Depot.

3.2.W [Wholesale]

- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.Z

- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.
- A use which is listed in section 2 of this Schedule but does not comply with the conditions of use in section 2.3.

(ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

(d) storage space associated with an Artist Studio - Class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each Artist Studio - Class B; and

(e) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:

(i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 100 m²; and

(ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood.

4.7.4 The Development Permit Board or the Director of Planning, as the case may be, may relax the provisions of section 4.7.1 up to a floor space ratio of 3.0 for Office Uses listed in section 2.2.0, if the Development Permit Board or the Director of Planning, as the case may be, first considers:

(a) the intent of the schedule, all applicable policies and guidelines adopted by Council, and the relationship of the development to any nearby residential uses;

(b) the height, bulk, location, and overall design of the building and its effect on the site, surrounding buildings, and streets; and

(c) the provision of roads and bike and pedestrian connections as outlined in plans and policies adopted by Council.

4.8 to 4.16 (Reserved)

4.17 External Design

4.17.1 Any fence, wall, or landscaping located along the street property line (which is, for the purposes of this section 4.17, the property line along an abutting street but not a lane) shall facilitate pedestrian interest to the satisfaction of the Director of Planning.

4.17.2 All garbage containers shall be enclosed, located, or screened so as not to be visible from the centre line of an abutting street.

2.2.1.U [Utility and Communication]

- Radiocommunication Station.

2.2.2 The use listed in section 2.2.2 shall be permitted in the HA-1A District.

2.2.2.O [Office]

- Financial Institution.

2.3 Conditions of Use

2.3.1 All uses listed in this section shall be carried out wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) restaurant and refreshment facilities; and
(c) display of flowers, plants, fruits, and vegetables.

2.3.2 No portion of any floor of a dwelling unit, except for entrances, shall be permitted within 2.0 m of street grade along a fronting or flanking street.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant; and
(c) the appropriateness of the use with respect to the items which are shown in italics following the use.

3.2 Uses

3.2.A

- Accessory Uses comprising the sale of liquor accessory to a hotel.

3.2.AG [Agricultural]

- Greenhouse. *compatibility with surrounding uses, size*
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Arcade. *compatibility with surrounding uses, size, noise control, hours of operation*
- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall. *compatibility with surrounding uses, size*
- Bowling Alley. *compatibility with surrounding uses, size, noise and vibration control*
- Bingo Hall.
- Casino - Class 1.

- Hall. *compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, noise control, size of liquor facilities, parking, taxi and bus ingress and egress*
- Park or Playground. *continuity of pedestrian interest, social and policing impacts, durability of materials*
- Rink. *compatibility with surrounding uses, size*
- Swimming Pool. *compatibility with surrounding uses, noise control, parking, taxi and bus ingress and egress*
- Theatre. *compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, noise control, size of liquor facilities, parking, taxi and bus ingress and egress*

3.2.DW [Dwelling]

- Micro dwelling, subject to the provisions of section 11.26 of this By-law.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.
- Seniors supportive or assisted housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*
- Hospital. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*
- Public Authority Use. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*
- Social Service Centre. *compatibility with surrounding uses, pedestrian amenity, provides services primarily for the occupants of dwelling uses within or immediately adjacent to the HA-1 and HA-1A Districts*

3.2.LW [Live-Work Use]

- Live-Work Use, subject to section 11.23 of this By-law.

3.2.M [Manufacturing]

Manufacturing Uses, as listed below. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, location, safety, noise, vibrations, size and odours*

- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Leather Products Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Non-metallic Mineral Products Manufacturing - Class B.
- Plastic Products Manufacturing.
- Tobacco Products Manufacturing.
- Wood Products Manufacturing - Class B.

3.2.P [Parking]

- Parking Uses. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size*

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Gasoline Station - Split Island, existing as of December 6, 1994, subject to the provisions of section 11.10 of this By-law. *pedestrian amenity, vehicular ingress and egress*
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop. *compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation, vehicular ingress and egress*
- Public Bike Share.
- Secondhand Store. *compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation, vehicular ingress and egress*
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size, impact on character of area*

3.2.S [Service]

- Cabaret. *compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, noise control*
- Hotel. *size of liquor facilities, noise control, parking, loading, taxi and bus ingress and egress*
- Laundry or Cleaning Plant. *compatibility with surrounding uses, noise control, vehicular impacts*
- Neighbourhood Public House. *compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, noise control*
- Restaurant - Class 2. *compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, noise control*
- Sign Painting Shop. *compatibility with surrounding uses*
- Wedding Chapel, subject to section 11.20 of this By-law.

3.2.T [Transportation and Storage]

- Cold Storage Plant. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size*
- Mini-storage Warehouse. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size*
- Packaging Plant. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size*
- Storage Warehouse. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size*
- Taxicab or Limousine Station. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size*
- Truck Terminal or Courier Depot. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size*

3.2.U [Utility and Communication]

- Public Utility existing as of December 6, 1994. *pedestrian amenity, vehicular ingress and egress*
- Recycling Depot. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, size, hours of operations*

3.2.W [Wholesale]

- Lumber and Building Materials Establishment. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress, safety, size, impact on character of area*

- Wholesaling - Class A. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*
- Wholesaling - Class B. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*

3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) restaurant;
(c) parks and playgrounds;
(d) neighbourhood public house;
(e) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
(f) farmers' market; and
(g) public bike share.

3.3.2 No use listed in section 3.2 of this Schedule shall involve the bulk storage of vegetable oil or fat, fish, fish oil or meal, scrap, junk, chemicals, paints, varnishes, rags, cotton waste, petroleum, bitumen or tar products or derivatives, or similar flammable products or materials.

3.3.3 Any development permit issued for live-work use must stipulate as permitted uses:

(a) dwelling unit;
(b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio – class A; and
(c) dwelling unit combined with any use set out in subsection (b).

3.3.4 Except for entrances, all floors of a live-work unit must be at least 2.0 m above street grade along a fronting or flanking street.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage

4.2.1 In the HA-1 District, the maximum frontage for any use shall be 7.6 m, except for individual buildings that are less than 15.0 m in frontage.

4.2.2 The ground floor of all new buildings with widths in excess of 15.2 m shall be divided into more than one shopfront and with the largest shopfronts not exceeding 7.6 m in width.

4.3 Height

4.3.1 In the HA-1 District, the maximum height of a building shall be 15.3 m.

4.3.2 In the HA-1A District, the maximum height of a building shall be 27.4 m.

4.3.3 The Development Permit Board or the Director of Planning, as the case may be, may permit an increase in the maximum height, up to 22.8 m in HA-1, providing that he first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant;
(c) the bulk, location, and overall design of the building and its effect on the site, surrounding buildings and streets;
(d) the relationship of the development to any designated heritage building;
(e) the design and liveability of any dwelling units; and
(f) the effect of an addition on the heritage value of any designated building which is listed on the Vancouver Heritage Register.

4.3.4 The Development Permit Board or the Director of Planning, as the case may be, may exclude building cornices and parapets to a maximum height of 2.2 m and vertical decorative elements such as flagpoles and finials from the maximum height in sections 4.3.1, 4.3.2 and 4.3.3 providing that he first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.4 Front Yard and Setback

4.4.1 No front yard shall be permitted, except that where a building includes architectural articulation or decoration of its front facade that project from the front facade of the building, that facade may be set back from the front property line to the extent of that projection up to a maximum of 450 mm. Front setbacks greater than 450 mm shall be permitted for:

(a) passageways to interior courtyards;
(b) recessed balconies above the ground floor;
(c) the upper most storey of the building, provided that the setback is at least 3.0 m behind the principal facade; and
(d) rooftop mechanical equipment.

4.4.2 The Development Permit Board may allow a portion of the building to be recessed above the second floor for the purpose of increasing residential units' exposure to natural light, provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the massing, and overall design of the building and its effect on the site, surrounding buildings, block face and character of the area; and
(c) the submission of any advisory group, property owner or tenant.

4.5 Side Yards and Setbacks

4.5.1 No side yards shall be permitted, except that side setbacks shall be permitted in accordance with 4.4.1 where a side property line abuts a street, lane or dedicated public park. Permitted side setbacks shall not occur within 6.0 m of a front property line.

4.5.2 The Development Permit Board may allow setbacks for the purpose of creating a light well or providing open space at grade, provided that no portion is closer than 4.0 m to a street facade, and further that any window looking directly into the light well is set back a minimum of 3.0 m from the nearest obstruction, and provided that it first considers:

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

(b) the massing, and overall design of the building and its effect on the site, surrounding buildings, block face and character of the area; and
(c) the submission of any advisory group, property owner or tenant.

4.5.3 For the purposes of section 4.5.2, the following shall be considered obstructions:

(a) an existing building; and
(b) the maximum size building permitted on any adjacent site.

4.6 Rear Yard and Setback

4.6.1 There shall be a minimum rear yard or setback of 1.0 m from the rear property line across the full width of the building, except that where any portion of a building contains residential uses, that portion shall be set back 7.0 m from the rear property line, across the full width of the building.

4.7-
4.9 [Reserved]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 2.4 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.11-
4.16 [Reserved]

4.17 External Design

All new buildings and alterations or additions to existing buildings require the approval of the Development Permit Board or the Director of Planning for the design of buildings or alterations to elevations facing streets, lanes, and adjacent buildings. The Development Permit Board or the Director of Planning may approve the design of such buildings, alterations or additions provided that he first considers the following:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant;
(c) the effect of new visible exterior surfaces on the architectural and historically significant characteristics of the existing building on site or adjacent buildings;
(d) the extent to which the alterations to existing buildings are consistent with documented evidence of the original design or an earlier exterior treatment of historical significance to the building;
(e) the alterations to historically significant characteristics of an existing building are necessary to accommodate a change of use permitted in the Schedule; and
(f) the alterations to historically significant characteristics of an existing building are necessary to advance public health and safety.

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the frontage and rear yard regulations of sections 4.2 and 4.6 of this Schedule, provided that he 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.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he 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 he 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.

5.3 The Director of Planning may relax the horizontal angle of daylight requirement in section 4.10 if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the building is listed on the Heritage Register or in the opinion of the Director of Planning has sufficient heritage value or heritage character to justify its conservation.

HA-2

(Gastown Historic Area)

1 Intent

Gastown is the site of the old Granville Townsite, and it is from this area that the City of Vancouver developed and grew. This District Schedule is designed to recognize the area's special status and to ensure the maintenance of Gastown's "turn of the century" historical and architectural character.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.

2.2.R [Retail]

- Grocery or Drug Store.
- Retail Store.

2.2.S [Service]

- Restaurant - Class 1.

2.3 Conditions of Use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) restaurant and refreshment facilities;
(c) display of flowers, plants, fruits and vegetables.

2.3.2 Notwithstanding the provisions of section 5 of this By-law, any and all proposed alterations or changes to the exterior treatment or appearance of any building or structure or changes of use shall require the approval of the Development Permit Board after consultation with any advisory group approved by Council for the area.

2.3.3 For the purposes of this Schedule, "ground floor" does not include a basement.

2.3.4 All uses listed in this section shall be limited to the ground floor only and shall be further limited to a maximum gross floor area of 500 m² and a maximum frontage of 10.7 m.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, section 3.3.3 and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it 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.

3.2 Uses

3.2.A
- Accessory Buildings to any of the uses listed in this Schedule.
- Accessory Uses to any of the uses listed in this Schedule.

3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Hall.
- Fitness Centre.
- Library.
- Museum or Archives.
- Park or Playground.
- Swimming Pool.
- Theatre.
- Zoo or Botanical Garden.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]
- Dwelling Uses.
- Micro dwelling, subject to the provisions of section 11.26 of this By-law.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]
- Child Day Care Facility.
- Church.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.

3.2.LW [Live-Work Use]
- Live-Work Use, subject to section 11.23 of this By-law.

3.2.M [Manufacturing]
- Bakery Products Manufacturing.
- Clothing Manufacturing.
- Jewellery Manufacturing.

3.2.O [Office]
- Office Uses.

3.2.P [Parking]
- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Furniture or Appliance Store.
- Grocery or Drug Store, other than as provided for in section 2.2.
- Liquor Store.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Public Bike Share.
- Retail Store, other than as provided for in section 2.2.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer.

3.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Cabaret.
- Catering Establishment.
- Hotel.
- Laundromat or Dry Cleaning Establishment.
- Laundry or Cleaning Plant.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Photofinishing or Photography Studio.
- Print Shop.
- Production or Rehearsal Studio.
- Repair Shop - Class B.
- Restaurant - Class 1, other than as provided for in section 2.2.
- Restaurant - Class 2.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Sign Painting Shop.
- Wedding Chapel, subject to section 11.20 of this By-law.

3.2.U [Utility and Communication]

- Public Utility.

3.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.Z

- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) restaurant;
(c) display of flowers, plants, fruits and vegetables;
(d) neighbourhood public house;
(e) farmers' market; and
(f) public bike share.

3.3.2 Any development permit issued for live-work use must stipulate as permitted uses:

(a) dwelling unit;
(b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio – class A; and
(c) dwelling unit combined with any use set out in subsection (b).

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The minimum height of a building shall be 12.2 m, and the maximum height of a building shall be 22.9 m.

4.3.2 The Development Permit Board may permit an increase or decrease in the maximum or minimum height of a building with respect to any development provided they first consult with any advisory group approved by Council for the area and take into account the following:

(a) the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
(b) the effects of overall design on the general amenity of the area; and
(c) the intent of this Schedule.

4.4 Front Yard and Setback -- Not Required.

4.5 Side Yards -- Not Required.

4.6 Rear Yard and Setbacks -- Not Required.

4.7 Floor Space Ratio -- Not Applicable.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 2.4 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
  (i) 10% or less of the total floor area of the dwelling unit, or
  (ii) 9.3 m^2.

5 Relaxation of Regulations

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 for the following uses, and may include additional conditions, provided they first consider 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.

5.2 The Director of Planning may relax the horizontal angle of daylight requirement in section 4.10 if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the building is listed on the Heritage Register or in the opinion of the Director of Planning has sufficient heritage value or heritage character to justify its conservation.

2.2.S [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Catering Establishment.
- Hotel.
- Laboratory.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- Repair Shop - Class B.
- Restaurant - Class 1.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Sign Painting Shop.

2.2.T [Transportation and Storage]

- Packaging Plant.
- Storage Warehouse.

2.2.U [Utility and Communication]

- Radiocommunication Station.

2.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

2.3 Conditions of Use

2.3.1 All uses listed in section 2.2 of this Schedule and accessory uses thereto shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) restaurant;
(c) grocery or drug store or retail store.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the bulk storage of vegetable oil or fat; fish; fish oil or meal; scrap; junk; lime; fertilizer; compressed gas; explosives; matches; industrial chemicals; paints; varnishes; rags; cotton waste; petroleum, bitumen or tar products or derivatives.

2.3.3 No portion of a parking garage at the level of a street, sidewalk or loading dock shall be used for parking, except for vehicular access points or driveways, for a depth of at least 9.1 m from any building face. This setback area may only be developed with commercial or industrial uses.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
(b) the submission of any advisory group, property owner or tenant; and
(c) the appropriateness of the use with respect to the items which are shown in italics following the use.

3.2 Uses

3.2.A
- Accessory Uses comprising the sale of liquor accessory to a hotel.

3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]
- Arcade. *compatibility with surrounding uses*
- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law.
- Park or Playground. *safety, impact on character of area*
- Zoo or Botanical Garden. *impact on character of area*

3.2.DW
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]
- Ambulance Station. *vehicular circulation and accessibility*
- Child Day Care Facility. *location and safety*
- Detoxification Centre. *location and safety*
- Hospital. *parking, vehicular circulation and accessibility*
- Public Authority Use. *category of facility*
- School - Elementary or Secondary. *safety for children*
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.R [Retail]
- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Liquor Store. *compatibility with surrounding uses*
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop. *compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation, vehicular ingress and egress*
- Public Bike Share.
- Secondhand Store. *compatibility with surrounding uses, pedestrian amenity, number of existing, social and policing impacts, hours of operation, vehicular ingress and egress*
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.

3.2.S [Service]
- Auction Hall.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

- Neighbourhood Public House. *parking, vehicular circulation and compatibility with surrounding uses*
- Restaurant - Class 2. *parking, vehicular circulation and compatibility with surrounding uses*
- Wedding Chapel, subject to section 11.20 of this By-law.

3.2.T [Transportation and Storage]

- Mini-storage Warehouse.

3.2.U [Utility and Communication]

- Public Utility. *category of facility*

3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;
(b) neighbourhood public house;
(c) farmers' market; and
(d) public bike share.

3.3.2 No use listed in section 3.2 of this Schedule shall involve the bulk storage of vegetable oil or fat; fish; fish oil or meal; scrap; junk; lime; fertilizer; compressed gas; explosives; matches; industrial chemicals; paints; varnishes; rags; cotton waste; petroleum, bitumen or tar products or derivatives, or similar flammable products or materials.

4 Regulations

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

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be 21.4 m or the height existing on June 10, 1986 whichever is greater.

4.4 Front Yard

4.4.1 No front yard shall be permitted.

4.5 Side Yards

4.5.1 No side yards shall be permitted.

4.6 Rear Yard

4.6.1 No rear yard shall be permitted.

4.7 Floor Space Ratio

4.7.1 The floor space ratio must not exceed 5.00, except that:

(a) for a building existing on June 10, 1986, the floor space ratio must not exceed the greater of 5.0 or the floor space ratio existing on June 10, 1986; and
(b) the floor space ratio for dwelling use, including artist studio, must not exceed 3.0.

4.7.1A In computing floor space ratio, each square metre of parking garage above grade is to count as 0.7 square metres.

4.7.1B In the case of:

(a) new construction;
(b) an addition to an existing building that increases the residential floor area; or
(c) a change of use in an existing building that increases the residential floor area;

the floor space ratio for non-residential use must not be less than 1.5.

4.7.2 The following shall be included in the computation of floor space ratio:

(a) All floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the buildings.

4.7.3 The following shall be excluded in the computation of floor space ratio:

(a) open residential sundecks and other features which the Director of Planning considers similar;
(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
(c) areas of floors used for accessory off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing;
(d) elevator shafts, lockers, common laundry rooms and entrance lobbies, ancillary storage located below grade and basements or cellars in existing buildings;
(e) amenity areas, including child day care facilities, recreation facilities and meeting rooms, provided that the areas are open to and primarily for the use of residents and employees, to a maximum total of 20 percent of the total permitted floor area or 1 000 m, whichever is the lesser; and
(f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 2.4 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.11 Vertical Angle of Daylight -- Not Applicable.

4.12 Dedication of Land for Lane Development -- Not Applicable.

4.13 Area of Transparent Surface -- Not Applicable.

4.14 [Deleted -- see Parking By-law.]

4.15 Acoustics -- Not Applicable.

4.16 Building Depth -- Not Applicable.

4.17 External Design

4.17.1 Building facades shall be characterized by the following:

(a) exterior finishing materials of masonry, excluding tile or concrete block, except that lintels, window components, and architectural features may be of other materials, as determined by the Director of Planning;
(b) one natural earth-tone colour or white as the main colour, with lintels, window components and architectural features which may be of one other colour compatible with the main colour and existing streetscape character or of other colours, as determined by the Director of Planning;
(c) the lower four storeys shall be built to the property line while the remaining storeys may terrace back from the property lines.

4.17.2 Windows shall be characterized by the following:

(a) wood frames or alternatives of a compatible frame profile (width and thickness), resulting in a similar visual appearance;
(b) consistent window elements repeated on each facade, where each element shall comprise several glass panes in character with the existing pattern, except that the main floor may have a differing pattern of repetition;
(c) where balconies are provided, the doors shall maintain the same spacing pattern as the windows on that facade;
(d) for renovations or additions to buildings existing on or before June 10, 1986, new windows shall approximately replicate existing windows on that building;
(e) for new construction, windows shall approximately replicate windows existing as of June 10, 1986 on any one of the buildings in this District listed in the Vancouver Heritage Register; or
(f) any proposals varying from the above, as may be determined by the Director of Planning.

4.17.3 Roofs shall be flat except as follows:

(a) shallow-pitched roofs may be permitted, as may be determined by the Director of Planning.

4.17.4 Mechanical equipment shall be enclosed and set back so as not to be visible from street level.

4.17.5 Balconies on external walls shall be recessed.

4.17.6 Main building entrances shall be accentuated by any one of or combination of the following:

(a) awnings made of fabric or metal;
(b) planters;
(c) lighting; or
(d) any proposals varying from the above, as may be determined by the Director of Planning.

4.17.7 Decorative architectural elements may be required to be retained on renovations or additions and may be required to be provided on new construction including any one or more of the following:

(a) window and door decoration;
(b) parapets;
(c) cornices; or
(d) any proposals varying from the above, as may be determined by the Director of Planning.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the horizontal angle of daylight requirement in section 4.10 if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the building is listed on the Heritage Register or in the opinion of the Director of Planning has sufficient heritage value or heritage character to justify its conservation.

(FCCDD) False Creek Comprehensive Development District

By-Law No. 4783

Being a Zoning Amendment By-law

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-162A annexed to this By-law and marked as Schedule "D" hereto and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of the said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. The area shown outlined in black on the said plan is rezoned a Comprehensive Development District to be known and described as "False Creek Comprehensive Development District (FCCDD)", and the only uses permitted within the said area and the only uses for which development permits may be issued are:

   (a) residential uses;
   (b) institutional uses;
   (c) industrial uses;
   (d) marinas;
   (e) commercial uses;
   (f) commercial-recreational uses;
   (g) parks and open spaces;
   (h) arts and culture indoor event;
   (i) Urban Farm-Class A, subject to the provisions of section 11.29 of the Zoning and Development By-law;

   and customary and ancillary uses thereto, subject to the form of development being in conformity with such conditions and regulations as may be prescribed by any Official Development Plan By-law, and such other conditions and regulations not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

3. Any person wishing to carry out any development in the said district shall submit such plans and specifications as may be required by the Director of Planning, together with a development permit application.

4. No development permit shall be issued for any development unless such permit shall have received the approval of the Development Permit Board.

5. In considering any application for a development permit, the Development Permit Board shall have regard to any specific area development plans that may from time to time be adopted by Council after a public hearing thereon.

6. This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 9th day of July, 1974.

(Sgd) Arthur Phillips, Mayor
(Sgd) Douglas H. Little, City Clerk

See also False Creek Official Development Plan

(DD) Downtown District

By-law No. 4911

A By-law to Amend By-law No. 3575, Being the Zoning and Development By-law.

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-178 annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. The two areas shown outlined in black on the said plan are rezoned a Comprehensive Development District to be known and described as "Downtown District (DD)".

3. The only uses permitted within the said areas and the only uses for which development permits may be issued, as prescribed in detail in the Official Development Plan By-law No. 4912, are:

   (a) commercial uses, including a body-rub parlour;
   (b) residential uses;
   (c) institutional uses;
   (d) industrial uses (light);
   (e) parks and open spaces;
   (f) public uses and facilities;
   (g) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;

   and other similar use or uses customarily ancillary to such uses, subject to the form, location and any special characteristics being in conformity with any Official Development Plan, By-law or applicable policies and guidelines adopted by Council, and subject to such other conditions not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

4. Any person wishing to carry out any development in the said district shall submit such plans and specifications as may be required by the Director of Planning.

5. No development permit shall be issued for any development unless such permit shall have received the approval of the Development Permit Board, unless otherwise approved by the Director of Planning pursuant to section 3.3 of the Zoning and Development By-law.

6. This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 4th day of November, 1975.

(Sgd) Arthur Phillips, Mayor
(Sgd) Douglas H. Little, City Clerk

See also Downtown District Official Development Plan

(CWD) Central Waterfront District

By-Law No. 5260

A By-law to Amend By-law No. 3575, being the Zoning and Development By-law.

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-225A annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. The area shown outlined in black on the said plan is rezoned a Comprehensive Development District to be known and described as "Central Waterfront District (CWD)".

3. The only uses permitted within the said areas and the only uses for which development permits may be issued are:

   (a) port uses;
   (b) transportation uses;
   (c) marine uses;
   (d) commercial uses;
   (e) institutional uses;
   (f) industrial uses (light);
   (g) parks and open spaces;
   (h) public uses and facilities;
   (i) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;

   and other similar use or uses customarily ancillary to such uses, subject to the form, location and any special characteristics being in conformity with any Official Development Plan, By-law or applicable policies and guidelines adopted by Council, and subject to such other conditions not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

4. Any person wishing to carry out any development in the said district shall submit such plans and specifications as may be required by the Director of Planning.

5. No development permit shall be issued for any development unless such permit shall have received the approval of the Development Permit Board, unless otherwise approved by the Director of Planning pursuant to section 3.3 of the Zoning and Development By-law.

6. This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 19th day of June, 1979.

(Sgd) John J. Volrich, Mayor
(Sgd) R. Henry, City Clerk

See also Central Waterfront Official Development Plan and Coal Harbour Official Development Plan

(DEOD) Downtown-Eastside/Oppenheimer District

By-Law No. 5529

A By-law to Amend By-law No. 3575, being the Zoning and Development By-law.

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

1. The "Zoning and District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended accordingly to the plan marginally numbered Z-256 and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. The area shown outlined in black on the said plan is rezoned to a Comprehensive Development District to be known and described as "Downtown-Eastside/Oppenheimer District (DEOD)".

3. The only uses permitted with in the said area and the only uses for which development permits may be issued are set out in the Downtown-Eastside/Oppenheimer Official Development Plan and generally include:

   (a) residential uses;
   (b) commercial uses;
   (c) industrial uses (light);
   (d) parks and open spaces;
   (e) public uses and facilities;
   (f) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law; and
   (g) other uses comparable or accessory to such uses;

   subject to the form, location and any special characteristics being in conformity with any Official Development Plan, By-law or applicable policies and guidelines adopted by Council, and subject to such other conditions not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

4. Any person wishing to carry out any development in the said district shall submit such plans and specifications as may be required by the Director of Planning.

5. No development permit shall be issued for any development unless such permit shall have received the approval of the Development Permit Board, unless otherwise approved by the Director of Planning pursuant to section 3.3 of the Zoning and Development By-law.

6. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 20th day of April, 1982.

(Sgd) Ald. May Brown, Deputy Mayor
(Sgd) R. Henry, City Clerk

See also Downtown Eastside/Oppenheimer Official Development Plan

First Shaughnessy District Schedule

By-Law No. 5543

A By-law to Amend By-law No. 3575, being the Zoning and Development By-law.

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

1 Intent

The intent of this District Schedule is to protect the distinct estate character of First Shaughnessy by conserving protected heritage property and maintaining the single-family character of First Shaughnessy while allowing increased dwelling unit density with multiple conversion dwellings, infill buildings, coach houses and secondary suites. Renovations and additions should be compatible with, subordinate to, and distinguishable from existing buildings. For all development, emphasis is on sensitive site planning, compatible building scale, flexible and varied outcomes of built form and high quality design, materials, and construction.

Development in First Shaughnessy must also comply with the following related documents:

(a) the First Shaughnessy Heritage Conservation Area Design Guidelines in the Heritage Conservation Area Official Development Plan ("First Shaughnessy Design Guidelines");
(b) the Heritage By-law; and
(c) the Heritage Procedure By-law.

2 Definitions

In this District Schedule:

"Coach House" means an ancillary dwelling unit that is located:

(a) in an accessory building that complies with section 3.2.A; and
(b) on a site with a one family dwelling, one family dwelling with secondary suite or multiple conversion dwelling; and

"conserved" and "conserving" means protecting, preserving, or enhancing the heritage character or heritage value of heritage property or a heritage conservation area, retaining the heritage character or heritage value of heritage property or a heritage conservation area and extending the physical life of protected heritage property by preservation, rehabilitation or restoration in accordance with the First Shaughnessy Design Guidelines.

3 Conditional Approval Uses

3.1 The Director of Planning may approve any of the uses listed in Section 3.2 of this Section and may impose conditions of approval if the Director of Planning first considers:

(a) the First Shaughnessy Design Guidelines in the Heritage Conservation Area Official Development Plan;
(b) the intent of this Schedule;
(c) all applicable policies and guidelines adopted by Council; and
(d) the submission of any advisory group, property owner or tenant.

3.2 Uses

3.2.A

- Accessory Building customarily ancillary to any of the uses listed in this District Schedule, if:

  (a) the accessory building does not exceed 4.5 m in height measured to the highest point of the roof, if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, and no portion of the accessory building exceeds 6.1 m in height;
  (b) the accessory building is located no less than 3 m from a flanking street and 1.5 m from an interior property line;
  (c) the floor area of all accessory buildings for off-street parking on the site does not exceed 80.77 m^2; and
  (d) an accessory building on a corner site which has located at its rear, a site which fronts the street flanking the corner site, has a setback of at least 7.3 m from the flanking street.

- Accessory Uses customarily ancillary to any of the uses listed in this section, except that vehicle parking is not permitted in a principal building, unless:

  (a) the parking was in existence on September 29, 2015; or
  (b) in the case of a principal building that is protected heritage property:
    (i) there is unnecessary hardship due to the slope or configuration of the site, or it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building, and
    (ii) the parking is below finished grade; or
  (c) in the case of a principal building that is not protected heritage property:
    (i) there is unnecessary hardship due to the slope or configuration of the site, or it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building,
    (ii) the site does not have lane access, and
    (iii) the parking is below finished grade.

3.2.D

- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Coach House, if:

  (a) the site area is less than 1 672 m^2;
  (b) the site contains a principal building that is protected heritage property that is conserved;
  (c) the floor area, including stairs, is no less than 37 m^2 and no more than 63.7 m^2, and computation of floor area may exclude:
    (i) floor area with a ceiling height of less than 1.2 m, and
    (ii) covered porches that conform with section 4.7.4(f);
  (d) the dwelling unit is located in the partial storey of an accessory building, except that up to 5.5 m^2 of floor area may be located on the main floor inside the accessory building for a vestibule, stair and storage;
  (e) there is no more than one bathroom;
  (f) the bathroom is located on the partial storey of the accessory building; and
  (g) the principal roof has a minimum slope of 12:12.

- One Family Dwelling.
- One Family Dwelling with Secondary Suite.
- Infill one-family and infill two-family dwelling if the site:

  (a) is a parcel that existed on September 29, 2015; and
  (b) contains a principal building that is protected heritage property that is conserved.

- Multiple Conversion Dwelling:

  (a) if the conversion is of a principal building that is protected heritage property that is conserved;
  (b) if the minimum site area is 1 394 m^2, except that the site area may be less than 1 394 m^2 if the floor area of the principal building, including the basement, is no less than 465 m^2 on September 29, 2015 and there are no more than two dwelling units created in the principal building; and
  (c) the average floor area for the dwelling units is no less than 167 m^2 and the floor area of each dwelling unit is no less than 93 m^2.

- Seniors Supportive or Assisted Housing.

3.2.I
- Child Day Care Facility.
- Church existing as of March 8, 2016.
- Community Care Facility.
- Group Residence.

3.2.O
- Office for a consulate, on a site that abuts West 16th Avenue, King Edward Avenue, or Granville Street.

3.2.P
- Public Authority Use.
- Public Utility.

3.2.R
- Farmers' Market, subject to Section 11 of the Zoning & Development By-law.

3.2.S
- Bed and Breakfast Accommodation, subject to Section 11 of the Zoning & Development By-law.

4 Regulations

4.1 All uses approved under this District Schedule are subject to the regulations in this District Schedule.

4.2 Site Coverage and Building Footprint

4.2.1 Unless otherwise provided in this District Schedule, the maximum permitted site coverage is 35% of the site area.

4.2.2 Despite the provisions of section 4.2.1, the maximum permitted site coverage for a site with an infill building or buildings must be calculated in accordance with the following table:

Number of Infill Buildings	Maximum Site Coverage
1	30%
2 or more	25%

4.2.3 In this District Schedule, "footprint" means the projected area of the extreme outer limits of the principal building measured at the basement level, excluding:

(a) covered porches; and
(b) a portion of the building located at the first storey that has:
  (i) a total area not exceeding 37 m^2,
  (ii) a height no greater than 1 storey, and
  (iii) a depth that is the lesser of 6.0 m and 35% of the building depth.

4.2.4 The maximum building footprint must be calculated in accordance with the following formula:

$$\text{Maximum Building Footprint} = \frac{\text{Permitted Floor Area}}{2.5}$$

4.2.5 The permitted floor area of each storey must not exceed the footprint calculated in accordance with section 4.2.4, except that the building footprint must not exceed 557 m^2.

4.3 Height

4.3.1 Height must 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, in the opinion of the Director of Planning, the resulting hypothetical surface is not compatible with the existing grades of adjoining sites or with the general topography of the area, the Director of Planning may require that height be measured from base surface.

4.3.2 A principal building must have no less than 2 storeys and no more than 2 1/2 storeys.

4.3.3 The floor elevation of the first storey of a principal building must be at least 1.4 m above finished grade, except that the Director of Planning may permit a floor elevation less than 1.4, if:

(a) the Director of Planning first considers all applicable policies and guidelines and the site context; and
(b) the proposed design of the principal building meets the First Shaughnessy Design Guidelines.

4.3.4 A principal building must be no more than 10.7 m in height.

4.3.5 Despite section 4.3.4, the Director of Planning may permit an increase in the height of a principal building to a maximum of 13.7 m, if the Director of Planning considers the effect of the additional height on neighbouring sites with respect to massing, shadowing and overlook, and all applicable Council policies and guidelines, and:

(a) the roof has no flat portions;
(b) the roof has a minimum slope of 8:12;
(c) the roof is a gable or hip roof; and
(d) the proposed design of the principal building meets the First Shaughnessy Design Guidelines.

4.3.6 An infill building must have no more than 2 storeys.

4.3.7 An infill building must be no more than 7.6 m in height.

4.4 Front Yard

4.4.1 The minimum depth of the front yard is 25% of the depth of the site.

4.4.2 Despite the provisions of section 4.4.1 of this District Schedule and of section 10.7.1(b) of this by-law:

(a) eaves, gutters, sills and chimneys and other projections that, in the opinion of the Director of Planning, are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally;
(b) covered porches that conform to section 4.7.4(f) of this District Schedule may project into the minimum front yard to a maximum of 1.8 m measured horizontally; and
(c) basement floor area underneath covered porches may project into the minimum front yard to a maximum of 1.8 m measured horizontally.

4.5 Side Yard

4.5.1 The minimum width of each side yard is:

(a) 20% of the site width on a site with a frontage of 22.86 m or more; and
(b) 15% of the site width on a site with a frontage of less than 22.86 m.

4.5.2 Despite the provisions of section 10.7.1(b) of this by-law, eaves, sills and chimneys and other projections, that, in the opinion of the Director of Planning are similar, may project into the minimum side yard to a maximum of 1.0 m measured horizontally, except that there must be at least 0.7 m between the projection and the side property line.

4.5.3 An infill dwelling must be no less than 4.5 m from a side property line, except that:

(a) the Director of Planning may permit a lesser setback for an existing accessory building that is converted to residential use; and
(b) the Director of Planning may require a greater setback if, in the opinion of the Director of Planning, it is necessary to protect the privacy or liveability of a neighbouring site or building.

4.6 Rear Yard

4.6.1 A rear yard must have a minimum depth of 12.19 m, measured from the rear property line.

4.6.2 Despite the provisions of section 10.7.1(b) of this by-law, eaves, gutters, sills and chimneys and other projections that, in the opinion of the Director of Planning are similar, may project into the minimum rear yard to a maximum of 1.0 m measured horizontally.

4.6.3 An infill dwelling must be set back no less than 4.5 m from the rear property line, except that:

(a) the Director of Planning may permit a lesser setback for an existing building that is converted to residential use; and
(b) the Director of Planning may require a greater setback if, in the opinion of the Director of Planning, it is necessary to protect the privacy or liveability of a neighbouring site or building.

4.7 Floor Area and Density

4.7.1 Floor space ratio for protected heritage property must not exceed:

(a) 0.45 for protected heritage property that is conserved; and
(b) for infill buildings, a maximum of 0.30 of the infill site area as determined by the following calculation:
  (i) where the gross floor area of the basement, first and second storey of the principal building is equal to or less than 543 m², the infill site area is the total site area minus 1 208 m², and
  (ii) where the gross floor area of the basement, first and second storey of the principal building is more than 543 m², the infill site area is calculated in accordance with the following formula, where "x" equals the gross floor area of the basement, first and second storey of the principal building, measured in m²:

$$\begin{matrix}\text{site area for infill} \\ \text{floor space ratio calculation}\end{matrix} = \begin{matrix}\text{total site} \\ \text{area}\end{matrix} - \frac{x}{0.45},$$

  except that:

  (iii) the maximum floor area for an infill building is the lesser of 279 m^2 and 50% of the gross floor area of the basement, first and second storey of the principal building.

4.7.2 Floor space ratio for all development other than protected heritage property must not exceed 0.25 plus 139 m^2, to a maximum permitted floor area of 910.44 m^2.

4.7.3 Computation of floor area must include:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
(b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar, to be measured by their cross-sectional areas and included in the measurements for each floor at which they are located; and
(c) where the distance from a floor to the floor above, or where there is no floor above, to the top of roof joists exceeds 3.7 m, an amount equal to the area of the floor below the excess height, 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 does not exceed 1% of the permitted floor area.

4.7.4 Computation of floor area may exclude:

(a) open residential balconies, sundecks, and other appurtenances that in the opinion of the Director of Planning, are similar to the foregoing if the total area of these exclusions does not exceed 8% of the permitted floor area;
(b) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
(c) where floors or portions of floors, not exceeding 7.3 m in length, are located in an accessory building or infill building, and are used for off street parking or loading;
(d) basements in principal buildings where the floor elevation of the first storey is located at least 1.4 m above finished grade and the basement does not extend beyond the outermost walls of the first storey, including covered porches, except that this exclusion will only apply to that part of basements used for parking in principal buildings if:
  (i) there is unnecessary hardship due to the slope or configuration of the site, or because it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building,

(ii) the site has no lane access, and
(iii) the exclusion does not exceed 80.77 m^2;

(e) basements or cellars in protected heritage property, except that this exclusion will only apply to that part of basements or cellars used for parking in protected heritage property if:
(i) there is unnecessary hardship due to the slope or configuration of the site, or because it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building, and
(ii) the exclusion does not exceed 80.77 m^2;

(f) covered porches or sleeping porches that are located at or above the first storey, if:
(i) the porch is open and protected by guard rails the height of which must not exceed the minimum specified in the Building By-Law, and
(ii) the total area of this exclusion does not exceed 20% of the permitted floor area; and

(g) for protected heritage property that is conserved, the floor area of a Coach House to a maximum of 63.7 m^2.

4.8 Storm Water Storage and Impermeability

4.8.1 This section applies to a permit for any development that:

(a) increases the impermeable area of a site existing as of May 11, 1982, by more than 1% of the site area; or
(b) creates a community care facility, group residence, multiple conversion dwelling, infill one family dwelling or infill two-family dwelling.

4.8.2 For the purposes of determining whether or not a development would increase the impermeable area of a site, the following definitions apply:

(a) "impermeable area" means the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
(b) "permeable area" means gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials that, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly to the soil below.

4.8.3 The Director of Planning must not issue a permit referred to in section 4.8.1, unless the property owner has first entered into a storm water storage agreement, to the satisfaction of the Director of Legal Services and the City Engineer, to:

(a) construct a storm water storage system on the site that is designed and certified by a professional engineer to meet the following criteria:
(i) a minimum storage capacity equal to the volume of water that would be present if water 15 mm deep covered the entire site, and
(ii) equipped with a device to restrict the maximum storm water flow from the site into the public sewer to 17.5 litres per second per hectare of site area;
(b) maintain the storm water storage system 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 storm water storage system.

4.9 Reserved
to
4.14

4.15 Dwelling Unit Density

4.15.1 The permitted number of dwelling units for multiple conversion dwellings is in accordance with the following table, except that a dwelling unit in a Coach House is excluded from the calculation of the permitted number of dwelling units:

Number of Dwelling Units	Minimum Site Area Required in sq. ft.	Minimum Site Area Required in m^2
2	15 000	1 394
3	30 000	2 878
4	40 000	3 716
4	50 000	4 645

4.15.2 The permitted number of dwelling units for infill dwellings is in accordance with the following table:

Number of Dwelling Units	Minimum Site Area Required in sq. ft.	Minimum Site Area Required in m^2
1	18 000	1 672
2	30 000	2 878
3	40 000	3 716
4	50 000	4 645

4.15.3 Despite sections 4.15.1 and 4.15.2, the Director of Planning may increase the permitted number of dwelling units by one additional dwelling unit, 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 effect of any additional on-site parking on mature trees, existing gardens and landscape design; and
(d) the effect of the additional unit on the protected heritage property.

4.16 Building Depth

4.16.1 The building depth must not exceed 40% of the depth of the site, measured in a straight line parallel to the side property line, from the required front yard to the required rear yard, except that where an existing building encroaches into the required front yard, the distance must be measured from the front exterior wall rather than the required front yard.

4.16.2 Projections into the front and rear yards that are permitted under Sections 4.4.2, 4.5.2, and 4.6.2 must not be included in the calculation of building depth.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the front, side, and rear yard requirements in sections 4.4, 4.5, and 4.6 if, in the opinion of the Director of Planning, there is unnecessary hardship due to the configuration of the site and 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 relaxation does not exceed 60% of the front, side, or rear yard requirements in this Schedule.

5.2 The Director of Planning may relax the 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 relaxation does not exceed 50% of the building depth requirements in this Schedule.

5.3 The Director of Planning may relax the maximum 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 relaxation does not exceed 20% of the maximum building footprint in this Schedule.

5.4 The Director of Planning may relax 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 m^2.

5.5 The Director of Planning may relax any regulation in this District Schedule, apart from those regulations regarding use or density, with respect to protected heritage property that is conserved, if, in the opinion of the Director of Planning, the protected heritage property is conserved and the proposed development will make a contribution to conserving heritage property, except that, before granting a relaxation under this section, the Director of Planning must consider:

(a) the submissions of any advisory group, property owner or tenant; and
(b) the intent of this District Schedule and all applicable Council policies and guidelines.

See also First Shaughnessy Official Development Plan

(BCPED) B.C. Place/Expo District

By-Law No. 5744

A By-law to Amend By-law No. 3575, being the Zoning and Development By-law.

(Amended 1986 10 28 -- No. 6054)

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

1. The "Zoning and District Plan" annexed to By-law No. 3575 as Schedule D is hereby amended according to the plan marginally numbered Z-290A and attached to this By-law as Schedule A, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule A of this By-law, and Schedule A of this By-law is hereby incorporated as an integral part of Schedule D of By-law No. 3575.

2.1 The area shown outlined in black on the said plan is rezoned to a Comprehensive Development District to be known and described as "B.C. Place/Expo District (BCPED)", and the only uses permitted within the said area and the only uses for which development permits may be issued are:

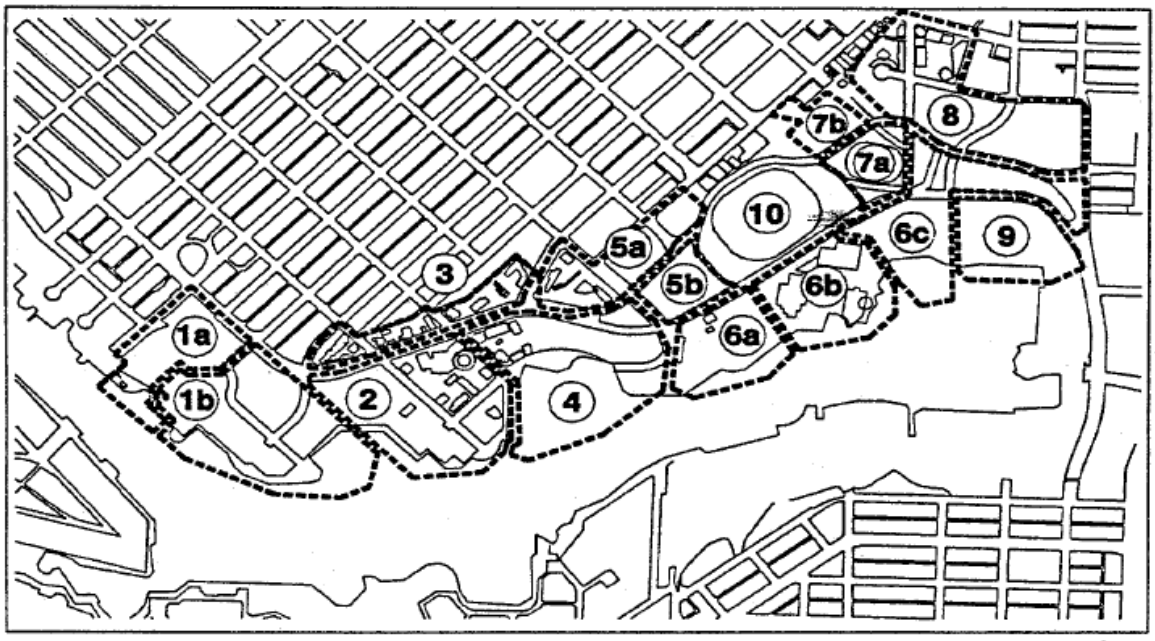
(a) residential uses;
(b) institutional uses;
(c) industrial uses;
(d) marinas;
(e) commercial uses;
(f) commercial-recreational uses;
(g) parks and open spaces;
(h) cultural and recreational uses, limited to arts and culture indoor event, museum or archives, park or playground and stadium or arena;
(i) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;

and customarily ancillary uses thereto, subject to the form of development being in conformity with such conditions and regulations as may be prescribed by any Official Development Plan, By-law or applicable policies and guidelines adopted by Council, and such other conditions not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

2.2 Despite Section 2.1, uses will be further limited in several of the sub-areas shown in Figure 1, as follows:

(a) sub-area 6(a) will be limited to residential, recreational, park and open spaces uses and customarily ancillary uses;
(b) in sub-area 6(c) retail and service uses to a maximum of 1 400 m² (15,070 sq. ft.) will be permitted within an area shown hatched in Figure 2 described, for greater particularity, as an area extending 46.0 m (151 ft.) along the west side of Abbott Street immediately south of Pacific Boulevard, to a depth of 31.0 m (102 ft.), and all of sub-area 6(c) will be limited to residential and recreational uses and customarily ancillary uses;
(c) sub-area 9 will be limited to park and recreational uses and customarily ancillary uses.

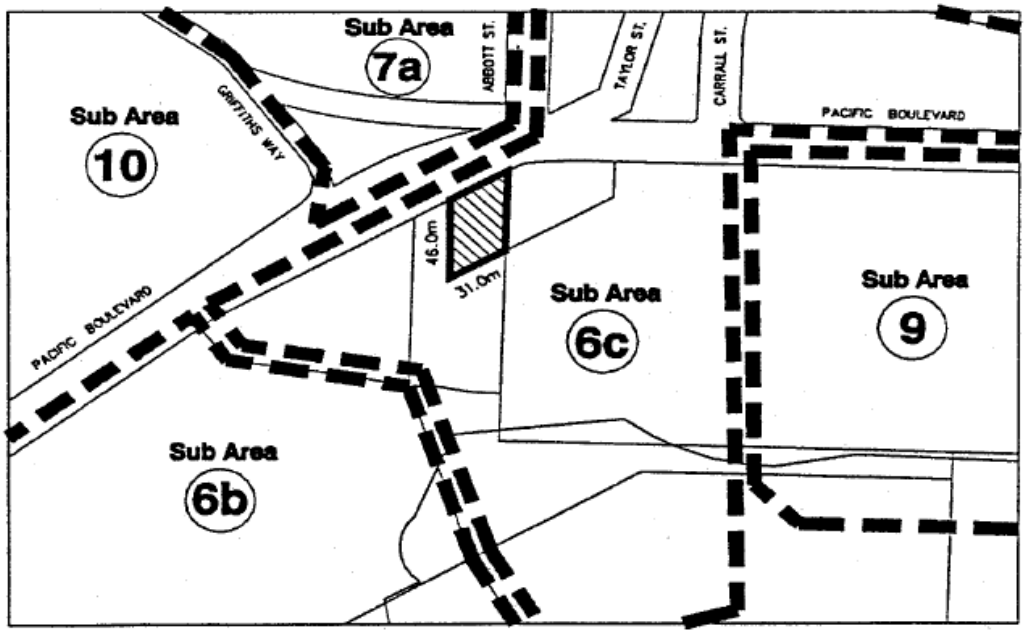
Figure 1 - False Creek North Sub-areas:



False Creek North: Sub-areas

NORTH

Figure 2 - Area 6(c): Retail and Service Uses



Area 6(c): Area for Retail and Service Uses

NORTH

Appendix E

Zoning and Development Fee By-law No. 5585

A by-law to impose fees with respect to applications for Development Permits and for amendments to the Zoning & Development By-law.

(Amended 1982 12 14 - No. 5613; 1983 02 15 - No. 5623; 1983 05 17 - No. 5663; 1983 12 13 - No. 5723; 1984 09 11 - No. 5821; 1985 05 07 - No. 5905; 1986 03 ll - No. 5969; 1986 10 21 - No. 6049; 1987 01 27 - No. 6096; 1987 06 23 - No. 6162; 1988 01 12 - No. 6285; 1988 11 29 - No. 6431; 1989 05 16 - No. 6488; 1989 09 12 - No. 6552; 1990 04 10 - No. 6651; 1991 07 30 - No. 6867; 1992 02 18 - No. 6941; 1993 07 20 - No. 7145; 1993 07 20 - No. 7151; 1994 05 03 - No. 7289; 1995 05 01 - No. 7413; 1995 06 20 - No. 7445; 1996 03 26 - No. 7541; 1996 08 01 - No. 7611; 1996 11 05 - No. 7659; 1996 11 26 - No. 7660; 1997 02 04 - No. 7699; 1997 07 29 - No. 7785; 1998 02 03 - No. 7845; 1998 04 21 - No. 7875; 1998 04 28 - No. 7883; 1999 04 09 - No. 7983; 1999 07 06 - No. 8040; 1999 10 05 - No. 8079; 2001 01 09 - No. 8275; 2001 01 30 - No. 8291; 2001 02 20 - No. 8301; 2001 12 04 - No. 8403; 2001 12 04 - No. 8404; 2002 01 15 - No. 8423; 2002 07 30 - No. 8528; 2003 02 25 - No. 8644; 2004 09 14 - No. 8915; 2005 02 15 - No. 8988; 2005 04 28 - No. 9040; 2005 07 19 - No. 9080; 2005 11 01 - No. 9145; 2006 03 21 - No. 9240; 2006 05 30 - No. 9300; 2006 10 31 – No. 9377; 2007 12 13 - No. 9579; 2008 12 16 - No. 9779; 2009 12 01 - No. 9956; 2010 07 22 - No. 10116; 2010 10 05 - No. 10147; 2010 10 19 - No. 10163; 2011 10 18 - No. 10379; 2012 10 30 - No. 10581; 2013 05 15 - No. 10700; 2013 07 09 - No. 10740; 2013 10 22 - No. 10810; 2014 09 16 - No. 11060; 2015 12 01 - No. 11389)

1. This by-law may be cited as the “Zoning & Development Fee By-law”.

2. Every person applying to the Director of Planning for a Development Permit shall pay to the City at the time the application is filed the appropriate fee as set forth in Schedule 1 hereof, and no application is valid without such payment.

3. Every person applying to the City Council for an amendment to the Zoning & Development By-law under sections 1, 2, 3(a), 3(b), 3(c), 4(a), 4(b), 4(c), 7, 8, or 9 of Schedule 2 hereof shall pay to the City at the time such application is filed with the Director of Planning the appropriate fee as set forth in Schedule 2 hereof, and no application is valid without such payment.

4. Every person applying to the City for an amendment to the Zoning and Development By-law under sections 3(d), 4(d), 5 or 6 of Schedule 2 hereof shall pay to the City, at the time such application is filed with the Director of Planning, 50% of the appropriate fee as set forth in Schedule 2 hereof, and no application is valid without such payment. If, following a public hearing, Council approves in principle the draft by-law as presented or after amendment, the balance shall be paid within 30 days of the Council approval or prior to enactment of the by-law, whichever comes first.

5. No fee paid to the City pursuant to Section 2 of this by-law shall be refunded after the application for the development permit has been approved or refused, provided that, where the application has been withdrawn, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning or the Director of Permits & Licenses or such other person as either of them may authorize.

6. No fee paid to the City pursuant to section 3 of this by-law and under sections 1, 2, 3(a), 3(b), 3(c), 4(a), 4(b), 4(c), 7, 8, or 9 of Schedule 2 hereof shall be refunded after the application for the amendment has been considered by the Director of Planning, but where the application has been withdrawn before being considered by the Director of Planning, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.

7. No fee paid to the City, pursuant to section 4 of this by-law and under sections 3(d), 4(d), 5 or 6 of Schedule 2 hereof, at the time the application for the amendment is filed with the Director of Planning, but where the application has been withdrawn before being considered by the Director of Planning, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.

8. No fees paid to the City pursuant to section 4 of this by-law and under sections 3(d), 4(d), 5 or 6 of Schedule 2 hereof shall be refunded after Council approval in principle of the draft by-law, as presented or as amended following a public hearing.

9. Where an application to amend the Zoning and Development By-law is made by the Director of Planning at the direction of City Council, no fee pursuant to this By-law shall be payable.

10. By-law No. 4188 is repealed.

Schedule 1

Development Permits

Current Fees

One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling and Two-Family Dwelling with Secondary Suite

1. For a new one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, and its accessory building or accessory use to an existing one or two-family dwelling or one or two-family dwelling with secondary suite, where such an addition, alteration, change of use, accessory building or accessory use is equal to or greater than 60 m² in gross floor area:

   (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law $1,600.00

   (b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C $2,130.00

   (c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel $3,520.00

1A. Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing one or two-family dwelling or one or two-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m² in gross floor area:

   (a) where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required rear yard would be less than 60% of what is required by the applicable District Schedule, or where the permit would be issued as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law $426.00

   (b) in all other cases $840.00

1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite $583.00

1C. Notwithstanding Section 1, for a one-family dwelling in the RS-3, RS-3A, RS-5, RS-6 or RS-7 Districts which includes permission by the Director of Planning to increase the maximum Floor Space Ratio otherwise permitted by the District Schedule..... $2,790.00

1D. Despite Section 1, for a two-family dwelling in the RS-7 District which includes permission by the Director of Planning to increase the maximum permitted Floor Space Ratio otherwise permitted by the District Schedule..... $2,790.00

1E. For a permit for a laneway house:

(a) where the laneway house is one-storey and there is no relaxation of siting or maximum height required $1,050.00

(b) in all other cases $1,600.00

Multiple Dwelling and Freehold Rowhouses

2. For a multiple dwelling or freehold rowhouse, or for an addition to an existing multiple dwelling or freehold rowhouse:

(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By law:

Each 100 m² of gross floor area or part up to 500 m² $1,000.00

For each additional 100 m² of gross floor area or part $500.00

Maximum fee $40,600.00

(b) where the permit would be issued as a conditional approval, except as provided in Section 2 (a):

Each 100 m² of gross floor area or part up to 500 m² $1,360.00

For each additional 100 m² of gross floor area or part $834.00

Maximum fee $67,520.00

Other Uses (Other Than One- or Two-family or Multiple Dwellings)

3. For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a one- or two-family dwelling and a multiple dwelling:

(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By law:

Each 100 m² of gross floor area or part up to 500 m² $687.00

For each additional 100 m² of gross floor area or part $330.00

Maximum fee $33,770.00

(b) where the permit would be issued as a conditional approval except as provided in Section 3(a):

Each 100 m² of gross floor area or part up to 500 m² $1,205.00

For each additional 100 m² of gross floor area or part $687.00

Maximum fee $64,680.00

Alterations, Changes of Use (Other Than One- or Two-family Dwellings)

4. For an accessory building or accessory use to a principal building or principal use already existing, or for an alteration, relaxation, or change of use to an existing building, being in all cases other than a one- or two-family dwelling:

(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:

Each 100 m² of gross floor area or part thereof $592.00

Maximum fee $4,740.00

(b) where the permit would be issued as a conditional approval, except as provided in Section 4(a):

Each 100 m² of gross floor area or part thereof $834.00

Maximum fee $5,970.00

Outdoor Uses

5. For a parking area, storage yard, nursery, or other development which, in the opinion of the Director of Planning, is similar:

(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:

Each 200 m² of site area or part up to 1 000 m² $426.00

Each additional 200 m² of site area or part $146.00

(b) where the permit would be issued as a conditional approval, except as provided in Section 5(a):

Each 200 m² of site area or part up to 1 000 m² $583.00

Each additional 200 m² of site area or part $279.00

5A. For a Farmers' Market $556.00

Developments Requiring Development Permit Board Approval

6. For an application which proceeds to the Development Permit Board:

(a) instead of the fees referred to in Sections 1 to 4:

Each 100 m² of gross floor area or part up to 10 000 m² $982.00

Each additional 100 m² of gross floor area or part over 10 000 m² $187.00

(b) instead of the fees referred to in Section 5:

Each 200 m² of site area or part up to 1 000 m² $693.00

Each additional 200 m² of site or part $335.00

Child Day Care Facility, Cultural Facility or Social Service Centre

7. For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society $583.00

Demolitions

8. For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the RS-1, RS-3, RS-3A, RS-5 and RS-6 or FSD District $321.00

Preliminary Applications

9. For an application in preliminary form only..... 25% of the fee that would, except for this provision, apply (with a minimum fee of $581.00)

NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.

Partial Permits

9A. For each partial permit issued..... 10% of the fee that would, except for this provision, apply (with a minimum fee of $279.00)

Revisions

10. For the second revision and every subsequent revision of drawings which are required because of non-compliance with the Zoning and Development By-law, or because there is insufficient information to satisfactorily process the permit, or because the applicant wishes to alter the use or form of development and where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use:

where the permit is to be issued under:

(a) sections 1 and 7 of this schedule $279.00

(b) all other sections of this schedule..... 10% of the fee that would, except for this provision, apply (with a minimum fee of $279.00)

Minor Amendments

11. For each minor amendment to a permit where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use and:

(a) where the original permit was issued under Sections 1 and 7 of this schedule $279.00

(b) where the original permit was issued under any other section of this schedule or where the exterior alterations are to a commercial building which has no development permit authorizing its construction and where the alterations are to not more than one storey ..... 25% of the fee that would, except for this provision, apply (with a minimum fee of $279.00)

Extensions And Renewals

12. For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void $583.00

13. For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed:

(a) for a community care facility or all uses where the applicant is a duly incorporated non-profit society $279.00

(b) for all other uses $547.00

NOTE: Where an application is made for the retention of identical uses on more than one site controlled by the same applicant, providing the renewals are required annually and are filed simultaneously, the applications may be combined and considered as one for the purpose of calculating the fee.

Board of Variance Appeals

14. For a permit which has been approved as the result of a successful appeal to the Board of Variance after refusal by the Director of Planning or the Development Permit Board ..... No Charge

Application Following Refusal

15. Where an application has been refused and, within 30 days of such refusal, the applicant reapplies with an application which seeks to rectify the reasons for refusal and where the application is, in the opinion of the Director of Planning, not materially different from the original application in terms of layout and design ..... 50% of original application fee

Changes to Form of Development in CD-1 District

16. For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law ..... $4,657.00 plus the development application fees that would, except for this provision, apply

Maintenance of Heritage Buildings

17. For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District or in a heritage conservation area $54.00

Awnings

18. For an awning where the permit will be issued combined with a building permit or a sign permit. $186.00

Higher Building Application Fee

19. Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137 m $46,800.00

Medical Marijuana-related Use

20. For an application for a development permit for a medical marijuana-related use:

    (a) in a preliminary form only $100.00

    (b) following preliminary approval:

        100 m^2 of gross floor area or part thereof $713.00
        maximum fee $5,100.00

Schedule 2

Zoning By-law Amendments

Current Fees

Change Zoning District (Except to CD-1)

1. For an amendment to the Zoning District Plan to redesignate from one zoning district to any other zoning district except a new Comprehensive Development District:

   Up to 4 000 m² site area $12,590.00

   For each additional 100 m² of site area or part thereof $282.00

   Maximum fee $126,100.00

Text Amendments (Except CD-1)

2. For an amendment to the text of the Zoning and Development By-law $25,300.00

New CD-1 or Amendment to Existing CD-1 (Not Contemplated in an ODP)

3. For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is not contemplated in an Official Development Plan:
   -or-
   for an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-law that is not contemplated in an Official Development Plan

   (a) Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m²:

   Up to 4 000 m² site area $101,100.00

   For each additional 100 m² of site area or part thereof $465.00

   (b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m²:

   For the first 4 000 m² of site area $42,200.00

   For each additional 100 m² of site area or part thereof $465.00

   (c) Outside the downtown area shown on Map 1, where the site area is 8 000 m² or greater but smaller than 40 000 m²:

   For the first 8 000 m² of site area $101,100.00

   For each additional 100 m² of site area or part thereof $465.00

(d) where the site area is 40 000 m² or greater:

For the first 40 000 m² $742,200.00

For each additional 100 m² of site area or part thereof $1,530.00

New CD-1 or Amendment to Existing CD-1 (Contemplated in an ODP)

4. For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan:
-or-
for an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-law that is contemplated in an Official Development Plan:

Up to 4 000 m² site area..... $190,100.00

For each additional 100 m² of site area or part thereof..... $1,530.00

5. Despite sections 3 and 4 of this Schedule 2, for a site area of 40 000 m² or more, if the complexity or scope of an amendment with regard to the second or subsequent phase of a development is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council within 10 years preceding the date of the application for the amendment, then the fee for such second or subsequent phase is to be:

For the first 40 000 m² of site area $742,200.00

For each additional 100 m² of site area $199.00

Reduced Fees for Large Sites with Limited Changes

6. Despite sections 3(d) and 4 of this schedule:

For an amendment to the Zoning District Plan to redesignate from an industrial zoning district to a new Comprehensive Development District that relates to a site area of 40 000 m² or greater provided that:

(a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area,

(b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density, and

(c) the maximum floor space ratio for all uses combined remains the same as that in the existing zoning schedule:

For the first 40 000 m² of site area..... $176,200.00

For each additional 100 m² of site area or part thereof $391.00

7. Despite sections 3(d), 4 and 6 of this schedule:

(a) For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m² or more; or

(b) For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m² or greater; provided, that, in both cases,

(i) the approved or existing form of development is retained on at least 75% of the site area; or

(ii) the floor space ratio of buildings already existing on the site is not increased by more than 25% or 0.5, whichever is the greater, or

(iii) the Director of Planning determines that the application is similarly limited in scope having regard to use and form of development:

Up to 4 000 m² site area $38,400.00

For each additional 100 m² of site area or part thereof $391.00

Maximum fee $153,000.00

Amend CD-1 (One Section Only)

8. Despite sections 3, 4 and 6 of this schedule:

For an amendment to an existing CD-1 By-law where no more than one section required amendment $16,900.00

Map 1 - Downtown Area

Appendix H

Miscellaneous Fees By-law No. 5664

A By-law to impose fees with respect to applications to adopt or amend a Development Plan and to process applications to amend other land use designation.

(Amended 1988 11 29 - No. 6432; 1995 05 01 - No. 7414; 1997 02 04 - No. 7700; 1997 05 13 - No. 7747; 1998 03 03 - No. 7850; 1999 03 09 - No. 7984; 2001 12 04 - No. 8345; 2001 12 09 - No. 8396; 2002 05 14 - No. 8469; 2003 02 25 - No. 8641; 2004 09 14 - No. 8920; 2004 12 14 - No. 8971; 2005 02 15 - No. 8983; 2005 11 01 - No. 9140; 2006 05 30 - No. 9295; 2006 10 31 - No. 9372; 2007 04 03 - No. 9452; 2007 12 11 - No. 9564; 2008 12 16 - No. 9774; 2009 12 01 - No. 9952; 2010 10 19 - No. 10158; 2011 10 18 - No. 10369; 2012 10 30 - No. 10574; 2013 10 22 - No. 10803; 2014 09 16 - No. 11053; 2015 12 01 - No. 11384)

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

1. The name of this By-law, for citation, is the “Miscellaneous Fees By-law”.

2. Every person applying for adoption or amendment of an Official Development Plan shall pay to the City at the time such application is filed with the Director of Planning the appropriate fee as set forth in Schedule 1 hereof, and no application is valid without such payment.

3. Every person requesting amendment of a regional or provincial land use designation shall pay to the City at the time such request is referred to the Director of Planning the appropriate fee as set forth in Schedule 1 hereof, and no application is valid without such payment.

4. Every person requiring a review of a site profile pursuant to the Waste Management Act shall pay to the City at the time of the request the appropriate fee as set forth in Schedule 1 hereof, and no application for review is valid without such payment.

5. Every person appealing to the Board of Variance pursuant to section 573(1) of the Vancouver Charter shall pay to the City at the time of filing the appeal the appropriate fee as set forth in Schedule 1 hereof.

6. Every person requesting file research or copies of documents shall pay the fee set out in Schedule 1.

7. Every person requesting a review of design elevations of streets or lanes for the purposes of a Development or Building Permit application shall pay the fee set out in Schedule 1.

8. No fee paid to the City pursuant to this By-law shall be refunded after the application has been approved or refused, provided that, where the application has been withdrawn, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.

9. This By-law shall come into force and take effect on June 1, 1983.

DONE AND PASSED in open Council this 17th day of May, 1983.

signed Michael Harcourt
Mayor

signed Maria Kinsella
Deputy City Clerk

Schedule 1

Current Fees

Adopt or Amend an Area Development Plan (ADP)

1. For adoption or amendment of an Area Development Plan:

   Up to 0.4 ha (43,128 sq. ft.) site area $27,100.00

   For each additional 100 m² (1,080 sq. ft.) of site area, or part thereof $263.00

   Maximum fee $107,900.00

Amend an Official Development Plan (ODP) and Area Development Plan (ADP)

2. For an amendment to the text of an Official Development Plan and any associated Area Development Plan $40,700.00

Amend a Regional or Provincial Land Use Designation

3. For an amendment of a regional or provincial land use designation $2,740.00

Research Requests

4. For research requests:

   (a) Research requests requiring up to a maximum of 2 hours of staff time $206.00

   (b) Extensive research requests (as time and staffing levels permit):

   For each additional hour or part thereof beyond the 2 hours referred to in clause (a) above $102.00

Site Profile Review

5. For each review of a site profile $100.00

Appeal to Board of Variance/Parking Variance Board

6. For the filing of an appeal $426.00

Legality Research Requests

7. Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building Bylaws

   (a) Residential $44.10

   (b) Commercial (one unit only) $44.10

   (c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time $206.00

   For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above $102.00

Producing Permit/Document Copies

8. Provide paper copies of permits or specific documents from either microfiche or our images database

   (a) 1 to 3 paper copies $44.10

   (b) Each additional copy $9.00

File Research Environmental

9. Provide written information as to whether a property has any contamination or environmental issues. $206.00

Building Grades

10. The following fees shall be paid to the City for the review of design elevations of streets or lanes where they adjoin a building site, as required with a Development and/or Building Permit application:

   (a) Where City of Vancouver Staff are required to complete a survey for the purpose of calculating the design elevations of the required streets and lanes:

   Length of property abutting street or lane, or both, is Up to 31 m $1,051.00
   Over 31 m and up to 90 ..... $1,261.00
   Over 90 m and up to 150 m $1,786.00
   Over 150 m and up to 300 m $2,628.00
   Over 300 m $3,888.00

   (b) Where the applicant provides approved building grade survey information to the City for the purpose of calculating the design elevations of the required streets and lanes:

   Length of property abutting street or lane, or both, is Up to 31 m $315.00
   Over 31 m and up to 90 m $420.00
   Over 90 m and up to 150 m $525.00
   Over 150 m and up to 300 m $735.00
   Over 300 m $1,156.00

List of Amending By-laws to By-law 3575 (Cont'd)

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8195 8197 8202 8203 8236 8238 8240 8241 8243 8257 8262 8265 8266
8277 8278 8279 8280 8281 8282 8283 8289 8293 8297 8298 8312 8325
8326 8329 8337 8338 8340 8343 8361 8362 8364 8365 8367 8369 8380
8383 8409 8410 8423 8424 8427 8428 8431 8437 8439 8451 8452 8454
8455 8456 8457 8459 8461 8465 8466 8471 8472 8479 8513 8517 8522
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8570 8573 8574 8580 8584 8587 8589 8592 8599 8600 8601 8626 8627
8628 8651 8652 8653 8654 8655 8659 8662 8663 8669 8689 8700 8701
8704 8708 8714 8715 8716 8717 8723 8732 8734 8740 8751 8758 8759
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8943 8946 8947 8958 8973 8974 8978 8989 8991 8993 9029 9031 9039
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9596 9600 9616 9618 9619 9622 9631 9663 9665 9673 9674 9683 9686
9737 9774 9779 9798 9800 9817 9837 9838 9839 9840 9842 9846 9850
9858 9882 9883 9888 9890 9894 9895 9901 9907 9910 9919 9922 9927
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10033 10040 10062 10065 10088 10090 10091 10092 10094 10097 10098 10101 10108
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10841 10855 10858 10859 10864 10870 10872 10874 10901 10902 10932 10933 10934
10941 10942 10943 10950 10983 10995 10996 10998 11007 11008 11009 11010 11017
11019 11020 11031 11048 11069 11071 11074 11084 11089 11090 11106 11107 11108
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Index

Introductory Note

In this index, the term "all residential district schedules" means all RA, RS, RT and RM schedules, **including** the FM-1 schedule. The term "all commercial district schedules" means all C schedules, **including** the FC-1 schedule. The term "all district schedules" means all district schedules **except** the comprehensive development (CD) district schedules (CD-1, FCCDD, DD, CWD, DEOD, HCA, and BCPED).

This index is compiled on the basis of section numbers rather than page numbers. When the index gives a section symbol (#) and number (e.g., "#2" or "#3.2.2"), the entry refers to the main body of the By-law located after the tabbed divider page marked "Sections". When the index gives both district schedule and section numbers (e.g., "RT-1: 3.2.A, DD: 3" or "M-1, M-2: 5"), the reference is to the indicated section of the specified district schedules located after the relevant coloured tabbed divider page. References to the Appendices, however, are given in terms of page numbers (e.g., "App. E: p. 6").

Many index references refer to a single section in several district schedules. In such cases, the section number is given only once (e.g., "C-1, C-2, C-3A, M-1, M-2: 3.2.D").

Wherever references become too numerous to list separately, the conventional notation **passim**, meaning "spread throughout," is used. The entry under "Development Permits, applications for", for example, reads "#4 **passim**". This means that references to development permit applications are scattered all throughout Section 4 of the By-law.

A

Access - **see** Pedestrian Access
Accessory Building
  conditional approval use: 3.2.A or 3.2.1.A of all district schedules **except** RM-6, FM-1, C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-6, C-7, C-8, FC-1, IC-1, IC-2, IC-3, I-1, HA-1, HA-1A
  defined: #2
  development permit for #5.2
  outright approval use: 2.2.A or 2.2.1.A of all district schedules **except** RM-6, C-5, C-6, M-1A, IC-1, IC-2, IC-3, I-1, HA-1, HA-1A, HA-2, HA-3
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  defined: #2
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  outright approval use: 2.2.A or2.2.1.A of all district schedules **except** M-1A, HA-2
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  defined: #2
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  outright approval use RA-1: 2.2.AG
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  conditional approval use: M-1, M-1B, M-2, IC-3, I-1, I-3: 3.2.T
  defined: (**see** Transportation Uses #2)
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  fees: App. E, Sched. 2
  list of amending By-law Numbers: App. I
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defined: #2
outright approval use: 2.2.C of I-2, M-2
regulations: #11.18
Arts and Culture Indoor Event
defined: #2
exemption from development permit: #5.20
outright approval use: 2.2.C or 2.2.1.C of all commercial, industrial and heritage district schedules, except C-1; 2.1 of BC Place/Expo District Schedule; 2 of False Creek District Schedule
use not allowed in a dwelling unit: #10.37.1
Association of Prof. Eng. of B.C.
representation on Urban Design Panel: App. F
Atria
excluded from floor space ratio computation: C-5, C-6: 4.7.4
Auction Hall
conditional approval use: C-2B, C-2C, C-2C1, MC-1, M-1, M-1A, IC-1, IC-2, IC-3, I-1, I-2, HA-2: 3.2.S; C-7, C-8: 3.2.1.S
defined: #2
outright approval use: C-2, C-3A, FC-1, HA-1, HA-1A: 2.2.S or 2.2.1.S
Auditorium - **see** Hall
Automobile Sales - **see** Vehicle Dealer
Automotive Repair **see** Motor Vehicle Repair Shop

B

Backyard - **see** Yard, Rear
Bakery Products Manufacturing
conditional approval use: M-1, I-3, HA-2: 3.2.M; C-7, C-8: 3.2.1.M
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1,IC-2, I-1, I-2, HA-1, HA-1A, HA-3: 2.2.M or 2.2.1.M
Balconies
excluded from daylight angle controls: #10.8
excluded from floor space ratio computation: 4.7.3 and/or 4.7.4 of all district schedules **except** HA-1, HA-1A, HA-2, HA-3
excluded from site coverage computation: 4.8.2 of all residential district schedules
projection of: #10.7.1
regulations: HA-3: 4.17
relaxation of projection limitations: #3.2.2
Ball & Racket Court - **see** Fitness Centre
Barber Shop or Beauty Salon
conditional approval use: RM-5C, RM-6, FM-1, M-1, M-1A, HA-2: 3.2.S
outright approval use: C-1, C-2, C-2B, C-2C, C-2C1, C-3A, FC-1, HA-3: 2.2.S; C-5, C-6, C-7, C-8, MC-1, MC-2; HA-1, HA-1A: 2.2.1.S
Base Surface
defined: #2
exclusion from: #10.10.2
height measurement from: #10.10.1
Basement
alterations to, without development permit: #5.12
defined: #2
excluded from floor space ratio computation: FM-1, HA-3: 4.7.3
living accommodations in: #10.15
Bathroom
in dwelling unit: #10.21.3
in housekeeping unit: #10.20.4
in sleeping unit: #10.19.2

Batteries Manufacturing
conditional approval use: M-1A, I-3: 3.2.M
outright approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2: 2.2.M
Bay Window
excluded from daylight angle controls: #10.8
projection of: #10.7.1
Beauty Parlour - **see** Barber Shop
Beauty and Wellness Centre
conditional approval use: RM-5C: 3.2.2.S; RM-6, FM-1, M-1, M-1A, HA-2: 3.2.S
defined: #2
outright approval use: C-1, C-2, C-2C, C-3A, FC-1, HA-3: 2.2.S; C-2B, C-2C1: 2.2.SV; C-5 and C-6; C-7 and C-8, MC-1 and MC-2, HA-1, HA-1A: 2.2.1.S
Bed and Breakfast Accommodation
conditional approval use: 3.2.S or 3.2.1.S of all residential and commercial schedules; HA-2, HA-3
outright approval use: MC-1, MC-2; HA-1, HA-1A: 2.2.1.S
defined: #2
regulations: #11.4
Bicycle Storage
excluded from floor space ratio computation: 4.7.3 of all district schedules **except** RA-1, HA-1, HA-1A, HA-2
Billiard Hall
conditional approval use: C-1, C-2, C-2B, C-2C, C-2C1, C-3A, FC-1, M-1, M-1A, HA-1, HA-1A: 3.2.C; C-7, C-8; MC-1, MC-2: 3.2.1.C
outright approval use: C-5, C-6, HA-3: 2.2.C or 2.2.1.C
Bingo Hall
conditional approval use: C-3A, FC-1, IC-3: 3.2.C
Birds & Animals
keeping of: #5.10; #10.18
(**see also** Animals)
Board of Variance
appeals to: #3.2.3; App. A
defined: #2
establishment & membership of: App. A, App. D
issuance of development permit, from decision of: #4.3.7
non-conforming buildings &: App. A
violations of By-law &: #6.5
Boarders or Lodgers
keeping of: #5.9
Boarding House - **see** Rooming House
Boats & Boat Trailers
parking of, in residential districts: #10.17.1
(**see also** Marina)
Body Rub Parlour
defined: #2
regulations: #10.26.1
(use permitted solely within Downtown District)
Booming Ground
conditional approval use: M-2, IC-1, IC-2, I-1, I-2: 3.2.T
defined: #2
Bowling Alley
conditional approval use: RM-5C, RM-6, C-1, C-2B, C-2C, C-2C1, C-7, C-8, MC-1, MC-2, M-1, M-1A, HA-1, HA-1A: 3.2.C, 3.2.1.C or 3.2.2.C
outright approval use: C-2, C-3A, C-5, C-6, FC-1, HA-3: 2.2.C or 2.2.1.C
Brewing or Distilling
conditional approval use: M-1, IC-1, IC-2, IC-3, I-1, I-2, I-3: 3.2.M
defined: #2
outright approval use: M-2: 2.2.M
Building By-law
conflicts of, with Zoning By-law: App. A
Building Depth
regulations: RA-1, RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7, RT-10 and RT-10N, RM-1 and RM-1N, RM-9, RM-9A, RM-9N and RM-9AN: #4.16
Building Envelope Professional
Defined: #2
Building Height - **see** Height of Building
Building Length - **see** Length of Building
Building Lines
calculations from: #10.2
prescribed: #14
rear yard boundary &: RS-1, RS-1B, RS-2, RT-2: 4.6.3
schedule of: Sched. E: **passim**
sites with: #10.2
Building Permit
issuance of, & development permit: #4.6.1
Building Width
regulations: RA-1, RS-3, RS-3A: 4.16
Buildings
number of, on site: #10.1; RT-3: 4.19
(**see also** preceding entries & Accessory Building)
Bulk Fuel Depot
conditional approval use: M-2: 3.2.W
defined: #2
Bus - **see** Trucks & Buses; Vehicles
Business School - **see** School, Business
By-law - **see** Zoning By-law; (**see also** Amendments; Date, Effective; Repeal; Short Title)

C

C-1 District, additional regulations
  corner site in: #11.2
  site less than 120 ft. deep: #11.2
Cabaret
  conditional approval use: C-2, C-3A, FC-1, HA-1, HA-1A, HA-2, IC-3: 3.2.S; C-5, C-6: 3.2.1.S
  defined: #2
Campers & Camper Trailers
  storage of, at gasoline service station: #11.10.3
Candy Shop - **see** Retail Store
Canopies
  excluded from building length limitations: #10.9
  excluded from daylight angle controls: #10.8
  excluded from floor space ratio computation: 4.7.3 of all district schedules **except** HA-1, HA-1A, HA-2
  gasoline station - full serve or split island: #11.10.1
  projection of: #10.7.1
Cardlock Fuel Station
  conditional approval use: M-1, M-1A, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2: 3.2.W
  defined: #2
Caretaker - **see** Dwelling Unit
Carports
  included in site coverage computation: 4.8.2 of all residential district schedules
Casino - Class 1
  conditional approval use: C-3A, FC-1, HA-1, HA-1A, IC-3: 3.2.C
  defined: #2
  regulations: #10.31
Casino - Class 2
  defined: #2
  regulations: #10.31
Catering Establishment
  conditional approval use: C-2B, C-2C, C-2C1, M-1A, I-3, HA-2: 3.2.S; C-7, C-8: 3.2.1.S
  defined: #2
  outright approval use: C-2, C-3A, FC-1, M-1, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2, HA-3: 2.2.S; C-5, C-6, MC-1, MC-2, HA-1, HA-1A: 2.2.1.S
Cedar Cottage
  District Schedule: **see** MC-1 and MC-2
Ceiling Height
  effect of, on floor space ratio computation: 4.7.2 and 4.7.3 of all residential district schedules of basement dwelling units: #10.15
Cellar
  defined: #2
  excluded from floor space ratio computation: RS-1: 4.7.2; FM-1: 4.7.3
Certified Passive House
  Defined: #2
Change in Use
  development permit not required: #5.14
Charitable Institutions - **see** Institutional; Social Service Centre
Chemicals or Chem. Prod.Mfg.- Class A
  conditional approval use: M-1, M-2, IC-1, IC-2, I-1, I-2: 3.2.M
  defined: #2
Chemicals or Chem. Prod.Mfg.- Class B
  conditional approval use: MC-1, MC-2, M-1A, I-3: 3.2.M
  defined: #2
  outright approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-3: 2.2.M
Chemicals, Storage of
  regulations: MC-1, MC-2: 3.3.2; M-1, M-2: 2.3.1; M-1A: 3.3.1
Chief Building Official
  ceiling height - advice in regard to: #10.15.1(a)
  floor level - advice in regard to: #10.15.1(b)
Child Day Care Facility
  conditional approval use: 3.2.I or 3.2.1.I of all district schedules **except** RA-1, RS-1B, M-1B, M-2, IC-1, IC-2, IC-3, I-1
  defined: #2
  floor space ratio exemption for: 4.7.3 of all district schedules **except** FC-1, HA-1, HA-1A, HA-2; C-5, C-6: 4.7.4
  outright approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, C-5, C-6, HA-1, HA-1A: 2.2.I or 2.2.1.I
Chimneys
  excluded from building length limitations: #10.9
  height increases for buildings: #10.11.1
  horizontal projection of: #10.7.1
Chinatown
  District Schedule: HA-1, HA-1A
Church
  additional regulations: #11.7
  conditional approval use: 3.2.I or 3.2.1.I of all district schedules **except** RA-1, RS-1B, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-3
  defined: #2
  outright approval use: HA-1, HA-1A, HA-3, I-1: 2.2.I
Circulation, Vehicular - **see** Parking; Traffic
City Building Inspector
  grade determination by: #2

authorities: #3
member of Urban Design Panel: App. F
non-conforming buildings &: App. A
powers of enforcement: #7
City Council - **see** Council
City Engineer
member of Development Permit Board: App. C
street lines & setbacks to be determined by: Sched. C
Civic Purpose
cause for refusal of development permit: #3.1.6
Clinic - **see** Animal Clinic, Detoxification Centre, Laboratory, Office, Social Service Centre
Clothing Manufacturing
conditional approval use: C-3A, FC-1, M-1A, I-3, HA-2: 3.2.M; C-7, C-8: 3.2.1.M
defined: #2
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-1, HA-1A, HA-3: 2.2.M or 2.2.1.M
Club
conditional approval use: RT-2, RT-3, RT-5, RT-5A, RT-5N, RT-5AN, RT-8, RT-9, RT-10 and RT-10N, RM-1 and RM-1N, RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5C and RM-5D, RM-6, RM-9, RM-9A, RM-9N and RM-9AN, FM-1, C-1, C-2, C-2B, C-2C, C-2C1, C-7, C-8, FC-1, MC-1, MC-2, M-1, M-1A, MC-1, IC-1, IC-2: 3.2.C, 3.2.1.C or 3.2.2.C
outright approval use: C-3A, IC-3, I-1, HA-3: 2.2.I; C-5, C-6, HA-1, HA-1A: 2.2.1.I
Cold Storage Plant
conditional approval use: MC-1, MC-2, M-1A, I-3, HA-1, HA-1A: 3.2.T or 3.2.1T
outright approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2: 2.2.T
College
(**see** - School - University or College)
Commercial Districts
defined: #9.1
regulations governing: C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-6, C-7, C-8, FC-1: **passim**
storage of equipment & materials in: #10.17
Commercial Use
conditions: FM-1: 3.3.1
heritage building: FM-1: 3.3.1
(**see also** specific types, e.g. General Office, Restaurant, Retail Store)
Community Care Facility
Community Care Facility - Class A
conditional approval use: RT-3, RT-6, RT-7, RT-8, C-2C1: 3.2.I; C-7, C-8, MC-1, MC-2: 3.2.1.I
defined: #2
outright approval use: 2.2.I or 2.2.1.I of HA-1, HA-1A and all residential schedules **except** RT-3, RT-6, RT-7, RT-8, RM-6
Community Care Facility - Class B
additional regulations: #11.17
conditional approval use: 3.2.I or 3.2.1.I of MC-1, MC-2, HA-3 and all residential and commercial schedules
defined: #2
Community Centre or Neighbourhood House
conditional approval use: 3.2.C or 3.2.1.C of all district schedules **except** RA-1, RS-1B, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, C-3A, C-5, C-6, FC-1, MC-1, MC-2, M-2, IC-1, IC-2, I-1, HA-1, HA-1A, HA-2, HA-3
outright approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, C-3A, FC-1, C-5, C-6, HA-1, HA-1A, HA-3: 2.2.C or 2.2.1.C
Comprehensive Development
defined: #2
regulations governing: CD-1 **passim**
Comprehensive Development Districts
defined: #9.1
Conditional Approval Use
listed: 3 of all district schedules
Conditions of Use
regulations: 2.3 and/or 3.3 of RM-5, RM-5A, RM-5B, RM-5C and RM-5D, FM-1 and all commercial, industrial and historic area district schedules
Configuration of Land
alterations to: **see** Depositions or Extraction
Congregate Housing Facility
defined: #2: Special Needs Residential Facility
(**see also** Special Needs Residential Facility)
Containing Angle
regulations: 4.3.1 of all RM district schedules **except** RM-6 and FM-1
Corner Site
defined: #2
development on: #11.1
frontage: #10.5
regulations: 4.5.2 of all district schedules **except** RA-1, FM-1, M-1, M-1A, M-2, I-2, HA-1, HA-1A, HA-2, HA-3
vertical angle of daylight: RM-3: 4.11.1
Council
authority concerning planning: App. A **passim**

Courtyards
daylight access relaxation: C-2, C-2B, C-2C, C-2C1, C-3A, C-7, C-8, MC-1: 5.2
Coverage - **see** Site
Covered Porch
excluded from floor space ratio: RS-1, RS-3, RS-3A, RS-5, RS-6: 4.7.3, RS-7: 4.7.4; projection of: RS-1, RS-7: 4.4.1; RS-3, RS-3A: 4.4.3; RS-5: 4.4.5; RS-6: 4.4.4
Crops - **see** Nursery
Cultural & Recreational Uses
defined: #2
(**see also** specific types e.g. Club, Fitness Centre, Theatre, etc.)
Cultural Merit
relaxation of By-law provisions for: #3.2.6
Cupolas
excluded from building height computation: FM-1: 4.3.4
Curling Rinks - see Rink

D

Dairy Products Manufacturing
conditional approval use: C-3A, I-3, HA-1, HA-1A: 3.2.M; C-7, C-8: 3.2.1.M
outright approval use: MC-1, MC-2, M-1, M-1A, M-1B,M-2, IC-1, IC-2, I-1, I-2, HA-3: 2.2.M
Date, Effective of Zoning & Development By-law No. 3575: #16
Day Care - **see** Child Day Care Facility
Daylight Access & Angle Controls
exclusion from: #10.8
relaxation of: #3.2.2
(**see** further Horizontal Angle of Daylight; Vertical Angle of Daylight)
Deconstruction
regulations: #5.7, #10.12
Definitions: #2
(**see also** specific terms)
Demolition
development permit: #5.7, #10.12
Density
building: #3.3.4
dwelling unit: RS-7: 4.18.1
transfer of: RM-5, RM-5A, RM-5B, RM-5C and RM-5D: 4.7.7; C-3A, C-5 and C-6: 4.7.5
Density Bonus
development permit &: #3.3.4
Deposition or Extraction of Material
conditional approval use: 3.2.D or 3.2.1.D of all district schedules **except** IC-1, IC-2, I-1
Depth of Building
regulations governing: RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7: 4.16
Design Guidelines
consideration of: 3.1 of all district schedules
list of: App. G
Design Panel - **see** Urban Design Panel
Detoxification Centre
conditional approval use: C-2, C-2B, C-3A, FC-1, M-1A, HA-3: 3.2.I; C-5, C-6, MC-1, MC-2: 3.2.1.I
defined: #2
Development
defined: App. A
Development Permit Board
acts on behalf of City Council: #3.1.2
advisory panel - establishment and membership: App. C
building alterations - authority with regard to: HA-1, HA-1A, HA-2: 2.3.2
commercial use - authority with regard to: FM-1: 3.2.Z
compatibility with neighbourhood to be ascertained by: FM-1: 3.3.1
conditional approval uses - authority with regard to: 3.1 of all district schedules; 3.2.Z or 3.2.1.Z of all commercial and industrial district schedules and HA-3
Director of Planning may act on behalf of: #3.3.3
dwellings, multiple conversion - authority with regard to: 3.2.DW or 3.2.2.DW of M1-1, FC-1 and all residential district schedules **except** RA-1, RS-1, RS-1B, RM-6.
dwelling unit - authority with regard to: FC-1: 3.2.DW
establishment & membership: App. C
floor space ratio - authority with regard to: C-3A, C-7, C-8, FM-1: 4.7.1
height of building - authority with regard to: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, C-2, C-2B, C-2C, C-2C1, C-3A, C-7, C-8, FC-1, HA-1, HA-1A, HA-2, M-1, I-2: 4.3.2
imposition of time limitations by: #4.5.1
relaxation of regulations & provisions: #3.2.4, 3.2.5; 5 of all district schedules **except** RS-1, RS-1A, RS-2, RS-3, RS-3A, RS-5, RT-1, RT-2, RT-3, M-1, M-1A, M-2, IC-1, IC-2, I-1, HA-3
residential use - authority with regard to: C-2C, C-2C1: 3.3.2
rooming house - authority with regard to: FC-1: 3.2.DW
site size - authority with regard to: M-1B: 4.1.2

transfer of density - authority with regard to: RM-5, RM-5A, RM-5B, RM-5C and RM-5D: 4.7.7; C-3A, C-5 and C-6: 4.7.5
Urban Design Panel referrals by: #3.3.5
yards - authority with regard to: M-1A: 4.4, 4.5, 4.6
Development Permits
administration of: #3.3
amendments to: #4.1.1, #4.4.1
applications for: #4 **passim**
applications, extensions of: #4.5.3
applications, preliminary: #4.1.5
building permit : #4.6.1
By-law violations &: #4.3.3
Council's power to make by-1aws App. A: pp. 5-6
exemptions from requirement: #5 **passim**
extensions: #4.5.3
fees: App. E **passim**
issuance: #4.3.5
non issuance of: #4.2
public utility: #4.5.5
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register of: #3.1.4
renewal: #4.5.4
void after 12 months: #4.5.1
void after 24 months: #4.5.2
when not required: #5 **passim** when required: #6.4 withholding: App. Avenue
Development Plans
defined: App. A
types of: App. A
(**see also** Area Development Plans; Official Development Plans)
Development Permit Board - actions on behalf of: #3.3.3;
member & chairman of: App. C
double-fronting sites - authority with regard to: #10.14
duties: #3.1.1, #3.1.2 & **passim**
dwelling units - authority with regard to: #10.21.2
fees payable on application to: App. E
fence regulations may be relaxed by: #10.15.6
floor area - authority with regard to: #10.21.2
floor space ratio - authority with regard to: 4.7.3 of all district schedules **except** HA-1, HA-1A, HA-2
frontage determinations by: #10.5
gasoline stations - full serve or split-island - authority with regard to: #11.10.1, #11.10.2, #11.10.4
height of buildings - authority with regard to: #10.11; RS-3, RS-3A, RS-5, RT-3, RM-2, RM-3A, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, C-2, C-2B, C-2C, C-2C1, C-7, C-8,FC-1, M-1, M-2, I-2, HA-1, HA-1A: 4.3.2 or 4.3.3; RS-6: 4.3.6
hospital - authority with regard to: #11.9.1, #11.9.3
housekeeping units - authority with regard to: #10.20.4
length of building - authority with regard to: #10.9
limitations on: #3.3.4
non-conforming buildings - authority with regard to: App. A
parking of boats & other vehicles - authority with regard to: #10.17.1
projections into required yards - authority with regard to: #10.7.1, #10.7.2
register of applications to be kept by: #3.1.4
regulations & conditions to be set by: CD-1: 1
relaxation of regulations & provisions by: #3.2; 5 of all district schedules **except** RM-5*, FM-1, M-1A, HA-3
riding rings - authority with regard to: #11.5.2
school height - authority with regard to: #11.8.2
setback - authority with regard to: #11.3.3, #11.3.4
site size - authority with regard to: RS-1, RS-1A, RS-1B, RS-2, RS-4, RS-5, M-1B: 4.1.2
sleeping units - authority with regard to: #10.19.2
storage of equipment & materials - authority with regard to: #10.17.2
underground development - authority with regard to: #10.6.3
Urban Design Panel - membership of & relations with: #3.3.5; App. F: pp. 1-3
yards - authority with regard to: RS-1, RS-3: 4.4.2; RS-5: 4.4.3, 4.4.4; RS-6, RS-7: 4.4.1; RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6: 4.4.3; RT-9: 4.4.2; C-7: 4.4.1; C-8: 4.4.2; M-1, M-2, I-2: 4.6.2; M-1A: 4.4, 4.5, 4.6
Dimensions - **see** Height of Building; Length of Building
Director of Licenses & Inspections
authorities: #3
powers of enforcement:
Director of Planning
accessory buildings - authority with regard to: #10.6.4, #11.1
administrative powers: #3 **passim**
appeal from decisions of: App. D
appointment of: App. A

included in floor space ratio computation: 4.7.2 of all residential district schedules (**see also** Equipment)
Enforcement of Zoning and Development By-laws: #7 **passim**; App. A
Entrances
regulations: RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7: 4.17.2, 4.17.3; HA-3: 4.17.6
Board of Variance - notice of hearings to be sent to: App. D
church height - authority with regard to: #11.7.2
daylight access & angle controls - authority with regard to: #10.8delegate of City Council: App. A
demolition permits issued by: #10.12
development of land not abutting a street - authority with regard to: #10.3
development permits - authority with regard to: #3.3.1, #3.3.2, #4 **passim**
powers of enforcement: #7
Director of Social Development
to advise Director of Planning on need for child day care facilities: C-1, C-2, C-2B, C-7, C-8, MC-1, MC-2, M-1, M-1B, M-2, I-2: 4.7.3; & 4.7.3 of all residential district schedules **except** RA-1, RT-5, RT-5A, RT-5N, RT-5AN, RM-4, RM-4N
Districts - **see** Zoning Districts
District Schedules
annexed to By-law: #9.2
Domes - **see** Cupolas
Double Fronting Site
defined: #2
design approval: #10.14
Drainage
development permit requirement: #3.3.2
Drapery Shop - **see** Retail Store, Textiles or Knit Goods Manufacturing
Dressmaking Shop - **see** Retail Store, Clothing Manufacturing, Repair Shop - Class B
Drive-in Restaurant
see Drive-through Service
Drive-through Service
conditional approval use: C-2, C-2C1, C-3A, FC-1, M-1, M-1A: 3.2.S
defined: #2
Driveway
(**see** Parking Area)
Driving Range - **see** Golf Course
Dry Cleaning Establishment - **see** Laundromat or Dry Cleaning Establishment
Duties & Powers in administration of Zoning By-law: #3.1
Dwelling - **see** Infill Multiple, Infill One-Family, Infill Two- Family, Multiple, Multiple Conversion, One-Family, Two-Family
Dwelling Unit
defined: #2
density: RS-7: 4.18.1
for caretaker - conditional approval use: RA-1, RS-1, RS-5, RS-6: 3.2.DWfor caretaker or watchman - conditional approval use: M-1, M-1A, M-1B, M-2, IC-1, IC-2, I-1, I-2, I-3: 3.2.DW, MC-1, MC-2: 3.2.3 DW
in conjunction with neighbourhood grocery store - conditional approval use: 3.2.DW or 3.2.1.DW of all residential district schedules**except** RA-1, RS-1B, RS-3, RS-3A, RM-5, RM-5A, RM-5B, RM-6, FM-1
in conjunction with neighbourhood grocery store - outright approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-5C, RM-6: 2.2.DW
in conjunction with other uses - conditional approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D; RM-5C; C-1, C-2, C-2B, C-2C, C-2C1, C-3A, FC-1, 3.2.DW; C-5, C-6, C-7, C-8: 3.2.1.DW, MC-1, MC-2: 3.2.2 DW
in conjunction with other uses - outright approval use: HA-3: 2.2.DW; C-5, C-6: 2.2.1.DW
minimum floor area: #10.21.2
regulations: #10.21; RA-1: 3.3.2
Dwelling Uses
defined: #2
(**see also** specific forms, e.g. Infill, Multiple Dwelling, Two-Family Dwelling, etc.)

E

East False Creek
District Schedule: FC-1
Eaves
excluded from building length limitations: #10.9
excluded from daylight angle controls: #10.8
excluded from site coverage computation: 4.8.2 of all residential district schedules **except** RA-1, FM-1
projection of: #10.7.1; RS-5: 4.4.6, 4.5.6, 4.6.3
Effective Date - **see** Date, Effective
Electrical Prod. or Appliances Mfg.
conditional approval use: M-1A, HA-1, HA-1A: 3.2.M; C-7, C-8: 3.2.1.M

defined: #2
outright approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, I-3, HA-3: 2.2.M, MC-1, MC-2: 2.2.1M
Elevator Shafts
excluded from floor space ratio computation: FC-1, HA-3: 4.7.3
Equipment
heating or mechanical - excluded from floor space ratio computation: 4.7.3 of all district schedules **except** RA-1, HA-1, HA-2
regulations: HA-3: 4.17.4
Equipment & Materials
parking of: #10.17
Exemptions
from development permit requirement: #5 **passim**
Exhibition Hall - **see** Stadium
Existing Buildings & Uses,
Non-Conforming - **see** Non-Conforming Buildings
Exterior Wall Exclusions
regulations: #10.33
External Design
regulations: RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7, RT-3, RT-6, RT-10 and RT-10N, RM-1 and RM-1N, C-5, C-6, IC-1, IC-2, I-3, HA-1, HA-1A, HA-3: 4.17

F

Fairview Slopes
District Schedule: FM-1
Family
defined: #2
dwellings - **see** Dwelling, One-Family; Dwelling, Two-Family, etc.
Farmers' Market
defined: #2
regulations: #11.21
conditional approval uses: 3.2.2 or 3.2.R of all district schedules
Fees
for development permit & zoning amendment applications, etc.: App. E, App. H
Fences
exemptions from development permit requirement: #5.8
regulations: #10.16
Field Crop or Fruit Farm - **see** Nursery
Financial Institution
conditional approval use: RM-5C, RM-6, C-1, C-2B, C-2C, C-2C1, M-1A, HA-2: 3.2.O
defined: #2
outright approval use: C-2, C-3A, FC-1, HA-3: 2.2.2.O; C-5, C-6, C-7, C-8, MC-1, MC-2, HA-1, HA-1A: 2.2.1.O or 2.2.2.O
Fines
for violations of By-law: #8.2, #8.3 (**see also** Penalties)
Fire Escapes
included in floor space ratio computation: 4.7.2 of all residential district schedules
projection: #10.7.2
Fish Processing - **see** Food or Beverage Products Mfg. - Class A
Fitness Centre
conditional approval use: RM-6, C-1, C-2B, C-2C, C-2C1, C-7, C-8, MC-1, MC-2, M-1, M-1A, IC-1, IC-2, I-3, HA-2: 3.2.C, 3.2.1.C or 3.2.2.C
defined: #2
outright approval use: C-2, C-3A, C-5, C-6, FC-1, IC-3, HA-1, HA-1A, HA-3: 2.2.C or 2.2.1.C
Fixed External Shading Devices
projection of: #10.7.1
Flanking Street Side Yard - **see** Yard, Exterior Side
Floor Area
excluded in floor space ratio computation: RA-1, RS-1, RS-3, RS-3A, RS-5, RS-6: 4.7.3; RS-7: 4.7.4
included in floor space ratio computation: RA-1, RS-1, RS-3, RS-3A, RS-5, RS-6: 4.7.2; RS-7: 4.7.3
requirements for dwelling unit: #10.21.2
Floor Level
of basement dwelling unit: #10.15.1
Floor Space Ratio -
Gen. Provisions defined: #2
exclusions from computation: 4.7.3 and/or 4.7.4 of all district schedules **except** HA-1, HA-1A, HA-2
regulations: 4.7 of all district schedules **except** HA-2
Floor Space Ratio - Spec. Provisions
dwellings (one & two-family): RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7: 5.3; RT-5, RT-5A, RT-5N: 5.5; RT-5AN, RM-4, RM-4N: 5.3.1
hospital #11.9.2; RT-3: 3.2.H
infill development: RM-4, RM-4N: 5.3.2
multiple dwelling: RM-4, RM-4N: 5.3.3
transfer of density; RM-5, RM-5A, RM-5B, RM-5C and RM-5D: 4.7.7; C-3A, C-5 and C-6: 4.7.5
Food or Beverage Prod. Mfg. - Class A
conditional approval use: M-1, M-2, IC-1, IC-2, IC-3, I-1, I-2, I-3: 3.2.M

defined: #2
Food or Beverage Prod. Mfg. - Class B
conditional approval use: C-3A, M-1A, I-3, HA-1, HA-1A: 3.2.M; C-7, C-8: 3.2.1.M
defined: #2
outright approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-3: 2.2.M, MC-1, MC-2: 2.2.1 M
Forms
for development permit application: #4.1.1
Foster or Day Care Children
keeping of: #5.9
Fraternal Organization - **see** Club
Freehold Rowhouses
conditional approval use: 3.2.DW of RM-7, RM-7N
defined: #2: Dwelling Uses
minimum site width: #11.25.2
site width and area at time of development: #11.25.1
Frontage
church: #11.7.1
determination of: #10.5
multiple dwelling: RM-4, RM-4N: 5.3.3
neighbourhood grocery store: #11.16.2
regulations: RT-5, RT-5A, RT-5N, RT-5AN, RM-9, RM-9A, RM-9N and RM-9AN, C-2B, C-2C, C-2C1, FC-1, HA-1, HA-1A: 4.2; C-5: 4.2.1
school: #11.8.1
Front Yard - **see** Yard, Front
Full Serve Gasoline Station - **see** Gasoline Station - Full Serve
Funeral Home
conditional approval use: C-2, C-2B, C-2C1, C-3A, FC-1, MC-1, MC-2, M-1, M-1A, I-2: 3.2.S or 3.2.1S
Furniture or Appliance Store
conditional approval use: C-2, C-2B, C-2C, C-2C1, MC-1, MC-2, M-1, M-1A, I-2, HA-2: 3.2.R or 3.2.1R
defined: #2
outright approval use: C-3A, FC-1, IC-1, IC-2, HA-3: 2.2.R; C-5, C-6, HA-1, HA-1A: 2.2.1.R
Furniture or Fixtures Mfg.
conditional approval use: M-1, M-1A, I-3, HA-1, HA-1A: 3.2.M; C-7, C-8: 3.2.1.M
defined: #2
outright approval use: MC-1, MC-2, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2, HA-3: 2.2.M

G

Garage - **see** Parking Garage; Automotive Repair Shop
Garment Industry - **see** Clothing Manufacturing
Gasoline Station - Full Serve
additional regulations: #11.10
conditional approval use: 3.2.R, 3.2.1.R or 3.2.3.R of all commercial district schedules (**except** C-7) and MC-1, MC-2, M-1A, I-3, HA-1, HA-1A
defined: #2
depth of setback: #10.2
outright approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2: 2.2.R
Gasoline Station - Split Island
additional regulations: #11.10
conditional approval use: 3.2.R or 3.2.1.R of RM-6, HA-1, HA-1A and all commercial and industrial district schedules **except** C-7, IC-3, I-1
defined: #2
depth of setback: #10.2
Gastown
District Schedule: HA-2
General Office
conditional approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, FM-1, C-2B, C-2C, C-2C1, M-1, M-1A, M-1B, M-2, IC-3, I-1, I-2, I-3, HA-2: 3.2.O, 3.2.1.O or 3.2.2.O
defined: #2
outright approval use: C-1, C-2, C-3A, FC-1, MC-1, MC-2, IC-1, IC-2, HA-3: 2.2.O; C-5, C-6, C-7, C-8, HA-1, HA-1A: 2.2.1.O
General Regulations - **see** Regulations
Golf Course or Driving Range
conditional approval use: RA-1, RS-1, RS-5, RS-6: 3.2.C
Grade
defined: #2
Grade, Existing
defined: #2
Grade, Finished
defined: #2
living accommodation below: #10.15
Grain Elevator
conditional approval use: M-2: 3.2.T
Green Roofs
height increases for buildings: #10.11.1
Greenhouse
conditional approval use: RA-1, HA-1, HA-1A: 3.2.AG
Grocery or Drug Store
conditional approval use: RM-5C, RM-6, FM-1, M-1A, HA-2: 3.2.R or 3.2.2.R
defined: #2
outright approval use: 2.2.R, 2.2.1.R or 2.2.2.R of all commercial and historic

district schedules and MC-1, MC-2 **except** C-7
Group Residence
additional regulations: #11.17
conditional approval use: 3.2.I or 3.2.1.I of MC-1, MC-2, HA-3 and all residential and commercial schedules
defined: #2
Guidelines & Policies
list of: App. G
Gutters
exclusion from building length limitations: #10.9
exclusion from daylight angle controls: #10.8
projection of: #10.7.1; RS-5: 4.4.6, 4.5.6, 4.6.3; RS-6: 4.4.2, 4.5.3, 4.6.2; RS-7: 4.4.1, 4.5.3, 4.6.3
Gymnasium - **see** Fitness Centre

H

Half-Storey
defined: #2
Hall
conditional approval use: C-2, C-2B, C-2C, C-2C1, C-7, C-8, MC-1, MC-2, M-1, M-1A, I-3, HA-1, HA-1A, HA-2: 3.2.C or 3.2.1.C
outright approval use: C-3A, FC-1, IC-3, HA-3: 2.2.C
Health Care Office
conditional approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, C-1, C-2B, C-2C, C-2C1, FC-1, MC-1, M-1A, HA-2: 3.2.O, 3.2.1.O or 3.2.2.O
defined: #2
outright approval use: C-2, C-3A, HA-3: 2.2.O; C-5, C-6, C-7, C-8, MC-1, MC-2, HA-1, HA-1A: 2.2.1.O
Health Club or Spa
(**see** Fitness Centre)
Health Enhancement Centre
defined: #2
conditional approval use: RM-5C, RM-6, C-1, C-2, C-2B, C-2C, C-2C1,C-3A, C-5, C-6, C-7, C-8, FC-1, MC-1, MC-2, HA-2, 3.2.0, 3.2.1.0, or 3.2.2.0
outright approval use: HA-1, HA-1A, HA-3 2.2.1.O, or 2.2.O
Height of Building
accessory buildings: MC-1, MC-2: 3.2.A; 2.2.A of all other district schedules **except** RM-6, HA-1, HA-1A, HA-2
churches: #11.7.2
defined: #2
exclusion from base surface: #10.10.2
exclusion from existing grade: #10.10.3
height increases for buildings: #10.11.1
measurement: #10.10.1
out of keeping with immediate environment: #3.3.4
regulations: 4.3 of all district schedules
schools: #11.8.2
Hen
defined: #2
regulations governing keeping of: #10.18
Heritage Advisory Committee
relaxation of By-law provisions: #3.2.5
development permit &: #3.2.5, 3.3.4
Heritage Buildings
commercial uses in: FM-1: 3.3.1
conditional approval use: FM-1: 3.3.1
demolition: #5.7; #10.12.4, 10.12.5,10.12.6
maintenance & repair: #5.1
Heritage Register
development permits for: #3.2.5
Heritage Value
development permit &: #3.3.4
Historic Area Districts
defined: #9.1
Historic Areas
regulations governing: HA-1, HA-1A, HA-2, HA-3, **passim**
Homecraft
additional regulations: #11.6
defined: #2
development permit not required: #5.13
Horizontal Angle of Daylight
regulations: RS-2, RT-2, RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-9, RM-9A, RM-9N and RM-9AN, RM-6, all commercial districts **except** FC-1, MC-1, MC-2: 4.10
relaxation: C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-7, C-8, MC-1: 5.2
(**see also** Daylight Access & Angle Controls)
Horses
regulations governing keeping & sale of: #10.18, #11.5.1; RA-1: 3.3
(**see also** Animals)
Hospital
additional regulations: #11.9 conditional
approval use: RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN, RT-7, RT-8, RT-9, RT-10 and RT-10N, RM-1 and RM-1N, RM-2, RM-3, RM-3A, HA-1, HA-1A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-9, RM-9A, RM-9N and RM-9AN, RM-6,

FM-1, C-1, C-2, C-2B, C-3A, HA-1, HA-1A, HA-3: 3.2.I or 3.2.1.I
defined: #2
Hotel
conditional approval use: RM-5C, RM-6, C-2, C-3A, FC-1, HA-1, HA-1A, HA-2: 3.2.S; C-5, C-6: 3.2.1.S
defined: #2
outright approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, HA-3: 2.2.S
Housekeeping Unit
defined: #2
regulations governing: #10.20

I

Ice Manufacturing
conditional approval use: C-3A, M-1A, I-3: 3.2.M; C-7, C-8: 3.2.1.M
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2: 2.2.M or 2.2.1M
Ice Rink - **see** Rink
Impermeability - **see** Site
Industrial Districts
defined: #9.1
Infill
conditional approval use: RS-2, RS-4, RT-1A, RT-3, RT-5, RT-5A, RT-5N, RT-5AN, RT-7, RT-8, RM-4, RM-4N, FM-1: 3.2.DW; RS-7, C-7, C-8: 3.2.1.DW
defined: #2: Dwelling Use
outright approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D: 2.2.DW
relaxation of provisions concerning: RS-2: 5.2; RT-3, RT-4, RT-4A, RT-4N: 5.3; RT-4AN, RT-5, RT-5A, RT-5N: 5.4; RT-5AN, RM-4, RM-4N: 5.3.2(**see also** Dwelling Use)
Infill Multiple Dwelling
defined: #2: Dwelling Use
Infill One-Family Dwelling
defined: #2: Dwelling Use
conditional approval use: RA-1, RS-1, RS-1B, RS-5, RS-6, RT-3, RT-10 and RT-10N, RM-1 and RM-1N, RM-9, RM-9A, RM-9N and RM-9AN: 3.2.DW or 3.2.1.DW
regulations: RA-1: 3.3.3
site size: RS-1: 4.1.3
Infill Two-Family Dwelling
defined: #2: Dwelling Use
Information Technology
I-3: 2.2.0
defined: #2
Institutional Uses
conditional approval use: 3.2.I or 3.2.1.I of all district schedules
defined: #2
outright approval use: C-5, C-6, FC-1, HA-3: 2.2.I or 2.2.1.I (**see also** specific types eg. Church, School - Elementary or Secondary, Special Needs Residential Facility)
Intent
and spirit of By-law - attention to be given to: #3.1.6
expressed: 1 of all district schedules

J

Jewellery Manufacturing
conditional approval use: C-2, C-3A, FM-1, FC-1, M-1A, I-3, HA-2: 3.2.M; C-7, C-8: 3.2.1.M
defined: #2
outright approval use: FC-1, MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-1, HA-1A, HA-3: 2.2.M or 2.2.1.M
Jewellery Store - **see** Retail Store
Junk Yard or Shop
conditional approval use: M-2, I-2: 3.2.W
defined: #2

K

Kitchens & Kitchenettes
in dwelling units: #10.21.4
in housekeeping units: #10.20.3
not counted as habitable rooms in applying daylight angle controls: RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-7, C-8, MC-1: 4.10.3

L

Laboratory
conditional approval use: FC-1, M-1, M-1A, M-1B, M-2: 3.2.S; C-7, C-8: 3.2.1.S
defined: #2
outright approval use: C-3A, MC-1, MC-2, IC-1, IC-2, IC-3, I-1, I-2, I-3, HA-1, HA-1A, HA-3: 2.2.S or 2.2.1.S

Land Not Abutting a Street
development on: #10.3
Landscape Setbacks
prescribed: #11.3
schedules: Sched. C: **passim**
Landscaping
of gasoline station - full serve or split island: #11.10.4
of hospital: #11.9.3
of industrial setbacks: #11.3.3
Lane
dedication of land for - regs. FM-1: 4.12; C-2C, C-2C1: 4.11
defined: #2
depth of rear yard in relation to: 4.6.1 of all district schedules **except** RA-1, RS-1, RS-5, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, HA-1, HA-1A, HA-2, HA-3; RS-1, MC-1: 4.6.2
Laneway House
conditional approval use: All RS district schedules and RT-11, RT-11N, RM-7, RM-7N, RM-9, RM-9A, RM-9N and RM-9AN: 3.2.1.DW
defined: #2
regulations: #11.24
Laundromat or Dry Cleaning Estab.
conditional approval use: FM-1, M-1, M-1A, I-2, HA-2: 3.2.S; C-7, C-8: 3.2.1.S
defined: #2
outright approval use: 2.2.S or 2.2.1.S of RM-5, RM-5A, RM-5B, RM-5C and RM-5D, MC-1, MC-2, HA-1, HA-1A, HA-3, and all commercial district schedules
Laundry or Cleaning Plant
conditional approval use: MC-1, M-1A, I-3, HA-1, HA-1A, HA-2: 3.2.S
defined: #2
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2: 2.2.S or 2.2.1S
Laundry Rooms
excluded from floor space ratio computation: FC-1, HA-3: 4.7.3
Leather Products Manufacturing
conditional approval use: M-1A, I-3, HA-1, HA-1A: 3.2.M
defined: #2
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-3: 2.2.M
(**see also** Shoes or Boots Manufacturing)
Length of Building
exclusions from limitations: #10.9
regulations governing: RM-3: 4.3
relaxation of limits on: #3.2.2
Library
conditional approval use: C-1, C-2B, C-2C, C-2C1, HA-1, HA-2, and all residential district schedules **except** RS-1B, RM-5, RM-5A, RM-5B, RM-5C and RM-5D: 3.2.C
outright approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, C-2, C-3A, C-5, C-6, C-7, C-8, FC-1, MC-1, MC-2, HA-1, HA-1A, HA-3: 2.2.C or 2.2.1.C
Licenses & Inspections - **see** Development Permits; Director of Licenses & Inspections
Light Angles- **see** Daylight Access & Angle Controls; Horizontal Angle of Daylight; Vertical Angle of Daylight
Limited Agriculture Districts defined: #9.1
Limited Service Food Establishment
conditional approval use, defined: M-2, I-2
Linoleum or Coated Fabrics Mfg.
conditional approval use: M-2, IC-1, IC-2, I-1, I-2: 3.2.M
defined: #2
Liquor Store
conditional approval use: 3.2.R, 3.2.1.R or 3.2.3.R of FM-1 and all commercial, industrial and historic district schedules **except** C-7, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2
defined: #2
limitation on retail use: #10.22
Lithography or Print Shop **see** Printing or Publishing
Live-Work
conditional approval use: HA-1 and HA-1A, HA-2
defined: #2
minimum unit size: #11.23
Loading Spaces
excluded from floor space ratio computation: 4.7.3 of all district schedules **except** RA-1, HA-1, HA-1A, HA-2
regulations & requirements: #11.3.2
(**see also** Parking By-law)
Lobbies
excluded from floor space ratio computation: FC-1, HA-3: 4.7.3
Lockers
excluded from floor space ratio computation: FC-1, HA-3: 4.7.3
Locked in Lots
Defined: #2
Lock-off Unit
defined: #2: Dwelling Uses
(**see also** Principal Dwelling Unit with Lock-off Unit)
regulations: #10.34

Lodge (Fraternal) - **see** Club
Lot - **see** Site; Yard
Lumber and Building Materials Establishment
  conditional approval use: C-2, C-3A, FC-1, MC-1, MC-2, M-1, M-1A, M-1B, M-2, I-2, HA-1, HA-1A, HA-2: 3.2.W; C-7, C-8: 3.2.1.W
  defined: #2
  outright approval use: IC-1, IC-2, IC-3, I-1, HA-3: 2.2.W

M

M Districts
  additional regulations: #11.3
Machinery or Equipment Manufacturing
  conditional approval use: M-1, M-1A, M-1B, IC-1, IC-2, IC-3, I-1, I-3: 3.2.M
  defined: #2
  outright approval use: M-1B, M-2, I-2: 2.2.M
Manufacturing Uses
  defined: #2
  (**see also** specific products, e.g. Bakery Products; Leather Products; Textiles or Knit Goods, etc.)
Marina
  conditional approval use: RA-1, RS-1, RS-5, RS-6, M-2, I-2, I-3: 3.2.C
Marine Terminal or Berth
  conditional approval use: M-2, IC-1, IC-2, I-1, I-2, I-3: 3.2.T
  defined: #2
Materials & Equipment
  parking of: #10.17
Mechanical Appurtenances
  height increases for buildings: #10.11.1
Medical Marijuana-related Use
  defined: #2
  conditional approval use: C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-5A, C-6, C-7, C-8, HA-1, HA-1A, HA-2 and HA-3: 3.2.R or 3.2.1R
  outright approval use: FC-1: 2.2R
Metal Prod. Mfg. - Class A
  conditional approval use: M-2: 3.2.M
  defined: #2
Metal Prod. Mfg. - Class B
  conditional approval use: MC-1, MC-2, M-1A, M-1B, IC-1, IC-2, IC-3, I-1, I-3: 3.2.M or 3.2.1M
  defined: #2
  outright approval use: M-1, M-1B, M-2, I-2, HA-3: 2.2.M
Metric Equivalents
  Table of: App. J
Mini-storage warehouse
  conditional approval use: C-3A, C-7 and C-8, FC-1, MC-1 and MC-2, M-1, M-1A, M-1B, M-2, I-1, I-2, I-3, HA-1 and HA-1A, and HA-3
defined: #2
Miscellaneous Prod. Mfg. - Class A
  conditional approval use: M-2, IC-1, IC-2, I-1, I-2, I-3: 3.2.M
  defined: #2
Miscellaneous Prod. Mfg. - Class B
  conditional approval use: C-3A, FC-1, M-1A, HA-1, HA-1A: 3.2.M; C-7, C-8: 3.2.1.M
  defined: #2
  outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, I-3, HA-3: 2.2.M
Moorage - **see** Marina
Motor Vehicle Parts Manufacturing
  conditional approval use: M-1, M-1A, M-1B, IC-1, IC-2, I-1, I-2, I-3: 3.2.M
  defined: #2
  outright approval use: M-2, I-2: 2.2.M
Motor Vehicle Repair Shop
  conditional approval use: C-2, C-2B, C-2C1, C-3A, FC-1, M-1A, I-3: 3.2.S; C-8: 3.2.3.S
  defined: #2
  outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2: 2.2.S
Motor Vehicle Wash
  conditional approval use: C-2, C-2B, C-2C1, C-3A, FC-1, M-1A, M-1B, M-2; I-3: 3.2.S; C-8: 3.2.3.S
  defined: #2
  outright approval use: MC-1, MC-2, M-1, IC-1, IC-2, IC-3,I-1, I-2: 2.2.S
Multiple Conversion Dwelling
  conditional approval use: RS-1A, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, RS-7, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN, RT-7, RT-8, RT-9, RT-10 and RT-10N, RM-1 and RM-1N, RM-2, RM-3, RM-3A, RM-4, RM-4N, FM-1, C-1, C-2, C-2B, C-2C, C-2C-1, C-3A, C-7, C-8, MC-1: 3.2.DW, 3.2.1.DW or 3.2.2.DW
  conversion without development permit: #5.14
  defined: #2: Dwelling Use
  outright approval use: RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RM-1 and RM-1N, RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C

and RM-5D, RM-9, RM-9A, RM-9N and RM-9AN, FM-1: 2.2.DW
Multiple Dwelling
conditional approval use: RS-1, RS-2, RS-5, RS-6, RS-7, RT-2, RT-3, RT-8, RM-1 and RM-1N, RM-3, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, RM-9, RM-9A, RM-9N and RM-9AN, FM-1, C-2C1, C-7, FC-1, MC-1, MC-2: 3.2.DW, 3.2.1.DW or 3.2.2.DW
defined: #2: Dwelling Use
dwelling units in basement of: #10.15
floor space ratio restriction: FC-1: 4.7.1
frontage: RT-5, RT-5A, RT-5N: 4.2; RT-5AN, RM-4, RM-4N: 5.3.3
outright approval use: RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, C-6: 2.2.DW, 2.2.1.DW or 2.2.2.DW
relaxation of provisions: RT-5, RT-5A, RT-5N: 5.3; RT-5AN, RM-2: 5.1; RM-3, RM-3A: 5.1, 5.2; RM-4, RM-4N: 5.1, 5.2, 5.3.3
site size: RS-1, RS-5, RS-6: 4.1.3; RS-7, RT-2, RT-3: 4.1.1
(**see also** Dwelling Use)
Multiple Dwelling Districts
defined: #9.1
Municipal Heritage Sites
development permits for: #3.2.5
Museum or Archives
conditional approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, C-2B, C-2C, C-2C1, FC-1, HA-2: 3.2.C or 3.2.1.C
outright approval use: C-2, C-3A, C-5, C-6, C-7, C-8, MC-1, MC-2, HA-1, HA-1A, HA-3: 2.2.C or 2.2.1.C

N

Narrow Lots
regulations governing floor space ratio: RS-1A, RS-1B: 4.7.1
regulations governing site coverage: RS-1A, RS-1B: 4.8.1
Neighbourhood Grocery Store
additional regulations: #11.16
conditional approval use: 3.2.R or3.2.1.R of all residential district schedules **except** RA-1, RS-1B, RS-3, RS-3A, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, FM-1
defined: #2
outright approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6: 2.2.R
Neighbourhood House - **see** Community Centre
Neighbourhood Public House
conditional approval use: 3.2.S or 3.2.1.S of all commercial, industrial and historic area district schedules **except** M-1B, M-2, IC-1, IC-2, IC-3, I-2, I-3
Noise Environment - **see** Acoustics
Non-conforming Buildings
status & restrictions: App. A
Non-metallic Min. Prod. Mfg.- Class A
conditional approval use: M-1, M-1A, M-2, IC-1, IC-2, I-1, I-2: 3.2.M
defined: #2
Non-metallic Min. Prod. Mfg.- Class B
conditional approval use: MC-1, M-1, M-1A, I-3, HA-1, HA-1A: 3.2.M
defined: #2
outright approval use: MC-1, MC-2, M-2, IC-1, IC-2, I-1,I-2: 2.2.M
Non-profit Societies
fees for development permit: App. E
(**see also** Institutional Uses & Social Service Centre)
Notification
regarding proposed development or relaxation of regulations: #3.2.3; 3.1 of all district schedules; RT-5, RT-5A, RT-5N, RT-5AN: 5.5; C-2, C-2B, C-2C, C-2C1, C-3A: 4.3.2
Nuclear Weapons
not permitted: #10.23
Nursery, Field Crop or Fruit Farm
defined: #2: Agricultural Uses
outright approval use: RA-1: 2.2.AG

O

Office Uses
defined: #2
(**see** specific uses eg: Financial Institution, General Office, Health Care Office, Information Technology)
Official Development Plans
defined: App. A
fee: App. H
power of City Council to adopt: App. A
property acquisition in pursuit of: App. A
(**see also** various Official Development Plan By-laws contained in a separate binder)
Official Established Building Grade
defined: #2
One-Family Dwelling
conditional approval use: RA-1, RT-3, RT-4, RT-4N, RT-5, RT-5N, RT-7, RT-8, C-2C1: 3.2.DW

defined: #2: Dwelling Use
outright approval use: 2.2.DW of all residential district schedules **except** RT-3, RT-4, RT-4N, RT-5, RT-5N, RT-7, RT-8, RM-6
One-Family Dwelling with Secondary Suite
conditional approval use: RS-1, RS-1A, RS-1B, RS-2, RS-4, RS-5, RS-7, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN, RT-6, RT-7, RT-8, RT-9, RM-2, RM-3, RM-3A, RM-4 and RM-4N , RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, RM-9, RM-9A, RM-9N and RM-9AN
defined: #2:
One-Family Dwelling Districts
defined: #9.1
Open Space
future needs to be considered in relation to development permit: #3.3.4
hospital: #11.9.3
requirements: #10.6.2
(**see also** Park or Playground; Yard)
Outdoor Display of Merchandise
flowers, plants, fruits & vegetables: 2.3.1 of all commercial district schedules and HA-1, HA-1A, HA-2; MC-1: 3.3.4
gasoline station - full serve or split island: #11.10.2
relaxation of regulations: C-1: 5.3; C-2: 5.4; C-2B: 5.5; C-2C, C-2C1: 5.4; C-3A: 5.5; FC-1: 5.2; MC-1: 5.3
(**see also** Outdoor Use)
Outdoor Seating - **see** Restaurant
Outdoor Use (Commercial)
display of flowers, plants, fruits & vegetables: 2.3.1 of all commercial district schedules; MC-1: 3.3.4; HA-1, HA-1A, HA-2: 2.3.1, 3.3.1
gasoline station - full serve and split island: 3.3.1 of HA-1, HA-1A, and all commercial district schedules **except** C-7; MC-1: 3.3.4
motor vehicle sales lot: C-2, C-3A, C-8: 3.3.1
parking & loading facilities: 2.3.1 & 3.3.1 of all commercial district schedules; MC-1, MC-2: 3.3.3; HA-1, HA-1A, HA-2: 2.3.1, 3.3.1
public bike share: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, and all commercial and heritage district schedules: 3.3.1; MC-1 and MC-2; 3.3.3
restaurant: C-1, C-2: 2.3.1; C-2B, C-2C, C-2C1, C-7, C-8: 3.3.1; C-3A: 2.3.1; MC-1: 3.3.4; HA-1, HA-1A, HA-2: 2.3.1, 3.3.1
restaurant, drive-in: C-3A: 3.3.1
Outright Approval Uses
listed: 2 of all district schedules **except** M-1A

P

Packaging Plant
conditional approval use: M-1A, I-3, HA-1, HA-1A: 3.2.T
defined: #2
outright approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-3: 2.2.T
Paper Manufacturing
conditional approval use: M-1, M-2, I-2: 3.2.M
defined: #2
Paper Products Mfg.
conditional use: M-1A, M-2, I-3: 3.2.M
defined: #2
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2: HA-3: 2.2.M
(**see also** Paper or Pulp Mfg.)
Park or Playground
conditional approval use: 3.2.C or 3.2.1.C of all district schedules **except** C-5, C-6, M-1B, IC-1, IC-2, IC-3, I-1
outright approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6: 2.2.C
Parking & Loading
equipment or materials: #10.17
excluded from floor space ratio computation: 4.7.3 of all district schedules **except** RA-1, HA-1, HA-1A, HA-2
regulations governing: #10.24; **also see** Parking By-law contained in a separate binder
(**see also** Loading Spaces; Parking Area; Parking Spaces)
Parking Area
conditional approval use: RA-1, RS-1, RS-1A, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7, RT-1, RT-2, RT-3, RM-2, RM-3, RM-3A, RM-6: 3.2.P; C-5, C-6, C-7, C-8, MC-1, MC-2: 3.2.1.P
defined: #2
screening of: #3.2.2
site coverage limitation: 4.8.3 of all residential district schedules **except** RA-1
(**see also** following three entries and previous entry)
Parking Garage
defined: #2
(**see also**: Parking Uses)

Parking Spaces
floor space ratio computation: RM-2, RM-3, RM-3A: 4.7.1
regulations: #11.3.2
relaxation of provisions: #3.2.1
rental of, without development permit: #5.11
tourist court: #11.12.15
Parking Uses
conditional approval use: C-1, C-2, C-2B, C-2C-l, C-3A, FC-1, M-1, M-1A, M-1B, M-2, IC-1, IC-2, I-1, I-2, I-3, HA-1, HA-1A, HA-2: 3.2.P
defined: #2
outright approval use: HA-3: 2.2.P
Passive Design
excluded from floor space ratio computation: 4.7 of all district schedules
regulations: #10.7, #10.11, #10.33, #10.35, #11.24
Passive House Certifier
Defined: #2
Patio
excluded from floor space ratio computation: 4.7.3 of all district schedules, RS-7: 4.7.4, **except** C-3A, M-1, M-1A, M-2, HA-1, HA-1A, HA-2
Pawnshop
conditional approval use: FM-1, C-1, C-2, C-2B, C-2C, C-2C1, C-3A, FC-1, HA-1, HA-1A, HA-3: 3.2.R; C-5, C-6, MC-1, MC-2: 3.2.1.R; C-8: 3.2.3R
defined: #2
limitation: #10.30
Pedestrian Access
requirements: #10.4
to front street and lane: RS-1B: 4.14
(**see also** Open Space)
Penalties
for By-law violations: #8 **passim**
Personal Care Home - **see** Community Care Facility
Personal Training Centre - **see** Fitness Centre
Petroleum Prod. or Coal Prod. Mfg.
conditional approval use: M-2: 3.2.M
defined: #2
Phase-Out Suite
conditional approval use: RS-1, RS-5, RS-7: 3.2.1.DW; RS-3, RS-3A, RS-6: 3.2.DW
defined: #2
Philanthropic Institution - **see** Institutional Uses
Photofinishing or Photography Laboratory
conditional approval use: C-2, C-3A, FC-1, M-1A, M-2, HA-2: 3.2.S
defined: #2
outright approval use: C-7, C-8, MC-1, MC-2, M-1, M-1B, IC-1, IC-2, IC-3, I-1, I-2, I-3, HA-1, HA-1A, HA-3: 2.2.S or 2.2.1.S
Photofinishing or Photography Studio
conditional approval use: RM-5C and RM-5D, RM-6, M-1, M-1A, M-2, I-2, I-3, HA-2: 3.2.S
defined: #2
outright approval use: C-2, C-2B, C-2C, C-2C1, C-3A, FC-1, IC-1, IC-2, IC-3, HA-3: 2.2.S; C-5, C-6, C-7, C-8, MC-1, MC-2, HA-1, HA-1A: 2.2.1.S
Plan, Zoning - **see** Zoning District Plan
Planning, Director of - **see** Director of Planning
Planning Commission - **see** Vancouver City Planning Commission
Plans & Drawings
accompanying development permit application: #4.1.3, #4.1.6
accompanying preliminary application: #4.1.5
alterations to: #4.3.4
amendments to: #4.4
approval of: #4.3.2, #4.3.3
disposition of: #4.3.1
requirements: #4.1.4
written description: #4.3.5
Plastic Products Manufacturing
conditional approval use: M-1, M-1A, M-1B, I-3, HA-1, HA-1A: 3.2.M
defined: #2
outright approval use: MC-1, MC-2, M-2, IC-1, IC-2, I-1,I-2, HA-3: 2.2.M or 2.2.1M
Playgrounds - **see** Parks & Playgrounds
Policies & Guidelines
list of: App. G
Pool Hall - **see** Billiard or Pool Hall
Poultry & Fowl, Keeping of regulations concerning: #10.18
Principal Building
one only per site: #10.1
pedestrian access to: #10.4
relaxation concerning: #3.2.1
setback: #11.1
Principal Dwelling Unit with Lock-off Unit
conditional approval use: 3.2.DW of RT-11, RT-11N, RM-7, RM-7N, RM-9, RM-9A, RM-9N and RM-9AN, C-2, C-2B, C-2C, C-2C1, C-3A
defined: #2: Dwelling Uses
regulations: #10.21.2, #10.34, #10.35
Printing or Publishing
conditional approval use: C-2, C-2B, C-2C1, C-3A, FC-1, M-1A: 3.2.M; C-7, C-8: 3.2.1.M
defined: #2

outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, I-3, HA-1, HA-1A, HA-3: 2.2.M or 2.2.1.M
Print Shop
conditional approval use: RM-5C and RM-5D,, RM-6, C-1, C-2B, C-2C, C-2C1, C-5, C-6, MC-1, M-1, M-1A, M-1B, M-2, I-1, I-2, I-3, HA-2: 3.2.S or 3.2.1.S
defined: #2
outright approval use: C-2, C-3A, C-7, C-8, FC-1, MC-1, MC-2, IC-1, IC-2, IC-3, HA-1, HA-1A, HA-3: 2.2.S or 2.2.1.S
Private Property Tree By-law
regulations: App. N
Production or Rehearsal Studio
conditional approval use: C-3A, C-7, C-8, FC-1, HA-2, M-1A: 3.2.S
defined: #2
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2, I-3, HA-1, HA-1A, HA-3: 2.2.S or 2.2.1.S
Prohibitions
general: #6, #9.5
Projecting Structures
in required yards: #10.7
Property Acquisition
following official development plan: App. A
Pub - **see** Neighbourhood Public House
Public Authority Use
conditional approval use: 3.2.I or 3.2.1.I of all district schedules
Public Bike Share
conditional approval use: 3.2.R or 3.2.1.R of all district schedules
defined: #2
Director of Planning approval of use: #10.36.2
exemption from floor space ratio computation: #10.36.3
permitted only within a specified area: #10.36.1
Public Bike Share Station
defined: #2
installation and maintenance: #5.19
Public Hearings
concerning amendment or repeal: App. A
Public House - **see** Neighbourhood Public House
Public Open Space - **see** Open Space
Public Policy Objectives
pertinence to issuance of development permits: #3.3.4
Public Utility
conditional approval use: 3.2.U or 3.2.1.U of all district schedules
outright approval use: M-1, M-2, I-2: 2.2.U
Pulp Manufacturing
conditional approval use: M-2: 3.2.M
defined: #2

R

RA District, Additional Regulations
corner site: #11.1
RS District Additional Regulations
corner site: #11.1
site less than 120 ft. deep: #11.2
RT District, Additional Regulations
corner site: #11.1
site less than 120 ft. deep: #11.2
Race Track - **see** Stadium
Racket Court - **see** Fitness Centre
Radiocommunication Station
conditional approval use: C-1, C-2, C-2B, C-2C, C-2C1, C-3A, FC-1, MC-1, MC-2, M-1A, M-1B: 3.2.U; C-7, C-8: 3.2.1.U
defined: #2
regulations: #10.27
outright approval use: M-1, M-2, I-1, I-2, I-3, IC-1 and IC-2, IC-3, HA-1, HA-1A, HA-3: 2.2.U or 2.2.1.U
Railings, Safety
exclusion from building length limitations: #10.9
exclusion from daylight angle controls: #10.8
projection of: #10.7.1
Railway Station or Rail Yard
conditional approval use: FC-1, M-1, M-2, I-1, I-2, I-3: 3.2.T
defined: #2
Rate of Change
defined: #2
Rear Yard - **see** Yard, Rear
Recreation Rooms
development permits not required: #5.12
Recreational Uses
defined: #2
(**see** specific uses, eg: Rink, Park, Theatre)
Recycling Depot
conditional approval use: 3.2.U or 3.2.1.U of HA-1, HA-1A and all commercial and industrial district schedules
defined: #2
Reference
form of, within By-law: #9.4
Regulations
additional: #11
general: #10
relaxation of: 5 of all district schedules **except** M-1A, HA-3, I-1
specific: 4 of all district schedules
Rental Housing Unit
defined: #2

Relaxation
of By-law provision & regulations: #3.2; 5 of all district schedules **except** M-1A, HA-3
Religious Institutions - **see** Churches; Institutional Uses
Relocation
of building: #10.13
Repair Shop - Class A
conditional approval use: C-2, C-3A, FC-1,M-1A, I-3: 3.2.S
defined: #2
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-3: 2.2.S
Repair Shop - Class B
conditional approval use: FM-1, M-1, M-1A, M-2, I-2, I-3, HA-2: 3.2.S; C-7, C-8: 3.2.1.S
defined: #2
outright approval use: 2.2.S or 2.2.1.S of all commercial district schedules (**except** C-7, C-8) and MC-1, MC-2, IC-1, IC-2, HA-1, HA-1A, HA-3
Residential Rental Accommodation
defined: #2
demolition of: #10.12
Residential Unit
conditional approval use: 3.2.DW or 3.2.1.DW of all commercial, industrial and historic district schedules **except** C-1, I-1, HA-1, and HA-1A
regulations: #11.19
defined: #2
(**see also** Dwelling)
Residential Use
restrictions: MC-1, MC-2: 3.2.2 DW
(**see also** Dwelling)
Resins - **see** Plastic Products Manufacturing
Restaurant
conditional approval use: FM-1, C-2B, C-2C, C-2C1, M-1, M-1A, M-1B, M-2, I-1, HA-1, HA-1A, HA-2: 3.2.S
defined: #2
outright approval use: C-1, C-2, C-3A, FC-1, M-1B, IC-1, IC-2, HA-1, HA-1A, HA-2, HA-3: 2.2.S; C-5, C-6: 2.2.1.S
relaxation of regulations for: HA-2: 5.1
(**see also** Restaurant - Drive-in, Drive-through Service)
Restaurant - Class 1
conditional approval use: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, FM-1, C-2B, C-2C, C-2C1, C-7, C-8, MC-1, M-1, M-1A, M-1B, M-2, IC-3, I-1, I-2, I-3: 3.2.S, 3.2.1.S or 3.2.2.S
defined: #2
outright approval use: C-1, C-2, C-3A, FC-1, IC-1, IC-2, HA-2, HA-3: 2.2.S; C-5, C-6, MC-1, MC-2, HA-1, HA-1A: 2.2.1.S
relaxation of regulations for: HA-2,: 5.1
(**see also** Restaurant - Drive-in, Drive-through Service)
Restaurant - Class 2
conditional approval use: C-2, C-3A, FC-1, HA-1, HA-1A, HA-2, HA-3: 3.2.SV; C-5, C-6: 3.2.1.S
defined: #2
relaxation of regulations for: HA-2: 5.1
(**see also** Restaurant - Drive-in, Drive-through Service)
Restaurant - Drive In
conditional approval use: C-2, C-2C1, C-3A, FC-1, M-1, M-1A: 3.2.S
defined: #2
Retail
defined: #2
Retail Uses
defined: #2
limitation: #10.22
relaxation of regulations: HA-1, HA-2: 5.1
restrictions: RA-1: 3.3.4, 3.3.5, MC-1, MC-2: 3.3.1
(**see also** specific types, eg: Furniture or Appliance Store, Gasoline Station, Liquor Store)
Retail Store
conditional approval use: RA-1, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, FM-1, M-1, M-1A, M-2, I-2: 3.2.R, 3.2.1.R or 3.2.2.R
defined: #2
outright approval uses: 2.2.R, 2.2.1.R or 2.2.2.R of all commercial (**except** C-7) and historic district schedules and RM-6, MC-1, MC-2, IC-1, IC-2, IC-3
restrictions: RA-1: 3.3.4, 3.3.5; MC-1, MC-2: 3.3.1
Rezoning - **see** Amendments to By-law
Riding Ring
additional regulations: #11.5
conditional approval use: RA-1: 3.2.C
defined: #2
Rink (roller, curling, skating)
conditional approval use: C-1, C-2B, C-2C, C-2C1, C-3A, C-5, C-6, C-7, C-8, FC-1, MC-1, MC-2, M-1, M-1A, HA-1, HA-1A, HA-3: 3.2.C or 3.2.1.C
Riparian Site
rear yard of: RS-1, RS-1B, RS-2, RT-2: 4.6.3

Roof Garden - **see** Patio
Roof Mounted Energy Technologies
  height increases for buildings: #10.11.1
Roofs
  regulations: RS-6, RS-7: 4.17.35, 4.17.36, 4.17.37; HA-3: 4.17.3
Rooming House
  defined: #2: Dwelling Use
  conditional approval use: RT-3, FC-1: 3.2.DW
  conversion of, without development permit: #5.14
  outright approval use: RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, FM-1: 2.2.DW
Rubber Manufacturing
  conditional approval use: IC-1, IC-2, I-1, I-2, I-3: 3.2.M
  define: #2
Rubber Products Mfg.
  conditional approval use: M-1A, M-1B, M-2: 3.2.M
  defined: #2
  outright approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2: 2.2.M

S

Satellite Dishes (small) exempt from development permit: #5.15
Safety, Public
  grounds for refusal of development permit: #3.3.2
Sailing School - **see** Marina
Schedules - **see** district schedules
School - Arts or Self-Improvement
  conditional approval use: RM-5C, RM-6, C-2, C-2B, C-2C, C-2C1, C-3A, C-7, C-8, M-1, M-1A, IC-3, I-3, HA-2: 3.2.S, 3.2.1.S or 3.2.2.S
  defined: #2
  outright approval use: FC-1, IC-1, IC-2, HA-3: 2.2.S; C-5, C-6, MC-1, MC-2, HA-1, HA-1A: 2.2.1.S
School - Business
  conditional approval use: RM-5C, RM-6, C-2B, C-2C, C-2C1, M-1A, M-1B, I-3, HA-2: 3.2.S or 3.2.2.S
  defined: #2
  outright approval use: C-2, C-3A, FC-1, M-1, IC-1, IC-2, HA-3: 2.2.S; C-5, C-6, C-7, C-8, MC-1, MC-2, HA-1, HA-1A: 2.2.1.S
School - Elementary or Secondary
  conditional approval use: 3.2.I or 3.2.1.I of all district schedules **except** RA-1, RS-1B, RM-6, C-5, C-6, MC-1, MC-2, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2
  outright approval use: C-5, C-6, C-7, C-8, HA-1, HA-1A: 2.2.1.I
School - University or College
  conditional approval use: C-2, C-2B, C-2C, C-2C1, MC-1, MC-2, M-1, M-1A, I-3, HA-2: 3.2.I
  outright approval use: C-3A, C-5, C-6, C-7, C-8, FC-1, HA-1, HA-1A, HA-3: 2.2.I or 2.2.1.I
School - Vocational or Trade
  conditional approval use: RM-5C, RM-6, C-2, C-2B, C-2C, C-2C1, C-7, C-8, M-1A, M-1B, I-3, HA-2: 3.2.S, 3.2.1.S or 3.2.2.S
  defined: #2
  outright approval use: C-3A, FC-1, M-1, M-2, IC-1, IC-2, IC-3, I-1, I-2, HA-3: 2.2.S; C-5, C-6, MC-1, MC-2, HA-1, HA-1A: 2.2.1.S
Secondary Dwelling Unit
  (**see** Lock-off Unit)
Secondary Suite
  conditional approval use: 3.2.DW or 3.2.1DW of all RS, RT and RM district schedules **except** RM-5, RM-5A, RM-5B, RM-5C and RM-5D
  defined: #2: Dwelling Uses
  regulations: #10.12.8, #10.34
Secondhand Store
  conditional approval use: FM-1, C-1, C-2, C-2B, C-2C, C-2C1, C-3A, FC-1, HA-1, HA-1A, HA-3: 3.2.R; C-5, C-6, MC-1, MC-2: 3.2.1.R; C-8: 3.2.R
  defined: #2
  limitation: #10.30
Seniors Supportive or Assisted Housing
  regulations: #10.32, #11.17
  conditional approval use: 3.2.1 or 3.2.2I of MC-1, MC-2, HA-3 and all residential & commercial schedules, **except** FC-1
  defined: #2
Service Bay
  defined: #2
Service Station - **see** Gasoline Station - Full Serve and Gasoline Station - Split Island
Service Uses
  defined: #2
  (**see also** specific types, e.g.: Animal Clinic, Bed and Breakfast Accommodation, Motor Vehicle Repair Shop)

Setback
depth of: #10.2
in M District abutting a street listed in Schedule C: #11.3
regulations: 4.4, 4.5, 4.6 of HA-1, HA-1A and all commercial and industrial schedules **except** FC-1, M-1, M-2
regulations: FC-1: 4.4
regulations: M-1, M-2: 4.5, 4.6
relaxation concerning: #3.2.2
streets requiring: Sched. C
Sex Object
defined: #2
Shoes or Boots Manufacturing
conditional approval use: M-1A, I-3: 3.2.M
defined: #2
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-1, HA-1A, HA-3: 2.2.M or 2.2.1.M
Short Title
of By-law: #1
Side Yard - **see** Yard, Side
Sills
exclusion from building length limitations: #10.9
exclusion from daylight angle controls: #10.8
projection: #10.7.1
Sign Painting Shop
conditional approval use: C-2, C-2B, C-2C1, M-1, M-1A, M-2, I-1, I-3, HA-1, HA-1A, HA-2: 3.2.S
outright approval use: C-3A, FC-1, MC-1, MC-2, M-1B, IC-1, IC-2, IC-3, I-2, HA-3: 2.2.S
Site
area - of hospital or special needs residential facility: #11.9.1, #11.17.2
area - regulations governing: 4.1 of all district schedules **except** RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, FM-1, C-5, C-6, IC-1, IC-2, I-1
corner - **see** Corner Site
coverage - regulations governing: 4.8 of all residential district schedules **except** RM-6, FM-1, C-5, C-6
defined: #2
depth less than 120 ft: #11.2
double fronting - **see** Double Fronting Site
impermeability: RS-6, RS-7: 4.8.4, 4.8.5
land not defined as: #10.3
sloping: RM-2, RM-3, RM-3A, RM-4/RM-4N: 4.8.4
width: RS-1: 4.1; RS-1A, RS-1B, RS-2, RS-5, RS-6, RS-7: 4.1.2 (**see also** Frontage)
Sleeping Unit
defined: #2
regulations: #10.19
Sloping Site - **see** Site
Small Car Parking Spaces (**see also** Parking Spaces and Parking By-law)
Small-scale Pharmacy
conditional approval use: RM-5C, RM-6, C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5 and C-6, C-7 and C-8, FC-1, MC-1 and MC-2, M-1, M-1A, HA-1 and HA-1A, HA-2, HA-3
defined: #2
Social Uses - **see** Cultural and Recreational Uses, Institutional Uses
Social Development, Director of - **see** Director of Social Development
Social Service Centre
conditional approval use: 3.2.I or 3.2.1.I of all district schedules **except** RA-1, C-5, C-6, FC-1, HA-3, RT-2
defined: #2
outright approval use: C-5, C-6, HA-3: 2.2.I or 2.2.1.I
Software Manufacturing
defined: #2
outright approval use: MC-1, MC-2, M-1, M-1A, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2, I-3: 2.2.M or 2.2.1.M
Spa - **see** Fitness Centre
Split Island Gasoline Station - **see** Gasoline Station - Split Island
Squash Court - **see** Fitness Centre Stable
conditional approval use: RA-1: 3.2.AG (**see also** Animals)
Stable
conditional approval use: RA-1: 3.2.AG
defined: #2: Agricultural Uses
Stadium or Arena
conditional approval use: RS-1, RS-5,RS-6: 3.2.C
Stairways
included in floor space ratio computation: 4.7.2 of all residential district schedules, RS-7: 4.7.3
Steam Bath - **see** Fitness Centre
Steps
exclusion from daylight angle controls: #10.8
exclusion from site coverage computation: 4.8.2 of all residential district schedules **except** RA-1, FM-1
projection: #10.7.1
(**see also** Stairways)
Stockyard
conditional approval use: M-2: 3.2.T

Storage of Equipment & Materials
exterior: #11.6.4
in residential or commercial districts: #10.17.2
Storage
excluded from floor space ratio computation: HA-3: 4.7.3
Storage Warehouse
conditional approval use: C-3A, FC-1, MC-1, MC-2, M-1A, M-1B, I-3, HA-1, HA-1A: 3.2.T; C-7, C-8: 3.2.1.T
defined: #2
development permit: #5.14
outright approval use: M-1, M-2, IC-1, IC-2, I-1, I-2, HA-3: 2.2.T
Storage Yard
conditional approval use: M-1, M-1A, M-1B, M-2, IC-1, IC-2, I-1, I-2: 3.2.T
defined: #2
development permit: #5.13.4
Storey
defined: #2
Strata Lot
not included in definition of Site: #2
Street
land not abutting: #10.3
zoning: App. A
Subdivision of Property
development permit: #3.3.2
Suite - **see** Dwelling Unit; Housekeeping Unit; Multiple Dwelling; Residential Rental Accommodation
Sundeck
exclusion from floor space ratio computation: 4.7.3 of all district schedules, RS-7: 4.7.4, **except** HA-1, HA-1A, HA-2
exclusion from site coverage computation: 4.8.2 of all residential district schedules **except** RA-1
Swimming Pool
conditional approval use: C-1, C-2B, C-2C, C-2C1, C-7, C-8, MC-1, MC-2, M-1, M-1A, HA-1, HA-1A, HA-2: 3.2.C or 3.2.1.C
outright approval use: C-2, C-3A, C-5, C-6, HA-3: 2.2.C

T

Tailoring Shop - **see** Retail Store, Repair Shop - Class B
Taxicab or Limousine Station
conditional approval use: C-2, C-3A, FC-1, MC-1, MC-2, M-1, M-2, IC-1, IC-2, I-1, I-2, I-3, HA-1, HA-1A: 3.2.T; C-7, C-8: 3.2.1.T
defined: #2
Taxidermy Shop - **see** Animal Product Processing
Television Studio - **see** Production Studio
Temporary Buildings
development permit not required: #5.3; #5.16
Tennis Court - **see** Fitness Centre, Park
Textiles or Knit Goods Manufacturing
conditional approval use: MC-1, MC-2, M-1A, M-1B,IC-1, IC-2, IC-3, I-1, I-3: 3.2.M; C-7, C-8: 3.2.1.M
defined: #2
outright approval use: M-1, M-1B, M-2, I-2, HA-1, HA-1A, HA-3: 2.2.M or 2.2.1.M
(**see also** Clothing Manufacturing)
Theatre
conditional approval use: RM-5C, RM-6, C-2, C-2B, C-2C, C-2C1, C-7, C-8, MC-1, MC-2, M-1, M-1A, I-1, HA-1, HA-1A, HA-2: 3.2.C, 3.2.1.C or 3.2.2.C
outright approval use: C-3A, FC-1, IC-3, HA-3: 2.2.C; C-5, C-6: 2.2.1.C
Tobacco Products Manufacturing
conditional approval use: M-1A, I-3, HA-1, HA-1A: 3.2.M
outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2: 2.2.T, HA-3: 2.2.M
Traffic
consideration in issuance of development permit: #3.3.4
Trailers
for boats - storage of: #10.17
storage of, at gasoline station: #11.10.3
Transit
consideration in issuance of development permit: #3.3.4
Transparent Surface
regulations: RS-1B: 4.13
relaxation: RS-1B: 5.2
Transportation and Storage Uses
defined: #2
(**see also** specific types, e.g. Aircraft Landing Place, Packaging Plant, etc.)
Transportation Equipment Mfg.
conditional approval use: M-1A, M-1B, M-2, IC-1, IC-2, I-1, I-3: 3.2.M
outright approval use: M-1, M-1B, M-2, I-2: 2.2.M

Tree
relaxation of By-law provisions: #3.2.7
(**see also** Private Property Tree By-law: App. N)
Truck Terminal or Courier Depot
conditional approval use: M-1, M-1A, M-1B, M-2, IC-1, IC-2, I-1, I-2, I-3, HA-1, HA-1A: 3.2.T
defined: #2
Trucks & Buses
parking in residential districts: #10.17.1
storage of, at gasoline station - full serve or split island: #11.10.3
Two-Family Dwelling
conditional approval use: RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, RS-7, RT-3, RT-4, RT-4N, RT-5, RT-5N, RT-7, RT-8, RT-10 and RT-10N, RM-1 and RM-1N, C-2C1: 3.2.DW, 3.2.1.DW or 3.2.2.DW
defined: #2: Dwelling Use
outright approval use: RT-1, RT-4A, RT-4AN, RT-2, RT-5A, RT-5AN, RT-9, RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, FM-1: 2.2.DW
Two-Family Dwelling Districts
defined: #9.1

U

Underground Development
restrictions: #10.6.3
Undeveloped floors
excluded from computation of floor space ratio: RS-1, RS-1A, RS-2, RS-3, RS-3A, RS-5, RS-6, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN, RT-7, RT-8, RT-9, RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, FM-1: 4.7.3; RS-7: 4.7.4
Urban Agriculture
height increases for buildings: #10.11.1
Urban Design Panel
establishment & membership of:
referrals to: #3.3.2, #3.3.4, #3.3.5
Urban Farm - Class A
Defined: #2
Regulations: #11.29
Conditional use: All residential districts **except** RA-1: #3.2.AG or 3.2.1.AG
Urban Farm - Class B
Defined: #2
Regulations: #11.30
Conditional use: All C, I , M and HA District Schedules: 3.2.AG or 3.2.1.AG
Utility and Communication Uses
defined: #2
(**see also** specific types e.g. Broadcasting or Receiving Station, Public Utility, etc.)

V

Vancouver Charterextracts concerning planning powers: App. A
Vancouver City Planning Commission
representation on Urban Design Panel: App. F
Vegetable Oil Manufacturing
conditional approval use: M-2, IC-1, IC-2, I-1, I-2: 3.2.M
defined: #2
Vehicle Dealer
conditional approval use: C-2, C-2B, C-2C1, C-3A, FC-1, MC-1, MC-2, M-1, M-1A, M-2, I-1, I-2, I-3, HA-1, HA-1A, HA-2: 3.2.R; C-8: 3.2.3.R
defined: #2
outright approval use: IC-1, IC-2, HA-3: 2.2.R
Vehicles
ingress & egress, at gasoline stations: #11.10.5
over 10,000 lb. - parking in residential district: #11.14.2
storage of: #10.17, #11.10.3
Vertical Angle of Daylight
regulations: RM-3, M-1, M-2: 4.11
(**see also** Daylight Access & Angle Controls)
Veterinary Hospital - **see** Animal Clinic

W

Wall Exclusions - **see** Exterior Wall Exclusions
Warehouse - **see** Storage Warehouse
Waste Disposal Facility
conditional approval use: M-2, I-2: 3.2.U
defined: #2
Watchman - **see** Dwelling Unit
Wedding Chapel
conditional approval use: RM-6, C-2, C-2B, C-2C1, C-3A, HA-1 and HA-1A, HA-2, HA-3, FC-1: 3.2.5, C-7 and C-8: 3.2.3.S
defined: #2
Weighing or Inspection Station
conditional approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2: 3.2.T
defined: #2

West End Districts: RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, C-5 and C-6
Wholesale
  defined: #2
Wholesale Uses
  defined: #2
  (**see also** specific types e.g. Bulk Fuel Depot, Junk Yard, etc.)
Wholesaling - Class A
  conditional approval use: C-2, C-2B, C-3A, FC-1, MC-1, MC-2, M-1A, I-3, HA-1, HA-1A, HA-2: 3.2.W; C-7, C-8: 3.2.1.W
  defined: #2
  outright approval use: M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-3: 2.2.W
Wholesaling - Class B
  conditional approval use: C-2, C-2B, C-3A, FC-1, MC-1, MC-2, M-1, M-1A, M-2, I-1, I-2, I-3, HA-2: 3.2.W; C-7, C-8: 3.2.1.W
  defined: #2
  outright approval use: IC-1, IC-2, I-1, HA-1, HA-1A, HA-3: 2.2.W or 2.2.1.W
Width of Building
  regulations governing: RA-1, RS-3, RS-3A: 4.16
Windows
  regulations: HA-3: 4.17.2
Wood Products Manufacturing - Class A
  conditional approval use: M-2: 3.2.M
  defined: #2
Wood Products Manufacturing - Class B
  conditional approval use: MC-1, MC-2, M-1, M-1A, I-3, HA-1, HA-1A: 3.2.M
  defined: #2
  outright approval use: M-1B, M-2, IC-1, IC-2, I-1, I-2, HA-3: 2.2.M
Work Shop
  conditional approval use: C-7, C-8, M-1A: 3.2.S or 3.2.1.S
  defined: #2
  outright approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2, I-3: 2.2.S or 2.2.1.S
Works Yard
  conditional approval use: MC-1, MC-2, M-1, M-1B, M-2, IC-1, IC-2, I-1, I-2: 3.2.T; C-7, C-8: 3.2.1.T
  defined: #2

Y

Yaletown
  District Schedule: HA-3
Yard
  depth of: #10.2
  development in: #10.6
  gasoline station - full serve or split island: #11.10.1
  relaxation of requirements: #3.2.1
  required - projections into: #10.7; RS-5: 4.4.5, 4.4.6, 4.5.6, 4.6.3; RS-6, RS-7: 4.4.4, 4.5.3, 4.6.2, 4.6.3
  school: #11.8.3
  width: #10.2
  (**see also** following entries)
Yard, Exterior Side
  defined: #2
  steps permitted in: #10.7.1
Yard, Front
  defined: #2
  depth of: #11.2
  fence height: #10.16.4
  gasoline station - full serve or split island: #11.10.1
  regulations: 4.4 of all district schedules **except** FM-1, IC-1, IC-2, I-1
Yard, Rear
  accessory buildings in: #10.6.4; 2.2 of pertinent district schedules
  defined: #2
  depth of: #11.2
  gasoline station - full serve or split island: #11.10.1
  projections into: #10.7.2
  regulations: 4.6 of all district schedules **except** FM-1, FC-1, IC-1, IC-2, HA-2, HA-3
Yard, Side
  church: #11.7.3
  defined: #2
  gasoline station - full serve or split island: #11.10.1
  regulations: 4.5 of all district schedules **except** FM-1, FC-1, IC-1, IC-2, HA-2, HA-3
  school: #11.8.3
  steps not permitted in: #10.7.1
Yard, Storage - **see** Storage Yard

Z

Zoning By-law
  amendment & repeal of: App. A
  conflicts with Building By-law: App. A
  general prohibitions: #6
  interpretation of: App. A
  power of City Council to enact: App. A (**see also** Amendments; Date, Effective; Repeal, Short Title)

Zoning Districts
  boundaries & plan: Sched. D: (back cover)
  classification of: #9
  power of City Council to enact: App. A
Zoning District Plan
  representation: Sched. D: (back cover)
Zoo or Botanical Garden
  conditional approval use: RS-1, RS-5, RS-6, C-2, C-2B, C-2C, C-2C1, C-3A, C-7, C-8, FC-1, MC-1, MC-2, HA-2, HA-3: 3.2.C and 3.2.1.C