



NON-CONFORMING BUILDINGS - YARD RELAXATIONS

*Authority - Director of Planning
Effective May 5, 1977*

This is to clarify when an alteration or addition to an existing building requires a yard relaxation pursuant to Section 3.2.1(a) of the Zoning and Development By-law as opposed to the approval of the Director of Planning pursuant to Section 568(4)(b) of the **Vancouver Charter** where the existing building is non-conforming to regulations with respect to required yards:

- (1) The construction of an additional storey, basement or cellar must be considered by the Director of Planning as a relaxation pursuant to Section 3.2.1(a) of the Zoning and Development By-law.
- (2) The raising of a building on existing foundations to increase the ceiling height for an existing first storey, basement or cellar may be considered by the Director of Planning pursuant to Section 568(4)(b) of the **Vancouver Charter**, provided the existing ceiling height of the first storey, basement or cellar is 1.2 metres or greater.
- (3) Any addition which increase the length or width of a building may be considered by the Director of Planning pursuant to:
 - (a) Section 3.2.1(a) of the Zoning and Development By-law with respect to the addition only;
 - (b) Section 568(4)(b) of the **Vancouver Charter** with respect to the existing building only.