

Regulating Development



Riley Park/South Cambie **RPSC**

Zoning - Citywide

Zoning regulates the development of property in Vancouver. It is a tool that is used to encourage compatible land use, control density, and address height and setback requirements. Zoning also helps to achieve community land use goals.

The City's Zoning and Development By-Law contains over fifty individual district schedules (zones) grouped into residential, commercial, industrial, historic, and comprehensive development categories.

Each zone provides a list of permitted uses and specifies limits on maximum building height, site coverage, and total floorspace. Some zones include design guidelines that affect the look and shape of buildings.

Development Under Existing Zoning

Property development, for example construction of a new building, requires a development permit. To obtain a permit, an application is submitted to City staff who review the proposed development to ensure it meets zoning regulations, design guidelines, and other Council policy. If the application is approved, a building permit must be obtained before construction can take place.

Rezoning

The process for changing the zoning on a property is strictly defined. After the rezoning application is reviewed by City departments, a staff report commenting on the proposed rezoning is sent to a City Council meeting. Council may turn down the application or refer it to a Public Hearing, where the applicant and members of the public may voice their

support or opposition directly to Council. City Council decides whether to refuse the rezoning, approve it as proposed, or approve it subject to additional requirements or conditions.

Zoning in Riley Park / South Cambie

In RPSC, 38% of the land base is zoned for single-family residential use, compared to 33% city-wide. At 4%, multi-family zoning has a considerably smaller share of total land area. Mixed-use developments, including commercial space, are permitted on 3% of RPSC lands.

The following notes summarize the main types of development permitted in various zoning districts. The term 'FSR' stands for Floor Space Ratio - the ratio of the total area of all floors of the building to the total area of the site. Maximum FSR is used to regulate density.

RS-1: allows single-family houses with a maximum FSR of 0.6. There are no design controls.

RS-1S: similar to RS-1 except that this zone permits legal secondary suites that are built to code. The maximum FSR is 0.6.

Zoning				
	RPSC		City	
	Acres	%	Acres	%
Single Family	665	38%	9,552	33%
RS-1	267	15%		
RS-1S	203	12%		
RS-5S	49	3%		
RS-7S	147	8%		
Multi-Family	68	4%	1,903	7%
RT-2	25	1%		
RT-5	7	0%		
RM-3A	30	2%		
RM-4	4	0%		
RM-4N	2	0%		
Mixed Use	45	3%	679	2%
C-1	3	0%		
C-2	43	2%		
Comprehensive Development	26	1%	1,635	6%
Historic	-	0%	57	0%
Industrial	-	0%	1,690	6%
Sub-Total	805	46%	15,516	54%
Total	1,752	100%	28,814	100%

* Zoning sub-total does not include streets, parks, schools, or other public facilities.

RS-5S: permits single-family dwellings and secondary suites. Emphasis is placed on design compatibility of new development with the existing streetscape. The maximum density is 0.6 FSR.

RS-7S: permits single-family and secondary suites, and, on larger lots, other two-family dwellings. The intent of the zone is to enhance neighbourhood amenity through external design. The maximum density permitted in this zone is 0.6 FSR, and, in special cases for two-family and multi-unit dwellings, may be increased to 0.75 FSR.

RT-2: allows single-family dwellings and duplexes (up to 0.6 FSR), and, under special circumstances, multi-family development (up to 0.75 FSR). There are no design guidelines.

RT-5: permits single-family and multiple conversion dwellings, as well as multi-family developments with conditional approval. External design of new buildings and additions should be compatible with the historical character of the neighbourhood. The maximum density permitted is 0.6 FSR for single-family dwellings and 0.75 for multiple dwellings.

RM-3A: permits low to medium density residential development, including low-rise apartments. One and two-family dwellings can have a density of 0.6 FSR, while multiple family dwellings can have an FSR of up to 1.0, with some allowances for a maximum FSR of approximately 1.5.

RM-4 and RM-4N: permit low to medium density residential development, including a number of multiple dwelling types. One and two-family dwellings are permitted at a density of 0.6 FSR, while multiple family dwellings can have an FSR of up to 0.75. There are design guidelines in both zones, and noise mitigation regulations in the RM-4N.

C-1: allows small scale, convenience commercial uses such as retail stores and offices serving local needs. Up to 3 storeys are permitted, with

residential units on the top two floors. The maximum density permitted is 1.20 FSR, with residential uses limited to 0.75 FSR.

C-2: allows a wider range and larger scale of commercial and retail uses in buildings of up to 4 storeys in height. It also allows for residential uses on the 2nd, 3rd and 4th floors, subject to design controls. In some cases height can exceed 4 storeys. The maximum density permitted is 2.5 FSR

CD-1: are custom-made zones tailored to the specific needs of a particular site. Most of the CD-1 zones in RPSC are located west of Queen Elizabeth Park and have been created to accommodate institutional uses, such as the Children's and Women's Hospital and the RCMP Headquarters.

Zoning 20 Years Ago

The zoning in Riley Park/ South Cambie has experienced some minor changes over the past 20 years:

- some residential areas were rezoned from RS-1 to RS-1S to permit secondary suites;
- the RS-5S has been introduced between 20th Avenue and King Edward Avenue, west of Cambie Street, to ensure that new development is consistent with the established streetscape;
- the area south of 16th Avenue and north of 20th Avenue, as well as east and west of Main Street has been rezoned to RS-7S to introduce design guidelines; and
- several blocks on the south side of West 16th Avenue between Oak and Cambie Streets have been rezoned from a two-family district to RM-4 to permit low to medium density residential developments.

Sources:

Zoning & Development By-law, City of Vancouver.

Zoning Map, City of Vancouver, 1981.

GIS Parcel Map, City of Vancouver, 2001.