

# Regulating Development



Zoning regulates the development of property in Vancouver. It is a tool that is used to encourage compatible land use, control density, and to 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 Mount Pleasant**  
 Nearly 40% of land in Mount Pleasant is zoned for Two-Family dwellings while over a third of Mount Pleasant is zoned for multi-family use. Only 2% of land in Mount Pleasant is zoned for single-family residential. This is well below the city average for single family housing of 33%. The study area also has a significant commercial base accounting for 17% of zoned land. Industrial uses account for 5%.

The following notes summarize the main types of development permitted in Mount Pleasant.

**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

**RT-5:** encourages the retention, renovation and restoration of existing residential buildings where emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area.

**RT-6:** encourages the retention, renovation and restoration of

| Zoning                                   | Mount Pleasant |      | City   |      |
|--|----------------|------|--------|------|
|  | Acres          | %    | Acres  | %    |
| <b>Single-Family</b>                     | 15             | 2%   | 9,552  | 33%  |
| RS-1                                     | 15             | 2%   |        |      |
| <b>Two-Family</b>                        | 253            | 38%  | 1,903  | 7%   |
| RT-2                                     | 1              | 0%   |        |      |
| RT-5                                     | 173            | 26%  |        |      |
| RT-6                                     | 79             | 12%  |        |      |
| <b>Multi-Family</b>                      | 222            | 34%  |        |      |
| RM-4                                     | 173            | 26%  |        |      |
| RM-4N                                    | 49             | 8%   |        |      |
| <b>Commercial (C-1, C-2, C-2C, C-3A)</b> | 109            | 17%  | 679    | 2%   |
| <b>Comprehensive Development</b>         | 26             | 4%   | 1,635  | 6%   |
| <b>Industrial (I-1, IC-2, IC-3)</b>      | 30             | 5%   | 1,690  | 6%   |
| <b>Sub-Total*</b>                        |                |      | 15,516 | 54%  |
| <b>Total</b>                             | 655            | 100% | 28,814 | 100% |

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

existing residential buildings which maintain an architectural style and building form consistent with the area (up to 0.75 FSR). There are design guidelines in place.

C-3A: provides for a wide range of goods and services, to maintain commercial activities and some light manufacturing uses. Provides for dwelling uses designed compatibly with commercial uses. Permits 1.0 FSR with allowances for an FSR of 3.0.

C-2C: intent is to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods. Encourages creation of a pedestrian oriented shopping district. Permits between 1.2 and 3.0 FSR depending on the use.

**Zoning 20 Years Ago**  
 Mount Pleasant has seen minor changes in zoning in the last 20 years, with several new CD-1 zones being introduced to address site-specific development needs.

**Sources:**  
 Zoning & Development By-law,  
 City of Vancouver.

Zoning Map, City of Vancouver,  
 2007.

GIS Parcel Map, City of Vancouver,  
 2001.

### Zoning in Mount Pleasant

