



Regulation Redesign

Simplifying Rules for City Building

District Schedule Prototype

Results from October 2020 industry focus groups

Regulation Redesign Project, City of Vancouver | November 2020

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EXECUTIVE SUMMARY

Regulation Redesign is a priority project in the City’s 2020 Corporate Plan (Goal 2B – Build and Protect the Vancouver Economy) to build and protect the Vancouver economy. It is a city-wide project to simplify the City’s land use regulations, policies, and online tools in order to improve and streamline permit processing.

One of the key outcomes of the Regulation Redesign project will be a reformatted Zoning and Development By-law (“zoning by-law”) that is more intuitive and user-friendly. To deliver this, the Regulation Redesign team is prototyping a new district schedule format and user-friendly features, and refining them based on user feedback. An early prototype featuring a new organization of content and new defined terms was presented to staff and external project advisors for input through focus groups held in June and July 2020. Another set of user focus groups were held in October 2020 for the refined prototype where participation targeted development and building industry users of the zoning by-law; these results are summarized this report.

METHODOLOGY

The industry focus group sessions were scheduled for October 14th and 27th, 2020, and an additional session on October 28th was added due to popular demand. In response to the COVID-19 pandemic, focus groups were held online using the WebEx Meetings platform. Over these three sessions, forty-six (46) participants attended from the construction and development industry, arts, entertainment and recreation sector, manufacturing sector, and representatives from the Architectural Institute of British Columbia (AIBC), Homebuilders Vancouver (HAVAN), Urban Development Institute (UDI), and other city/regional jurisdictions. Most participants identified as experienced users of Vancouver’s land use regulations (see results of Poll 1 in Appendix A).

WHAT WE HEARD

Nine questions guided the discussion on the layout, structure and new user-friendly features of the district schedule prototype, and draft dwelling use terms. The proposed improvements presented in the district schedule prototype and draft dwelling use terms were well received. Notably, there was significant support for the tables and interpretive graphics that make it easier to find and understand information. In particular, respondents found the overview table and use table to be better organized, simpler to read, and more concise in comparison to the current by-law format.

RESULTS FROM THE INDUSTRY FOCUS GROUPS

1.0 PROJECT BACKGROUND

Regulation Redesign is a priority project in the City's 2020 Corporate Plan (Goal 2B – Build and Protect the Vancouver Economy) to build and protect the Vancouver economy. It is a city-wide project to simplify the City's land use regulations, policies, and online tools in order to improve and streamline permit processing.

1.1 BACKGROUND

The current Zoning and Development By-law ("zoning by-law") was adopted by City Council in 1956. It has been amended extensively but a comprehensive review has never been undertaken. To implement the City's goals and objectives, the by-law has grown considerably more complex over the years. Some of the 8,000 plus amendments to the original 1956 by-law have introduced new terminology or regulations that have resulted in inconsistencies with other parts of the by-law or with other City by-laws. The growing complexity of the regulations, policies and guidelines has made it difficult to find and understand information, which results in a complicated permit review process and longer review times.

1.2 OBJECTIVES OF THE PROJECT

The key objectives of the project are to:

- Simplify and clarify land use regulations to make them easier to understand and implement
- Modernize regulations and language and improve the format of land use documents to make them more user-friendly
- Improve the consistency of land use regulations and policies
- Improve communication about land use tools
- Establish a robust and enduring land use framework

This work is aligned with other projects to improve review processes, including the Development Process Redesign and service improvements being coordinated by the Development, Buildings and Licensing Department. Regulation Redesign will simplify and clarify regulations and improve their

consistency. Regulation Redesign will not focus on substantive zoning or policy amendments but will work closely with staff teams leading that work to ensure co-ordination.

1.3 PROJECT PROGRESS TO DATE

Spring 2018 to Winter 2019

Project Launch

This phase focused on engagement with the development and building industry, other businesses and non-profit organizations, the general public, and staff to understand the issues, gather ideas and develop options to simplify and clarify the City's land use regulations and policies.

Key outcomes of this phase included:

- Reviewing regulatory framework and best practices
- Holding public engagement events such as listening sessions, kiosk at the Development and Building Services Centre, stakeholder roundtable, pop-up events in the community to seek feedback to identify issues with land use regulations and policies and ideas to address them
- Reporting to Council with first round of regulatory amendments to clarify approval authorities, update regulations, and repeal outdated land use documents

Winter 2019 to Spring 2020

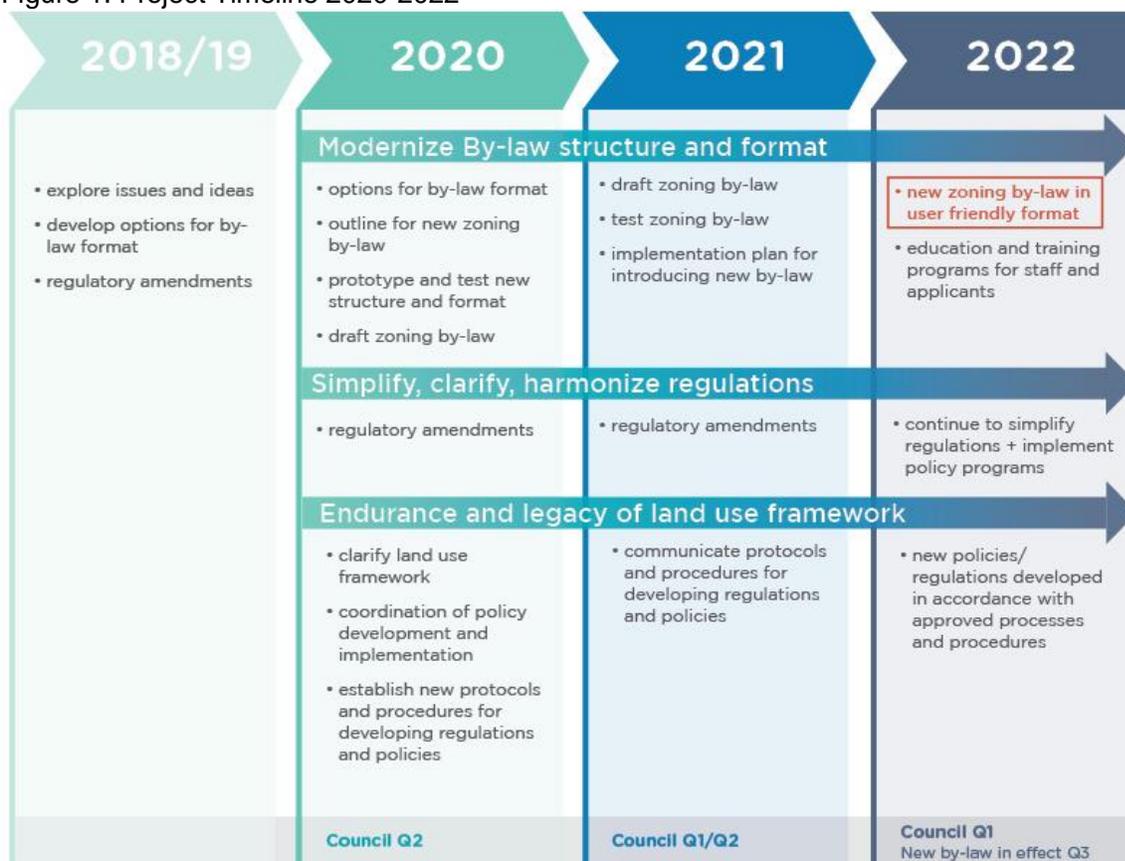
Develop Options and Directions

Key issues and ideas identified in the previous phase informed the development of strategic options and directions for prioritizing the work to simplify and modernize land use regulations and framework. This included the creation of three key streams of work for 2020 – 2022: modernizing the by-law structure and format, simplifying regulations, and clarifying the land use framework (see Figure 1: Project Timeline 2020-2022). Stakeholder engagement in this stage provided input on the development and testing of options.

Work completed in this phase included:

- Updating sections 2, 10, 11 of the zoning by-law into a new modernized user-friendly format
- Simplifying regulations, removing gendered terms, and repealing outdated land use documents
- Clarifying land use framework through the creation of an on-line land use document library, new document naming conventions, and a new user guide for the zoning by-law

Figure 1. Project Timeline 2020-2022



Spring 2020 to Fall 2022

This final phase of the project focuses on delivering on the three streams of work identified in the Project Timeline 2020-2022 (see Figure 1).

Work completed to date in this phase includes:

- Developing options for a user-friendly zoning by-law format, and prototyping a new by-law structure and format
- Introducing new definitions for balconies, porches, and decks; improving consistency of regulations; and clarifying sections 3, 4, and 5 of the zoning by-law
- Updating internal protocols and procedures for developing regulations and policies, and improving the search-ability of land use documents

Modernize by-law structure and format work stream

In 2022, the Regulation Redesign project will deliver one of its key outcomes: a newly formatted Zoning and Development By-law that is more user-friendly and easier to understand. Engagement with industry stakeholders, the public, and staff has highlighted the need to develop a new district

schedule format that works with the increasingly complex and nuanced districts being created to deliver Council priorities. The current district schedule structure is not effective in clearly communicating the many regulations and permitted forms of development in a zoning district, which results in misinterpretation of regulations, conflicts between land use documents, and gaps in regulations.

To address these issues, the project team has developed a prototype to improve the format and structure of the current district schedules. It also includes clearer land use terms. The intent of the prototype is to test these ideas and principles before drafting the zoning by-law in a modernized format. The next section describes the purpose of the industry focus groups and presents an outline of proposed new features in the prototype that was presented to participants.

2.0 PURPOSE OF THE FOCUS GROUPS

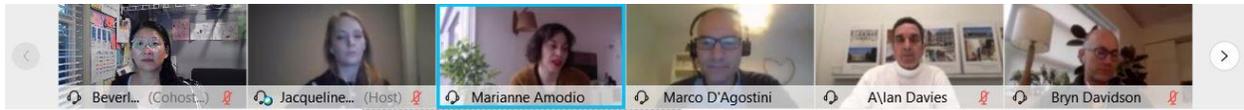
The purpose of the industry focus groups was to present and gather feedback on the refined district schedule prototype and draft dwelling use terms.

A series of new layout and formatting options were presented to participants for feedback. Key features of the prototype include simple tables and diagrams that help explain key regulations and a new ‘building form and placement’ regulation section where regulations are organized by each permitted form of development.

New dwelling use terms and definitions (i.e. triplex, townhouse, and apartment) were introduced to provide more clarity on the specific types of multiple dwellings permitted in a district. Without these definitions, users often have to refer to the associated design guidelines for clarity. Additionally, updated terms for one-family and two-family dwellings were introduced to speak to the forms of development, rather than the occupants. No changes were proposed to the current definition. The district schedule prototype and new terms are included in this report’s Appendix C – District Schedule Prototype and Appendix D - focus group presentation.

The focus group sought input on:

- District schedule **intent statements and new overview table**, which provided “at-a-glance” information
- Colour coded and consolidated **outright and conditional uses in a single table** and revised **additional use regulations** subsection
- Separation of building form and placement regulations from other regulations, and **organizing building form and placement regulations by form of development**
- New dwelling use terms and explanatory graphics for **apartment, townhouse, triplex, duplex, and single detached house**



Regulation Redesign

Simplifying Rules for City Building

Industry focus group

Zoning and Development By-law - District Schedule prototype

Planning, Urban Design, and Sustainability

2020 October

3.0 FOCUS GROUP METHODOLOGY

Dates: Wednesday, October 14, 2020 | Tuesday, October 27, 2020 | Wednesday, October 28, 2020

Time: 9:30 am to 11:00 am

Online platform: WebEx Meetings

In response to the COVID-19 pandemic public health measures, the Regulation Redesign project held engagement online. Two industry focus groups, with a maximum of 25 participants were scheduled on October 14th and 27th. Due to high demand, a third focus group was added on October 28th to accommodate more participants.

Each focus group was held online using the WebEx Meetings platform. Forty-six (46) individuals attended of the 75 who registered. Of the attendees, 33% represented small scale construction projects, 33% represented large-scale construction projects, 13% were from real estate, rental and leasing sectors, and the remaining 22% were from a variety of other sectors, including arts, entertainment and recreation, manufacturing, and representatives from Homebuilders Association Vancouver (HAVAN), Architectural Institute of British Columbia (AIBC), and Urban Development

Institute (UDI), and other city/regional jurisdictions (see Appendix E for full list of registrants). Most participants self-identified as experienced users of Vancouver’s land use regulations (see results of Poll 1 in Appendix A).

The Regulation Redesign team publicized the focus groups two weeks in advance through the project mailing list, the project website, and industry newsletters for HAVAN, AIBC and UDI. Individuals registered online. Each session was limited to 25 participants. Prior to the focus group, each registrant received a reminder of the session and was asked to review the district schedule prototype document and compare it to the current district schedules online as a way to prepare for the focus group discussion.

Focus groups were conducted by six staff who facilitated, presented, provided subject matter expertise, technical support, and took notes. Each focus group session included a presentation and discussion. At the start of the session, staff provided participants with an overview of the Regulation Redesign project and project timeline. To help participants become familiar with the district schedule prototype, staff led an ice-breaker ‘scavenger hunt’ activity which had participants find specific regulations in the district schedule prototype. Then staff provided an overview of the features of the prototype and the new draft dwelling use terms. Discussion questions guided the discussion throughout the presentation. The session closed with an open question and answer period and a review of the next steps of the project.

A total of nine questions were presented to guide the discussion at each focus group. Participants had the option to share their views and provide feedback by speaking during discussion periods or by typing their questions and feedback into the chat window. Chat discussion transcripts were saved to a City of Vancouver computer and audio of each focus group was recorded to ensure that accurate notes were captured and to aid in completing this summary report. These files were deleted upon completion of this summary document.

Some points raised that were not within the scope of the Regulation Redesign project were incorporated into Appendix B – Parking lot notes, which will be shared with the appropriate City department.

Below is a summary of the discussions.

4.0 WHAT WE HEARD: A summary of input

Question 1. What do you like about the addition of the overview table? *What works? What doesn’t?*

Generally participants liked the overview table presented. One respondent suggested referencing other related documents that clarify regulations, such as design guidelines and bulletins, in the intent statements of district schedules.

Question 2. What do you like about the consolidated use table? *What works? What doesn't?*

The consolidated use table received positive feedback from participants. Notably, participants liked the re-formatted version better than the current district schedule because it is simple to read and better organized, making it easier to find information. A participant commented that “the use table is much more user-friendly and concise”.

Question 3. What do you like about the new ‘form and placement regulations’ page layout? *How can the layout be improved? What do you think of the diagrams?*

Most participants favoured the addition of diagrams side-by-side with regulations, noting these help clarify what the words mean. A participant suggested there be imperial conversion since applicants use both metric and imperial measurements in their practice.

Question 4. What do you think of the re-organization of the regulations into ‘form and placement’ and ‘common’ regulations?

Many participants agreed with the re-organization of regulations, noting a preference for information to be located in one section instead of having to look in multiple sections of the schedule for information. Another participant commended the new **Building Form and Placement** section for the enhanced clarity regarding what regulations are applicable to which use or form of development.

Question 5. What do you think of the prototype? *Can you find the information you need? What elements work? What elements do not?*

Participants provided an overwhelmingly positive review for the prototype. Participants favoured the addition of tables and graphics, noting that the new format makes it easier to find information quickly. Additional ideas included adding a table of contents and saving the document in PDF with the bookmark function, as well as hyperlinks for defined terms. There were a number of suggestions for specific diagrams including for horizontal angle of daylight regulations and height regulations (e.g. for RS-1 District’s height envelopes). There was also a suggestion to further consolidate the sections that enable Director of Planning discretion to vary regulations.

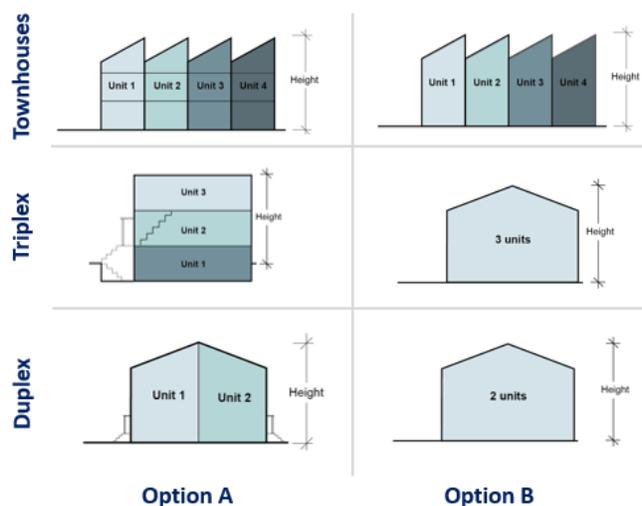
Question 6. What do you think of the new definitions?

The responses were positive, with many participants noting the new definitions are more appropriate, better, and more clear.

Question 7. What concerns, if any, do you have with the draft terms and definitions?

Generally there were no concerns about the proposed use terms 'triplex', 'townhouse' and 'apartment', or updating 'two-family dwelling' to 'duplex' and 'one-family dwelling' to 'single detached house'. One participant suggested adding fourplex as a distinct use from apartments and townhouses, since it triggers architect services.

Question 8. Which graphic option do you prefer?



The poll and discussion indicated a preference for Option B over Option A. Poll results indicated a 4:3 ratio in favour of Option B. Some participants preferred Option A because it provided more details and seemed clearer. Most participants preferred Option B because they felt Option A was too prescriptive and may be interpreted by users too literally.

Question 9. Any additional thoughts, questions or feedback?

This was an open opportunity to provide additional input outside the structure of the discussion questions.

Some of the suggestions that were shared include:

- Explore integrating General Regulations and Additional Regulations for Specific Uses (sections 10 and 11 of the Zoning and Development By-law) into each district schedule so that users don't have to look at other sections of the by-law, or even consider "phasing out" those regulations

- Regarding existing secondary suite regulations, a respondent suggested incorporating Vancouver Building By-law requirements for secondary suites in the zoning by-law
- Consider phasing out “supplemental regulations” in Sections 10 and 11

4.0 CONCLUSION

This report provides a summary of the input received at the industry focus groups held on October 14th, 27th, and 28th, 2020. The purpose of the industry focus group was to capture input from industry stakeholders and the public who use the Zoning and Development By-law on a district schedule prototype to improve the format and structure and draft dwelling use terms. Appendix A contains the chat window discussions and staff notes taken at each focus group.

Next steps are to reflect on the feedback from the industry focus groups, refine the prototype and draft terms, and develop the first set of draft district schedules. The draft district schedules will be subject to third party testing to ensure technical accuracy and functionality. In spring 2021, the project team will bring forward the first set of draft district schedules for public consultation. The input will inform the remainder of work to reformat the Zoning and Development By-law. The complete draft by-law will be available for review and feedback by all stakeholders before it is presented to Council for approval in 2022.

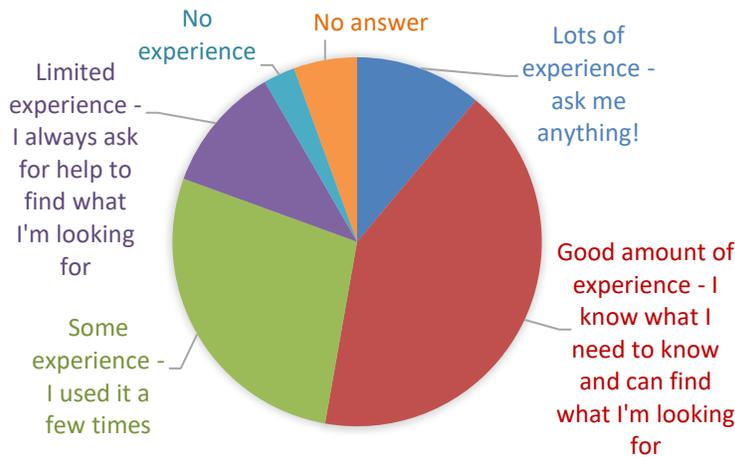
The report will be available on the project webpage vancouver.ca/RegRedesign. Please visit the project webpage for opportunities to engage and shape this work, and stay up-to-date on the project.

Appendices

A. What We Heard: Poll results, chat window and staff notes

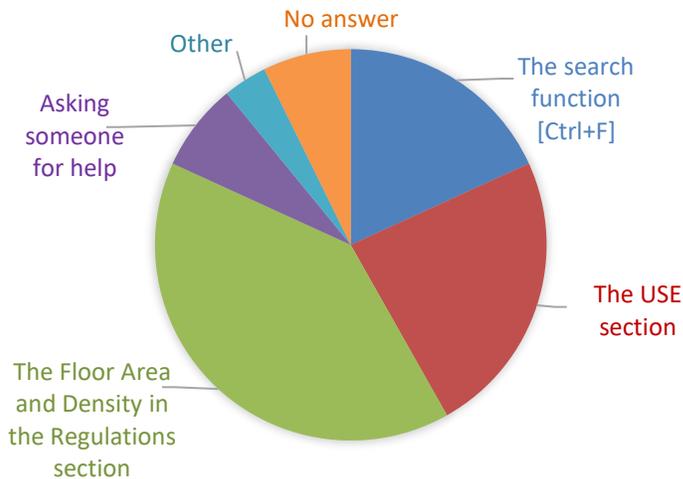
Poll 1: How well do you know the City of Vancouver’s land use regulations?

Most of the participants who attended the focus group indicated they know the City’s land use regulations very well and well enough to know what they are looking for. Others were familiar with the land use regulations but need help finding information.



Poll 2: When I use a district schedule, I start with _____

Almost half of the participants responded they start with the Floor Area and Density sections when using a district schedule. Others start with the USE section or use the [Ctrl+F] function to search for information. A few participants selected they need to ask some for help.



Question 1. What do you like about the addition of the overview table? *What works? What doesn't?*

Response

- I like the idea of an overview table
- Yes the overview is great
- Good idea
- Like an index – works well

Suggested improvements

- Live links would be great
- It would be nice if in the intent of the overview it referenced that there is probably a 20 - 25 page document of design guidelines that accompany that district schedule, or that there is a bulletin that provides clarification of the rules

Question 2. What do you like about the consolidated use table? *What works? What doesn't?*

Response

- Love the use table
- Simple to read. Uses better organized
- Easy to find outright or conditional quickly
- Use table is great to clarify what is conditional and what's outright
- The use table is much more user friendly and concise
- The layout is more legible in a matrix format
- Collapsing Conditional and Outright into one directory makes a lot of sense
- One table is great
- Combining outright and conditional is great

Suggested improvements

- Add the conditional FSR, heights and so on in the table as well

Question 3. What do you like about the new 'form and placement regulations' page layout? *How can the layout be improved? What do you think of the diagrams?*

Response

- Diagrams work well with the layout of the rules
- Agree here. Always more efficient just to see what the words mean.
- Diagrams are helpful, and good to have them side by side with the regs

- Graphic illustrations communicate quicker with more clarity
- I love the layout and i think the diagrams make it easier to understand
- Diagrams are very clear and to the point. Tables also very helpful

Suggested improvements

- Include the imperial conversion to avoid the weird decimal conversions

Question 4. What do you think of the re-organization of the regulations into ‘form and placement’ and ‘common’ regulations?

Response

- This is a good move. They need to be interpreted the same way in each zone
- It's great as long as staff will abide by the distinction...
- This is good. Does this mean that "supplemental regulations" will be done away with?
- Graphic interface is a marked improvement from current. Awesome work

Suggested improvements

- Does the addition of the "Additional Requirements" column mean that "Supplemental Regulations" will be phased out for some or all zones? Zoning bylaw + Supplemental Regulations + Section 2 3 guides for 1 project. It would be nice to have everything in one document.
- Any plans to move this online with relevant hyperlinks for metric conversions etc.?
- You would save a lot of redundancy if didn't have to add the "if the Dir of Planning considers..." qualifier to each subsection

Question 5. What do you think of the prototype? *Can you find the information you need? What elements work? What elements do not?*

Response

- Good start what about a table of content
- Good tables, graphics are a great addition
- Works good so far, good job!
- At first glance definitely lets you get to what is needed more effectively
- Prefer prototype
- Organization of schedule is improved, easier to deal with
- vast improvement to find info and help client understand

Suggested improvements

- Larger diagrams can help
- Please use the book mark facility. It helps to provide an overall navigation guide to the PDF. Just the major headings and subheadings is sufficient
- In section 4.3b, can we please add a diagram for the horizontal angle of daylight
- In section 4.2.2, since balconies, decks and porches are now defined, can we provide a textual link to the definition page
- I'd like to know how the diagrams work for RS-1 (for instance) where 'height' is complex/convoluted with max height, secondary envelopes, spring points etc.
- Can we add a revisions page to the regulation? Things change sometimes internally and can catch designers off guard

Question 6. What do you think of the new definitions?

Response

- We have experienced a few interpretations for different uses
- The new definitions are more appropriate
- Good definitions. No concerns
- The definitions are great

Question 7. What concerns, if any, do you have with the draft terms and definitions?

Response

- Will the definitions of uses align with building bylaw major occupancy / use definitions?
- Are there more subsections with a variety of uses?
- The only concern I have is Small/House Duplex in RT-10
- If apartment with 3 units on three levels, what do you call it?
- What about stacked townhouse?

Suggested improvements

- RS-1, will the "secondary suite" be part of a separate section in the bylaw or completely different? The VBBL tackles them in a different section entirely. Currently, there is an inconsistency in how the inspections department treats a secondary suite. Some apply it as multiple dwelling - others treat as suite. I think I would [include] secondary suite requirements separate here vs. having to find it in VBBL
- Do have room for secondary suites or lock off dwellings
- I'd be inclined to combine triplex/fourplex as distinct from apartments. "Apartment" then requires architect/coordinating professional.

- I also agree that it might be helpful to understand when an architect is required

Question 8. Which graphic option do you prefer?

Response

- A is more helpful to envision possible combos
- Option B is less confusing I suppose but I like option A for clarity
- Option A may be literally interpreted by a Plan Checker. . . .Option B doesn't run that risk.
- Option A if you could show options of how each could be played out. Option B seems too vague
- Option B is better because it shows that side by side triple
- Option A is too literal
- Option A may be too limiting. Option B is better but maybe should have more clarification
- Or option A might need to have all options shown so that it is not interpreted too literally
- Unless it is an explicitly required "stacked" form, I think Option B is better
- Option A seems too prescriptive (i.e. front back duplex vs up/down) and might be confusing to some
- Option A is too design prescriptive
- What about townhouse? Could by their definition there be townhouses with some dwelling units on top of each other (4 units, exterior entrance e.g. to basement and to ground). If so, even the Option B for townhouse is a bit prescriptive

Suggested improvements

- How about 3D models of this
- If there is a requirement, for example new construction, then those should be noted in the chart, as those could be overlooked too easily. Remember that owners and realtors will use this
- The more graphic information the better
- Also, we'll hopefully kill the basements, so the diagram might get outdated

B. Parking Lot

The “parking lot” notes contains points raised during the focus groups that were not within the scope of the Regulation Redesign project. These will be shared with the appropriate City department.

Floor Space

- Floor space should not be a massing control. It should be a right to build private space and should be measured to the inside face of drywall and should exempt halls and stairs and amenity spaces. This would allow architects to make more generous public spaces and eliminate all the mindless calculations involved in wall thickness exemptions etc. Also there should be one way of measuring floor area rather than FSR. Gross and Net depending on City Policies
- Many of the massing controls are in conflict with the city policies on energy efficiency and low embodied carbon
- For dedication of land is there a way to preserve FSR rights for early dedication if a project does not initially get built to a maximum?
- Agree with [participant] regarding the relaxation of the FSR. As designers/ architects, we need to create more livable and interesting spaces providing hospitality for the users

Horizontal Angle of Daylight

- The Horizontal Angle of Daylight should be defined in a less stringent way for bedrooms and internal bedrooms should be allowed
- horizontal angle of daylight should be a hyperlink

Height

- Address sloping sites, re-visit how height is calculated

Balcony, decks, porches

- Can we also get clarification on roof deck vs balcony. This can be an issue where roof areas are over balconies and lead to a lot of meaningless work

Roof requirements

- Why do duplexes have sloped roofs? The 7/12 roof requirement seems arbitrary. Why does the City care about the roofline? Get rid of it. Triplex don't? Seems inconsistent

Process

- There should be a standard form that we fill out that matches the District Schedule with the regulations

Vancouver Plan

- Many zones are quite similar in reality. It would be nice to consolidate them where appropriate as part of the city plan process
- I'd like to see zoning more relaxed for small neighbourhood corner stores and restaurants. These are the most charming parts of the city
- More incentives for home owner to develop rather than assembly
- Any chance some of those planning department internal memos and policies we come across at time of plan review can be incorporated into official rules in the bylaw?
- Is there going to be anything more radical moves like combining a variety of zones to simplify– character home incentives weren't forward-looking, needs to be based on similarities between different zones

Webpage

- The search engine on the city's website tends to return specific council reports rather than the more general regulatory information

C. District Schedule Prototype: *Draft for focus group discussion*

For discussion purposes only.

RM-X and RM-Y

Districts Schedule

1 INTENT AND OVERVIEW

1.1 INTENT

The intent of this schedule is to encourage the development of 3 storey townhouse forms while also encouraging the retention of character buildings and continuing to permit lower intensity residential development. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing residential development.

In the RM-Y district, a certain percentage of medium size units are required to improve housing choices and affordability.

1.2 OVERVIEW

[Note: The table below provides an overview of permitted uses in the RM-X and RM-Y districts, categorized by minimum site area required. Applicable form and placement regulations are cross-referenced in the third column. This section is provided for information purposes only.]

Minimum Site Area		Form and placement regulations
445 m ²	Townhouse	3.1, 3.2
	Freehold Rowhouse	3.3
	Seniors Supportive or Assisted Housing	3.9
303 m ²	Triplex	3.4
	Infill Detached House or Infill Duplex	3.5
	Single Detached House or Duplex, in conjunction with another principal building on site	3.6
	Multiple Conversion Dwelling – up to 3 units	3.7
	Duplex, with or without Secondary Suite	3.8
	Single Detached House, with or without Secondary Suite	Regulated by the RS-1 District Schedule
--	Multiple Conversion Dwelling – 2 units	3.7
	Laneway House	Regulated by the RS-1 District Schedule
	Accessory Building	3.10
	Other uses permitted in section 2.1 of this schedule	3.11

For discussion purposes only.

2 USES

2.1 OUTRIGHT AND CONDITIONAL APPROVAL USES

Subject to all other provisions of this By-law and to compliance with the regulations of this schedule, and subject to the applicable additional requirements in section 2.2:

- (a) those uses listed in the left column of the table below that are marked "outright" in the adjacent second column are permitted in these districts and will be issued a permit;
- (b) those uses listed in the left column of the table below that are marked "conditional" in the adjacent second column may be approved by the Director of Planning, with or without conditions, if the Director of Planning first considers the:
 - (i) intent of this schedule and all applicable Council policies and guidelines; and
 - (ii) submission of any advisory group, property owner or tenant.

[Note: Applicable additional requirements are cross-referenced in the third column of the table below. The letter and colour markers in the fourth column indicate the general land use category. They are provided for information purposes only and do not form part of this By-law.]

2.1 Uses	Approval	Additional requirements	
[Agricultural Uses]			A
Urban Farm - Class A	Conditional		
[Cultural and Recreational Uses]			C
Club	Conditional		
Community Centre or Neighbourhood House	Conditional		
Library in conjunction with a Community Centre	Conditional		
Park or Playground	Conditional		
Plaza	Conditional		
[Dwelling Uses]			D
Duplex	Outright		
Duplex with Secondary Suite	Conditional	2.2(a)	
Duplex, with or without Secondary Suite, in conjunction with another principal building	Conditional	2.2(b)	
Dwelling Units, up to 2, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980	Conditional		
Freehold Rowhouse	Conditional	2.2(c)	
Infill Detached House, in conjunction with a single detached house or duplex, with or without Secondary Suite	Conditional	2.2(e)	
Infill Duplex in conjunction with a single detached house or duplex, with or without Secondary Suite	Conditional	2.2(e)	

For discussion purposes only.

2.1 Uses	Approval	Additional requirements	
Laneway House, in conjunction with a single detached house	Conditional	2.2(f)	I
Multiple Conversion Dwelling – 2 units	Outright	2.2(g)	
Multiple Conversion Dwelling – up to 3 units, resulting from the conversion of a building existing as of September 18, 2018	Conditional	2.2(h)	
Lock-off Unit	Conditional	2.2(d)	
Seniors Supportive or Assisted Housing	Conditional		
Single Detached House	Outright	2.2(i)	
Single Detached House with Secondary Suite	Conditional	2.2(i)	
Single Detached House, with or without Secondary Suite, in conjunction with another principal building	Conditional	2.2(b)	
Townhouse	Conditional	2.2(c), 2.2(j)	
Triplex	Conditional		
[Institutional Uses]			I
Ambulance Station	Conditional		
Child Day Care Facility	Conditional		
Church	Conditional		
Community Care Facility – Class A	Outright	2.2(k)	
Community Care Facility – Class B	Conditional		
Group Residence	Conditional		
Hospital	Conditional		
Public Authority Use essential in this district	Conditional		
School - Elementary or Secondary	Conditional		
Social Service Centre	Conditional		
[Retail Uses]			R
Farmers' Market	Conditional	2.2(l)	
Grocery Store or Drug Store, in conjunction with a triplex or townhouse	Conditional		
Neighbourhood Grocery Store existing as of July 29, 1980	Conditional		
Public Bike Share	Conditional		
Retail Store, in conjunction with a triplex or townhouse	Conditional		
[Service Uses]			S
Bed and Breakfast Accommodation	Conditional		
Short Term Rental Accommodation	Conditional		

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2.1 Uses	Approval	Additional requirements	
[Utilities and Communication Uses]			T
Public Utility	Conditional		
[miscellaneous]			
Accessory Buildings customarily ancillary to any use in section 2.1 , other than those ancillary to triplex, townhouse and freehold rowhouse use	Outright		
Accessory Buildings customarily ancillary to triplex, townhouse and freehold rowhouse use	Conditional		
Accessory Uses customarily ancillary to any outright use in section 2.1	Outright	2.2(m)	
Accessory Uses customarily ancillary to any conditional use in section 2.1	Conditional		
Deposition or extraction of material, which alters the configuration of the land	Conditional		

2.2 ADDITIONAL REQUIREMENTS

- (a) For any duplex with secondary suite there shall be no more than one secondary suite for each dwelling unit.
- (b) A second principal building in conjunction with a single detached house or duplex, with or without secondary suite, on a site is permitted if:
 - (i) the site meets one of the following criteria:
 - (1) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
 - (2) the site is a corner site, or
 - (3) the lot depth is more than 45.7 m; and
 - (ii) the principal building situated in the rear yard of the site contains no more than 2 dwelling units; and
 - (iii) the total number of principal dwelling units on the site does not exceed 4.
- (c) A second principal building in conjunction with a townhouse or freehold rowhouse building on a site, is permitted if the site has a minimum area of 445 m².
- (d) For triplex, townhouse and freehold rowhouse, there may be 1 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.
- (e) An infill detached house or infill duplex in conjunction with a single detached house or duplex, with or without secondary suite, if:
 - (i) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940, or

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- (ii) the site meets one of the following criteria:
 - (1) The rear or side property line of the site abuts a park or school site, with or without the intervention of a lane, or
 - (2) The site is a corner site, or
 - (3) The lot depth is more than 45.7 m.
- (f) A laneway house must be in conjunction with a single detached house, and the single detached house must be the only principal building on the site. Laneway houses are subject to the [RS-1 District Schedule](#).
- (g) A multiple conversion dwelling with no more than 2 units is permitted, provided that:
 - (i) no additions are permitted,
 - (ii) no housekeeping or sleeping units are created, and
 - (iii) 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.
- (h) A multiple conversion dwelling that is not permitted as an outright use, resulting from the conversion of a building existing as of September 18, 2018, and having no more than 3 units, is permitted, provided that:
 - (i) 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,
 - (ii) no additions are permitted for buildings constructed on or after January 1, 1940, except additions up to 5 m² used as exits, and
 - (iii) no housekeeping or sleeping units are created.
 - (i) A single detached house, with or without secondary suite must comply with the [RS-1 District Schedule](#) and the single detached house must be the only principal building on the site.
- (j) For townhouses in RM-Y district, a minimum of 25% of the total dwelling units must be 3-bedroom units. The Director of Planning may reduce the minimum percentage of 3-bedroom units, provided the Director of Planning first considers the intent of this schedule and all applicable guidelines adopted by Council.
- (k) Community care facilities – class A are subject to the regulations, variations and relaxations that apply to a single detached house.
- (l) Farmers' markets are subject to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- (m) Accessory parking spaces must comply with the provisions of [section 3.10.2\(a\)](#), [3.10.2\(b\)](#) and [3.10.2\(d\)](#).

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3 FORM AND PLACEMENT REGULATIONS

How to read this section.

- (a) This section contains form and placement regulations, organized by use, and begins on the following page.
- (b) Any drawing or diagram that is labelled as a "Figure" is provided for information purposes only and does not form part of this By-law.

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3.1 TOWNHOUSE – COURTYARD ARRANGEMENT

Townhouses in a courtyard arrangement are subject to the following regulations:

3.1.1 Density

- (a) The maximum floor space ratio (FSR) is 0.75.
- (b) The Director of Planning may increase the maximum FSR to 1.20 for townhouse developed as secured market rental housing or social housing provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, and the submissions of any advisory groups, property owners or tenants.
- (c) The Director of Planning may permit an increase in floor area by 1 m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum FSR of 1.20, provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites, except that in the RM-Y district, a minimum of 45% of dwelling units must have floor areas between 83 m² and 112 m².
- (d) The total number of dwelling units must not exceed 145 units per hectare of the site area, and a fractional number must be rounded down.

3.1.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area	445 m ²	
(b)	Maximum height other than rear building	11.5 m	
		3 storeys	
(b)	Maximum height for rear building	7.7 m	
		2 storeys	
(c)	Minimum building frontage	12.8 m	
(d)	Minimum front yard	4.9 m	
(e)	Minimum side yard	1.2 m	
(f)	Minimum rear yard	1.0 m	1.8 m
(g)	Maximum site coverage	55% of the site area	
(h)	Maximum area of impermeable materials, including site coverage	70% of the site area	
(i)	Maximum building depth	--	
(j)	Maximum building width for sites having a width of at least 24.0 m	22.0 m	
(k)	Minimum separation between buildings measured from the closest portion of the exterior side walls	3.0 m	

Figure 3.1.3 (a) Example of courtyard townhouse form

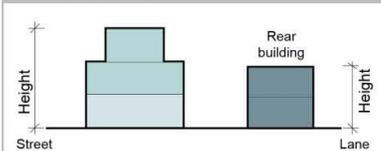
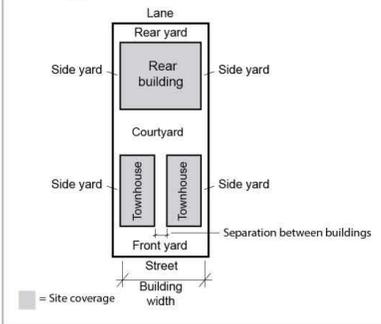


Figure 3.1.3 (b) Courtyard townhouse building placement



- (l) In the RM-X district, the 3rd storey of a building other than a rear building must be a partial storey not exceeding 60% of the storey immediately below.
- (m) Portions of basement floor area directly below covered porches may project up to 1.8 m into the required front yard.
- (n) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may vary the:
 - (i) maximum building height for the rear building in the RM-X district;
 - (ii) maximum building height for the rear building in the RM-Y district, to a maximum of 10.1 m and 3 storeys, if a minimum rear yard setback of 3.0 m is provided and the 3rd storey does not exceed 60% of the storey immediate below; and
 - (iii) minimum site area, minimum front yard, maximum area of impermeable materials, and the maximum building width.

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3.2 TOWNHOUSE – STACKED OR SIDE-BY-SIDE ARRANGEMENT

Townhouses in a stacked or side-by-side arrangement are subject to the following regulations:

3.2.1 Density

- (a) The maximum floor space ratio (FSR) is 0.75.
- (b) The Director of Planning may increase the maximum FSR to 1.20 for townhouse developed as secured market rental housing or social housing provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, and the submissions of any advisory groups, property owners or tenants.
- (c) The Director of Planning may permit an increase in floor area by 1 m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum FSR of 1.20, provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites, except that in the RM-Y district, a minimum of 45% of dwelling units must have floor areas between 83 m² and 112 m².
- (d) The total number of dwelling units must not exceed 145 units per hectare of the site area, and a fractional number must be rounded down.

3.2.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area	445 m ²	
(b)	Maximum height	11.5 m	
		3 storeys	
(c)	Minimum building frontage	12.8 m	
(d)	Minimum front yard	4.9 m	
(e)	Minimum side yard	1.2 m	
(f)	Minimum rear yard	1.0 m	1.8 m
(g)	Maximum site coverage	55% of the site area	
(h)	Maximum area of impermeable materials, including site coverage	70% of the site area	
(i)	Maximum building depth	40% of site depth	
(j)	Maximum building width for sites having a width of at least 24.0 m	22.0 m	
(k)	Minimum separation between buildings measured from the closest portion of the exterior side walls	3.0 m	

Figure 3.2.3 (a) Examples of townhouse in stacked and side-by-side forms

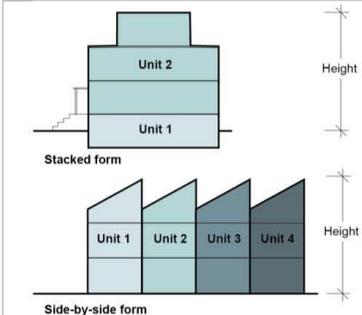
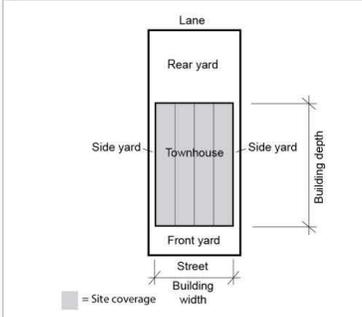


Figure 3.2.3 (b) Townhouse single-building placement



- (l) In the RM-X district, the 3rd storey of a building must be a partial storey not exceeding 60% of the storey immediately below.
- (m) Portions of basement floor area directly below covered porches may project up to 1.8 m into the required front yard.
- (n) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may vary the minimum site area, minimum front yard, maximum area of impermeable materials, and the maximum building width.

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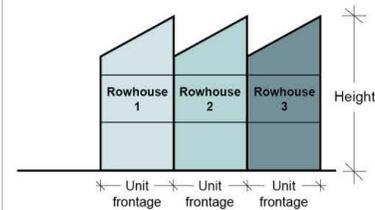
3.3 FREEHOLD ROWHOUSE

3.3.1 Density

- (a) The maximum floor space ratio (FSR) is 0.75.
- (b) The Director of Planning may increase the maximum FSR to 1.20 for freehold rowhouse developed as secured market rental housing or social housing provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, and the submissions of any advisory groups, property owners or tenants.
- (c) The Director of Planning may permit an increase in floor area by 1 m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum FSR of 1.20, provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites, except that in the RM-Y district, a minimum of 45% of dwelling units must have floor areas between 83 m² and 112 m².
- (d) The total number of dwelling units must not exceed
 - (i) 100 units per hectare of the site area for development not exceeding 0.90 FSR, and
 - (ii) 145 units per hectare of the site area for development over 0.90 and up to and including 1.20 floor FSR, and fractional number must be rounded down.

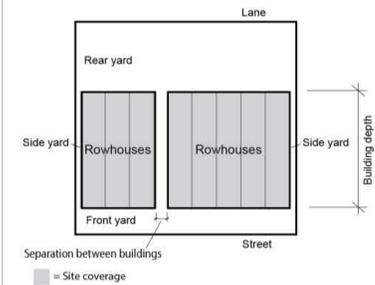
3.3.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area	445 m ²	
(b)	Maximum height	10.7 m	
		3 storeys	
(c)	Minimum frontage	--	
(d)	Minimum front yard	4.9 m	
(e)	Minimum side yard	1.2 m	
(f)	Minimum rear yard	1.0 m	1.8 m
(g)	Maximum site coverage	55% of the site area	
(h)	Maximum area of impermeable materials, including site coverage	70% of the site area	
(i)	Maximum building depth	40% of site depth	
(j)	Minimum separation between buildings measured from the closest portion of the exterior side walls	3.0 m	

Figure 3.3.3 (a) Example of freehold rowhouse form



[Note: Section 11.12.2 of the By-law requires a minimum unit frontage of 5.0 m.]

Figure 3.3.3 (b) Freehold rowhouse building placement



- (k) The 3rd storey of a building must be a partial storey not exceeding 50% of the storey immediately below.
- (l) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may vary the minimum site area, and maximum area of impermeable materials.

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3.4 TRIPLEX

3.4.1 Density

- (a) The maximum floor space ratio (FSR) is 0.75.
- (b) The Director of Planning may increase the maximum FSR to 0.90 for freehold rowhouse developed as secured market rental housing or social housing provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, and the submissions of any advisory groups, property owners or tenants.
- (c) The Director of Planning may permit an increase in floor area by 1 m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum FSR of 0.90, provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites.
- (d) The total number of dwelling units must not exceed 100 units per hectare of the site area and fractional number must be rounded down.

3.4.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area	303 m ²	
(b)	Maximum height	10.7 m	
		3 storeys	
(c)	Minimum frontage	--	
(d)	Minimum front yard	4.9 m	
(e)	Minimum side yard	1.2 m	
(f)	Minimum rear yard	1.0 m	1.8 m
		55% of the site area	
(g)	Maximum site coverage	55% of the site area	
(h)	Maximum area of impermeable materials, including site coverage	70% of the site area	
(i)	Maximum building depth	40% of site depth	

Figure 3.4.3 (a) Example of triplex form

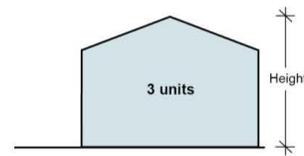
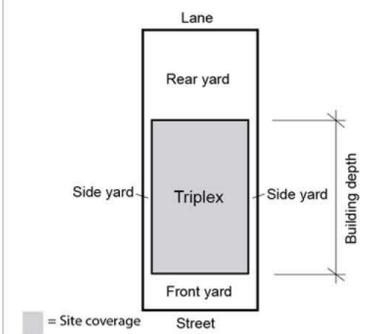


Figure 3.4.3 (b) Triplex building placement



- (j) The 3rd storey of a building must be a partial storey not exceeding 50% of the storey immediately below.
- (k) The Director of Planning may reduce the minimum site area requirements if the lot was on record in the Land Titles Office prior to September 18, 2018 and if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.
- (l) Portions of basement floor area directly below covered porches may project up to 1.8 m into the required front yard.
- (m) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may vary the minimum front yard, maximum area of impermeable materials, and the maximum building depth.

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3.5 INFILL SINGLE DETACHED HOUSE OR INFILL DUPLEX

3.5.1 Density

- (a) The maximum floor space ratio (FSR) is 0.75.
- (b) The maximum FSR may be increased to 0.90 for sites where a building existing prior to January 1, 1940 is retained.
- (c) The Director of Planning may permit an increase in floor area by 1 m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum FSR of 0.85, provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites.
- (d) The maximum density permitted for an infill single detached house or duplex in the rear yard of the site is 0.25 FSR.

3.5.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area for infill and principal building	303 m ²	
(b)	Maximum height for infill at rear of site	7.7 m	
		2 storeys	
(c)	Minimum frontage	--	
(d)	Minimum front yard	--	
(e)	Minimum side yard	1.2 m	
(f)	Minimum rear yard –distance between infill and rear lane	1.0 m	
(g)	Maximum site coverage	45% of site area	
(h)	Maximum area of impermeable materials, including site coverage	70% of site area	
(i)	Maximum building depth of principal building	--	
(j)	Minimum separation between infill and principal building	4.9 m	

Figure 3.5.3 (a) Examples of infill scenarios

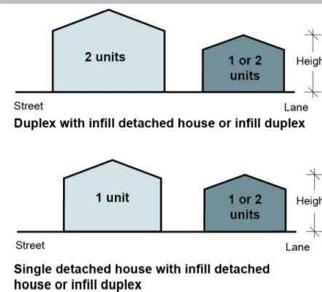
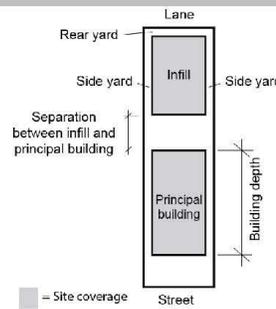


Figure 3.5.3 (b) Infill building placement



- (k) The 2nd storey of a building must be a partial storey not exceeding 50% of the storey immediately below.
- (l) The Director of Planning may reduce the minimum site area requirements if the lot was on record in the Land Title Office prior to September 18, 2018, for an infill detached house or infill duplex in conjunction with the retention of a building existing on the site prior to January 1, 1940, 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.
- (m) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may vary the
 - (i) maximum height for an infill at the rear of the site;
 - (ii) maximum building depth of any dwelling use to permit an infill single detached house in the rear yard;
 - (iii) minimum separation between infill and principal building; and
 - (iv) maximum site coverage and maximum area of impermeable materials.

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3.6 TWO PRINCIPAL BUILDINGS ON SITE – SINGLE DETACHED HOUSES, DUPLEXES OR A COMBINATION

3.6.1 Density

- (a) The maximum floor space ratio (FSR) is 0.75.
- (b) The Director of Planning may permit an increase in floor area by 1 m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum FSR of 0.85 except that no more than 0.25 FSR may be allocated to a second principal building at the rear of the site, provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites.

3.6.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area	303 m ²	
(b)	Maximum height for single detached house at front of site	9.5 m	2 storeys
		10.7 m	3 storeys
	Maximum height for rear building	7.7 m	2 storeys
(c)	Minimum frontage	--	
(d)	Minimum front yard	4.9 m	
(e)	Minimum side yard	1.2 m	
(f)	Minimum rear yard	1.0 m	
(g)	Maximum site coverage	45% of site area	
(h)	Maximum area of impermeable materials, including site coverage	70% of site area	
(i)	Maximum building depth	40% of site depth	
(j)	Minimum separation between principal buildings	4.9 m	

Figure 3.6.3 (a) Examples of two principal buildings on site

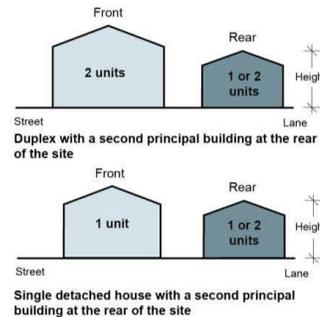
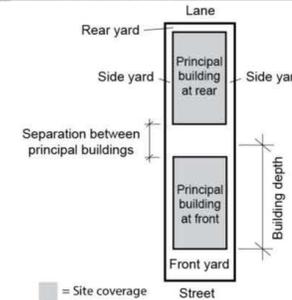


Figure 3.6.3 (b) Building placement for two principal buildings on site



- (k) The 3rd storey of a duplex at front of site must be a partial storey not exceeding 50% of the storey immediately below.
- (l) The 2nd storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below.
- (m) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may vary the
 - (i) maximum height for rear building;
 - (ii) maximum building depth to permit a second principal building in the rear yard; and
 - (iii) minimum separation between principal building.

For discussion purposes only.

3.7 MULTIPLE CONVERSION DWELLING – 2 OR UP TO 3 UNITS

3.7.1 Density

- (a) The maximum floor space ratio (FSR) is 0.75, except for sites where a building existing prior to January 1, 1940 is retained, the the maximum FSR is 0.90.
- (b) The Director of Planning may permit an increase in floor area by 1 m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum FSR of 0.85, provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites.

3.7.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area for multiple conversion dwelling, with 3 dwelling units, resulting from the conversion of a building existing as of September 18, 2018	303 m ²	
(b)	Maximum height	9.5 m	
		2 storeys	
(c)	Minimum frontage	--	
(d)	Minimum front yard	4.9 m	
(e)	Minimum side yard	1.2 m	
(f)	Minimum rear yard	1.0	1.8 m
(g)	Maximum site coverage	45% site area	
(h)	Maximum area of impermeable materials, including site coverage for building	70% of site area	
(i)	Maximum building depth	40% of site depth	

Figure 3.7.3 (a) Example of multiple conversion dwelling form

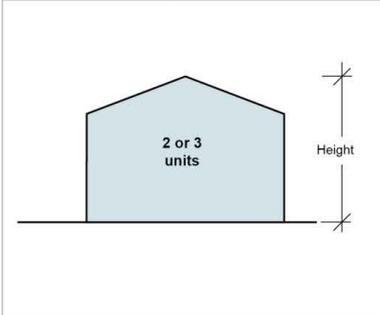
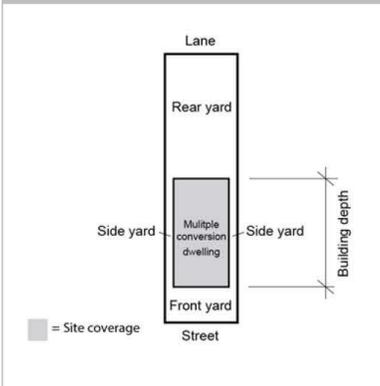


Figure 3.7.3 (b) Multiple conversion dwelling building placement



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3.8 DUPLEX – WITH OR WITHOUT SECONDARY SUITE

3.8.1 Density

The maximum floor space ratio (FSR) is 0.75.

3.8.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area	303 m ²	
(b)	Maximum height	10.7 m	
		3 storeys	
(c)	Minimum frontage	--	
(d)	Minimum front yard	4.9 m	
(e)	Minimum side yard	1.2 m	
(f)	Minimum Rear yard	1.0	1.8 m
(g)	Maximum site coverage	45% of site area	
(h)	Maximum area of impermeable materials, including site coverage	70% of site area	
(i)	Maximum building depth	40% of site depth	

Figure 3.8.3 (a) Example of duplex form

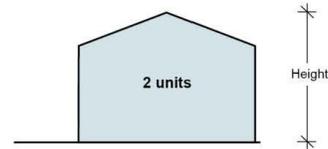
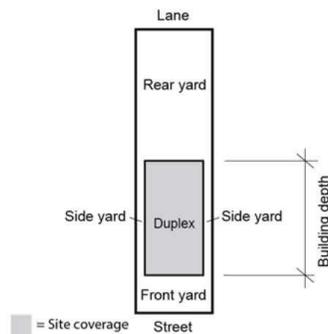


Figure 3.8.3 (b) Duplex building placement



- (j) The 3rd storey must be a partial storey not exceeding 50% of the storey immediately below.
- (k) The Director of Planning may reduce the minimum site area requirements if the lot was on record in the Land Title Office prior to September 18, 2018, for a duplex, with or without secondary suite, in conjunction with the retention of a building existing on the site prior to January 1, 1940, 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.
- (l) The Director of Planning may increase the maximum distance between the required minimum front yard and the rear yard of a duplex, with or without secondary suite, to accommodate building features designed to reduce energy consumption in a Certified Passive House, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

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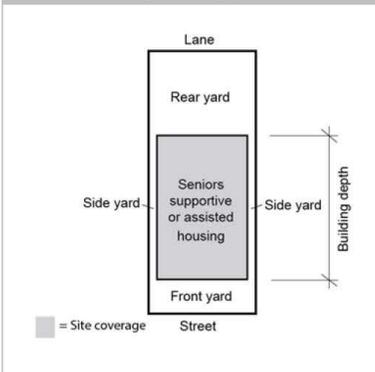
3.9 SENIORS SUPPORTIVE OR ASSISTED HOUSING

3.9.1 Density

- (a) The permitted density is 0.75 maximum floor space ratio (FSR).
- (b) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, and the submissions of any advisory groups, property owners or tenants, and the senior supportive or assisted housing is developed as secured market rental housing or social housing, the Director of Planning may increase
 - (i) the maximum FSR to 1.20 on sites that are 445 m² and larger with a minimum frontage of 12.8 m, or
 - (ii) the maximum FSR to 0.90 on sites that are less than 445 m² or with a frontage less than 12.8m.
- (c) The Director of Planning may permit an increase in floor area by 1 m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum FSR of 1.20 on sites that are 445 m² or larger, with a minimum frontage of 12.8 m, provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites, except that in the RM-Y district, a minimum of 45% of dwelling units must have floor areas between 83 m² and 112 m².
- (d) The Director of Planning may permit an increase in floor area by 1 m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum FSR of 0.90 on sites that are less than 445 m² or a frontage less than 12.8m, provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites.

3.9.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area	--	
(b)	Maximum height	9.5 m	
		2 storeys	
(c)	Minimum frontage	--	
(d)	Minimum front yard	4.9 m	
(e)	Minimum side yard	1.2 m	
(f)	Minimum rear yard (min)	1.0 m	1.8 m
(g)	Maximum site coverage	45% of site area	
(h)	Maximum area of impermeable materials, including site coverage	70% of site area	
(i)	Maximum building depth	40% of site depth	

Figure 3.9.3 (b) Seniors supportive or assisted housing building placement



For discussion purposes only.

3.10 ACCESSORY BUILDING

3.10.1 Density

- (a) The total floor area measured to the extreme outer limits of the building is not greater than 48 m².
- (b) For accessory buildings ancillary to townhouse, triplex and freehold rowhouse, the Director of Planning may increase the total floor area of 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

3.10.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area	--	
(b)	Maximum height for pitched roof	4.6 m ⁽ⁱⁱ⁾	
	Maximum height for flat roof	3.7 m ⁽ⁱⁱ⁾	
(c)	Minimum frontage	--	
(d)	Minimum distance from the ultimate centre line of rear lane or flanking lane	3.6 m	
(e)	Minimum distance from a flanking street	1.5 m	
(f)	Minimum separation from residential building	3.7 m	
(g)	Minimum distance from ultimate rear property line	7.9 m	
(h)	Maximum site coverage, including residential building on site, for townhouse, triplex, and freehold rowhouse	55%	
	Maximum site coverage, including residential building on site, for sites without townhouse, triplex, and freehold rowhouse	45% of site area	
(i)	Maximum area of impermeable materials, including site coverage	70% of site area	
(j)	Maximum building width for an accessory building ancillary to triplex, townhouse and freehold rowhouse	30% of site width at the rear property line	
	Maximum building width for an accessory building ancillary to all other uses	80% of site width at the rear property line	

Figure 3.10.3 (a) Example of accessory building form scenarios

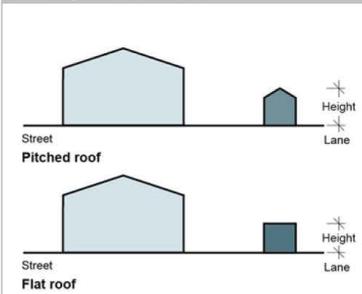
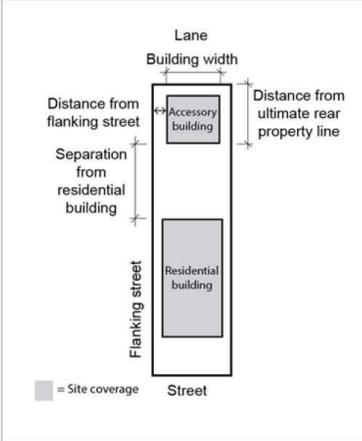


Figure 3.10.3 (b) Accessory building placement



- (k) Roof decks and decks are not permitted on an accessory building.
- (l) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may vary the
 - (i) maximum site coverage for sites with triplex, townhouse and freehold rowhouse;
 - (ii) maximum area of impermeable materials for sites with triplex and townhouse; and
 - (iii) maximum building width to a maximum of 80% of site width at the rear property line for an accessory building ancillary to triplex, townhouse and freehold rowhouse.

For discussion purposes only.

3.11 OTHER USES

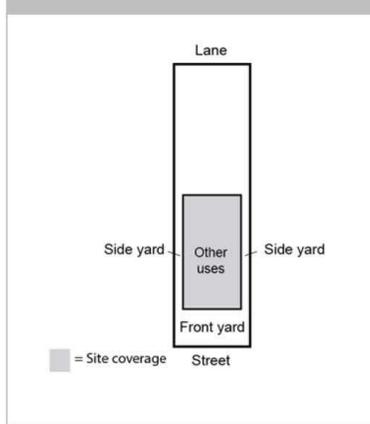
[The following regulations apply to all other uses listed under [section 2.1](#) of this schedule. Refer to [Section 11](#) of the By-law to determine if use-specific regulations apply.]

3.11.1 Density

The maximum floor space ratio (FSR) is 0.75.

3.11.2 Height and Placement		RM-X	RM-Y
(a)	Minimum site area	--	
(b)	Maximum height	9.5 m	
		2 storeys	
(c)	Minimum frontage	--	
(d)	Minimum front yard	4.9 m	
(e)	Minimum side yard	1.2 m	
(f)	Minimum rear yard	--	
(g)	Maximum site coverage	45% of site area	
(h)	Maximum area of impermeable materials, including site coverage for building	70%	
(i)	Maximum building depth	--	

Figure 3.11.3 (b) Building placement for other uses



For discussion purposes only.

4 COMMON REGULATIONS

[These regulations apply to all development under this districts schedule. For use-specific regulations, refer to section 3 of this schedule.]

4.1 DENSITY: AMENITY SHARES AND AFFORDABLE HOUSING SHARES

- (a) For the purposes of this schedule, amenity means one or more of the following:
- (i) Community Centre or Neighbourhood House;
 - (ii) Library;
 - (iii) Museum or Archives;
 - (iv) Park or Playground;
 - (v) Plaza;
 - (vi) Rink;
 - (vii) Swimming Pool;
 - (viii) Child Day Care Facility;
 - (ix) Public Authority Use; and
 - (x) Social Service Centre.
- (b) The cost of an amenity share or affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule in Schedule F of this By-law.

4.2 DENSITY: COMPUTATION OF FLOOR AREA

4.2.1 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

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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) In RM-8A, accessory buildings ancillary to townhouses, triplexes and freehold rowhouses, except accessory buildings solely designed and constructed for the purpose of bicycle storage, or otherwise excluded in accordance with [section 1.1\(c\)](#) of this schedule.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks, 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 floor area being approved for townhouse, triplex and freehold rowhouse uses and 8% of the floor area being approved for all other uses;
- (b) patios and roof decks, provided that the Director of Planning first consider the effect on privacy and overlook;
- (c) for triplex, townhouse, and freehold rowhouse uses, 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,
 - (ii) bicycle storage located underground, or, if located at or above base surface are contained in an accessory building which complies with [section 2.2\(m\)](#), and
 - (iii) heating and mechanical equipment, or uses which in the opinion of the Director of Planning, are similar to the foregoing, which are located below the base surface;
- (d) for dwelling uses other than triplex, townhouse, and freehold rowhouse uses, 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\(l\)](#), or in an infill detached house or principal building 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 detached house 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,

For discussion purposes only.

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) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the portion facing the street, rear property line, common open space, park or school, is open or protected by guards which do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under [section 4.2.2\(a\)](#) of this schedule, does not exceed 16% of the floor area being provided for townhouse or triplex and 13% of the floor area being provided for all other uses,
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor, and
 - (iv) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;
- (i) for townhouse, triplex and freehold rowhouse uses, 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;
- (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 1% of permitted floor area; and
- (k) for duplex, with or without secondary suite, 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 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 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% of the permitted total floor area.
 - (iii) Despite 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

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shall not include floor area excluded in [section 4.2.2\(k\)](#) of this schedule.

- (l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of entries, porches and verandahs complying with [section 4.2.2\(h\)](#) to which there is no access from the interior of the building.

4.3 HORIZONTAL ANGLE OF DAYLIGHT

- (a) Each habitable room must have at least 1 window on an exterior wall of a building.
- (b) 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- (c) The plane or planes referred to in [section 4.3\(b\)](#) must be measured horizontally from the centre of the bottom of each window.
- (d) The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (i) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
 - (ii) the minimum distance of unobstructed view is not less than 2.4 m.
- (e) A habitable room referred to in [section 4.3\(a\)](#) does not mean:
 - (i) a bathroom; or
 - (ii) a kitchen whose floor area is the lesser of 10% or less of the total floor area of the dwelling unit, or 9.3 m².

4.4 EXTERNAL DESIGN

- (a) For the purpose of this section, 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.
- (b) In a duplex, with or without secondary suite, on a site with 1 principal building:
 - (i) there must be 1 main entrance to each principal dwelling unit;
 - (ii) on a corner site, 1 main entrance must face the front street and 1 main entrance must face the flanking street;
 - (iii) there must be a covered entry at each main entrance, with a minimum width and depth of 1.8 m;
 - (iv) all roofs except for dormer roofs shall have a minimum slope of 7:12 and a maximum slope of 12:12 and 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

For discussion purposes only.

building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a half-storey or attic above the second storey;

- (v) dormer roofs shall be gable, hip or shed in form and shall have a minimum slope of 4:12;
 - (vi) the maximum total width of dormers provided on a half storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
 - (vii) all exterior dormer walls shall be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
 - (viii) despite [section 4.4\(c\)\(vii\)](#), 1 dormer may have its face wall flush or continuous with the second storey exterior wall face below if it meets the following conditions:
 - (1) faces an interior side yard; and
 - (2) provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the half-storey above.
- (c) The Director of Planning may vary the requirements of [section 4.4](#) for duplex, with or without secondary suite, if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression, or to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero Energy standard, or an equivalent to the satisfaction of the Director of Planning.
- (d) Exterior windows in a secondary suite or lock off unit must have:
- (i) 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
 - (ii) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms except bathrooms and laundry rooms.

4.5 DEDICATION OF LAND

4.5.1 For lane purposes:

- (a) 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.
- (b) Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.5.2 For sidewalk and boulevard purposes:

- (a) 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

For discussion purposes only.

centerline of the street to the property line of the development site of 14.6 m measured at right angles.

- (b) For development sites that front West King Edward Avenue, 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, measured at right angles, of:
- (c) for sites on the north side of West King Edward Avenue:
 - (i) from Manitoba Street to Ontario Street, 15.5 m,
 - (ii) from Columbia Street to Manitoba Street, 15.6 m,
 - (iii) from Willow Street to Heather Street, 16.9 m, and
 - (iv) from Laurel Street to Willow Street, 19.2 m; and
- (d) for sites on the south side of West King Edward Avenue from Columbia Street to Ontario Street, 15.2 m.
- (e) Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

5 RELAXATIONS – This section is a sample for the purposes of this prototype.

5.1 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 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 increase in floor area that may be permitted, the Development Permit Board shall consider:

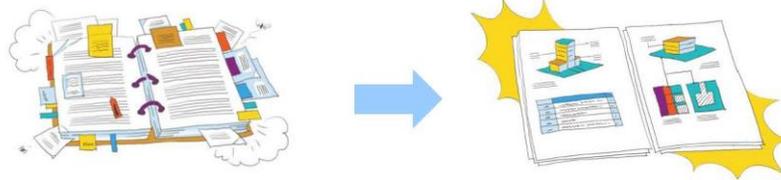
- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) all applicable policies and guidelines adopted by Council.

5.2 The Director of Planning or the Development Permit Board may relax the maximum 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:

For discussion purposes only.

- (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.

D. Focus Group Presentation Slides



Regulation Redesign

Simplifying Rules for City Building

Industry focus group

Zoning and Development By-law - District Schedule prototype

Planning, Urban Design, and Sustainability

2020 October

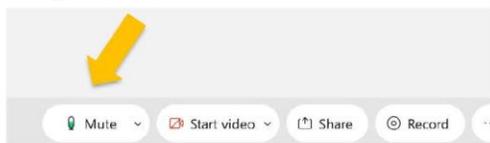
Instructions



How to mute



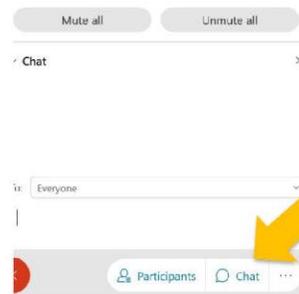
Click on the microphone 'mute' button next to your name in the Participants list or at the bottom of your screen



How to participate in the chat



Click on the 'Chat' icon on the bottom right of your screen



2

Regulation Redesign

Simplifying rules for city building

1. **What is the Regulation Redesign project?**
2. What we've heard
3. District schedule prototype

3

About Regulation Redesign

- **Regulation Redesign is a priority project in 2020 Corporate Plan, specifically Goal 2B – Build and Protect the Vancouver Economy**
- **Key objectives of the project are to:**
 - simplify and clarify land use regulations to make them easier to understand and implement
 - modernize regulations and language and improve the format of land use documents to make them more user-friendly
 - improve the consistency of land use regulations and policies
 - improve communication about land use tools
 - establish a robust and enduring land use framework



4

Current situation

1956



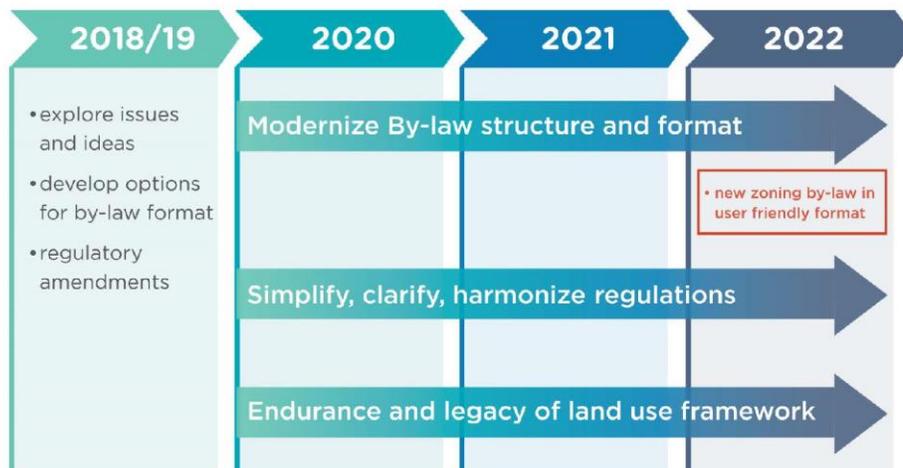
2019



Adopted in 1956, the Zoning and Development By-law has been amended (8000+ amendments), but not been comprehensively reviewed

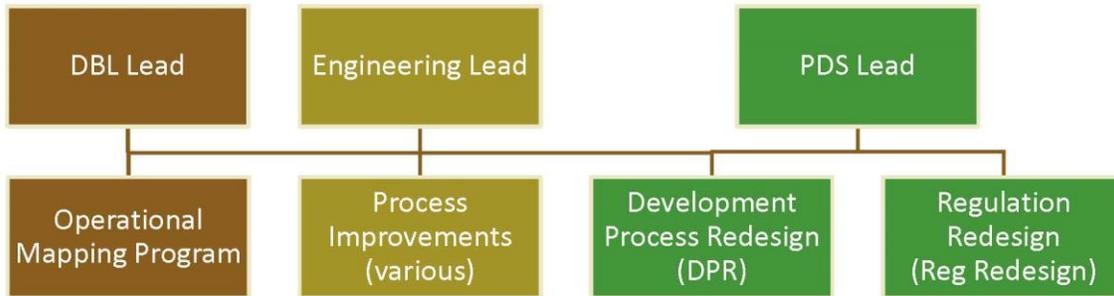
5

Project timeline



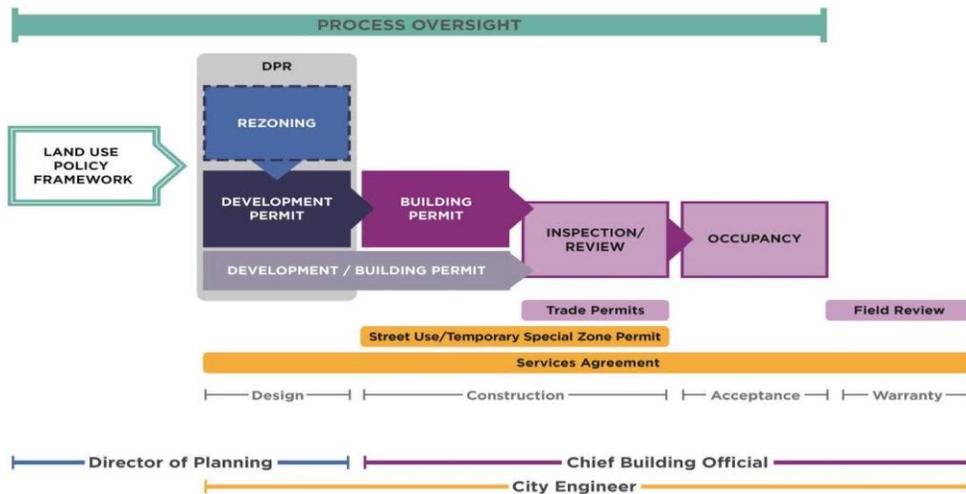
6

End-to-end process improvements



7

Parallel project: Development Process Redesign



8

Regulation Redesign

Simplifying rules for city building

1. What is the Regulation Redesign project?
2. **What we've heard**
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9

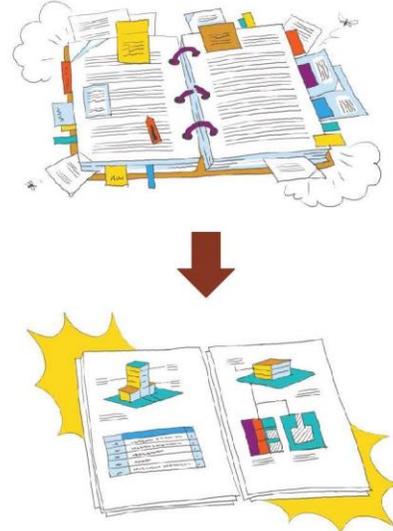
What we've heard



10

CONFIRMED OBJECTIVES FOR A USER-FRIENDLY BY-LAW

1. Help users find information quickly
2. Give context and purpose to the regulations
3. Bring wholeness to the by-law



11

CONFIRMED PRINCIPLES FOR A USER-FRIENDLY BY-LAW

Document standards



Consistently organize regulations

Clear rules, simple diagrams and language



Clearly describe intended uses and forms of development

Summary pages



Overview of each zoning family

Distinguish nuances and consolidate similar rules



Make requirements more obvious and upfront

12

Poll Question 1

How well do you know the City of Vancouver's land use regulations?

(Please check one box)

13

Poll Question 2

When I use a district schedule, I start with_____.

(Please check all that applies)

14

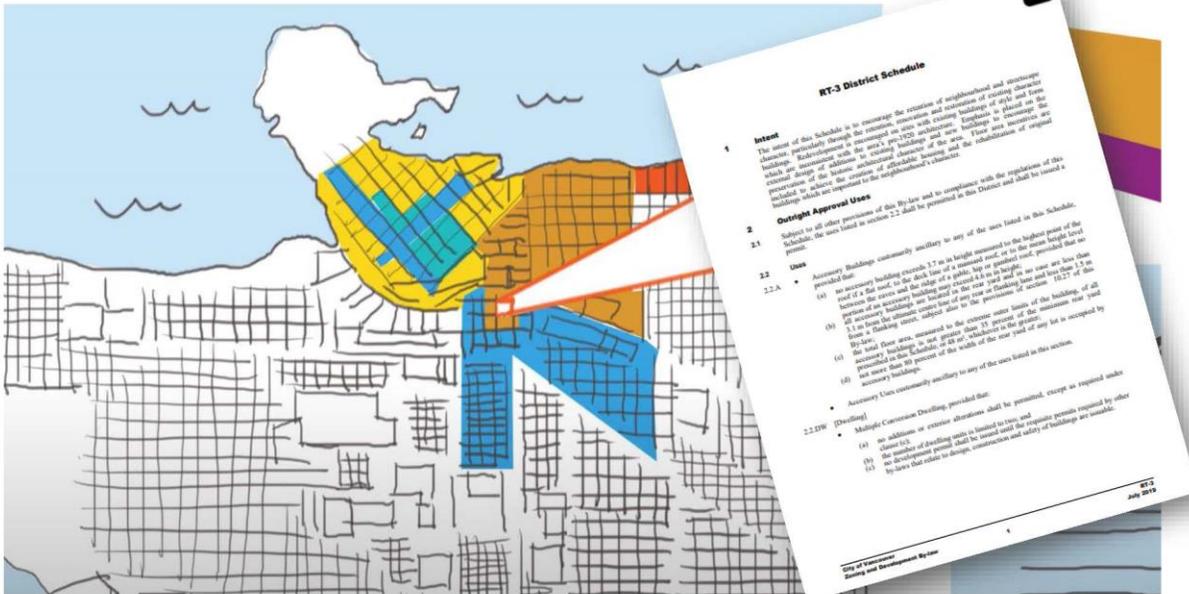
Regulation Redesign

Simplifying rules for city building

1. What is the Regulation Redesign project?
2. What we've heard
3. District schedule prototype

15

What is a District Schedule?



District Schedule structure

CURRENT

1. Intent
2. Outright approval uses
3. Conditional approval uses
4. Regulations
5. Relaxations

PROTOTYPE

1. Intent and overview
2. Uses
3. Form and placement regulations
4. Common regulations
5. Relaxation (where applicable)

17

Open the Districts Schedule Prototype that we emailed you!

18

Question 1

Is a duplex an outright or conditional use?

19

Question 2

What is the minimum site area for a triplex?

20

Question 3

What is the maximum allowable FSR for a townhouse?

21

Bonus Question!

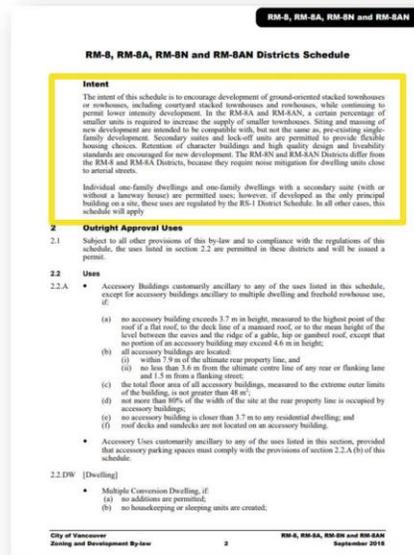
How can a townhouse earn a maximum allowable FSR of 1.20?

22

What we heard

- Keep the intent statement clear, concise and simple
- Remove unnecessarily long sentences or wording
- Focus on highlighting permitted typology/building form

Current Districts Schedule

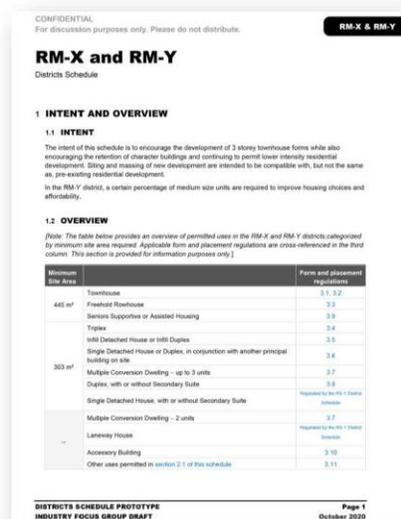


23

What we've done

- Rewrote the intent statement concisely
- Created an overview table to highlight uses with specific regulations in the districts
- Organized table by minimum site area as a 'quick glance' of key development scenarios

Districts Schedule prototype



24

Q1. What do you like about the addition of the Overview table?

What works? What doesn't?

1.2 OVERVIEW

[Note: The table below provides an overview of permitted uses in the RM-X and RM-Y districts, categorized by minimum site area required. Applicable form and placement regulations are cross-referenced in the third column. This section is provided for information purposes only.]

Minimum Site Area		Form and placement regulations
445 m ²	Townhouse	3.1, 3.2
	Freehold Rowhouse	3.3
	Seniors Supportive or Assisted Housing	3.9
	Triplex	3.4
303 m ²	Infill Detached House or Infill Duplex	3.5
	Single Detached House or Duplex, in conjunction with another principal building on site	3.6
	Multiple Conversion Dwelling – up to 3 units	3.7
	Duplex, with or without Secondary Suite	3.8
	Single Detached House, with or without Secondary Suite	Regulated by the RS-1 District Schedule
-	Multiple Conversion Dwelling – 2 units	3.7
	Laneway House	Regulated by the RS-1 District Schedule
	Accessory Building	3.10
	Other uses permitted in section 2.1 of this schedule	3.11

What we heard

- Lengthy and repetitive reading of both USE sections
- Key uses do not appear until later pages of these sections

Current Districts Schedule

RM-8, RM-SA, RM-SN and RM-SAN

RM-8, RM-SA, RM-SN and RM-SAN Districts Schedule

1 Intent

The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, including converted stacked townhouses and rowhouses, while continuing to permit lower intensity development. In the RM-SA and RM-SAN, a certain percentage of smaller units is required to increase the supply of smaller townhouses. Being and manner 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 to provide flexible housing choices. Retention of character buildings and high quality design and livability standards are encouraged for new development. The RM-SN and RM-SAN Districts differ from the RM-8 and RM-SA Districts, because they require noise mitigation for dwelling units close 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 of 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 from 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 46 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 roof decks and sun decks 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 board-upping or sleeping units are created.

RM-8, RM-SA, RM-SN and RM-SAN

(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 issued.

- 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

2.2.1 [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 of 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 from 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 46 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;
 - (ii) 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;
- (d) no accessory building is closer than 3.7 m to any residential dwelling; and
- (e) roof decks and sun decks are not located on an accessory building.

Accessory Uses customarily ancillary to any of the uses listed in this section.

Outright and Conditional Uses



What we've done

- Consolidated two 'use' sections into one
- Added colour-coded icons as introduced in the *Definitions* section of the By-law
- Referenced additional use requirements in a new consolidated section

Districts Schedule prototype

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Discussion – Districts Schedule prototype



Q2. What do you like about the consolidated USE table?

What works? What doesn't?

2.1 Uses	Approval	Additional requirements	
[Agricultural Uses]			A
Urban Farm - Class A	Conditional		
[Cultural and Recreational Uses]			C
Club	Conditional		
Community Centre or Neighbourhood House	Conditional		
Library in conjunction with a Community Centre	Conditional		
Park or Playground	Conditional		
Plaza	Conditional		
[Dwelling Uses]			D
Duplex	Outright		
Duplex with Secondary Suite	Conditional	2.2(a)	
Duplex, with or without Secondary Suite, in conjunction with another principal building	Conditional	2.2(b)	
Dwelling Units, up to 2, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980	Conditional		
Freehold Rowhouse	Conditional	2.2(c)	
Infill Detached House, in conjunction with a single detached house or duplex, with or without Secondary Suite	Conditional	2.2(e)	
Infill Duplex in conjunction with a single detached house or duplex, with or without Secondary Suite	Conditional	2.2(e)	

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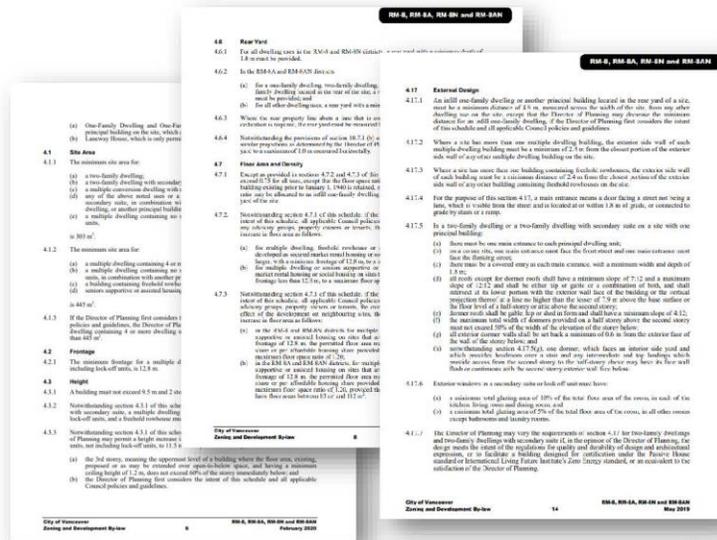
Regulations



What we heard

- Complex regulations are easier to understand with diagrams
- Cross-references make it easier to find information
- Use simple and easy to read tables

Current Districts Schedule



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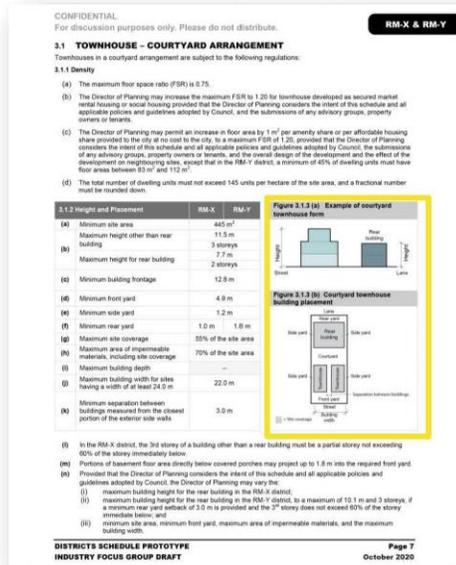
Form and placement regulations



What we've done

- Separated building form and placement regulations from other regulations
- Organized by use types (e.g. triplex, townhouse, etc.)
- Applied user-friendly features: table and interpretive diagrams
- Addressed inconsistent rules (e.g. guidelines vs schedule)
- Updated regulations to reflect practice

Districts Schedule prototype



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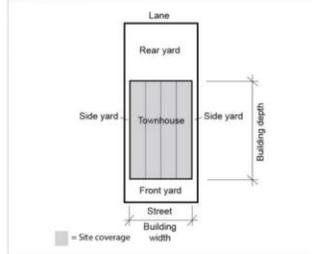
What we've done

- Consolidated sections regarding the Director of Planning's ability to vary a regulation or set of regulations, where appropriate

Districts Schedule prototype

(e)	Minimum side yard	1.2 m
(f)	Minimum rear yard	1.0 m 1.8 m
(g)	Maximum site coverage	55% of the site area
(h)	Maximum area of impermeable materials, including site coverage	70% of the site area
(i)	Maximum building depth	40% of site depth
(j)	Maximum building width for sites having a width of at least 24.0 m	22.0 m
(k)	Minimum separation between buildings measured from the closest portion of the exterior side walls	3.0 m

Figure 3.2.3 (b) Townhouse single-building placement



- (l) In the RM-X district, the 3rd storey of a building must be a partial storey not exceeding 60% of the storey immediately below.
- (m) Portions of basement floor area directly below covered porches may project up to 1.8 m into the required front yard.
- (n) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may vary the minimum site area, minimum front yard, maximum area of impermeable materials, and the maximum building width.

Discussion – Districts Schedule prototype

Q3. What do you like about the new 'Form and Placement Regulations' page layout?

How can the layout be improved?

What do you think of the diagrams?

3.1.2 Height and Placement	RM-X	RM-Y
(a) Minimum site area	445 m ²	
Maximum height other than rear building	11.5 m	3 storeys
(b) Maximum height for rear building	7.7 m	2 storeys
(c) Minimum building frontage	12.8 m	
(d) Minimum front yard	4.9 m	
(e) Minimum side yard	1.2 m	
(f) Minimum rear yard	1.0 m	1.8 m
(g) Maximum site coverage	55% of the site area	
(h) Maximum area of impermeable materials, including site coverage	70% of the site area	
(i) Maximum building depth	--	
(j) Maximum building width for sites having a width of at least 24.0 m	22.0 m	
(k) Minimum separation between buildings measured from the closest portion of the exterior side walls	3.0 m	

Figure 3.1.3 (a) Example of courtyard townhouse form

Figure 3.1.3 (b) Courtyard townhouse building placement

- (l) In the RM-X district, the 3rd storey of a building other than a rear building must be a partial storey not exceeding 60% of the storey immediately below.
- (m) Portions of basement floor area directly below covered porches may project up to 1.8 m into the required front yard.
- (n) Provided that the Director of Planning considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may vary the:
 - (i) maximum building height for the rear building in the RM-X district;
 - (ii) maximum building height for the rear building in the RM-Y district, to a maximum of 10.1 m and 3 storeys, if a minimum rear yard setback of 3.0 m is provided and the 3rd storey does not exceed 60% of the storey immediately below; and
 - (iii) minimum site area, minimum front yard, maximum area of impermeable materials, and the maximum building width.

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Common Regulations and Relaxations

What we heard, what we've done

- Kept final sections in single-column, paragraph form

Districts Schedule prototype

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4. COMMON REGULATIONS
[These regulations apply to all development under this district's schedule. For use-specific regulations, refer to section 3 of this schedule.]

4.1 DENSITY; AMENITY SHARES AND AFFORDABLE HOUSING SHARES

(a) For the purposes of this schedule, amenity means one or more of the following:

- (i) Community Centre or Neighbourhood House;
- (ii) Library;
- (iii) Museum or Archives;
- (iv) Park or Playground;
- (v) Place;
- (vi) Risk;
- (vii) Swimming Pool;
- (viii) Child Day Care Facility;
- (ix) Public Authority Use; and
- (x) Social Service Centre.

(b) The cost of an amenity share or affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule in Schedule F of this By-law.

4.2 DENSITY; COMPUTATION OF FLOOR AREA

4.2.1 Computation of floor area must include:

- (a) all floors, including mezzanine 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 pitch, 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 vertical 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

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...continue of the street to the property line of the development site of 14.6 m measured at right angles.

(b) For development sites that front West King Edward Avenue, a portion of the site must be dedicated to the City for sidewalks and boulevard improvements to achieve a distance from the centreline of the street to the property line of the development site, measured at right angles, of:

- (i) for sites on the north side of West King Edward Avenue:
 - (A) from Marinko Street to Ontario Street, 15.5 m;
 - (B) from Columbia Street to Marinko Street, 15.6 m;
 - (C) from Willow Street to Heather Street, 16.9 m; and
 - (D) from Laurel Street to Willow Street, 19.2 m; and
- (ii) for sites on the south side of West King Edward Avenue from Columbia Street to Ontario Street, 15.2 m.

(c) Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

5. RELAXATIONS This section is a sample for the purposes of this prototype.

5.1 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 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 presented in the public domain by way of a negotiated agreement and approved 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 minor nature 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.

5.2 The Director of Planning or the Development Permit Board may relax the maximum floor space ratio for a development which includes the installation of an existing building, site, landmark or feature, if the existing building, site, landmark or feature is located in the Vancouver Heritage Register, if Council that approves a heritage designation by-law, and if the Director of Planning or the Development Permit Board is satisfied:

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Discussion – Districts Schedule prototype

Q4. What do you think of the re-organization of the regulations into 'Form and Placement' and 'Common' regulations?

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1.1 TOWNHOUSE - COURTYARD ARRANGEMENT
Townhouses or a courtyard are approved and subject to the following regulations:

1.1.1 Density

- (a) The maximum floor space ratio (FSR) is 0.75.
- (b) The Director of Planning may increase the maximum FSR to 0.92 for townhouses developed as secure (against trespassing) and locked (against fire) townhouses and/or townhouses with a maximum of two storeys and a maximum of two units per lot.
- (c) The maximum floor space ratio per lot is 0.75, or 0.92 for townhouses developed as secure (against trespassing) and locked (against fire) townhouses and/or townhouses with a maximum of two storeys and a maximum of two units per lot.
- (d) The maximum floor space ratio per lot is 0.75, or 0.92 for townhouses developed as secure (against trespassing) and locked (against fire) townhouses and/or townhouses with a maximum of two storeys and a maximum of two units per lot.

Element	Max	Min
Minimum lot area	450 m ²	
Maximum height over rear yard	11.0 m	
Maximum height for rear building	8.0 m	
Minimum building height	2.0 m	
Minimum front yard	4.0 m	
Minimum rear yard	1.2 m	1.8 m
Maximum site coverage	50% of the lot area	
Maximum area of rear setbacks	50% of the lot area	
Maximum building width	—	
Maximum building width over the front yard of a lot of 10 m	22.0 m	
Minimum rear setback	3.0 m	

1.1.2 Form and Placement

- (a) In the front setback, the 200 storeys of a building other than a new building shall be parallel to the rear setback line of the lot.
- (b) Portions of a building that are not parallel to the rear setback line may project up to 1.8 m into the rear setback line.
- (c) Portions of a building that are not parallel to the rear setback line may project up to 1.8 m into the rear setback line.
- (d) Portions of a building that are not parallel to the rear setback line may project up to 1.8 m into the rear setback line.

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4. COMMON REGULATIONS
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(a) For the purposes of this schedule, amenity means one or more of the following:

- (i) Community Centre or Neighbourhood House;
- (ii) Library;
- (iii) Museum or Archives;
- (iv) Park or Playground;
- (v) Place;
- (vi) Risk;
- (vii) Swimming Pool;
- (viii) Child Day Care Facility;
- (ix) Public Authority Use; and
- (x) Social Service Centre.

(b) The cost of an amenity share or affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule in Schedule F of this By-law.

4.2 DENSITY; COMPUTATION OF FLOOR AREA

4.2.1 Computation of floor area must include:

- (a) all floors, including mezzanine 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 pitch, 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 vertical 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

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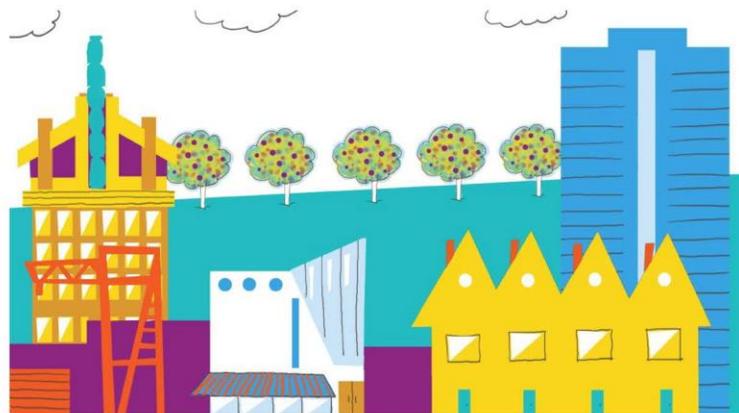
Q5. What do you think of the prototype?

Can you find the information you need?

What elements work? What elements do not?

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Introducing *multiple dwelling* use terms to clarify forms of development



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Draft dwelling use terms

	Apartment	a principal building which contains four or more principal dwelling units , all of which share at least one common entrance from the exterior of the building
	Townhouse	a principal building which contains four or more principal dwelling units , where each unit has its own entrance from the exterior of the building
	Triplex	a principal building which contains three principal dwelling units , but does not include a multiple conversion dwelling
	Duplex	[new term to replace <i>Two-Family Dwelling</i>]
	Single Detached House	[new term to replace <i>One-Family Dwelling</i>]

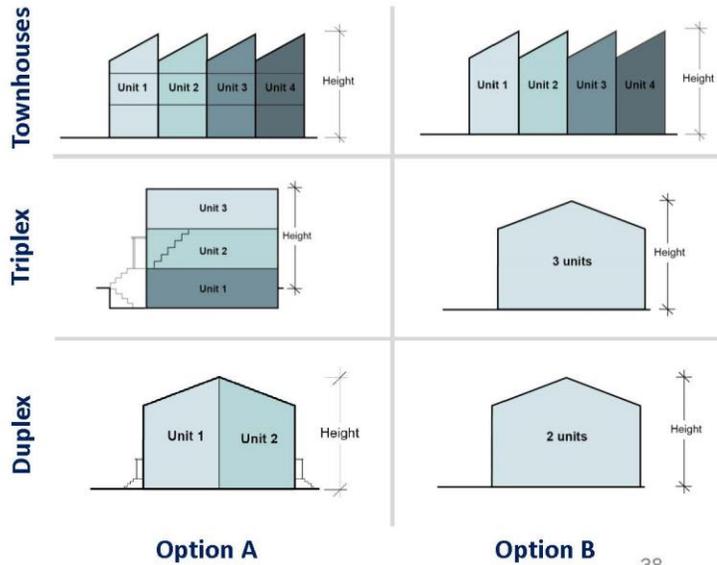
Q6. What do you think about the new definitions?

Q7. What concerns, if any, do you have with the draft terms and definitions?

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Draft dwelling use terms

Q8. Which graphic option do you prefer?

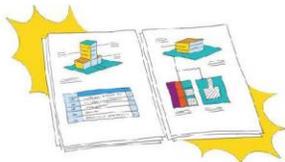


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Q9. Any additional thoughts, questions or feedback?

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Thank you for helping us shape the future format and structure of the **Zoning and Development By-law**.



What's next?

- In a month: focus group report
- 2021: drafting, testing, consultation
- 2022: Council

Continue to share your input

RegRedesign@vancouver.ca

<https://vancouver.ca/RegRedesign>

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E. Registrants

- Acton Ostry Architects
- Architectural Institute of British Columbia
- Architect 57
- Boeing
- Campos Studio
- Carscadden Architects
- City of North Vancouver
- Canada Mortgage and Housing Corporation
- Coast Capital Savings Federal Credit Union
- Conwest
- Cornerstone Architecture
- Design Work Group
- DOS Design Group
- dys Architecture
- Evoke International Design
- Fina Electrical Systems
- HDR Architecture
- Intracorp
- Kenorah Design Build
- KW Commercial
- Lanefab Design/ Build
- Lang Wilson Practice in Architecture Culture
- MA+HG Architects
- Metro Vancouver Housing
- NSDA Architectects
- OpenForm Properties
- PCL Constructors Westcoast
- PDDA Ltd.
- Polygon
- Powell & Jackson Holdings Ltd.
- Regeneration Design Studio
- Rositch Hemphill Architects
- S R McEwen Architect
- Strand
- Suvic Homes
- Tavan Developments
- Transca
- Urban Design Institute
- Urbanwest Projects
- VictorEric Design Group
- Volume
- Woodland-Hills Warner Centre Neighbourhood Council, City of Los Angeles
- Zaher Verjee Architect

F. City of Vancouver staff

The Regulation Redesign team in the Planning, Urban Design, and Sustainability:

- Beverly Chew, Planning Analyst: Technical support
- Diana Leung, Planner: Presenter and Facilitator
- Heather Burpee, Senior Planner: Subject matter expert
- Jacqueline Hunter, Planning Analyst: Facilitator
- Marco D'Agostini, Project Manager: Presenter
- Sunita Lucertini, Clerk: Note-taker