

User Guide to the Zoning and Development By-law

These pages are intended to make the Zoning and Development By-law easier to understand and use by outlining how to find basic zoning information. These pages do not form part of Zoning and Development By-law No. 3575 and are for information only.

A. Authority and Purpose of the Zoning and Development By-law

The statutory authority to regulate zoning is granted by the Vancouver Charter. The Charter is a provincial statute that specifies the types of by-laws the City can create and what the by-laws can regulate.

In keeping with Charter authority, the Zoning and Development By-law establishes regulations for the development of land in the City of Vancouver. This includes the types of uses allowed, where a building can be located on a site, its height and size, and other provisions necessary to enable good city building. These regulations reflect the City's values and goals, as contained in Council-adopted policies and plans.

B. Zoning and Development By-law Structure

The by-law is organized into three main parts:

- Sections 1 to 16 which include administration, definitions, enforcement, general regulations and use-specific regulations
- Zoning district schedules and comprehensive district schedules (site/area-specific zoning regulations)
- General Schedules which include regulations on landscaped setbacks, building lines, costs schedules, and stipulated rents at initial occupancy for secured market rental housing

A set of appendices provide related information, but do not form a part of the by-law.

For more information on these sections please visit vancouver.ca/zoning.

C. How to Use this By-law

The following eight steps describe how to identify what uses are allowed on a site, the size and location of the structures that can be built, and other development-related regulations. It is the responsibility of the applicant to review all the relevant regulations in the Zoning and Development By-law and related by-laws.

1. Determine your property's zoning designation:

Visit the City's website at vancouver.ca/zoning and review the map to find your zone.

The city is divided into zoning districts, which are organized into five broad categories (Limited Agriculture, Residential, Commercial, Industrial and Heritage) and comprehensive development districts, which typically apply to individual sites.

2. Review section 5 of the by-law to confirm a development permit is required:

Section 5 sets out which uses, structures, and activities do not require a development permit.

3. If a development permit is required, review the district schedule to determine the uses allowed in your zone and what regulations apply to your property:

Once you have determined what your site is zoned, refer to the zoning district schedule or comprehensive district schedule that applies to your site to determine what uses are allowed on your property and the specific regulations (see Part D of this user guide for information on the structure of a district schedule).

If the use you are considering is a conditional use (e.g. a use that may have an adverse impact on surrounding sites) it will be subject to a more rigorous review. If it is allowed it may be subject to specific conditions. Check to see if there are any additional conditions in section 3.3 of the district schedule that apply.

Uses that are not listed in the district schedule may still be considered if they are deemed to be comparable in nature to a listed use in the same district schedule (section 3.2.Z of some district schedules).

If any of the regulations can be varied by the Director of Planning, refer to the guidelines listed at vancouver.ca/zoning-library to determine the criteria for varying the regulations. The guideline documents are organized by location/zone and land use/project type.

4. Review the general regulations in section 10 and use-specific regulations in section 11 of the by-law.

After determining the specific regulations for your site, the general regulations in section 10 should be reviewed as this section contains regulations that apply broadly across the city.

The use-specific regulations in section 11 should be reviewed to determine any specific requirements for the proposed use on the site.

5. Review the definitions in section 2 of the by-law

Reference to the definitions section should be made to ensure a clear understanding of the terms and uses in this by-law.

The definitions are organized alphabetically and define both land uses and other related terms. Where relevant, additional information is provided including references to use-specific regulations and illustrations that help explain a term.

6. Review any policies and guidelines that apply to your site:

Once the relevant regulations in the Zoning and Development By-law have been reviewed, it is important to determine if any plans, policies, guidelines or bulletins are applicable to your development.

Visit vancouver.ca/zoning-library to search for any relevant location-specific and/or topic-specific documents for your project.

7. For parking and loading requirements see the Parking By-law

The Parking By-law contains the requirements associated with motor vehicle parking spaces, bicycle parking spaces, loading spaces, and passenger spaces. Parking and loading regulations include parking and loading space dimensions, minimum required and maximum permitted number of spaces, and design-oriented regulations that apply to uses in all zones.

8. Review other related by-laws

Applicable regulations in other related by-laws (e.g. Protection of Trees By-law, Heritage By-law, Sign By-law, Health By-law, Noise By-law) should be reviewed also to determine if they apply to your development.

D. Zoning District Schedule Structure

The following is a guide to describe the structure of the zoning district schedules, which set out the permitted uses and development regulations for each zoning district. Excerpts of various district schedules are provided help explain how the schedules are organized and where regulations are located.

1. DISTRICT SCHEDULE FORMAT (excluding Comprehensive Development (CD) districts):

Each zoning district schedule is identified by the zoning category (e.g. C for Commercial) and a unique number.

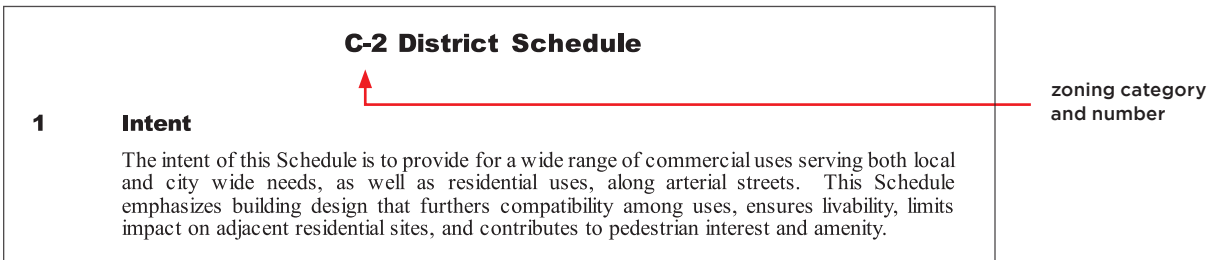


Figure 3: first page of C-2 district schedule

RM-10 and RM-10N Districts Schedule

1 Intent

The intent of this Schedule is to permit medium density residential development primarily in the form of 6-storey apartments, and to foster compact, sustainable, multi-family neighbourhoods that support walking, cycling and transit use, with additional allowances to encourage small-scale, neighbourhood-serving retail and services. Where lot-depth is sufficient, ground oriented townhouses are encouraged at the rear of sites.

Emphasis is on a high standard of liveability and dwelling units that are varied in size, composition and tenure, including those suitable for families with children. Common and private outdoor spaces are required. Ground-oriented units are encouraged wherever possible. Secondary suites and lock-off units are permitted to provide flexible housing choices. All new development will demonstrate high-quality design and enrich the public realm.

some district schedules are combined together because most of the regulations apply to all the districts

some zoning district schedules have a suffix "N" which means that acoustic regulations, contained in the district schedule, apply to sites in that district

sub-section 1 clarifies the intent for the zoning district

Figure 4: first page of RM-10 and RM-10N district schedule

I. Permitted uses:

The uses that are allowed in the zoning district are listed in sections 2 and 3 of the district schedule:

Section 2:

Outright uses are listed in section 2. They are uses that are intended to exist in a particular district and are allowed provided that they comply with all relevant regulations.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

Figure 5: Section 2 in district schedules

Section 3:

Conditional uses are listed in section 3. They are uses that may have an adverse impact on the community or neighbours and, therefore, require a more rigorous review. If allowed, these uses may be subject to conditions. Some district schedules include conditions of use in section 3.3, which apply to some or all conditional uses. Use-specific conditions may also be contained in Council-adopted policies and guidelines.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Figure 6: Section 3 in district schedules

Uses that are not listed may still be considered, if they are deemed to be comparable in nature to a use listed in the applicable district schedule (section 3.2.Z of some district schedules).

3.2.Z

- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this Schedule.

Figure 7: Section 3.2.Z in some district schedules

II. Yards, height, size, design etc:

Section 4:

These regulations set out the standards that apply to the buildings or structures associated with a permitted use, such as the minimum lot size, yard requirements, height, floor area, site coverage, building depth and any design regulations.

In some district schedules, the Director of Planning may use discretion to vary certain regulations such as permitting an increase in the floor area or height of a development. To determine the criteria for varying the regulation it is necessary to review the guidelines associated with the district schedule.

Visit the City's website at vancouver.ca/zoning to find a list of Council approved guidelines.

4	Regulations All approved uses are subject to the following regulations, except for Laneway House, which is only permitted in combination with a One-Family Dwelling or One-Family Dwelling with Secondary Suite, and is subject to section 11.24 of this By-law, and except that section 4.17 shall apply only to uses approved under section 3.
4.1	Site Area
4.1.1	The minimum site area for a One-Family Dwelling, a One-Family Dwelling with Secondary Suite, a Two-Family Dwelling, a Two-Family Dwelling with Secondary Suite, or a One-Family Dwelling or One-Family Dwelling with Secondary Suite on sites with more than one principal building, shall be 306 m ² .
4.1.2	The minimum site area for a Multiple Dwelling shall be 511 m ² .
4.1.3	Notwithstanding section 4.1.2, the Director of Planning may permit a Multiple Dwelling on sites smaller than 511 m ² , provided that consideration is first given to all applicable policies and guidelines adopted by Council.
4.2	Frontage
4.2.1	The maximum frontage for a site for a Multiple Dwelling shall be a single lot, or two adjoining lots, on record in the Land Title Office for Vancouver prior to January 16, 2018, provided the combined frontage of the adjoining lots does not exceed 15.6 m.

Figure 7: Sub-section 4 in district schedules sets out the regulations for development

III. Relaxations

Section 5:

The Director of Planning may relax provisions of the by-law where due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship. The criteria for considering relaxations are listed in section 5 of some District Schedules and in section 3.2 of the Zoning and Development By-law.

2. COMPREHENSIVE DEVELOPMENT (CD) DISTRICTS:

Site-specific comprehensive development districts (CD-1s)

When an individual site or group of sites is rezoned, the site is assigned a site-specific CD district. Each CD district is given a unique number to identify the district [e.g. CD-1 (149)]. CD-1 district by-laws are formatted similarly to the district schedules, with regulations that are specific to the site.

Area-specific comprehensive development (CD) districts:

Larger CD districts are named for the area that the regulations apply to. The following are the area-specific CD districts:

- BC Place/Expo
- Central Waterfront
- Downtown
- Downtown Eastside/Oppenheimer
- False Creek
- First Shaughnessy

For the area-specific CD districts, except First Shaughnessy, the land use regulations are contained in the Official Development Plan (ODP) associated with the CD district. For the First Shaughnessy District the land use regulations are contained in the CD district. The format of these regulatory documents varies.

Questions?

If you have any questions about the content or how to interpret this by-law, please contact 3-1-1 and ask for the Development and Building Services Centre for more information.