



# Modernizing the Zoning and Development By-law

**Share your input on Shape Your City**  
[shapeyourcity.ca/regredesign-by-law](https://shapeyourcity.ca/regredesign-by-law)  
June 15 to July 6, 2021

We need your input  
on the proposed  
modernizations to  
the zoning by-law:

- **1 new interactive district schedule format** presented in four sample residential district schedules
- **10 proposed new defined terms** to clarify and simplify the language in the district schedules
- **2 outdated regulations** to be considered for removal

After this presentation,  
view the proposals on  
the Shape Your City  
webpage and  
complete the survey.

1. **Shape Your City: June 15 to July 6, 2021**
2. About the Regulation Redesign project
3. Modernizing the district schedule
4. Outdated regulations
5. Proposed new terms
6. Next steps

Visit:  
[shapeyourcity.ca/  
regredesign-by-law](https://shapeyourcity.ca/regredesign-by-law)

## Step 1



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## Regulation Redesign: Modernizing the Zoning and Development By-law



**Your input is needed on a proposed new district schedule format and structure, new defined terms and removal of outdated regulations.**

Regulation Redesign is modernizing the Zoning and Development By-law to better meet the needs of the community.



### Project timeline



#### Project launch

*Spring 2018 to Winter 2019*

Identify issues



#### Develop options and directions

*Winter 2019 to Winter 2020*

Best practices and idea generation

## Step 2

### Review 'Documents for your feedback'

#### Documents for your feedback

- ☐ Sample reformatted district schedules - RM-4 and RM-4N (693 KB) (PDF)
- ☐ Sample reformatted district schedules - RM-5 all districts (546 KB) (pdf)
- ☐ Sample reformatted district schedules - RM-6 (319 KB) (pdf)
- ☐ Sample reformatted district schedules - RM-8 all districts (1.11 MB) (PDF)
- ☐ Outdated regulations (81.9 KB) (pdf)
- ☐ Proposed new defined terms (98.7 KB) (pdf)

## RM-8, RM-8N, RM-8A and RM-8AN

### Districts Schedule

#### 1 Intent and Overview

##### 1.1 Intent

The intent of this schedule is to encourage the development of 3-storey townhouses and the retention of character buildings, while permitting lower intensity residential development. Siting and massing of new developments are intended to be compatible with pre-existing residential development.

In the RM-8A and RM-8AN districts, a certain percentage of units must be within a specific size range to improve housing choices and affordability. In the RM-8N and RM-8AN districts, noise mitigation is required for dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-8 and RM-8N Guidelines](#) and [RM-8A and RM-8AN Guidelines](#).

##### 1.2 Overview

The table below provides an overview of permitted uses in the RM-8, RM-8A, RM-8N and RM-8AN districts, categorized by minimum site area required. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
445 m <sup>2</sup>	Townhouse	3.1
	Mixed-Use Residential Building	3.1
	Freehold Rowhouse	3.2
	Seniors Supportive or Assisted Housing	3.9
303 m <sup>2</sup>	Triplex	3.3
	Duplex or Duplex with Secondary Suite	3.4
	Duplex or Duplex with Secondary Suite, in combination with another principal building	3.5
	Single Detached House or Single Detached House with Secondary Suite, in combination with another principal building	3.6
	Infill Duplex or Infill Single Detached House	3.7
	Multiple Conversion Building, as a conditional use	3.8

City of Vancouver  
[Link to current RM-8 all districts schedule](#)

Consultation Draft June 2021

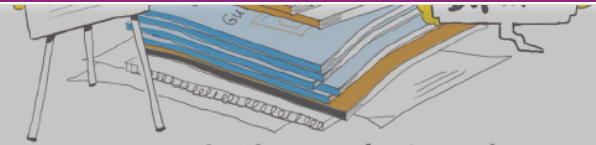
A summary of the proposed regulatory updates is located at the end of the PDF

For easy reference, the current district schedule is hyperlinked

## Step 3

Regulation Redesign is modernizing the Zoning and Development By-law to make it easier to use and easier to find and understand the regulations. The new structure and format are based on the principles of writing clear rules, using more diagrams, consolidating rules and organizing them intuitively, and applying consistent document standards. We are presenting for your feedback:

- Four sample RM district schedules (multiple dwelling districts) in the new interactive PDF format
- Ten proposed new defined terms to clarify and Continue



...to make them easier to use!

TAKE THE SURVEY

ASK A QUESTION

UPDATES

Take the survey:

[shapeyourcity.ca/  
regredesign-by-law](https://shapeyourcity.ca/regredesign-by-law)

Survey



1. Shape Your City: June 15 to July 6, 2021
- 2. About the Regulation Redesign project**
3. Modernizing the district schedule
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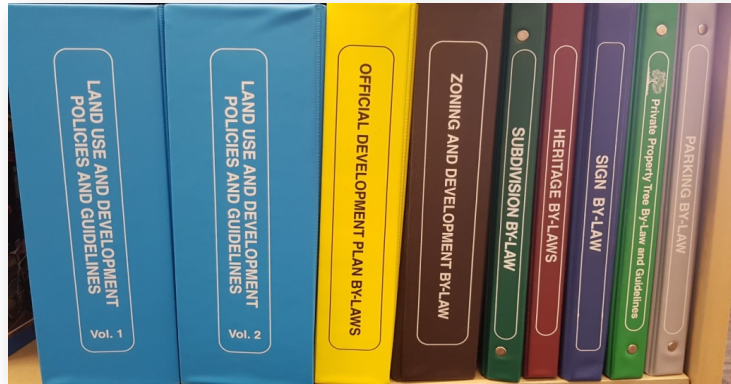
## 2. About the Regulation Redesign project

Regulation Redesign is a priority project in 2020 Corporate Plan:

### Goal 2B - Build and Protect the Vancouver Economy



1956



2021

### Key objectives of the project:

- **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**

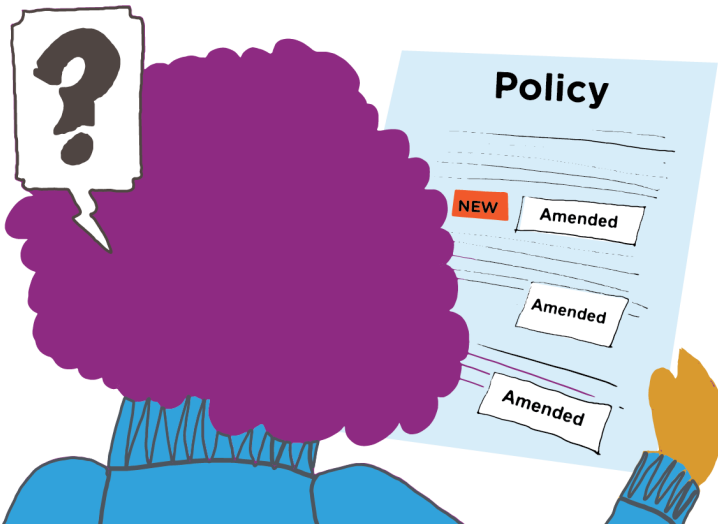


## 2. About the Regulation Redesign project

I CAN'T  
FIND THE  
INFORMATION  
I NEED

EVEN WHEN I FIND  
WHAT I'M LOOKING  
FOR, I CAN'T  
UNDERSTAND IT

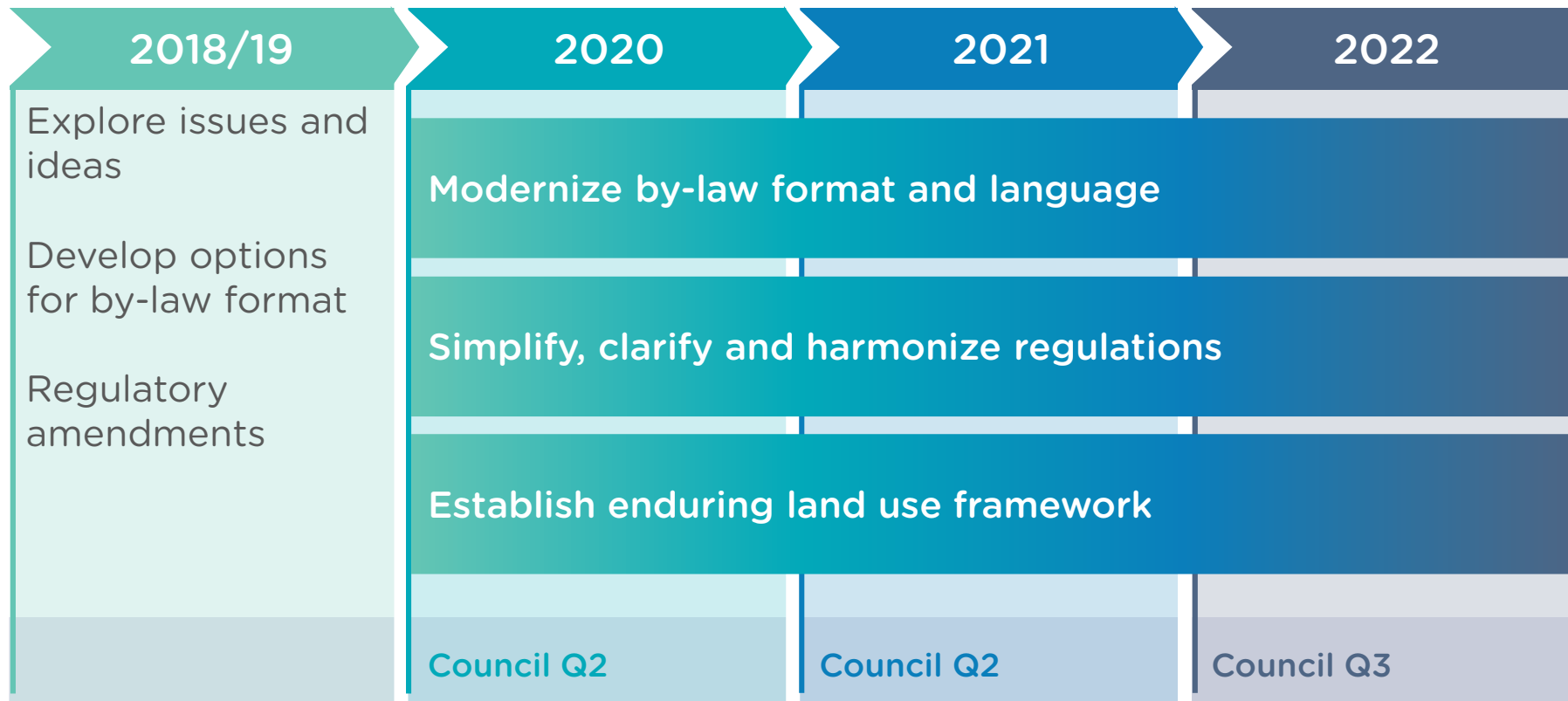
INFORMATION  
CONFLICTS  
WITHIN BY-LAWS  
AND ACROSS  
REGULATIONS/  
POLICIES



THE RULES  
ARE BEING  
INCONSISTENTLY  
INTERPRETED  
AND APPLIED

## 2. About the Regulation Redesign project

### Project timeline



For more information, visit [vancouver.ca/regredesign](https://vancouver.ca/regredesign)

1. Shape Your City: June 15 to July 6, 2021
2. About the Regulation Redesign project
- 3. Modernizing the district schedule**
4. Outdated regulations
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## Objectives for a user-friendly by-law



Help users find information



Give context and purpose to the regulations



Bring wholeness to the by-law

## Principles for a user-friendly by-law



Clear rules and diagrams



Consolidated rules



Document standards

### 3. Modernizing the district schedule

#### Current

1. Intent
2. Outright approval use
3. Conditional approval use
4. Regulation
5. Relaxations\*

#### Proposed new format

1. Intent and overview
2. Use regulations
3. Density, form and placement regulations
4. General regulations
5. Relaxations\*

\* Listed only when applicable in a district schedule

### 3. Modernizing the district schedule



#### Clear rules and diagrams

- Purposeful intent statement and clear regulatory language
- Links to district-specific design guidelines (where applicable)
- Starts with an overview of land uses organized by site requirements
- Supplementary explanatory diagrams
- Updating inconsistent and outdated rules to reflect current practice

#### Proposed new format

##### 1 Intent and Overview

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	Mixed-Use Residential Building	<a href="#">3.1</a>
	Freehold Rowhouse	<a href="#">3.2</a>
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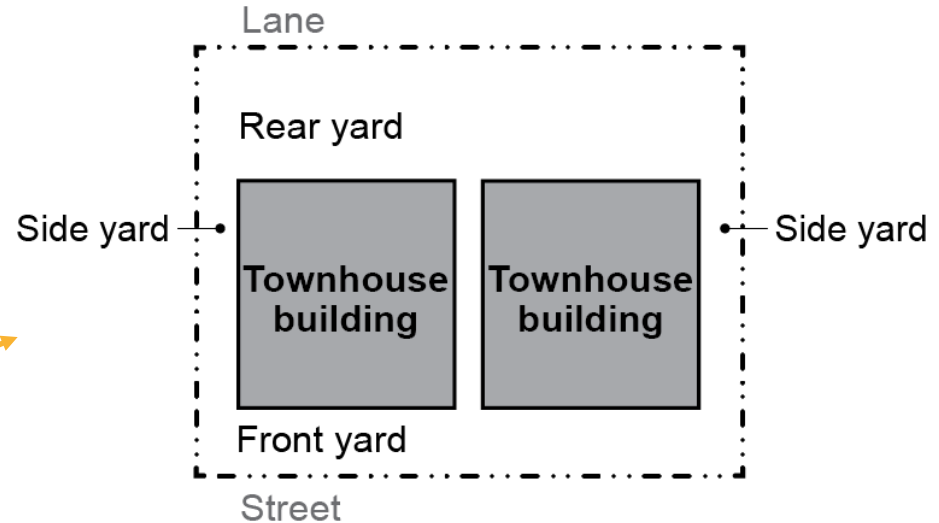
### 3. Modernizing the district schedule



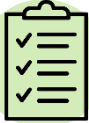
#### Clear rules and diagrams

- Purposeful intent statement and clear regulatory language
- Links to district-specific design guidelines (where applicable)
- Starts with an overview of land uses organized by site requirement
- **Supplementary explanatory diagrams**
- **Updating inconsistent and outdated rules to reflect current practice**

#### Proposed new format



# 3. Modernizing the district schedule



## Consolidated rules

- Organizes density, form and placement regulations by land use
- One table containing both conditional and outright uses
- Colour-coded land-use groups in a new, accessible colour palette
- Consolidates similar clauses
- Separates districts schedules where districts have substantially different regulations

## Current

RM-S, RM-SA, RM-SN and RM-SAN	
<b>4.17 External Design</b>	<b>4.1 Site Area</b>
4.17.1 An infill one-family dwelling or another family dwelling located at the rear of the site, a rear yard must be a minimum distance of 4.9 m, dwelling set on the site, except that distance for an infill one-family dwelling of this schedule and all applicable Council policies and guidelines.	4.1.1 The minimum site area for: (a) a two-family dwelling; (b) a two-family dwelling with secondary suite; (c) a multiple conversion dwelling with more than two dwelling units; (d) any of the above noted uses or a one-family dwelling or one-family dwelling with secondary suite, in combination with an infill one-family dwelling, infill two-family dwelling, or another principal building; or (e) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units, is 303 m <sup>2</sup> .
4.17.2 Where a site has more than one multiple dwelling building must be a minimum side wall of any other multiple dwelling.	4.1.2 The minimum site area for: (a) a multiple dwelling containing 4 or more dwelling units, not including lock-off units; (b) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units, in combination with another principal building; (c) a building containing freestanding rowhouses; or (d) a senior's supportive or assisted housing, is 445 m <sup>2</sup> .
4.17.3 Where a site has more than one building of each building must be a minimum side wall of any other building containing.	4.1.3 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit a freestanding rowhouse or a multiple dwelling containing 4 or more dwelling units, not including lock-off units, on a site smaller than 445 m <sup>2</sup> .
4.17.4 For the purpose of this section 4.17, a lane, which is visible from the street as grade by stairs or a ramp.	4.1.4 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments, if the lot was on record in the Land Title Office prior to September 18, 2018: (a) two-family dwelling; (b) two-family dwelling with secondary suite; (c) infill one-family dwelling or infill two-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; and (d) multiple dwelling with no more than three dwelling units, 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.
4.17.5 In a two-family dwelling or a two-family principal building: (a) there must be one main entrance to a corner site, one main entrance face the flanking street; (c) there must be a covered entry at 1.8 m; (d) all roofs except for dormer roofs slope of 12:12 and shall be either intersect at its lower portion with projection thereof at a line no higher than the floor level of a half-storey or a dormer roof shall be gable, hip or the maximum total width of dormer must not exceed 50% of the width of the exterior dormer walls shall be the wall of the storey below; and (b) notwithstanding section 4.17.5(d), which provides headroom over, provide access from the second floor or continuous with the second floor.	<b>4.2 Frontage</b> 4.2.1 The minimum frontage for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is 12.8 m. <b>4.3 Height</b> 4.3.1 A building must not exceed 9.5 m and 2 storeys in height. 4.3.2 Notwithstanding section 4.3.1 of this schedule, a two-family dwelling, a two-family dwelling with secondary suite, a multiple dwelling containing no more than three units, not including lock-off units, and a freestanding rowhouse must not exceed 10.7 m and 2½ storeys in height.
4.17.6 Exterior windows in a secondary suite or (a) a minimum total glazing area of kitchens, living room and dining room (b) a minimum total glazing area of 5 except bathrooms and laundry room	<b>City of Vancouver Zoning and Development By-law</b> 6 RM-S, RM-SA, RM-SN and RM-SAN July 2020
4.17.7 The Director of Planning may vary the two-family dwellings with secondary design meets the intent of the regulation expression, or to facilitate a building standard or International Living Future's satisfaction of the Director of Planning.	<b>City of Vancouver Zoning and Development By-law</b> 8 RM-S, RM-SA, RM-SN and RM-SAN September 2018
<b>City of Vancouver Zoning and Development By-law</b> 14 RM-S, RM-SA, RM-SN and RM-SAN May 2019	



# 3. Modernizing the district schedule



## Consolidated rules

- Organizes density, form and placement regulations by land use
- One table containing both conditional and outright uses
- Colour-coded land-use groups in a new, accessible colour palette
- Consolidates similar clauses
- Separates districts schedules where districts have substantially different regulations

## Proposed new format

### RM-8, RM-8N, RM-8A and RM-8AN

#### 3.3 Triplex

Triplex is subject to the following regulations.

##### 3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.75, except that on a site that is less than 445 m<sup>2</sup> in size or that has a frontage less than 12.8 m, the Director of Planning may increase the:

- (a) floor space ratio to a maximum of 0.9 for triplex developed as secured market rental housing or social housing if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants; or
- (b) permitted floor area by 1 m<sup>2</sup> per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.9, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, 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.

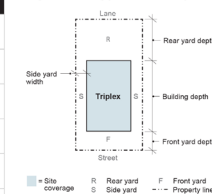
3.3.1.2 Despite section 3.3.1 (b) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.3.1.3 The total number of dwelling units, excluding lock-off units, must not exceed 100 units per hectare of site area and where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

##### 3.3.2 Building Form and Placement

Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.3.2.1 Minimum site area	303 m <sup>2</sup>	
3.3.2.2 Maximum building height	10.7 m and 3 storeys	
3.3.2.3 Minimum front yard depth	4.9 m	
3.3.2.4 Minimum side yard width	1.2 m	
3.3.2.5 Minimum rear yard depth	1.0 m	1.8 m
3.3.2.6 Maximum site coverage for all buildings	55% of the site area	
3.3.2.7 Maximum area of impermeable materials	70% of the site area	

Diagram: Building placement for triplex





- ## Proposed new format

18

### 3. Modernizing the district schedule



#### Document Standards

- Designed for digital viewing and accessibility screen readers
- Interactive features such as hyperlinks to improve wayfinding
- Land use writing standards guide for staff

#### Proposed new format

Use	Approval	Use-Specific Regulations
<b>[Dwelling Uses]</b>		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	<a href="#">2.2.1</a>
Duplex, in combination with another principal building	Conditional	<a href="#">2.2.2</a>
Duplex with Secondary Suite, in combination with another principal building	Conditional	<a href="#">2.2.2</a>
Freehold Rowhouse	Conditional	<a href="#">2.2.3</a>
Infill Duplex, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	<a href="#">2.2.4</a>
Infill Single Detached House, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	<a href="#">2.2.4</a>
Laneway House	Conditional	<a href="#">2.2.5</a>
Mixed-Use Residential Building	Conditional	<a href="#">2.2.6</a> , <a href="#">2.2.7</a> , <a href="#">2.2.8</a>
Multiple Conversion Dwelling, having 2 dwelling units	Outright	<a href="#">2.2.9</a>
Multiple Conversion Dwelling, not permitted as an outright use and resulting from the conversion of a building existing as of September 18, 2018	Conditional	<a href="#">2.2.10</a>
Principal Dwelling Unit with Lock-off Unit	Conditional	<a href="#">2.2.9</a>
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	<a href="#">2.2.12</a>
Single Detached House with Secondary Suite	Conditional	<a href="#">2.2.12</a>
Single Detached House, in combination with another principal building	Conditional	<a href="#">2.2.2</a>
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	<a href="#">2.2.2</a>

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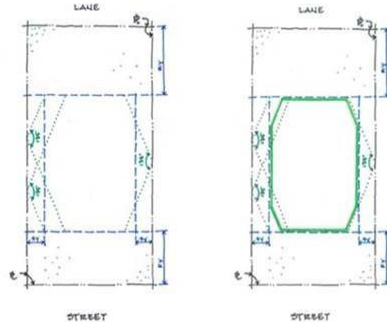
## 4. Outdated regulations

These regulations have been identified as being outdated and difficult to understand.

### Regulation

#### Section 4.5.1

A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building, but the minimum width shall be increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines.



Example of 135° side yard containment angle



### Issues

- Consistently varied to enable development
- No recent district schedules contain this regulation
- Livability and neighbourliness: already addressed with side yards and horizontal angle of daylight
- Difficult to meet energy efficiency requirements
- The complexity of this regulation adds to permit processing time

Applicable district schedules:  
RM-4 & RM-4N  
& seven other district schedules

## 4. Outdated regulations

These regulations have been identified as being outdated and difficult to understand.

### Regulation

#### Section 4.8.4

In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

### Issues

- This provision has not been utilized in recent decades
- The hardship clause (section 5.1.1 of the zoning by-law) already addresses unique site conditions
- Rainwater management requirements restrict the amount of hardscaping on a site
- The complexity of this regulation adds to permit processing time

**Applicable district schedules:**  
RM-4 & RM-4N  
RM-5 all districts  
& nine other district schedules

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## 5. Proposed new terms

### Current term

### Proposed defined term

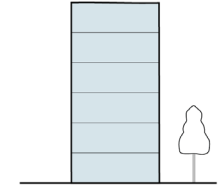
### Examples of forms

#### Multiple dwelling

#### Apartment

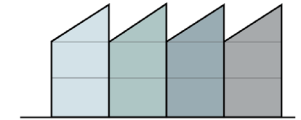
a building containing four or more principal dwelling units, all of which share at least one common entrance from the exterior of the building.

For the purposes of this by-law, a building that contains both apartment and townhouse will be considered an apartment unless otherwise specified in a district schedule.



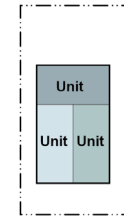
#### Townhouse

a building containing four or more principal dwelling units, where each unit has its own entrance from the exterior of the building unless otherwise specified in a district schedule.



#### Triplex

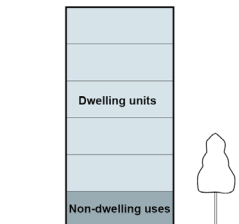
a building containing three principal dwelling units, but does not include a multiple conversion dwelling.



#### Dwelling units in conjunction with...

#### Mixed-use residential building

a building containing at least one principal dwelling unit and at least one non-dwelling use.





## 5. Proposed new terms

### Current term

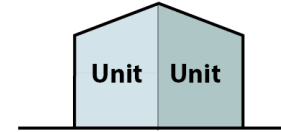
### Proposed defined term

### Examples of forms

Two-family dwelling

**Duplex**

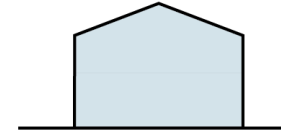
(no change to definition)



One-family dwelling

**Single detached house**

(no change to definition)

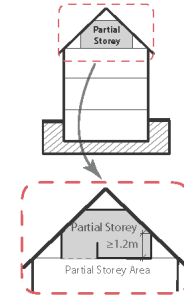


### Proposed new technical terms

#### Partial storey

The uppermost level of a building where the floor area is limited to a specified proportion of the storey immediately below. The floor area can be existing, proposed or as may be extended over open-to-below space, and has a minimum ceiling height of 1.2 m.

#### Partial storey



#### Rear building

The building adjacent to the rear of the site, including, but not limited to infill, laneway house, a second principal building and rear building in a courtyard townhouse form.

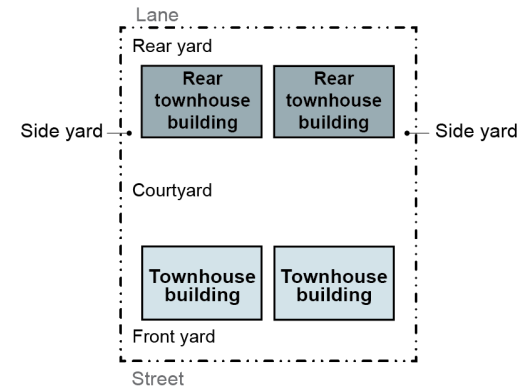
#### Courtyard configuration

#### Courtyard configuration

Two or more multiple dwelling buildings on a site where there is at least one rear building.

#### Principal dwelling unit

Is not a secondary suite, lock-off unit, laneway house, infill, micro dwelling, seniors supportive or assisted housing, rooming house or temporary modular housing.



### Key Dates

Until July 6, 2021    Share your input on Shape Your City

Fall 2021    Consultation summary report

Spring 2022    Public consultation on a draft fully reformatted by-law

Fall 2022    Draft reformatted by-law to Council for approval

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