

Amendment Summary

Amendments to Administrative and
General Sections and District Schedules
in the Zoning and Development By-law

November 2022

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1. Amendments to Section 2 Definitions

Former term	Current term	Current definition
Dwelling Uses		
Multiple dwelling	Multiple dwelling	Any or all of the following: (a) Apartment; (b) Townhouse; (c) Triplex.
-	Apartment	A building containing 4 or more principal dwelling units, all of which share at least 1 common entrance from the exterior of the building and, 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 4 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 3 principal dwelling units, but does not include a Multiple Conversion Dwelling.
Dwelling units in conjunction with... and ..., in conjunction with a multiple dwelling	Mixed-use residential building	A building containing at least 1 principal dwelling unit and at least 1 non-dwelling use.
One-family dwelling	Single detached house	[No change to definition]
Two-family dwelling	Duplex	[No change to definition]
Infill one-family dwelling	Infill single detached house	A building consisting of 1 dwelling unit on a site already containing 1 or more existing buildings, some or all of which are retained, but does not include Laneway House.
Infill two-family dwelling	Infill duplex	[No change to definition]

Former term	Current term	Current definition
One-family dwelling with secondary suite	Single detached house with secondary suite	[No change to definition]
Two-family dwelling with secondary suite	Duplex with secondary suite	A building containing 2 principal dwelling units, 1 of which must contain and 1 of which may contain a Secondary Suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, multiple dwelling, or principal dwelling unit with lock-off unit a Multiple Conversion Dwelling.
-	Residential unit associated with and forming an integral part of an Artist Studio	[Added to list of dwelling uses, to align with how it is listed in the district schedules]
Terms		
Yard, Front	Front yard	That part of the site lying between the ultimate front property line and the front of the principal building and , extending across the full width of the site.
Yard, Rear	Rear yard	That part of the site lying between the ultimate rear property line and the rear of the principal building or rear building and , extending across the full width of the site
Yard, Side	Side yard	The part of the site extending from the front yard to the rear yard and lying between the ultimate side property line and the closest side of the principal building.
-	Courtyard configuration	2 or more multiple dwelling buildings on a site where there is at least 1 rear building.
-	Principal building	A building that contains the principal use being made of the site, but does not include Accessory Building, Infill or Laneway House.
-	Rear building	An infill, a second principal building, or the rear building in a courtyard configuration that is adjacent to the rear of the site.

Former term	Current term	Current definition
-	Building width	The distance from a side exterior wall of a principal or accessory building, measured in a straight line to a point directly opposite on the exterior wall of the principal or accessory building facing the opposite side yard.
-	Partial storey	The uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, limited to a specified proportion of the storey immediately below.
-	Ultimate property line	The property line that results when an anticipated or partially dedicated lane or street abuts a site, and that becomes the property boundary for the purposes of measuring required yards.
-	Impermeable materials	The projected area of the outside of the outermost walls of all buildings, including carports, entries, porches and verandahs, asphalt, concrete, brick, stone, and wood.
-	Permeable materials	Materials including gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly to the soil below.

2. Amendments to Sections 1, 5, 9, 10 and 11

Section	Amendments
Section 1 Administration	<ul style="list-style-type: none"> ● Retitled the section from 'Short Title' to 'Administration' ● Simplified intent statement ● Added clauses to clarify what is part of the Zoning and Development By-law and what items are for reference only
Section 5 By-law Relaxations and Powers of Discretion	<ul style="list-style-type: none"> ● In section 5.2.1(f) added building depth to the list of regulations that can be varied to enable the construction of an elementary or secondary school building ● In section 5.2.1(h) changed building length to building depth as that is the correct term
Section 9 Zoning Districts	<ul style="list-style-type: none"> ● Listed zoning districts under broader categories (e.g. residential instead of one-family dwelling, two-family dwelling and multiple dwelling) ● Clarified that any reference to an RM (multi-family) district includes the new residential rental townhouse and apartment districts

Section	Amendments
<p>Section 10 General Regulations</p>	<ul style="list-style-type: none"> ● Added an alphabetized index with hyperlinks to the applicable regulation to help users find regulations more easily ● Added new sections for acoustic requirements, the measurement of site coverage, and porch projections into yards, which were formerly located in the district schedules, as the wording is consistent across district schedules can be consolidated in the general regulations section ● Revised the permitted projections for eaves, gutters and similar features from 540 mm to 1.0 m, to align with regulations currently in the district schedules ● Amended the regulations for Passive House to add multiple conversion dwelling with 2 units to the list of uses eligible for variances to building placement and height to enable Passive House ● Removed the regulations on building length exclusions as these are applied to building width and have been captured in the new definition of building width in Section 2 ● Revised daylight access and angle control regulations to increase the permitted projection of open balconies from 1.2 m to 1.8 m to align with permitted balcony projections into yards, and add clear or translucent privacy screens to the list of items that may be excluded
<p>Section 11 Use-Specific Regulations</p>	<ul style="list-style-type: none"> ● Retitled the section from ‘Additional Regulations for Specific Uses’ to ‘Use-Specific Regulations’, to align with wording in the district schedules for use-specific regulations ● Added an alphabetized index with hyperlinks to the applicable regulation to help users find them more easily ● Reorganized the regulations according to land use categories ● Separated and clarified regulations for seniors supportive and assisted housing from regulations for community care – class B and group home as they belong to different land use categories

3. Amendments to all district schedules

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted by-law
All district schedules (as applicable)			
New use terms	<ul style="list-style-type: none"> Changed use the following use terms to mixed-use residential building: <ul style="list-style-type: none"> dwelling unit in conjunction with a neighbourhood grocery store; dwelling unit in conjunction with a child day care facility uses in conjunction with a multiple dwelling dwelling unit in conjunction with any other use Introduced triplex, townhouse and apartment to be more specific about the type of multiple dwelling permitted and town house in a courtyard configuration to be more specific about the permitted form of development Changed one-family dwelling to single detached house Changed two-family dwelling to duplex 	All sections	All sections
Accessory buildings	<ul style="list-style-type: none"> Removed “of the level” from “no accessory building exceeds 3.7 m in building height, measured to... the mean height between the eaves and the ridge of a gable, hip or gambrel roof” to better clarify where height is measured to 	Section 2.2.A	Section 2.2 of the district schedules
Projections into yards	<ul style="list-style-type: none"> Moved regulations on permitted projections for entries, porches and verandahs, and for eaves and gutters from district schedules to Section 10 to consolidate consistent regulations 	Sections 4.4, 4.5 and 4.6	Section 10.8 of the by-law

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted by-law
Front, side and rear yards	<ul style="list-style-type: none"> Removed Section 10 references as all relevant section 10 regulations apply and the section should be reviewed along with the district schedule regulations 	Sections 4.4, 4.5 and 4.6	--
Measurement from ultimate property line	<ul style="list-style-type: none"> Removed clauses on measuring yards from ultimate property line as section 2 definitions for yards are being updated to reflect this 	Sections 4.4, 4.5 and 4.6	Section 2 of the by-law
FSR exclusions	<ul style="list-style-type: none"> Changed wording from “floor area provided” to “permitted floor area” for consistency and to reflect practice 	Section 4.7	Section 4 of the district schedules
Permeable and impermeable materials	<ul style="list-style-type: none"> Moved clauses on what is considered a permeable or impermeable material from district schedules to Section 2 to consolidate consistent regulations 	Section 4.8	Section 2 of the by-law
Site coverage	<ul style="list-style-type: none"> Moved clause on how site coverage is measured from district schedules to Section 10 as it applies broadly 	Section 4.8	Section 10.3 of the by-law
Horizontal Angle of Daylight	<ul style="list-style-type: none"> Removed size requirements for kitchens as kitchens are now designed as open spaces Changed clause regulating obstructions to exclude permitted projections to align with Section 10 regulations for daylight access 	Section 4.10	Section 4
Acoustics	<ul style="list-style-type: none"> Moved clause on acoustic requirements from district schedules to Section 10 as the regulations apply broadly 	Section 4.15	Section 10.2 of the by-law
Percentages	<ul style="list-style-type: none"> Revised percentages throughout: <ul style="list-style-type: none"> from 33 1/3 to 33.3% from 66 2/3 to 67% 		
Diagrams	<ul style="list-style-type: none"> Diagrams are no longer part of the by-law and are provided for information purposes only. 		

4. Amendments to multiple RM district schedules

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
All RM district schedules (as applicable)			
Use-specific regulations (RM-11, RM-12N)	<ul style="list-style-type: none"> Include secondary suite in list of uses subject to RT-5 district schedule 	Section 4	Section 2.2 of district schedules
Use-specific regulations (RM-11, RM-12N)	<ul style="list-style-type: none"> Change Multiple Conversion Dwelling “in conjunction with the retention of a character house” to “resulting from the conversion of a character house” 	Section 3.2.DW	Sections 2.1 and 2.2
Use-specific regulations (RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6)	<ul style="list-style-type: none"> Added park or playground and urban farm class-A to the list of uses that do not need to be fully enclosed 	Sections 2.3.1 and 3.3.1	Section 2.2.1
Rental housing condition of use (RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, FM-1)	<ul style="list-style-type: none"> Revised wording of regulation for rental housing to refer to the Rental Housing Official Development Plan (RHS ODP), rather than duplicate the wording from the RHS ODP 	Section 3.3	Section 2.2 of district schedules
Minimum site area (RM-2, RM-3, RM-3A, RM-4)	<ul style="list-style-type: none"> Added minimum site area of 550 m² to seniors supportive or assisted housing to be consistent in how this form is regulated 	Section 4.1	Section 3 of district schedules
Height (RM-3A, RM-4)	<ul style="list-style-type: none"> Removed clause allowing the Director of Planning to vary height for roof-top access structures to amenity spaces as this regulation is now located in section 10 	Section 4.3	Section 10.1 in the by-law

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
Side yard (RM-2, RM-3, RM-3A, RM-4)	<ul style="list-style-type: none"> Removed containment angle: “the minimum [side yard] 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.” as this is consistently varied to enable development, makes it difficult to meet energy efficiency requirements and liveability is addressed through horizontal angle of daylight and side yard regulations 	Section 4.5	Not applicable
Side yard (RM-2, RM-3, RM-3A)	<ul style="list-style-type: none"> Added minimum side yard for single detached house with secondary suite, as it was inadvertently not included 	Section 4.5	Section 3.2
Site coverage (RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D)	<ul style="list-style-type: none"> Removed: “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.” as this is no longer applied and is addressed through relaxations for hardship and rainwater management requirements 	Section 4.8	Not applicable

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
<p>Building depth</p> <p>(RM-1, RM-1N, RM-7, RM-7N, RM-7AN, RM-8A, RM-8N, RM-8AN)</p>	<ul style="list-style-type: none"> Removed building depth requirement for developments with more than one principal building (for example, courtyard townhouse forms) as they do not apply and instead of the Director of Planning consistently applying discretion to vary the regulation every time 	Section 4.16	Not applicable
<p>Separation between buildings</p> <p>(RM-1, RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9N, RM-9BN, RM-10, RM-10N, RM-11, RM-11N, RM-12N)</p>	<ul style="list-style-type: none"> Added minimum separation of 7.3 m between front and rear buildings, as currently applied and described in district specific guidelines 	In district guidelines	Section 3 of the district schedules
<p>Separation between townhouses in a courtyard configuration or apartment/mixed-use residential building in combination with townhouse or between multiple dwellings</p> <p>(RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN, RM-10, RM-10N, RM-11, RM-11N, RM-12N)</p>	<ul style="list-style-type: none"> Specified that the separation between buildings must be at least 9.1 m where the entrance is located at or above 1.5 m of grade, or more than 0.6 m below grade (to account for sunken patios with stairs leading up to the courtyard), is connected by stairs that project into a courtyard. This is currently described in the guidelines, and is consistently applied in these districts 	In district guidelines	Section 3 of the district schedules

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
Lock-off unit (RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9N, RM-9BN)	<ul style="list-style-type: none"> Revised regulations for principal dwelling unit for freehold rowhouse to allow 1 lock-off unit for each freehold rowhouse to align with guidelines 	Section 3.2 DW in the district schedules Section 3.1(g) in guidelines	Section 2.2 in the district schedules
Floor area exclusions (RM-7, RM-7N, RM-7AN, RM-8A, RM-8N, RM-8AN, RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> Updated floor area exclusions for off-street parking and loading or bicycle storage by changing “multiple conversion dwelling containing 3 or more dwellings units”, to just “multiple conversion dwelling containing 3 dwelling units” as the maximum number of units is 3. 	Section 4.7	Section 4 in the district schedules
Floor area exclusions (RM-7, RM-7N, RM-7AN, RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> Clarified “day care facilities” should be “child day care facilities” 	Section 4.7.15 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Section 4.2.2(f)
Floor area exclusions (RM-7, RM-7N, RM-7AN, RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN, RM-12N)	<ul style="list-style-type: none"> Clarified “common open space” should be “courtyard” 	Section 4.7	Section 4 of the district schedules

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
District schedule (RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	To improve clarity and user-friendliness, the five districts contained in this districts schedule will be separated into two districts schedules based on similarity of regulations: <ul style="list-style-type: none"> • RM-9, RM-9N and RM-9BN Districts Schedule • RM-9A and RM-9AN Districts Schedule 	--	--
Front yard (RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> • Removed front yard regulation for infill development as it does not apply 	Section 4.4.1 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	--
Rear yard (RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> • Updated minimum rear yard depth of apartment to 3.7 m and courtyard development to 1.2 m, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.6(a) of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.7
Rear yard (RM-9, RM-9N, RM-9BN, RM-9A, RM-9AN)	<ul style="list-style-type: none"> • Updated minimum rear yard depth to 1.2 m sites with infill, two houses or duplexes on a site, to reflect intent of the districts and current practice. 	Section 4.6.1 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Section 3
Number of buildings (RM-9, RM-9N, RM-9A, RM-9AN, RM-9BN)	<ul style="list-style-type: none"> • Updated the number of single detached houses and/or duplexes allowed on a site to a limit of two, to reflect the intent of the districts and align with practice. 	Section 3.2.DW in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Section 3.1.2.12(g) of the RM-9, RM-9N and RM-9BN Districts Schedule Section 2.1 of the RM-9A and RM-9AN Districts Schedule

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
Amenity shares and affordable housing shares (RM-9, RM-9N, RM-9A, RM-9AN, RM-9BN)	<ul style="list-style-type: none"> Added missing clause: For the purposes of this schedule, the cost of an amenity share or affordable housing share in the [RM-9, RM-9N, RM-9BN, RM-9A and RM-9AN] zoning districts is the amount specified per m² in Schedule F: Affordable Housing and Amenity Share Cost Schedule of this by-law. 		Section 4.1.2
Floor space ratio (RM-9, RM-9N, RM-9A, RM-9AN, RM-9BN)	<ul style="list-style-type: none"> Omitted 0.9 FSR tier for seniors supportive or assisted housing as this use requires common and staff space which would not be feasible in a triplex 	Section 11.29 of the Zoning and Development By-law and the Seniors Supportive and Assisted Housing Guidelines	--
Floor space ratio (RM-9, RM-9N, RM-9A, RM-9AN, RM-9BN)	<ul style="list-style-type: none"> Omitted sections regulating FSR on smaller lots (for Seniors Supportive and Assisted Housing as this use requires a larger minimum site area than described in those sections. 	Sections 4.7.2(c), 4.7.3(c), 4.7.8(b) and 4.7.9(b) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	--
Floor space ratio (RM-10, RM-10N, RM-12N)	<ul style="list-style-type: none"> Removed “exempt from development cost charges in accordance with section 523D (10) (d) of the Vancouver Charter” in FSR with regard to FSR for social housing as this regulation is located in section 1.2 of the Vancouver Development Cost Levy By-law and Charter section says social housing is exempt from payment of DCLs 	Section 4.7	Sections 3.1.1.1 (a), 3.2.1.1(a)

4A. Amendments to specific RM district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RM-1 and RM-1N Districts Schedule			
Use	<ul style="list-style-type: none"> Added that infill single detached house and infill duplex must be developed in combination with the retention of a character house, which is currently described in the RM-1 and RM-1N Guidelines. 	Section 2.2.1(c) (i) of the RM-1 and RM-1N Guidelines	Section 2.1
Height	<ul style="list-style-type: none"> Removed the height variances for duplex, single detached house, and single detached house with secondary suite because it is not intended or applied for these forms 	Sections 4.3.2 and 4.3.3 in the RM-1 and RM-1N Districts Schedule	Not applicable
Height	<ul style="list-style-type: none"> Updated the maximum height of an infill building from 10.7 m to 7.7 m to reflect the intent of the districts and align with current practice and guidelines 	Section 4.3(b) in the RM-1 and RM-1N Guidelines	Section 3.2.2.2
Height	<ul style="list-style-type: none"> Specified that the second storey of an infill building is a partial storey not exceeding 60% of the storey immediately below to align with current practice and guidelines 	Section 4.3(b) in the RM-1 and RM-1N Guidelines	Section 3.3.2.8
Separation between buildings	<ul style="list-style-type: none"> Added a minimum building separation for infill single detached and infill duplex to be consistent with similar forms and guidelines 	Section 4.5(b) in the RM-1 and RM-1N Guidelines	Section 3.3.2.7

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Front yard and side yard	<ul style="list-style-type: none"> Removed “on a corner site, a double front site, a site where a building line has been established pursuant to section 14.1 of this by-law, and other sites” from the front yard and side yard Director of Planning variances as the phrasing is redundant as it already covers all sites. 	Sections 4.4.3 and 4.5.4 in the RM-1 and RM-1N Districts Schedule	Sections 3.1.2.14(c), 3.1.2.14(d), 3.2.2.12(b), 3.2.2.12(c), 3.3.2.13(b), 3.3.2.13(c), 3.4.2.12(b), 3.4.2.12(c), 3.5.2.12(c), 3.5.2.12(d)
Side yard	<ul style="list-style-type: none"> Removed the additional side yard requirement for duplex, single detached house, single detached house with secondary suite, infill duplex, infill single detached house, and multiple conversion dwelling because it is not intended for these forms. 	Section 4.5.3 in the RM-1 and RM-1N Districts Schedule	Not applicable
Side yard	<ul style="list-style-type: none"> Removed the corner site side yard requirement for duplex, single detached house, single detached house with secondary suite, infill duplex, infill single detached house, and multiple conversion dwelling because it is not intended for these forms. 	Section 4.5.5 in the RM-1 and RM-1N Districts Schedule	Not applicable
Floor space ratio	<ul style="list-style-type: none"> Amended the maximum FSR for duplex, single detached house and single detached house with secondary suite from 0.65 to 0.60 because these type of forms are new developments and the RM-1 and RM-1N Guidelines specify that 0.65 FSR is only for character house retention. 	Section 4.7.1(c) in the RM-1 and RM-1N Districts Schedule Section 4.7(a) (ii) in the RM-1 and RM-1N Guidelines	Section 3.2.1.1

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Floor space ratio	<ul style="list-style-type: none"> Specified that the for multiple conversion dwellings, the maximum FSR is 0.6 for a residential building not existing prior 1940 and 0.65 for the retention of a residential building existing prior to 1940, which was only described in the RM-1 and RM-1N Guidelines, but is consistently applied to all developments. 	<p>Section 4.7(a) (ii) in the RM-1 and RM-1N Guidelines</p> <p>Section 4.7.1(b) in the RM-1 and RM-1N Districts Schedule</p>	Section 3.3.1.1
Number of principal buildings	<ul style="list-style-type: none"> Specified that the Director of planning may permit more than 1 principal building on a site to align with what is specified in the guidelines. 	Section 4.1.3 in the RM-1 and RM-1N Districts Schedule	Section 3.5.2.8
RM-2 District Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Removed clause on obstruction of daylight access for accessory buildings as this is captured in horizontal angle of daylight regulations in section 4.3 	Section 2.2.A(e) in the RM-2 District Schedule	Not applicable
Minimum site area	<ul style="list-style-type: none"> Removed wording “except that where the existing subdivision is such that this limitation would require the exclusion of less than 300 m² of an existing lot, the maximum site area shall be 3 300 m².” No lots currently zoned RM-2 are larger than 3000 m². 	Section 4.1.1 in the RM-2 District Schedule	Not applicable
Floor space ratio	<ul style="list-style-type: none"> Added single detached house with secondary suite to FSR regulations for single detached house as it is a permitted use in the district 	Section 4.7.1 in the RM-2 District Schedule	Section 3.2

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RM-3A District Schedule			
Site area	<ul style="list-style-type: none"> Added a variance to allow the Director of Planning to vary site area for seniors supportive or assisted housing, to allow the use on locked in lots Removed variance to minimum site area for duplex, as there is no minimum site area in the regulations 	<p>Section 4.1.3 in the RM-3A District Schedule</p> <p>Section 4.1.3 in the RM-3A District Schedule</p>	<p>Section 3.3.2.6</p> <p>Not applicable</p>
Rear yard	<ul style="list-style-type: none"> Removed a clause that allows a principal building that is 15.3 m or less in width and located at least 7.6 m from an adjoining site and where the average distance from the building to the rear property line is 10.7 m, the building may extend up to 3.0 m into the required rear yard, for single detached house, single detached house with secondary suite and duplex as it does not apply to these forms of development 	<p>Section 4.6.4 in the RM-3A District Schedule</p>	<p>Not applicable</p>
Floor space ratio	<ul style="list-style-type: none"> Added FSR for single detached house with secondary suite, as it was inadvertently not included and is a permitted use in the district 	<p>Section 4.7.1 in the RM-3A District Schedule</p>	<p>Section 3.2.1.1</p>

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RM-4 and RM-4N Districts Schedule			
Height	<ul style="list-style-type: none"> Added new standard language to measure height envelope angles from the vertical (not horizontal) planes. Added NW/NE directions to capture sites on angled streets. 	Section 4.3.1 in the RM-4 and RM-4N Districts Schedule	Sections 3.1.2.8, 3.2.2.5, 3.3.2.4, 3.4.2.7 and 3.5.2.7
Height	<ul style="list-style-type: none"> Removed clause allowing the Director of Planning to vary height for roof-top access structures to amenity spaces as this regulation is now located in section 10 	Section 4.3.3 in the RM-4 and RM-4N District Schedule	Section 10 of the Zoning and Development By-law
Unit composition	<ul style="list-style-type: none"> Applied exclusion from unit composition requirement for “buildings designed specifically for use as senior citizens’ housing or other similar use” to seniors supportive or assisted housing use, which is the current term for the form of development 	Section 4(b)(iii)c in the RM-4 and RM-4N Districts Schedule	Section 3.4
RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule			
Use	<ul style="list-style-type: none"> Added 3+ units to multiple conversion dwelling as a conditional approval use, because multiple conversion dwelling with 2 units is outright (no cap on number of units for conditional multiple conversion dwelling). 	Section 3.2.1DW in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 2.1
Use-specific regulations	<ul style="list-style-type: none"> Clarified that mixed-use residential building may be in combination with any non-dwelling use 	Section 3.2.1 DW in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Sections 2.2.5 and 2.2.6

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Use-specific regulations	<ul style="list-style-type: none"> Removed “except for buildings designed solely for use as senior citizens housing under the provisions of the National Housing Act or other similar use” as this is now seniors supportive or assisted housing. 	Section 3.3.2 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 2.2.8
Use-specific regulations	<ul style="list-style-type: none"> Clarified that the regulations requiring a minimum number of 2 bedroom units and a minimum size outdoor area do not apply to triplex, but to apartment and townhouse only 	Section 3.3.2 and 3.3.3 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Sections 2.2.8 and 2.2.9
Height	<ul style="list-style-type: none"> Removed “Angles are measured from vertical lines at the property line”, because we’ve added a written description of height envelope and removed “height is determined by a line parallel to a line joining the official established building grades at the property lines” as this is addressed in building height definition in section 2 of the by-law. 	Section 4.3.1 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	No applicable
Height	<ul style="list-style-type: none"> Clarified RM-5D height variations will only apply if social housing is provided. 	Section 4.3.2 and 4.3.3 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 3.1.2.8(b)
Height	<ul style="list-style-type: none"> For infill, updated maximum height to 12.2 m to align with guidelines. Director of Planning may increase height to 18.3 m. 	Section 4.3.1 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 3.2.2.1

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RM-7, RM-7N and RM-7AN Districts Schedule			
Use	<ul style="list-style-type: none"> Specified that townhouse in a courtyard configuration may be permitted only in the RM-7AN district, which was only described in the RM-7AN Guidelines. 	Section 2.2.1 in the RM-7AN Guidelines	Section 2.2.11
Height	<ul style="list-style-type: none"> Updated the maximum height of a building other than a rear building for townhouse in a courtyard configuration in the RM-7AN district from 11.5 m to 10.7 m, to reflect the intent of the district and align with the guidelines and current practice. 	Section 4.3(a) of the RM-7AN Guidelines	Section 3.1.2.3(a)
Height	<ul style="list-style-type: none"> Specified that the Director of Planning can vary the maximum height of a rear townhouse building in a courtyard configuration in the RM-7AN district to 9.5 m and 2 storeys, which was described in the RM-7AN Guidelines and is consistently applied across courtyard townhouse developments. 	Section 4.3(d) of the RM-7AN Guidelines	Section 3.1.2.15(c)
Floor space ratio	<ul style="list-style-type: none"> Removed: “accessory buildings, ancillary to multiple dwellings and freehold rowhouses, except accessory buildings solely designed and constructed for the purpose of bicycle storage, or otherwise excluded in accordance with section 4.7.5 (c) of this schedule” from the FSR inclusion section (4.1.1) as it is redundant. 4.1.1(a) already specifies that computation of floor area must include “accessory buildings.” 	Section 4.7.4(e) in the RM-7, RM-7N and RM-7AN Districts Schedule	Section 4.1.1

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Building depth	<ul style="list-style-type: none"> The district schedule incorrectly referred to building depth as measured to the rear yard when specifying that the Director of Planning can increase it to accommodate building features designed to reduce energy consumption in a Certified Passive House. Changed to “distance between the required minimum front yard and rear yard” to “building depth” for clarity 	Section 4.16.3 in the RM-7, RM-7N and RM-7AN Districts Schedule	Section 3.5.2.1
RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule			
Uses	<ul style="list-style-type: none"> Clarified sites where mixed-use residential buildings are permitted in RM-8 and RM-8N districts (no change to where these uses can be located). 	Section 3.2 of the RM-8 and RM-8N Guidelines	Section 2.2.8 and Map 1
Uses	<ul style="list-style-type: none"> Clarified the uses permitted at the rear of the site by changing “the principal building situated in the rear yard of the site contains no more than two dwelling units” to clearly name the specific permitted uses, “the principal building situated in the rear yard of the site must be a single detached house, a single detached house with secondary suite, or a duplex.” 	Section 4.19.1(b) in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 2.2.2(b)
Uses	<ul style="list-style-type: none"> Wording updated to reflect intent of the districts to allow more than one townhouse, mixed-use residential building or freehold rowhouse building. 	Section 4.19.2 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 2.2.3
Density	<ul style="list-style-type: none"> Removed option to secure social or rental housing as a provision to increase FSR for freehold rowhouse use to accurately reflect the opportunities available for this form of development. 	Section 4.7.2 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Not applicable

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Height	<ul style="list-style-type: none"> Updated the maximum rear townhouse building height in RM-8 and RM8N districts from 7.7m to 10.7 m, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.3(d) of the RM-8 and RM-8N Guidelines	Section 3.1.2.13(a)
Rear yard	<ul style="list-style-type: none"> Reduced rear yard requirement to 1.0 m for duplex with secondary suite in RM-8A and RM8AN districts to be consistent with the requirement for this form of development in other districts. 	Section 4.6.2 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 3.4.2.5
Building depth	<ul style="list-style-type: none"> Updated language for clarity that refer to building depth by the description of building depth, to say building depth directly 	Sections 4.16.1, 4.16.2 and 4.16.3 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	
Building depth	<ul style="list-style-type: none"> Updated building depth variance for Infill Duplex to be consistent with other infill use 	Section 4.16.5 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	
Separation between buildings	<ul style="list-style-type: none"> Updated the minimum separation between buildings along the site frontage and the minimum separation between rear buildings from a requirement of 2.4m to 3.1m, to reflect the intent of the districts and current practice. 	Section 4.17.2 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule Section 2.6.3(a) of the RM-8 and RM-8N Guidelines and RM-8A and RM-8AN Guidelines	Sections 3.1.2.11(a) and 3.1.2.11(b)

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Separation between buildings	<ul style="list-style-type: none"> Added Director of Planning discretion to vary any building separation regulation, in alignment with new rental townhouse district (RR-1) 		Section 3.1.2.16
Separation between buildings	<ul style="list-style-type: none"> Added a minimum building separation and provision for the Director of Planning to vary the building separation of the existing building to infill duplex, to be consistent with similar forms. 	Section 4.17.1 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Sections 3.7.2.7 and 3.7.2.10(c)
Dwelling unit size	<ul style="list-style-type: none"> Removed dwelling unit size requirement for senior supportive or assisted housing use in RM-8A and RM-8AN districts, to better align with land use guidelines. 	Sections 4.7.3(b) and 4.7.11 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule Seniors Supportive and Assisted Housing Guidelines	Not applicable
Floor area exclusion	<ul style="list-style-type: none"> Clarified type of parking and bike storage where FSR exclusions would apply by replacing “underground” with “at or below surface” 	Section 4.7.9 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 4.2.2
Floor area exclusion	<ul style="list-style-type: none"> Included freehold rowhouse in FSR exclusion where exclusions apply to multiple dwelling. 	Section 4.7.9 in the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule	Section 4.2.2

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RM-9, RM-9N and RM-9BN Districts Schedule			
Use-specific regulation	<ul style="list-style-type: none"> Updates to Principal dwelling unit with lock-off to align with the intent of duplexes to have a secondary suite in one unit and lock-off in the other. 	Section 3.1(g) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 2.2.7
Building height	<ul style="list-style-type: none"> Updated the maximum apartment building height from 10.7m with a discretionary increase up to 13.7 and 4 storeys, to 12.2 m and 4 storeys, to reflect the intent of the districts and align with the guidelines and current practice. 	Sections 4.3.1(a) and 4.3.1(d) of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.4(a)
Building height	<ul style="list-style-type: none"> Updated the maximum rear building height to 3 storeys, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.3.1(b) of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.4(b)
Building height	<ul style="list-style-type: none"> Updated the limit on the discretionary height increase for the rear building in a courtyard arrangement from 13.7 and 4 storeys, to 12.2 m and 4 storeys, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.3.1(c) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.12(d)
Frontage	<ul style="list-style-type: none"> Updated term “frontage” to “site frontage”, to clarify the meaning 	Section 4.2.1 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Sections 3.1.2.2 and 3.3.1.1

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Side yard	<ul style="list-style-type: none"> Clarified discretionary variance to required side yard width is limited to townhouse, to reflect the intent of the districts and align with the guidelines 	Section 4.5 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.12(f)
Floor area computation and yard projects	<ul style="list-style-type: none"> Updated freehold rowhouse to FSR exclusion and yard projections, to reflect the intent of the districts and align with the guidelines and current practice. 	Sections 4.7.15(j)(iii) and 4.4.4 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	Sections 4.2.2(j)(iii) and 4.4.2
RM-9A and RM-9AN Districts Schedule			
Frontage	<ul style="list-style-type: none"> Updated term “frontage” to “site frontage”, to clarify the meaning and reflect the intent of RM-9A and practice. Updated Director of Planning variance to allow for locked in lots that are have less than 15.2 m in total site width to reflect the intent of RM-9A and practice. 	Section 4.2.3 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	3.1.2.11(b)
Building height	<ul style="list-style-type: none"> Updated the maximum apartment building height from 10.7m to 13.7 m and 4 storeys, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.3.2 of the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.4(a)
Building height	<ul style="list-style-type: none"> Updated the maximum townhouse (rear building) height to 10.7 m and 3 storeys, to reflect the intent of all RM-9 districts and current practice. 		Section 3.1.2.4(b)

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Building height	<ul style="list-style-type: none"> Updated the limit on the discretionary height increase for the rear building in a courtyard arrangement to 12.2 m and 4 storeys, for consistent treatment of the rear building for all RM-9/9N/9A/9AN/9B districts. 	Section 4.3.1(c) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Section 3.1.2.11(d)
Impermeable materials	<ul style="list-style-type: none"> For triplex, omitted former DS section 4.8.3 that allows to the Director of Planning to increase the area of impermeable materials for multiple dwelling developments providing underground, as it's not feasible for triplexes to have underground parking 	Section 4.8.3 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule	--
Number of buildings	<ul style="list-style-type: none"> Updated the types of multiple dwelling uses that may be permitted at the rear of the site to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.19.2(b) in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Sections 2.2.1 and 2.2.2
RM-11 and RM-11N Districts Schedule			
Minimum site area	<ul style="list-style-type: none"> Removed minimum site area for seniors supportive or assisted housing and applied it as a condition of increasing the FSR as was intended 	Section 4.1.1 in the RM-11 and RM-11N Districts Schedule	Section 3.4
Frontage	<ul style="list-style-type: none"> Revise “a frontage greater than 12.8 m and less than 36.6 m” to “minimum site frontage of 12.8 m” and “maximum site frontage of 36.6. m” 	Section 4.7.10 (c) in the RM-11 and RM-11N Districts Schedule	Sections 3.2.2.2 and 3.2.2.3
Separation distance	<ul style="list-style-type: none"> For townhouse buildings located on a site frontage or rear buildings, change from 3.0 m to 3.1 m to align with guidelines and other schedules 	Section 4.17.1 in the RM-11 and RM-11N Districts Schedule	Section 3.2.2.10 (a) and (b)

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Floor space ratio	<ul style="list-style-type: none"> Moved building placement regulations for townhouse and triplex that were conditions of FSR increase to building form and placement regulations 	Section 4.7.10 in the RM-11 and RM-11N Districts Schedule	Sections 3.2.2 and 3.3.2
RM-12N District Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Clarified laneway house regulations are subject to Section 11 of this by-law 	Section 11 of this by-law	Section 2.2.4
Use-specific regulations	<ul style="list-style-type: none"> Removed reference to freehold rowhouse in accessory building regulations, as freehold rowhouse is not a permitted use in this district 	Section 2.2.A in the RM-12N District Schedule	Not applicable
Use-specific regulations	<ul style="list-style-type: none"> Changed regulations so that live-work use is permitted as a stand alone use, not only in a mixed-use residential building 	Section 3.2.J in the RM-12N District Schedule	Section 2.1
Use-specific regulations	<ul style="list-style-type: none"> Clarified that the 2 and 3 bedroom requirements apply specifically to apartment or mixed-use residential building 	Section 3.3.2 in the RM-12N District Schedule	Section 2.2.2
Use-specific regulations	<ul style="list-style-type: none"> Clarified that mixed-use building is only permitted in certain locations, and clarified allowable non-dwelling uses and included map previously located in the RM-12N Guidelines 	Section 3.3 and Figure 9 in the RM-12N Guidelines	Sections 2.2.5 and 2.2.6
Use-specific regulations	<ul style="list-style-type: none"> Clarified that townhouse is the only multiple dwelling use that is permitted more than 1 building on a site 	Section 4.19.1 in the RM-12N District Schedule and section 2.2.2 in the RM-12N Guidelines	Section 2.2.7

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Site area	<ul style="list-style-type: none"> Revised minimum site area for apartment and mixed-use residential to align with intended and guideline site area requirements for these uses 	Section 2.2.1 in the RM-12N Guidelines	Section 3.1.2.1
Site frontage	<ul style="list-style-type: none"> Revised minimum site frontage for apartment and mixed-use residential to align with intended and guideline site frontage requirements for these uses Added minimum site frontage for seniors supportive or assisted housing as it was intended to apply, similar to multiple dwellings 	<p>Section 2.2.1 in the RM-12N Guidelines</p> <p>Section 4.2.2 in the RM-12N District Schedule</p>	<p>Section 3.1.2.2</p> <p>Section 3.4.2.2</p>
Minimum side yard width	<ul style="list-style-type: none"> Revised minimum side yard width for apartment and mixed-use residential to align with intended and guideline side yard width requirements for these uses 	Section 4.5 in the RM-12N Guidelines	Section 3.1.2.5
Minimum rear yard depth	<ul style="list-style-type: none"> Revised minimum rear yard depth for apartment and mixed-use residential to align with intended and guideline rear yard depth requirements for these uses 	Section 4.6 in the RM-12N Guidelines	Section 3.1.2.6
Minimum separation between buildings	<ul style="list-style-type: none"> Revised separation distance between buildings located on a site frontage from 3.0 to 3.1 for apartment, mixed-use residential and town house to align with intended and guideline requirements for these uses 	Section 4.17.2 in the RM-12N Guidelines	Sections 3.1.2.10(a), 3.1.2.14, 3.2.2.10(a), 3.2.2.14
Unit frontage	<ul style="list-style-type: none"> Clarify that frontage requirements for non-dwelling uses in mixed-use residential buildings mean unit frontage 	Section 4.2.3 in the RM-12N District Schedule	Section 3.1.2.11
Height	<ul style="list-style-type: none"> Clarified that a partial 3rd storey for a rear building must not exceed 60% of the storey immediately below 	Section 4.3.5 in the RM-12N District Schedule	Section 3.1.2.15(a), 3.2.2.15(b)

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Height	<ul style="list-style-type: none"> Clarified the maximum building height for townhouse is the discretionary height as explained in the guidelines 	Section 4.3.2 in the RM-12N District Schedule and section 4.3(a) in the RM-12N Guidelines	Section 3.2.2.3(a)
Height	<ul style="list-style-type: none"> Added maximum height and storeys for seniors supportive or assisted housing as it is intended to apply, similar to requirements for multiple dwellings 	Section 4.3 in the RM-12N District Schedule	Section 3.4.2.3
Height	<ul style="list-style-type: none"> Added maximum height and storey for other uses as it is intended to be regulated 	Section 4.3 in the RM-12N District Schedule	Section 3.5.2.1
Building width	<ul style="list-style-type: none"> Omitted building width requirement for triplex as it was not intended to apply to this form of development and is addressed through side yard requirements 	Section 4.16.1 in the RM-12N District Schedule	Not applicable
Amenity or affordable housing shares	<ul style="list-style-type: none"> Omitted wording “for any increase in floor space ratio above 0.75” as this is already stated in relevant density and floor area sections 	Sections 4.7.6 and 4.7.7 in the RM-12N District Schedule	Section 4.1.2

5. Amendments to multiple RS and RT district schedules

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
All RS and RT district schedules (as applicable)			
Accessory building (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10, RT-10N, RT-11, RT-11N)	<ul style="list-style-type: none"> Removed Section 10 references (i.e. Section 10.27 of this by-law) as all relevant section 10 regulations apply and the section should be reviewed along with the district schedule regulations. Updated wording to align with other district schedules 	Section 2.2	Section 2.2
Floor area exclusions (RS-1A, RS-1B, RS-3, RS-3A, RS-6, RT-1, RT-4, RT-4A, RT-4N, RT-4AN)	<ul style="list-style-type: none"> Removed “multiple dwelling” from the floor area exclusions for parking as multiple dwelling is not a permitted use 	Section 4.7	--
Rear yard (RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7, RT-10, RT-10N, RT-11, RT-11N)	<ul style="list-style-type: none"> Remove the clause explaining how rear yard is calculated as it will be included in the updated definition of rear yard in section 2 	Section 4.6	Section 2 of the Zoning and Development By-law

6. Amendments to multiple RS district schedules

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
All RS district schedules (as applicable)			
Uses (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Multiple Conversion Dwelling: Revised wording to clarify that character house is the dwelling being converted into a multiple conversion dwelling. 	Section 3.2	Section 2.1
Uses (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Lock-off unit: Clarified that in a duplex with secondary suite a lock-off unit is only permitted in the duplex unit without a secondary suite. 	Section 3.2	Section 2.2
Accessory building (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Clarified allowable accessory building floor area reductions 	Section 2.2.A	Section 2.2
Site area (RS-1, RS-1A, RS-1B, RS-2, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Updated regulation from a maximum site area “less than 511 m²” to a maximum site area is 511 m² to reflect the intent of the districts and current practice. 	Section 4.1	Section 3
Floor space ratio (RS-1, RS-1A, RS-1B, RS-2, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Removed extraneous language to align with other district schedules: removed “all of which floors are located within the building depth as defined by section 4.16.1 of this Schedule”. 	Section 4.7	--

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
Impermeability (RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6, RS-7)	<ul style="list-style-type: none"> Regarding impermeability, removed wording regarding the consideration of the advice of the City Engineer. Impermeability guidelines need to be considered and the guidelines speak to seeking the advice of the City Engineer. 	Sections 4.8 and 5 RS ZONES IMPERMEABLE MATERIALS SITE COVERAGE GUIDELINES FOR RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, AND RS-7 ZONES	Sections 3 and 5
Building width (RS-3, RS-3A, RS-6)	<ul style="list-style-type: none"> Removed clause explaining building width as it will be defined in section 2 	Section 4.16	Section 2 of the Zoning and Development By-law

6A. Amendments to specific RS district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RS-1 District Schedule			
Intent	<ul style="list-style-type: none"> Clarified intent of limiting duplexes without secondary suite to sites smaller than 511 m² 	Section 1 of the RS-1 District Schedule	Section 1.1
Uses	<ul style="list-style-type: none"> Infill Single Detached House: Revised wording to more clearly identify which accessory building regulations apply to this use. 	Section 3.2.1DW of the RS-1 District Schedule	Section 2.2
Floor space ratio	<ul style="list-style-type: none"> Removed an old FSR provision that allowed more density on very large lots and related regulations to reflect the intent of the districts and current practice. Sites which meet this criteria have been redeveloped. 	Section 4.7.1(c) and related sections 4.4.2, 4.5.3, 4.6.5, 4.8.4, 4.16.3 of the RS-1 District Schedule	--
Floor area exclusions	<ul style="list-style-type: none"> Corrected exclusion for entries, porches and verandahs to covered porches above the first storey 	Section 4.7.3(g) (v) of the RS-1 District Schedule	Section 4.1.2(g)(v)
Site area	<ul style="list-style-type: none"> Updated wording regarding Director of Planning approval for smaller sites to clarify when the approval is required 	Section 4.1.2 of the RS-1 District Schedule	Sections 3.1.2.12, 3.2.2.11, 3.3.2.8 and 3.4.2.9
Building height	<ul style="list-style-type: none"> Updated wording for the primary and secondary building height envelopes to be consistent with wording describing height envelopes in other district schedules 	Section 4.3.1 of the RS-1 District Schedule	Section 3.2.2.13
Building height	<ul style="list-style-type: none"> Updated wording for readability and to clarify the intent of the districts and current practice 	Section 4.3.4 of the RS-1 District Schedule	Sections 3.2.2.14 and 3.2.2.15

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Front yard	<ul style="list-style-type: none"> Omitted front yard averaging regulations for duplexes as this regulations does not apply to this use. Duplexes were introduced with 20% front yard – 40% building depth – 40% rear yard and any front yard averaging would negate this. 	Section 4.4.1(a) and (c) RS-1 District Schedule	Section 3.1.2
Side yard	<ul style="list-style-type: none"> Updated wording to clarify regulation based on site width to simplify the regulation 	Section 4.5.1 of the RS-1 District Schedule	Sections 3.1.2.6 and 3.2.2.5
Rear yard	<ul style="list-style-type: none"> Reworded to clarify the regulation 	Section 4.6.1 of the RS-1 District Schedule	Sections 3.2.2.19
Building depth	<ul style="list-style-type: none"> Reworded to clarify the regulation 	Section 4.16.4 of the RS-1 District Schedule	Section 3.2.2.20
RS-1A District Schedule			
Impermeability	<ul style="list-style-type: none"> Added “area” after “site” because it was missing due to a drafting error. 	Section 4.8.7(a) in the RS-1A District Schedule	Section 3.1.2.15(a)
RS-1B District Schedule			
Uses	<ul style="list-style-type: none"> Child Day Care Facility: add the use to the schedule as it is exclude and permitted in all other RS Districts 	--	2.1
Uses	<ul style="list-style-type: none"> Infill Single Detached House or Single Detached House in combination with another Single Detached House: Revised wording to clarify that the limit on the number of dwelling units to 2 applies to the site, not the use 	Section 3.2.DW of the RS-1B District Schedule	Section 2.2.2

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Height	<ul style="list-style-type: none"> Excluded duplex and duplex with secondary suite from the height envelope, which is intended to apply only when there are two separate principal buildings on a site or a principal building with an infill 	Section 4.3.3 of the RS-1B District Schedule	Section 3.1.2.15
RS-7 District Schedule			
Floor space ratio	<ul style="list-style-type: none"> Clarified that the FSR for single detached house also applies to single detached house with secondary suite (it was erroneously omitted) 	Section 4.7.1(a) of the RS-7 District Schedule	Section 3.2.1.1(a)
Side yard	<ul style="list-style-type: none"> Clarified that side yard requirements for single detached house and single detached house with secondary suite also apply to sites with 2 principal buildings 	Section 4.5.1 of the RS-7 District Schedule	Section 3.1.2.4.

7. Amendments to multiple RT district schedules

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
All RT district schedules (as applicable)			
Uses (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Uses on a character house site: Clarified limitations to permitted uses for a site where an existing character house is demolished in order to allow for new development, and where the lot is not considered an underutilized lot. This was only understood through FSR provisions which discourage the demolition of a character house through a reduced FSR for a new house. 	Section 4.7	Section 2.2.1
Uses (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Lock-off unit: Clarified that in a duplex with secondary suite a lock-off unit is only permitted in the duplex unit without a secondary suite. 	Section 3.2	Section 2.2
Accessory building (RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10, RT-10N, RT-11, RT-11N)	<ul style="list-style-type: none"> Clarified wording of Director of Planning variance to floor area and site coverage and aligned with other district schedules, and updated site size from 36.5 m to 36.6 m to align with shallow site regulations in Section 10.29 of the By-law. 	Section 2.2	Section 2.2
Building height (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Updated height limit of 2.5 storey for the second principal building located in the rear yard to 1 and a partial storey at 50% to reflect the 7.7 m height regulation and intent of the schedule. 	Section 4.3.2	Sections 3.1.2.3(b) and 3.1.2.10(b), 3.2.2
Building height (RT-7, RT-8)	<ul style="list-style-type: none"> Added maximum height for infill, which was previously only in the guidelines 	Section 3.1.3(a) of the Kitsilano RT-7 and RT-8 Guidelines	Section 3.1.2

Regulation category	Amendments	Section in former district schedules	Corresponding section in reformatted district schedules
Front yard (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Removed “or 20% of the lot depth, whichever is less” from the required 7.3 m front yard depth because this regulation overlaps with shallow lot regulations in Section 10. 	Section 4.4.1 Section 10.29 of the ZBL	Sections 3.1.2.4 and 3.2.2.3
Rear yard (RT-1, RT-2, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Updated wording of rear yard regulation where the rear of a site abuts a lane to clarify the regulation 	Section 4.6	Section 3
Number of buildings (RT-3, RT-5, RT-5N)	<ul style="list-style-type: none"> Added standardized consideration of the intent of the district schedule to reflect practice. 	Section 4	Section 2.2
Building depth (RT-5, RT-5N, RT-6)	<ul style="list-style-type: none"> Added provision for the Director of Planning to vary the building depth regulation for all uses to align with the guidelines and intent of the schedule. 	Section 4 Section 6.5 of the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines	Section 3.1.2, 3.2.2.12
Floor space ratio (RT-7, RT-8)	<ul style="list-style-type: none"> Added single detached house to list of uses for which the Director of Planning can increase FSR to 0.60, as it was erroneously not included in the list. 	Section 4.7.1(a)	Section 3.1.1.1(a)
Floor area (RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN)	<ul style="list-style-type: none"> Removed “above the basement” from bay window FSR inclusions because there are no bay windows in basements. This is an additional calculation “above the basement” is not consequential to intent of the clause. 	Section 4.7.2	Section 4.1.1

7A. Amendments to specific RT district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RT-2 District Schedule			
Side yard	<ul style="list-style-type: none"> Removed the following minimum side yard width regulation for multiple dwelling as it is consistently varied to enable development, makes it difficult to meet energy efficiency requirements and liveability is addressed through horizontal angle of daylight and side yard regulation: “for a multiple dwelling, a side yard with a minimum width of 2.1 m 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.” 	Section 4.5.3 of the RT-2 District Schedule	--
Site coverage	<ul style="list-style-type: none"> Removed outdated regulation about excluding structures from site coverage calculations for sloping sites it is addressed through relaxations for hardship and rainwater management requirements. 	Section 4.8.5 of the RT-2 District Schedule	--
RT-3 District Schedule			
Uses	<ul style="list-style-type: none"> Hospital: Relocated regulations regarding site area and maximum FSR, which used to be embedded as part of the use, into the site area and density and floor area regulations. Also added ‘despite section 11 of this by-law’ to the site area regulations as they contradict section 11.15.2. 	Section 3.2.1 of the RT-3 District Schedule Section 11.15.2 of the ZDBL	Sections 3.1.1.3 and 3.1.2.1(e)

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Side and rear yards	<ul style="list-style-type: none"> For the Director of Planning provision to vary the side yard requirement, added standardized consideration of the intent of the district schedule to reflect practice. 	Sections 4.5.3 and 4.6.4 of the RT-3 District Schedule	Sections 3.1.2.15(d) and 3.1.2.18(d)
Site frontage	<ul style="list-style-type: none"> Rewrote the site frontage regulations for consistency with wording in the RT-5 District Schedule. 	Section 4.2 of the RT-3 District Schedule	Sections 3.1.2.2 and 3.1.2.10
Floor area	<ul style="list-style-type: none"> Added that the Director of Planning may increase the permitted floor space ratio to 0.75 for single detached house with secondary suite as it was missing in the original draft but was intended to be treated the same as single detached house. 	Section 4.7.1 of the RT-3 District Schedule	Section 3.1.1.1(a)
Floor area	<ul style="list-style-type: none"> Removed the consideration of 'on the advice of the Director of Social Planning' from the child day care facilities floor area exclusion as the Director of Planning provides this type of discretion in their review. 	Section 4.7.3(d) of the RT-3 District Schedule	Section 4.1.2(d)
External design	<ul style="list-style-type: none"> Removed "dated August 1986" as the regulation should refer to the current version of the Vancouver Heritage Register. 	Section 4.1.74(a) (i) of the RT-3 District Schedule	Section 4.4.5(a)(i)
RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule			
Front, side and rear yards	<ul style="list-style-type: none"> Added 'intent of this schedule' to the front yard variance and the side and rear yard variances for infill to reflect current practices and planning discretion. 	Sections 4.4.3, 4.5.3 and 4.6.4 of the RT-4 District Schedule	Sections 3.1.2.9, 3.1.2.10 and 3.1.2.12

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Site coverage	<ul style="list-style-type: none"> Removed “except where the principal use of the site is a parking area” from the maximum site coverage that may be used for a parking area as parking is not a permitted principal use. 	Section 4.8.3 of the RT-4 District Schedule	Section 4.2.1
RT-5 and RT-5N Districts Schedule			
Site area	<ul style="list-style-type: none"> Updated wording regarding Director of Planning variance for site area to clarify its applicability to single detached house with secondary suite on sites with 2 principal buildings 	Section 4.1.4 of the RT-5 and RT-5N Districts Schedule	Section 3.2.2.8
Front, side and rear yards	<ul style="list-style-type: none"> Updated wording from lot depth to site depth for front and rear yard regulations, for consistency with wording in other district schedules 	Sections 4.4.1 and 4.6.1 of the RT-5 and RT-5N Districts Schedule	Sections 3.1.2.4, 3.1.2.6, 3.2.2.3, and 3.2.2.5
Front yard	<ul style="list-style-type: none"> For the Director of Planning provision to vary the front yard requirement, added standardized consideration of the intent of the district schedule to reflect practice. 	Section 4.4.4 of the RT-5 and RT-5N Districts Schedule	Section 3.2.2.12
Rear yard	<ul style="list-style-type: none"> For rear yard depth requirement, updated site size from 36.5 m to 36.6 m to align with shallow site regulations in Section 10.29 of the ZDBL 	Section 4.6.1 of the RT-5 and RT-5N Districts Schedule	Section 3.1.2.6(a) and (b), and 3.2.2.5(a) and (b)
Floor area exclusions	<ul style="list-style-type: none"> Corrected exclusion for entries, porches and verandahs to covered porches above the first storey 	Sections 4.7.5 and 4.7.6 of the RT-5 and RT-5N Districts Schedule	Sections 4.1.1 and 4.1.2

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Building depth	<ul style="list-style-type: none"> Removed regulation for sites with more than 1 single detached house or single detached house with secondary suite to reflect intent of the schedule and practice 	Section 4.16 of the RT-5 and RT-5N Districts Schedule	--
Dwelling unit density	<ul style="list-style-type: none"> Updated dwelling unit density for seniors supportive or assisted housing from 2 units on a site to 74 units per hectare to reflect the intent for the use and the intent of the schedule. 	Section 4.18 of the RT-5 and RT-5N Districts Schedule	Section 3.2.1.4(a)
Director of Planning discretion for character house	<ul style="list-style-type: none"> Removed the Director of Planning discretion within the district schedule for provisions relating to retaining a character house as the Director of Planning has greater discretion in section 10.6 of this by-law. This clarifies the Director of Planning discretion and aligns with practice. 	Sections 4.3.2 and 4.4.4 of the RT-5 and RT-5N Districts Schedule Section 10 of ZDBL	--
RT-6 District Schedule			
Building depth	<ul style="list-style-type: none"> Removed the building depth requirement for single detached house in combination with another single detached house or single detached house with secondary suite instead of the Director of Planning consistently having to apply discretion to vary the regulation every time. 	Section 4.16 of the RT-6 District Schedule	Section 3.2.2.6(b)
Floor area	<ul style="list-style-type: none"> Changed the wording from “the Director of Planning may permit an increase to the maximum floor space ratio...” to “the Director of planning may permit a maximum floor space ratio of...” as this district does not have a base FSR for sites with a character house, and therefore no FSR to increase from. 	Sections 4.7.1 and 4.7.2 of the RT-6 District Schedule	Sections 3.2.1.1 and 3.1.2.13

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Floor area	<ul style="list-style-type: none"> Added clause about duplex and duplex with secondary suite and areas of floor existing below sloping roof rafters or sloping ceiling to floor area exclusions as it was missing from this district schedule. 	Section 4.7.6 of the RT-6 District Schedule	Section 4.1.2(h)
Dwelling unit density	<ul style="list-style-type: none"> Revised the language to clearly state the actual minimum site area instead of just writing that the site must meet “the minimum site area requirement for a multiple dwelling.” 	Section 4.18.1 of the RT-6 District Schedule	Section 3.2.1.4(a)
Relaxations	<ul style="list-style-type: none"> Added standardized consideration of the intent of the district schedule to reflect practice. 	Section 5.1 of the RT-6 District Schedule	Section 5.1(d)
RT-7 District Schedule			
Building height	<ul style="list-style-type: none"> Added maximum height for infill, which was previously only in the guidelines 	Section 3.1.3(a) of the Kitsilano RT-7 and RT-8 Guidelines	Section 3.1.2.2(b)
RT-10 and RT-10N Districts Schedule			
Building height	<ul style="list-style-type: none"> Added requirement from guidelines that principal buildings located at the rear of a site may only have a partial storey 	Section 4.3(b) of the RT-10 and RT-10N Small House/Duplex Guidelines	Section 2.1.2.11

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RT-11 and RT-11N Districts Schedule			
Accessory buildings	<ul style="list-style-type: none"> Corrected reference (4.7.4 (c) should be 4.7.5(c)) 	Section 2.2.A of the RT-11 and RT-11N Districts Schedule	2.2.12(c)(i)
Uses	<ul style="list-style-type: none"> Clarified that principal dwelling unit with a lock-off unit is only permitted on a site with more than 2 principal buildings and a minimum frontage of 18.3 m 	Section 3.2(b) of the RT-11 and RT-11N Guidelines	Section 2.2.8
Side yard	<ul style="list-style-type: none"> Corrected reference (4.5.2 should be 4.5.3) 	Section 4.5.5(c) of the RT-11 and RT-11N Districts Schedule	Section 4.4.1(b)

8. Amendments to RA-1 District Schedule

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RA-1 District Schedule			
Building height	<ul style="list-style-type: none"> Updated wording for the primary and secondary building height envelopes to be consistent with wording describing height envelopes in other district schedules 	Section 4.3.1 of the RA-1 District Schedule	Section 3.1.2.10(b)

9. Amendments to multiple RR district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Building height (RR-1, RR-2A, RR-2B, RR-2C, RR-3A, RR-3B)	<ul style="list-style-type: none"> Removed clause excluding stairways and elevator shafts to roof decks and guardrails as this is now included in the building height regulations in section 10 	Section 4.3	Section 10.1 of the by-law

9A. Amendments to specific RR district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
RR-1 District Schedule			
Separation between buildings	<ul style="list-style-type: none"> Revised the height of an entrance above grade from 1.8 m to 1.5 m to align with regulations in other townhouse districts Added that the separation requirements also apply to entrances located “more than 0.6 m below grade” to account for sunken patios with stairs leading up to the courtyard. 	Section 4.17.3 of the RR-1 District Schedule	Section 3.1.2.18

10. Amendments to multiple HA district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Use-specific regulations (HA-1, HA-1A, HA-2, HA-3)	<ul style="list-style-type: none"> Updated regulations on uses that must be wholly enclosed to exclude dwelling uses to reflect the intention and practice 	Sections 2.3 and 3.3	Section 2.2.1

10A. Amendments to specific HA district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
HA-1 and HA-1A Districts Schedule			
Frontage	<ul style="list-style-type: none"> Clarified that frontage is 'unit' frontage 	Section 4.2 of the HA-1 and HA-1A Districts Schedule	Sections 3.1.2.1 and 3.1.2.7
Front yard	<ul style="list-style-type: none"> Removed 'for the purpose of increasing residential unit's exposure of dwelling units to natural light, if the Director of Planning or Development Permit Board considers:' as this duplicates an item in the list below the clause 	Section 4.2.2 of the HA-1 and HA-1A Districts Schedule	Section 3.1.2.14
Floor area inclusion	<ul style="list-style-type: none"> Added 'floor area' after 'residential' as the words were omitted by mistake 	Section 4.7.2(c) of the HA-1 and HA-1A Districts Schedule	Section 4.1.1(c)
Floor area exclusions	<ul style="list-style-type: none"> Added 'decks' to the floor area exclusions for balconies, for consistency with all other schedules 	Section 4.7.3(a) of the HA-1 and HA-1A Districts Schedule	Section 4.1.2(a)

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Floor area exclusions	<ul style="list-style-type: none"> Removed clause on floor area exclusions for kitchen exhaust shafts as this regulation is now in section 10 	Section 4.7.3(e) of the HA-1 and HA-1A Districts Schedule	Section 10 of the by-law
HA-3 District Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Included 'display of flowers, plants, fruits and vegetables' in list of conditional approval uses that are not required to be wholly enclosed 	Section 3.3 of the HA-3 District Schedule	Section 2.2.1
Use-specific regulations	<ul style="list-style-type: none"> Added 'similar flammable products or materials' to 'petroleum, bitumen or tar products or derivatives' in the list of items that may not be stored for outright uses, for consistency with conditional uses 	Section 2.3.2 of the HA-3 District Schedule	Section 2.2.2

11. Amendments to multiple C and FC district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Use-specific regulations (C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-5A, C-6, C-7, C-8, FC-1, FC-2)	<ul style="list-style-type: none"> Included 'display of flowers, plants, fruits and vegetables' in list of conditional approval uses that are not required to be wholly enclosed 	Section 3.3.1	Section 2.2.1
Use-specific regulations (C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-7, C-8)	<ul style="list-style-type: none"> Removed clause on horizontal daylight access in accessory building regulations as it is regulated through other requirements 	Section 2.2.A(f)	Not applicable
Use-specific regulations (C-2, C-2C1)	<ul style="list-style-type: none"> Revised wording of regulation for rental housing to refer to the Rental Housing Official Development Plan (RHS ODP), rather than duplicate the same wording from the RHS ODP. 	Section 3.3	Section 2.2
Residential rental tenure building (C-2, C-2C1)	<ul style="list-style-type: none"> Removed 'except for Seniors Supportive or Assisted Housing' from regulation on energy efficiency requirements as a residential rental tenure building is only applicable to a mixed-use residential building 	Section 4(f)(ii)	Not applicable
Side yard (C-2B, C-2C)	<ul style="list-style-type: none"> For clarity, stated which minimum side yard requirements apply rather than only referring to the section number. 	Sections 4.5.1 and 4.5.2	Section 3.1.2.10
Side yard (C-2C1, C-3A)	<ul style="list-style-type: none"> Clarified that the minimum side yard is 0.9 m if one is provided although not required. 	Section 4.5.2	Sections 3.1.2 and 3.2.2.9

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Rear yard (C-2, C-2C1)	<ul style="list-style-type: none"> For rear setback, revised height of building not containing dwelling uses from 'above 6.1 m' to '6.1 m or more in height' to include portions of buildings that are exactly 6.1 m in height 	Section 4.6.2(b)	Section 3.1.2
Rear yard (C-2, C-2B, C-2C, C-2C1)	<ul style="list-style-type: none"> Added balconies to features that may project into a setback for non-residential rental tenure buildings. 	Section 4.6.1	Section 3
Rear yard (C-3A, C-7, C8)	<ul style="list-style-type: none"> Removed 'across the full width of the building' as the measurement is taken across the full width of the site and applies only to the applicable portion of the building (i.e. containing residential uses). 	Section 4.6.2	Not applicable

11A. Amendments to specific C and FC district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
C-2 District Schedule			
Front yard	<ul style="list-style-type: none"> Removed 'for portions of a building' from 'may permit a reduced or increased front yard for portions of the building' as the intent is to create a consistent street wall and the variation is intended to apply across the entire frontage of a building. 	Section 4.4.2 of the C-2 District Schedule	Not applicable
C-2B District Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Included 'vehicle dealer' to list of in list of conditional approval uses that are not required to be wholly enclosed. 	Section 3.3.1 of the C-2B District Schedule	Section 2.2.1
C-2C1 District Schedule			
Side yard	<ul style="list-style-type: none"> Removed "except in the case of a corner site in which case an exterior side yard need not be provided" in former district schedule 4.5.1(b) as it contradicts section 4.5.4. 	Section 4.5.1(b) of the C-2C1 District Schedule	Sections 3.1.2.12 and 3.2.2.10
C-3A District Schedule			
Rear yard	<ul style="list-style-type: none"> Removed 'across the full width of the building' as the measurement is taken across the full width of the site and applies only to the applicable portion of the building (i.e. containing residential uses). 	Section 4.6.2 of the C-3A District Schedule	Not applicable

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
C-5, C-5A and C-6 Districts Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Added gasoline station – split island to list of uses that are not required to be wholly enclosed. 	Section 3.3.1 of the C-5, C-5A and C-6 Districts Schedule	Section 2.2.1
Use-specific regulations	<ul style="list-style-type: none"> Removed dwelling unit from the list of outright approval uses in the C-5A and C-6 districts that may not be located within 2.0 m of street grade on a fronting or flanking street if the adjoining site is in a C district, as there are no outright approval dwelling uses in those districts. 	Section 2.3.2 of the C-5, C-5A and C-6 Districts Schedule	Not applicable
C-7 and C-8 Districts Schedule			
Use-specific regulations	<ul style="list-style-type: none"> Included park or playground in the list of uses that are not required to be wholly enclosed. 	Section 3.3.1 of the C-7 and C-8 Districts Schedule	Section 2.2.1
Use-specific regulations	<ul style="list-style-type: none"> Changed ‘25% of the gross floor deck’ to ‘25% of the gross floor area of the principal use’ to correct a wording error. 	Section 2.2.1.A of the C-7 and C-8 Districts Schedule	Section 2.2.6
FC-1 District Schedule			
Use	<ul style="list-style-type: none"> Public bike share: removed public bike share as an outright service use as it was included by mistake. Public bike share is intended to be a conditional approval use and is defined as a retail use. 	Section 2.2.S of the FC-1 District Schedule	--

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
FC-2 District Schedule			
Uses	<ul style="list-style-type: none"> • Specifying the ‘C’ sub-areas: for clarity, specified that micro dwellings, mixed-use residential buildings, residential unit associated with and forming an integral part of an artist studio and temporary modular housing are permitted in both sub-areas C1 and C2 rather than writing they are permitted in ‘sub-areas C’, which is how it is currently written in the FC-2 district schedule. 	Section 3.2.2.DW in the FC-2 District Schedule	Section 2.1
Uses	<ul style="list-style-type: none"> • Restaurant – Class 1 and Restaurant – Class 2: Moved the floor area conditions for Restaurant – Class 1 and Restaurant – Class 2 to 3.1 for clarity so that they can be read in tandem with the density, form and placement regulations. 	Sections 2.2.S and 3.2.1.S in the FC-2 District Schedule	Section 3.1.1.1(c)
Uses	<p>General office:</p> <ul style="list-style-type: none"> • Specified the sub-areas where a general office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies to clarify how the condition of use is applied • Omitted “including Digital Entertainment and Information Communication Technology as this is part of the definition in Section 2 	Section 3.2.1.O in the FC-2 District Schedule Section 2	Section 2.2.5

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Use-specific regulations	<ul style="list-style-type: none"> Added bulk data storage and office uses to list of uses that are not permitted at grade, which in this case has the same meaning as the original wording of “ground floor” and “street level”. 	Sections 3.3.7, 3.3.8 and 3.3.9 in the FC-2 District Schedule	Section 2.2.4
Use-specific regulations	<ul style="list-style-type: none"> Nested ‘limited service food establishment’ under the use-specific regulations for ‘Retail store’ as this is not a use listed in Section 2. 	Section 3.2.1R in the FC-2 District Schedule	Section 2.2.7(b)
Density and floor area	<ul style="list-style-type: none"> Removed wording surrounding what the Director of Planning or the Development Permit Board considers in the allocation of FSR as it is already indicated in the guidelines. 	<p>Sections 4.7.1, 4.7.2, 4.7.3, 4.7.4 and 4.7.5 in the FC-2 District Schedule</p> <p>Section 4.7 in the FC-2 Guidelines</p>	Sections 3.1.1.1, 3.1.1.3, 3.2.1.2, 3.3.1.2, 3.3.1.4(b),
Density and floor area	<ul style="list-style-type: none"> Floor Area in Sub-Area C1: clarified that all of the 1.00 dwelling use density, not ‘up to 1.00’, must be a type of non-market housing, per intent of the False Creek Flats Plan. 	Section 4.7.3 in the FC-2 District Schedule	Section 3.2.1.2
Density and floor area	<ul style="list-style-type: none"> Floor Area in Sub-Area C2: clarified that that all of 3.00 dwelling use density, not ‘to a maximum of 3.00’, must be a type of non-market housing, per intent of the False Creek Flats Plan. 	Section 4.7.4 in the FC-2 District Schedule	Section 3.3.1.1

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Density and floor area	<ul style="list-style-type: none"> Removed 'chemicals or chemicals products manufacturing – class B' and 'metal products manufacturing – class A' from list of uses included in the FSR increases for sub-area D as these are not a permitted use in this district schedule. 	Section 4.7.5(a) (ii) in the FC-2 District Schedule	Section 3.3.1.4
Floor area exclusions	<ul style="list-style-type: none"> Changed wording from 'provided that the off street parking spaces do not have a length of more than 7.3 m' to 'provided that the maximum exclusion for a parking space does not exceed 7.3 m in length' to limit the amount of floor area excluded rather than provide no floor area exclusion when a parking space is larger. 	Section 4.7.14(c) in the FC-2 District Schedule	Section 4.2.2(c)
Building height	<ul style="list-style-type: none"> Removed wording surrounding what the Director of Planning or the Development Permit Board considers if increasing building height as it is already indicated in the guidelines. 	Sections 4.3.3(b), 4.3.3(c) and 4.3.3(d) in the FC-2 District Schedule	Sections 3.1.2.7, 3.2.2.7, 3.3.2.7, 3.4.2.7
Rear yard	<ul style="list-style-type: none"> Omitted that the Director of Planning "may permit a reduced rear setback" as there is no rear setback requirement in this district. 	Section 4.6.2 in the FC-2 District Schedule	Sections 3.1.2.12, 3.2.2.12, 3.3.2.12, 3.4.2.12

12. Amendments to multiple I and M district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Uses (I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1, MC-2)	<ul style="list-style-type: none"> Removed reference to section 10.20 and replaced it with a reference to Section 10 as all relevant section 10 regulations apply and the section should be reviewed along with the district schedule regulations 	Section 3.1	Section 2.1
Uses (I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1, MC-2)	<ul style="list-style-type: none"> Clarified that a dwelling unit for a caretaker can be in combination with any permitted use 	Section 3.2DW	Section 2.2
Uses (I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, M-1, M-1A, M-1B)	<ul style="list-style-type: none"> For artist studio – class A, omitted “provided that the use must not be combined with a residential unit”, as there is no provision to allow an artist studio-class A to be combined with a residential unit 	Section 2.2C	Section 2.1
Uses (I-1C, I-2, I-4)	<ul style="list-style-type: none"> For office use, omitted “including Digital Entertainment and Information Communication Technology as this is part of the definition in Section 2 	Section 3.2O	Section 2.1
Uses (I-1C, I-2)	<ul style="list-style-type: none"> For use-specific condition, storage restrictions should be to “coal tar products or derivatives” and not “coal or tar products or derivatives” 	Sections 2.3.2 and 3.3.2	Sections 2.2.1 and 2.2.2
Uses (I-4, M-2)	<ul style="list-style-type: none"> For retail use, omitted “accessory retail use” from the list of activities as accessory retail use is an accessory use 	Section 3.2.R	Section 2.2.6

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Front yard (M-1, M-2)	<ul style="list-style-type: none"> • Omitted section 4.4.1 of the former district schedule as it states Front Yard is not required. 	Section 4.4.1	--
External design (I-3, IC-1, IC-2)	<ul style="list-style-type: none"> • Added recycling to list of items that must be enclosed, located or screened from the street 	Section 4.17.2	Section 4

12A. Amendments to specific I and M district schedules

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
I-2 District Schedule			
Intent statement	<ul style="list-style-type: none"> To clarify the location of the sub-areas, removed “Sites with a frontage on Prior Street west of Malkin are not included as part of sub-area A or B” from intent statement” and rely on map provided 	Section 1 of the I-2 District Schedule	Section 1
I-3 District Schedule			
Map	<ul style="list-style-type: none"> Revised map to reflect current boundaries of Sub-Area B (a portion of the sub-area has been rezoned to CD-1) 	Section 1.2 of the I-3 District Schedule	Section 1.1
I-4 District Schedule			
Uses	<ul style="list-style-type: none"> Clarified that conditional approval for Metal Products Manufacturing is for Metal Products Manufacturing – Class A 	Section 3.2.M of the I-4 District Schedule	Section 2.1
Uses	<ul style="list-style-type: none"> Clarified that conditional approval for Miscellaneous Products Manufacturing is for Miscellaneous Products Manufacturing – Class A 	Section 3.2.M of the I-4 District Schedule	Section 2.1
Floor area exclusions	<ul style="list-style-type: none"> Added exclusion for parking, as it was removed by mistake when making previous amendments to the district schedule 		Section 4.1.2(c)
Uses	<ul style="list-style-type: none"> Clarified that conditional approval for accessory buildings applies where it is not permitted as an outright use 	Section 3.2.A of the I-4 District Schedule	Section 2.1

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Uses	<ul style="list-style-type: none"> Clarified that height and floor area requirements do not apply to conditional approval accessory buildings 	Section 3.2.A of the I-4 District Schedule	Section 2.1
Uses	<p>For conditional approval of accessory uses,</p> <ul style="list-style-type: none"> omitted “other than as provided in section 2.2.A [outright approval accessory uses]” as the same regulations apply clarified that accessory retail uses associate with an artist studio is excluded from the wall separation requirement to align with the intent of changes in 2018 to this industrial district regulations 	Sections 2.2.A and 3.2.A of the I-4 District Schedule	Sections 2.1, 2.2.10(ii) and 2.2.10(iii)
IC-1 and IC-2 Districts Schedule			
External design	<ul style="list-style-type: none"> Included cardlock fuel station in uses that are not required to be setback 1.2 m from the street property line, similar to gasoline station – full-serve and split island 	Section 4.17.3 of the IC-1 and IC-2 Districts Schedule	Section 4.2.5
IC-3 District Schedule			
Density and floor area	<ul style="list-style-type: none"> For the FSR increases that may be permitted, added standardized consideration of the intent of the district schedule to reflect practice. 	Section 4.7.4 of the IC-3 District Schedule	Section 3.1.1.2
Floor area inclusions	<ul style="list-style-type: none"> Clarified that computation of floor area includes all floors of all buildings including accessory buildings 	Section 4.7.2 of the IC-3 District Schedule	Section 4.1.1(a)

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
External design	<ul style="list-style-type: none"> Clarified that it is garbage and 'recycling' container storage areas to align with Garbage and Recycling Storage Amenity Design Supplement Guidelines 	Section 4.17.2 of the IC-3 District Schedule Garbage and Recycling Storage Amenity Design Supplement Guidelines	Section 4.2.3
Relaxation of regulations	<ul style="list-style-type: none"> Omitted Director of Planning from the relaxation of regulations for floor space ratio for cultural facilities as the Director of Planning does not have authority with this relaxation. 	Section 5.1 of the IC-3 District Schedule	Section 5.1
Relaxation of regulations	<ul style="list-style-type: none"> Added standardized consideration of the intent of the district schedule to reflect practice. 	Section 5.1 of the IC-3 District Schedule	Section 5.1(f)
M-1 District Schedule			
Floor area and density	<ul style="list-style-type: none"> Clarified that the maximum floor space ratio is 5.00 for manufacturing uses, transportation and storage uses, and wholesaling – class A and is 1.00 for all other uses combined. 	Section 4.7.1(a) of the M-1 District Schedule	Section 3.1.1.1
M-2 District Schedule			
Vertical angle of daylight	<ul style="list-style-type: none"> Added 'and' between the two exemptions for the vertical angle of daylight regulations to align with how the M-1 district schedule is drafted. 	Section 4.11.3 of the M-2 District Schedule	Section 3.1.2.7

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
MC-1 and MC-2 Districts Schedule			
Uses	<ul style="list-style-type: none"> Gasoline station – split island: Removed Section 11 reference (i.e. Section 10.13.2 of this by-law) as all relevant section 11 regulations apply and the section should be reviewed along with the district schedule regulations. 	Sections 2.3.4 and 3.3.3 of the MC-1 and MC-2 Districts Schedule	Sections 2.2.1 and 2.2.2
Uses	<ul style="list-style-type: none"> Added standardized consideration of the applicable Council policies and guidelines to reflect practice. 	Section 2.3.6 of the MC-1 and MC-2 Districts Schedule	Sections 2.2.1 and 2.2.2
Uses	<ul style="list-style-type: none"> Clarified that it is garbage and ‘recycling’ container storage areas to align with Garbage and Recycling Storage Amenity Design Supplement Guidelines 	Section 3.3.4 of the MC-1 and MC-2 Districts Schedule Garbage and Recycling Storage Amenity Design Supplement Guidelines	Section 2.2.1(d) and 2.2.2(a)
Density and floor area	<ul style="list-style-type: none"> Replaced ‘consulted by the Director of Planning’ language to ‘the Director of Planning considers’ to align with other district schedules. 	Sections 4.7.5.1 and 4.7.5.2 of the MC-1 and MC-2 Districts Schedule	Sections 3.1.1.2 and 3.1.1.3
Front yard	<ul style="list-style-type: none"> Clarified that the Director of Planning may permit a front setback for group residences ‘located’ above grade 	Section 4.4.1(b) of the MC-1 and MC-2 Districts Schedule	Section 3.1.2.8(a)

Regulation category	Amendments	Section in former district schedule or guidelines	Corresponding section in reformatted district schedule
Side Yard	<ul style="list-style-type: none"> Clarified that the minimum side yard width is 0.9 m if a side yard is provided, although not required to align with how other similar district schedules are drafted. 	Section 4.5.2 of the MC-1 and MC-2 Districts Schedule	Section 3.1.2.9
Floor Area Exclusion	<ul style="list-style-type: none"> Added standardized consideration of the applicable Council policies and guidelines to reflect practice. 	Section 4.7.4(a) of the MC-1 and MC-2 Districts Schedule	Section 4.1.3