



**Regulation Redesign**  
Simplifying Rules for City Building



# Draft Updated Zoning and Development By-law

SHAPE YOUR CITY – APRIL 22 TO MAY 6, 2022

# Acknowledging the Unceded Homelands of the Musqueam, Squamish and Tsleil-Waututh Nations



x<sup>w</sup>məθk<sup>w</sup>əy'əm  
MUSQUEAM



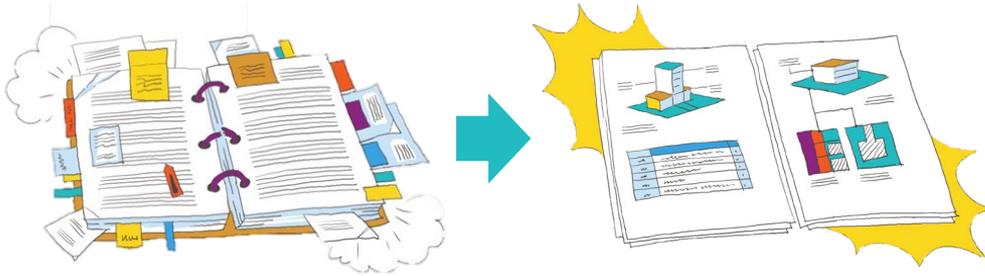
S<sub>k</sub>wx<sub>w</sub>ú7mesh  
SQUAMISH



səlilwətaʔt  
TSLEIL-WAUTUTH

- 1. Background and timeline**
2. Proposed updates to administrative sections and general regulations
3. Proposed district schedule format
4. Digital Zoning Map
5. Next steps

Regulation Redesign supports the corporate goal to improve permit processing.



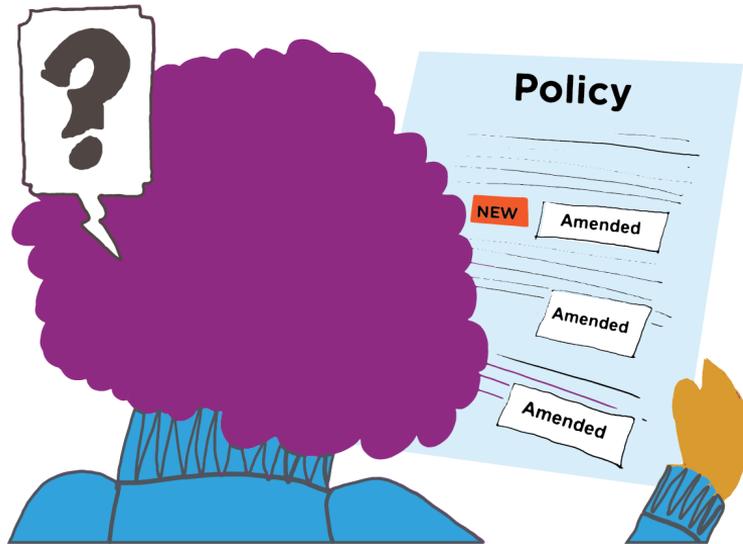
## Key objectives

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

I CAN'T  
FIND THE  
INFORMATION  
I NEED

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

INFORMATION  
CONFLICTS  
WITHIN BY-LAWS  
AND ACROSS  
REGULATIONS/  
POLICIES



THE RULES  
ARE BEING  
INCONSISTENTLY  
INTERPRETED  
AND APPLIED

## 2018 – 2022

- Regulation Redesign External Group
- Listening Sessions and Roundtables

## 2019 – 2020

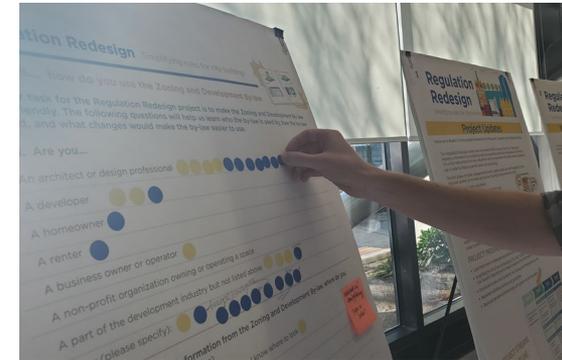
- Open house and pop-up engagement

## 2020

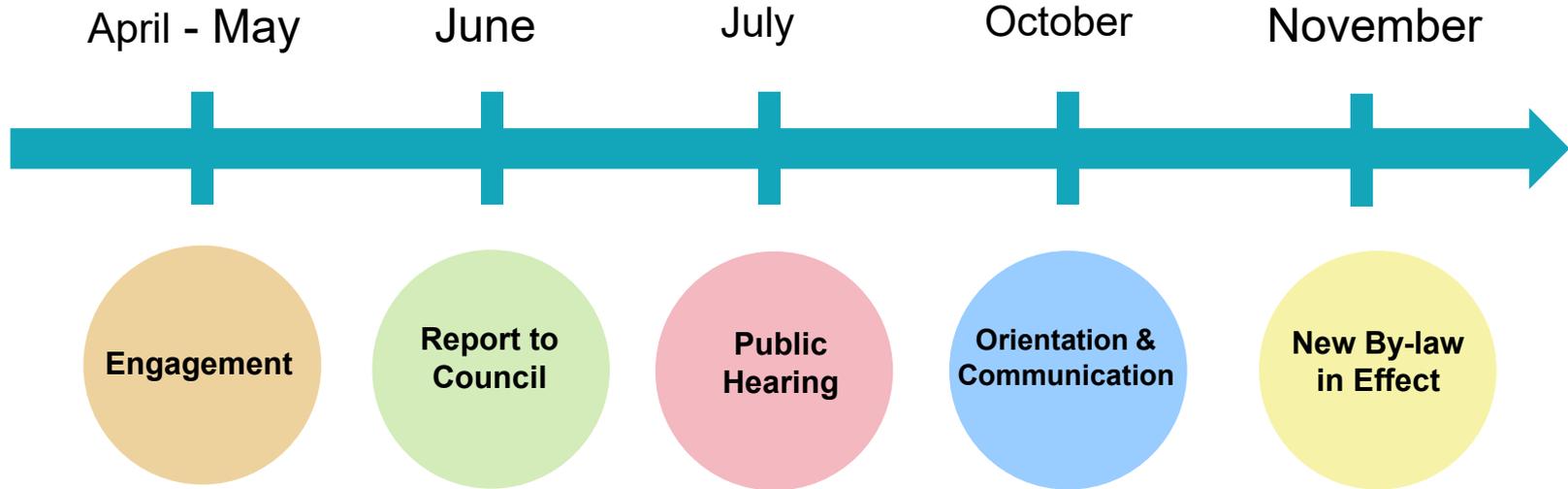
- Focus groups on by-law format

## 2021

- Shape Your City engagement
- District schedule format tests
- Document accessibility tests



## 2022





Enhanced document navigation and accessibility



Clear rules with explanatory diagrams



Consolidated rules



Document standards

1. Background and timeline
- 2. Proposed updates to administrative sections  
and general regulations**
3. Proposed district schedule format
4. Digital Zoning Map
5. Next steps

# Proposed updates to admin and general sections

## Section 1 Administration

- Clarified intent of the by-law

## Section 2 Definitions

- Added terms to clarify regulations
- Consolidated terms from district schedules

## Section 10 General Regs

- Consolidated regulations that apply to many districts
- Introduced hyperlinked index

## Section 11 Use-Specific Regs

- Reorganized regulations by land use categories
- Introduced hyperlinked index

Section 11

11.1.2.5 If an urban farm – class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing

Section 11

### Section 11

#### Use-Specific Regulations

Whenever any of the following uses are permitted in any district pursuant to any provisions of this by-law, the following additional regulations apply unless otherwise specified.

The index below is provided for convenience only and does not form part of this by-law.

Index:

Regulations	Section	Regulations	Section
Adult Retail Store	11.8.10	Marine Terminal or Berth	11.10.1
Arts and Culture Indoor Event	11.2.2	Micro Dwelling	11.3.2
Bed and Breakfast Accommodation	11.9.2	Mini-Storage Warehouse	11.10.2
Body-Rub Parlour	11.9.3	Neighbourhood Grocery Store	11.8.2
Cannabis Store	11.8.6	Pawnshop and Secondhand Store	11.8.8
Casino and Bingo Halls	11.2.3	Public Bike Share	11.8.4
Church	11.4.4	Residential Unit associated with and forming an integral part of an Artist Studio	11.3.5
Community Care Facility – Class B or Group Residence	11.4.1	Retailing Used Merchandise	11.8.9
Dwelling Units	11.3.1	Riding Ring	11.2.1
Farmers Market	11.8.1	School – Elementary or Secondary	11.4.3
Freehold Rowhouses	11.8.7	Seniors Supportive or Assisted Housing	11.3.6
Gasoline Station – Full Serve and Gasoline Station – Split Island	11.8.5	Short Term Rental Accommodation	11.9.1
Homecraft	11.13.1	Sleeping Units	11.13.3
Hospital	11.4.2	Small-Scale Pharmacy	11.8.3
Housekeeping Units	11.13.2	Temporary Modular Housing	11.3.4
Laneway House	11.3.8	Temporary Sales Office	11.6.1
Liquor Store	11.8.7	Urban Farm – Class A	11.1.1
Live-Work Use	11.13.4	Urban Farm – Class B	11.1.2
Lock-Off Units and Secondary Suites	11.3.3	Wedding Chapel	11.9.4
Lounge	11.13.4		

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[Link to current Section 11](#) Page 1

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Freesthold Rowhouses	11.8.7	Seniors Supportive or Assisted Housing	11.3.6
Gasoline Station – Full Serve and Gasoline Station – Split Island	11.8.5	Short Term Rental Accommodation	11.9.1
Homecraft	11.13.1	Sleeping Units	11.13.3
Hospital	11.4.2	Small-Scale Pharmacy	11.8.3
Housekeeping Units	11.13.2	Temporary Modular Housing	11.3.4
Laneway House	11.3.8	Temporary Sales Office	11.6.1
Liquor Store	11.8.7	Urban Farm – Class A	11.1.1
Live-Work Use	11.13.4	Urban Farm – Class B	11.1.2
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Laneway House	11.3.8	Temporary Sales Office	11.6.1
Liquor Store	11.8.7	Urban Farm – Class A	11.1.1
Live-Work Use	11.13.4	Urban Farm – Class B	11.1.2
Lock-Off Units and Secondary Suites	11.3.3	Wedding Chapel	11.9.4
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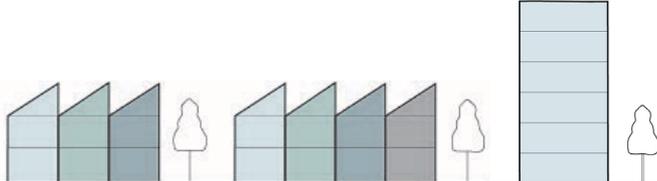
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Current term	Proposed defined term
<p><b>Multiple dwelling</b></p>	<p><b>Apartment</b>  <b>Townhouse</b>  <b>Triplex</b></p>
<p>Dwelling units in conjunction with...</p>	<p>Mixed-use residential building</p>
<p>One-family dwelling                  Two-family dwelling                  Infill one-family dwelling                  Infill two-family dwelling</p>	<p>Single detached house                  Duplex                  Infill single detached house                  Infill duplex</p>



Clear rules and diagrams

Current term	Proposed defined term
Multiple dwelling	Apartment Townhouse Triplex 
<b>Dwelling units in conjunction with...</b>	<b>Mixed-use residential building</b>
One-family dwelling	Single detached house
Two-family dwelling	Duplex
Infill one-family dwelling	Infill single detached house
Infill two-family dwelling	Infill duplex



Clear rules and diagrams

Current term	Proposed defined term
Multiple dwelling	Apartment Townhouse Triplex
Dwelling units in conjunction with...	Mixed-use residential building
<b>One-family dwelling</b> <b>Two-family dwelling</b> <b>Infill one-family dwelling</b> <b>Infill two-family dwelling</b>	<b>Single detached house</b> <b>Duplex</b> <b>Infill single detached house</b> <b>Infill duplex</b>



Clear rules and diagrams

## Proposed defined terms

Courtyard configuration

Rear building

Principal building

Building width

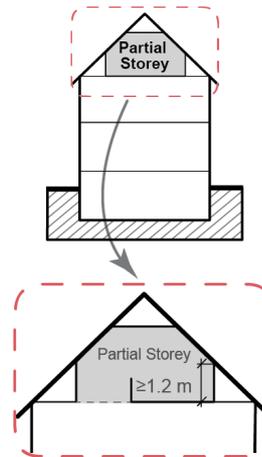
Partial storey

Ultimate property line

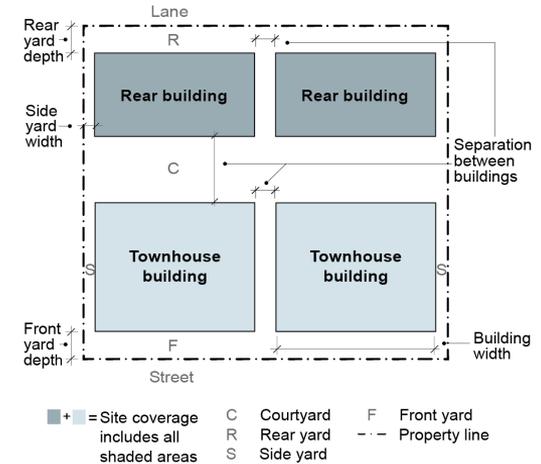
Impermeable materials

Permeable materials

## Partial storey

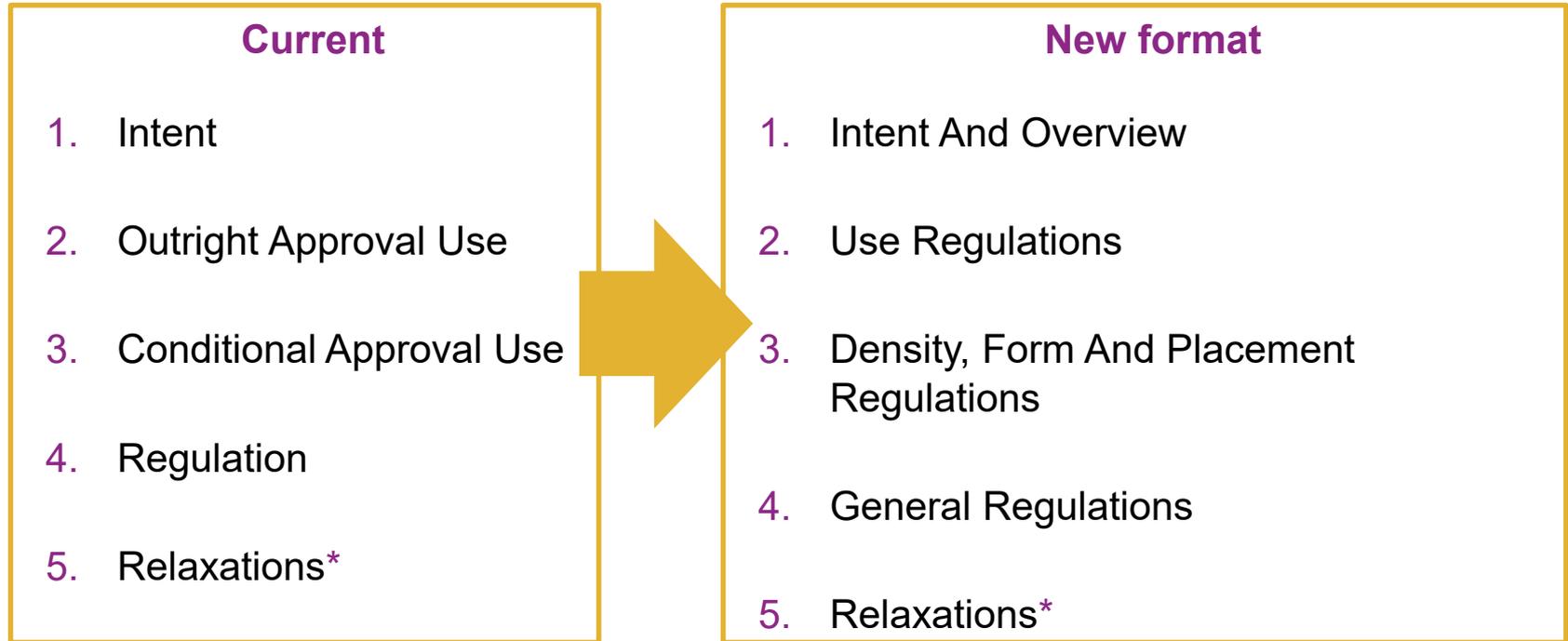


## Courtyard configuration



Consolidated rules

1. Background and timeline
2. Proposed updates to administrative sections  
and general regulations
- 3. Proposed district schedule format**
4. Digital Zoning Map
5. Next steps



\*Included only when applicable in a district schedule

- Designed for digital viewing and accessibility
- Interactive navigation to improve wayfinding
- Overview of land uses



Enhanced document navigation and accessibility

## Proposed new format

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

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

In the RM-8A and RM-8AN districts, a certain percentage of units must be within a specific size range to improve housing choices and affordability. In the RM-8N and RM-8AN districts, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

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

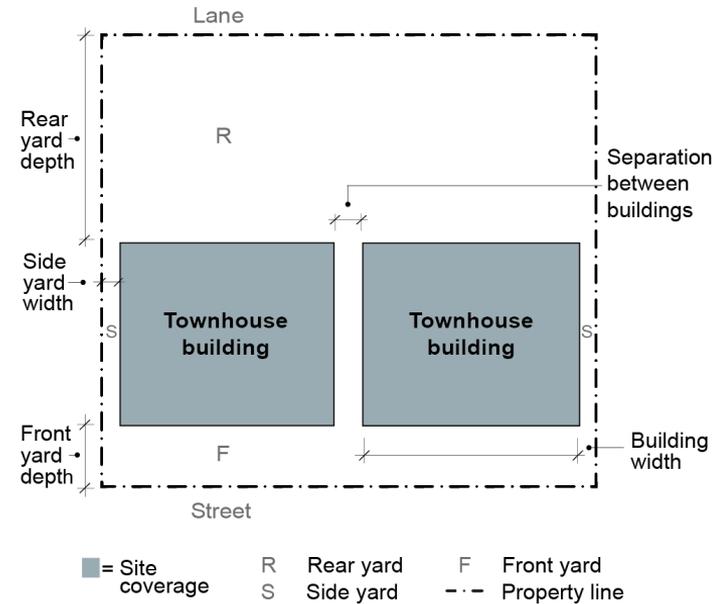
#### 1.2 Overview

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

Minimum Site Area	Use	Density, Form and Placement Regulations
445 m <sup>2</sup>	Townhouse	<a href="#">3.1</a>
	Mixed-Use Residential Building	<a href="#">3.1</a>
	Freehold Rowhouse	<a href="#">3.2</a>
	Seniors Supportive or Assisted Housing	<a href="#">3.9</a>

- Improved clarity of regulatory language
- Improved consistency of rules
- Removed outdated rules to reflect current practice
- Added explanatory diagrams

## Proposed new format



Clear rules and diagrams

## Proposed new format

Use	Approval	Use-Specific Regulations
<b>Agricultural Uses</b>		
Urban Farm – Class A	Conditional	
<b>Cultural and Recreational Uses</b>		
Club	Conditional	
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Plaza	Conditional	
<b>Dwelling Uses</b>		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	<a href="#">2.2.1</a>
Duplex, in combination with another principal building	Conditional	<a href="#">2.2.2</a>
Duplex with Secondary Suite, in combination with another principal building	Conditional	<a href="#">2.2.2</a>
Freehold Rowhouse	Conditional	<a href="#">2.2.3</a>
Infill Duplex, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	<a href="#">2.2.4</a>
Infill Single Detached House, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	<a href="#">2.2.4</a>
Laneway House	Conditional	<a href="#">2.2.5</a>
Mixed-Use Residential Building	Conditional	<a href="#">2.2.3</a> , <a href="#">2.2.6</a> , <a href="#">2.2.7</a> , <a href="#">2.2.8</a>
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	<a href="#">2.2.9</a>
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of September 18, 2018	Conditional	<a href="#">2.2.10</a>

- Organized conditional and outright approval uses into 1 table



Consolidated rules

- Organized by density, form and placement regulations

## Examples

RM, RR and C districts by land use

I and M districts by sub-area



Consolidated rules

## Proposed new format

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

**3.3 Triplex**  
Triplex is subject to the following regulations.

**3.3.1 Density and Floor Area**

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

- the permitted floor space ratio to a maximum of 0.90 for triplex developed as secured market rental housing or social housing if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants; or
- the permitted floor area by 1 m<sup>2</sup> per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.90, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites.

3.3.1.2 Despite section 3.3.1.1(b) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.3.1.3 The total number of dwelling units on a site, excluding lock-off units, must not exceed 100 units per hectare of site area.

**3.3.2 Building Form and Placement**

Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.3.2.1 Minimum site area	303 m <sup>2</sup>	
3.3.2.2 Maximum building height	10.7 m and 3 storeys	
3.3.2.3 Minimum front yard depth	4.9 m	
3.3.2.4 Minimum side yard width	1.2 m	
3.3.2.5 Minimum rear yard depth	1.0 m	1.8 m
3.3.2.6 Maximum site coverage for all buildings	55% of the site area	
3.3.2.7 Maximum area of impermeable materials	70% of the site area	
3.3.2.8 Maximum building depth	40% of the site depth	

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

Consultation Draft March 2022  
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# Proposed district schedule format

- Developed consistent wording and document structure
- Developed consistent colour-coding and organization of land use groups in a new, accessible colour palette

## Proposed new format

RM-4 and RM-4A

Use	Approval	Use-Specific Regulations
Multiple Dwelling	Conditional	2.2.2
Rooming House	Outright	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
<b>Institutional Uses</b>		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	2.2.3
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
<b>Special Uses</b>		
Men's Market	Conditional	2.2.7
Neighbourhood Grocery Store	Conditional	2.2.3
Bike Share	Conditional	
<b>Other Uses</b>		
Breakfast Accommodation	Conditional	
Form Rental Accommodation	Conditional	
<b>Communication Uses</b>		
...	Conditional	
<b>Other</b>		
Building, customarily ancillary to any use listed in this schedule	Outright	2.2.8
Building, customarily ancillary to any use listed in this schedule and not permitted as an outright use	Conditional	
Building, customarily ancillary to any outright use listed in this schedule	Outright	
Building, customarily ancillary to any conditional use listed in this schedule	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

**Section 11**  
Use-Specific Regulations

Whenever any of the following uses and additional regulations apply unless otherwise stated below is provided for convenience.

Regulations
Adult Retail Store
Arts and Culture Indoor Event
Bed and Breakfast Accommodation
Body-Rite Pedestal
Cannable Store
Casino and Bingo Halls
Church
Community Care Facility – Class B or Group Residence
Dwelling Units
Farmer's Market
Freestanding Gasoline Station
Gasoline Station – Full Serve and Gasoline Station – Self-Serve
Hospital
Housekeeping Units
Laneway House
Liquor Store
Live-Work Use
Look-Off Units and Secondary Suites
Lounge

**Section 2**  
Definitions

In this by-law, unless the context otherwise requires, the term in the left column of the table below has the meaning provided in the adjacent right column or the notes below.

NOTE: Individual land uses that fall within 1 of the 12 defined general land use categories, which are in bold below, are indicated with the corresponding letter and colour as follows:

Term	Definition
<b>A</b> Agricultural Uses	
<b>C</b> Cultural and Recreational Uses	
<b>D</b> Dwelling Uses	
<b>I</b> Institutional Uses	
<b>M</b> Manufacturing Uses	
<b>O</b> Office Uses	
<b>P</b> Parking Uses	
<b>R</b> Retail Uses	
<b>S</b> Service Uses	
<b>T</b> Transportation and Storage Uses	
<b>U</b> Utility and Communication Uses	
<b>W</b> Wholesale Uses	
A Accessory Building	A building (a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit or a

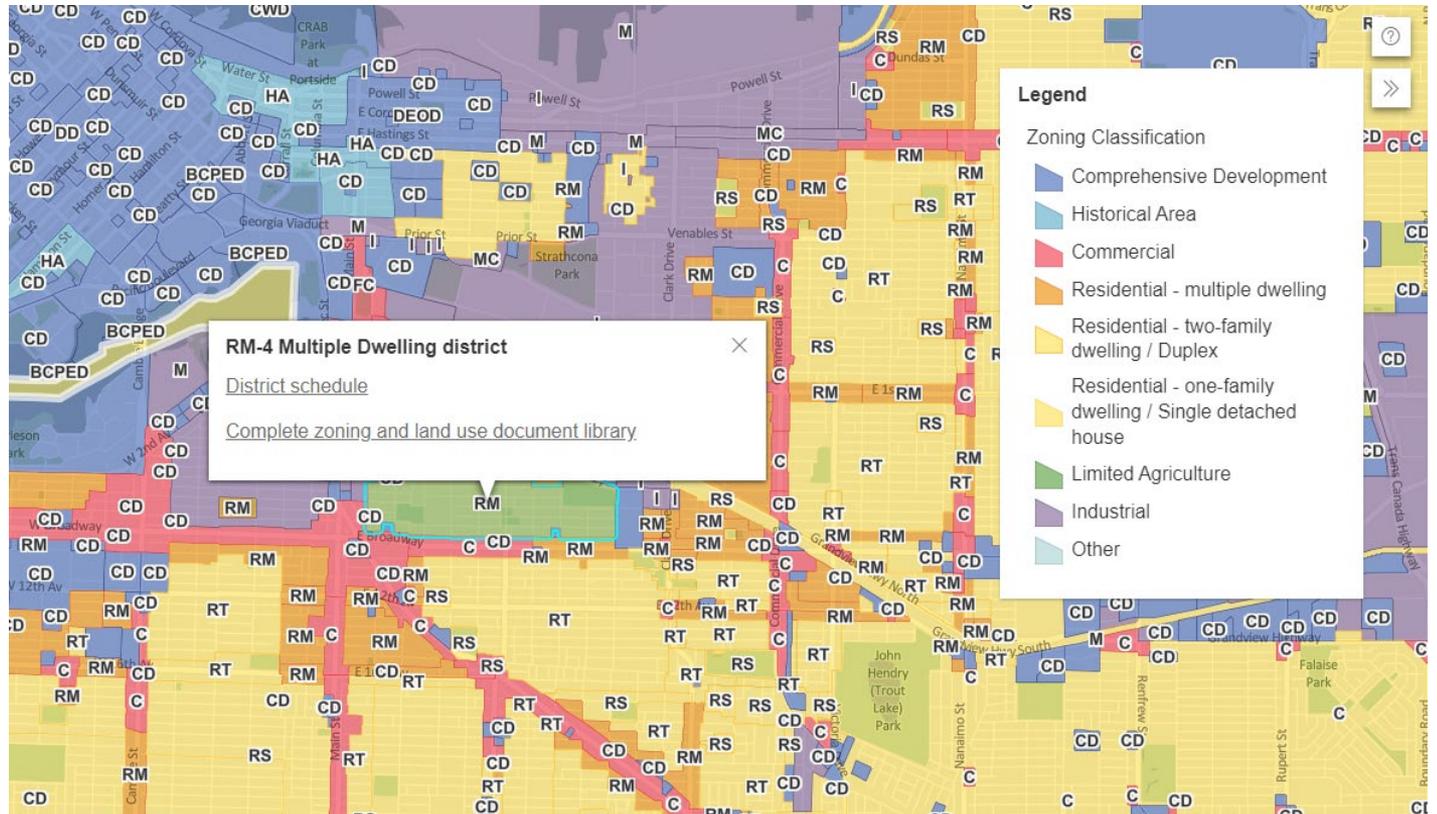


Document Standards

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## Digital Zoning Map

an easier way to visualize and access zoning information



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Take the survey on  
Shape Your City



Virtual  
Open  
House

*April 22 - May 6*



Online  
Information  
Session

*April 27*



Remote  
Office  
Hours

*April 26 – May 5*