



ADDITIONS OR STRUCTURAL ALTERATIONS TO A BUILDING THAT IS EXISTING NON-CONFORMING TO REGULATIONS

Authority - Director of Planning

Effective October 26, 1986

Amended February 28, 1995

Pursuant to Section 568(4)(b) of the **Vancouver Charter**, the Director of Planning may consider development applications for additions or structural alterations to an existing building which is non-conforming to regulations of the Zoning and Development By-law, including floor space ratio (FSR) and height.

However, any development proposal will not be supported which would result in:

- (1) an increase in the non-conforming FSR; or
- (2) an addition to a building which is non-conforming with respect to height, where such addition, as proposed, is also over-height.

Further, for development applications where the proposed additions to an existing non-conforming building do comply with the by-law regulations, such application shall be processed through the Development Applications Group rather than the Building Permits Counter. One exception to this is one-family dwellings in the RS-1 and RS-1S Districts which can be cleared through the Development Information and Application Centre for approval as a Combined Development and Building Permit.