



City of Vancouver *Planning - By-law Administration Bulletins*

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IMPERMEABLE MATERIALS SITE COVERAGE IN RS ZONES

Authority - Director of Planning

Effective May 16, 2000

Amended June 24, 2008 and June 21, 2013

Council has adopted zoning amendments for all RS zones which regulate impermeable materials site coverage. Impermeable materials include buildings (residences, garages, carports, etc.) and paving, decks, pools, plastic planting area sheets, and other construction or materials which stop rain water from directly entering the soil on a site. Since 1995, RS-5, RS-5S, and RS-6 zones have included these regulations and similar regulations have now been added to the RS-1, RS-1S, RS-1A, RS-1B, RS-2, RS-3, RS-3A, and RS-4 district schedules.

Amendments have also been made to all RS zones giving the Director of Planning discretion to relax these regulations where specific uses (such as Community Care Facilities, Group Residences, Schools, Community Centers, etc.) may justify increased site coverage. Guidelines provide criteria for the Director of Planning's consideration of relaxing these impermeable materials site coverage regulations.

While there may be paving products available that are promoted as having permeable qualities, the intent of the Council adopted regulations, is not only to reduce storm water runoff into the sewer system, but also, to encourage the retention of green space in RS zones. This includes the retention of lawns, landscape planting and trees. It is therefore important that staff refer to section 4.8 of the applicable RS District Schedule when administering this regulation.

Typically, for new single-family dwellings, two-family dwellings, infill, and developments with two or more principal buildings, the total impermeable materials site coverage may not exceed 60% of the site area (see Figure 1). Where a site has no secondary or lane access, the area of necessary paved driveways and maneuvering areas is not included in the area of impermeable materials (see Figure 2).

For renovations/additions to existing buildings, including a dwelling or a multiple conversion dwelling, the Director of Planning may relax the maximum impermeable materials site coverage to a maximum of 70% of the site area but no more than the percent of site coverage existing prior to the proposed renovation/addition construction. For example, where an existing site has 67% existing impermeable materials site coverage and the owner wishes to construct a renovation/addition, the Director of Planning may allow the site to continue to have 67% coverage after the proposed renovation/addition construction. Where an existing site has 74% impermeable materials site coverage and the owner wishes to do a renovation/addition, the proposed work would have to result in 70% or less site coverage to be considered by the Director of Planning.

For uses such as schools, community centers, and Community Care Facilities, Group Residences, the Director of Planning may consider relaxation of the impermeable site coverage maximum where the use justifies a relaxation (such as wheel chair or walker use, etc.).

The figures on the reverse side illustrate typical situations. Consult with City staff for details on the zoning regulations that may affect your proposed construction.

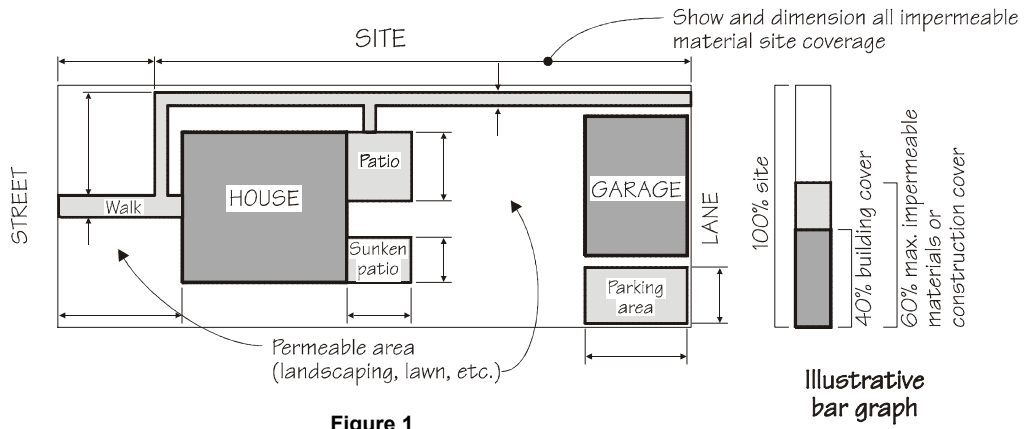


Figure 1

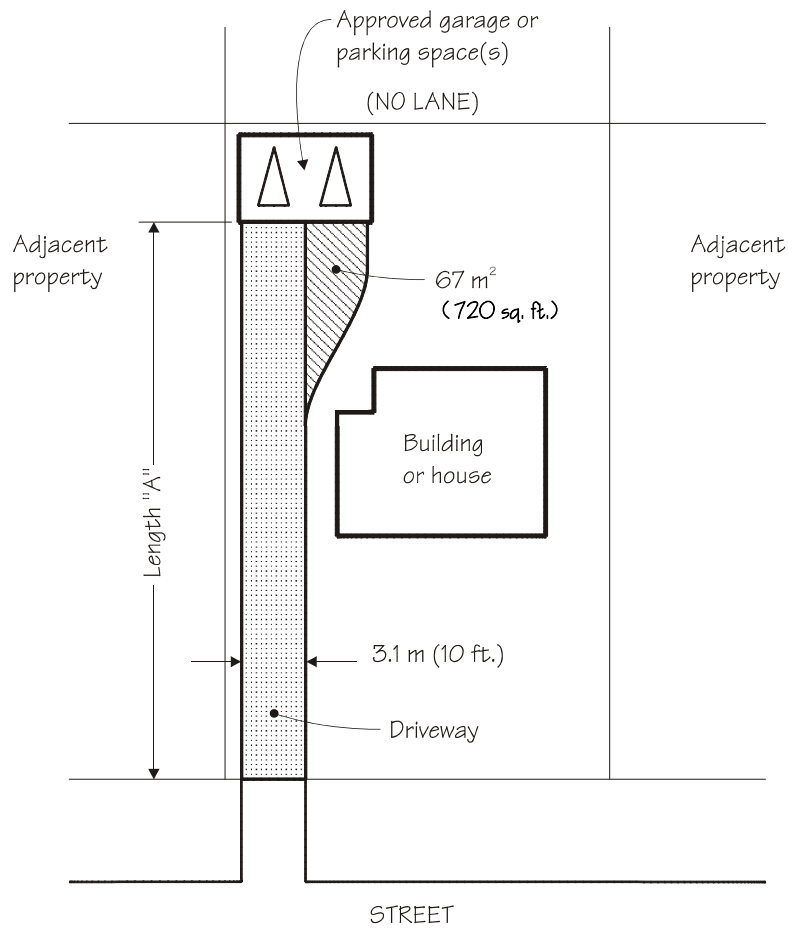


Figure 2

Where developed secondary means of access (such as a lane, easement, corner lot, etc.) is not available, the following may be excluded from the area of regulated impermeable materials:

- (i) length "A" times 3.1 m, and
- (ii) 67 m² for manoeuvring to each parking space after the first.