

By-law Amending the Zoning and Development By-law
Re: new RM-8A and RM-8AN Districts

BY-LAW NO. 12244

**A By-law to amend the Zoning and Development By-law No. 3575
Regarding new RM-8A and RM-8AN Districts**

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. This by-law amends the Zoning District plan attached as Schedule D to By-law No.3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notation, and references shown on the plans marginally numbered Z-744 (a)(i) and Z-744 (a)(ii), attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
3. In section 3.2.7, Council strikes out “RM-8 and RM-8N” and substitutes “RM-8, RM-8A, RM-8N and RM-8AN,”.
4. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council strikes out “RM-8 and RM-8N” and substitutes “RM-8, RM-8A, RM-8N and RM-8AN”.
5. In section 9.1, under the heading Multiple Dwelling, Council strikes out “RM-8 and RM-8N” and substitutes “RM-8, RM-8A, RM-8N and RM-8AN”.
6. In Schedule F “Affordable Housing and Amenity Share Cost Schedule”, Council:

- (a) strikes out the rows for RM-8 and RM-8/N (Marpole) and RM-9 and RM-9N (Marpole) and substitutes the following:

“

| | | |
|-----------------------------|-----------------------------|-----------------------------|
| RM-8 and RM-8N (Marpole) | \$215.28 per m ² | \$215.28 per m ² |
| RM-9 and RM-9N (Marpole) | \$716.34 per m ² | \$716.34 per m ² |

”; and

- (b) adds two new rows after RM-8 and RM-8N and before RM-9 and RM-9N (Marpole) as follows:

“

| | | |
|---------------------------------------|-----------------------------|-----------------------------|
| RM-8A and RM-8AN (Cambie Corridor) | \$592.01 per m ² | \$592.01 per m ² |
|---------------------------------------|-----------------------------|-----------------------------|

| | | |
|--|----------------------------|----------------------------|
| | | |
| RM-8A and RM-8AN (Grandview-Woodland) | \$36.13 per m ² | \$36.13 per m ² |

”

7. In the RM-8 and RM-8N Districts Schedule, Council:

- (a) strikes out the title “RM-8 and RM-8N Districts Schedule” and substitutes “RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule”;

- (b) strikes out the text under section 1 “Intent” and substitutes:

“The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, including courtyard stacked townhouses and rowhouses, while continuing to permit lower intensity development. In the RM-8A and RM-8AN, a certain percentage of smaller units is required to increase the supply of smaller townhouses. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing single-family development. Secondary suites and lock-off units are permitted to provide flexible housing choices. Retention of character buildings and high quality design and liveability standards are encouraged for new development. The RM-8N and RM-8AN Districts differ from the RM-8 and RM-8A Districts, because they require noise mitigation for dwelling units close to arterial streets.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, if developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule. In all other cases, this schedule will apply.”;

- (c) in section 3.2.C [Cultural and Recreational], adds a new bullet point to the end of the section as follows:

“

- Plaza.”;

- (d) in the third bullet point under section 3.2.DW [Dwelling], for Infill One-Family Dwelling:

- (i) strikes out “, if the maximum number of dwelling units on the site is three, and”, and substitutes “and Infill Two-Family Dwelling if”, and
- (ii) in (b)(iii), strikes out “52 m” and substitutes “45.7 m”;

- (e) in the fifth bullet point under section 3.2.DW [Dwelling], for Multiple Conversion Dwelling, strikes out “May 27, 2014” and substitutes “September 18, 2018”;

- (f) adds a new section 3.3 as follows:

“3.3 Conditions of Use

3.3.1 In the RM-8A and RM-8AN districts, in multiple dwellings consisting of four or more dwelling units, a minimum of 25% of the total dwelling units must be three-bedroom units.

3.3.2 Notwithstanding section 3.3.1, the Director of Planning may reduce the minimum percentage of three-bedroom units, provided the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines adopted by Council.”;

- (g) in subsection 4.1.1(d), adds “, infill two-family dwelling,” after “infill one-family dwelling”;

- (h) strikes out section 4.1.2 and substitutes the following:

“4.1.2 The minimum site area for:

- (a) a multiple dwelling containing 4 or more dwelling units, not including lock-off units;
- (b) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units, in combination with another principal building;
- (c) a building containing freehold rowhouses; or
- (d) seniors supportive or assisted housing,

is 445 m².”;

- (i) in section 4.3.3, adds “in the RM-8 and RM-8N districts” after “Notwithstanding section 4.3.1 of this schedule,”;

- (j) strikes section 4.3.4 and substitutes the following:

“4.3.4 Notwithstanding section 4.3.1 of this schedule, in the RM-8A and RM-8AN districts, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and 3 storeys.

4.3.5 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.3 of this schedule, in the RM-8 and RM-8N districts, the maximum building height for a multiple dwelling adjacent to the lane at the rear of a site is 7.7 m and 2 storeys, except that the Director of Planning may increase the maximum height if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.6 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.4 of this schedule, in the RM-8A and RM-8AN districts, the maximum building height for a multiple dwelling adjacent to the lane at the rear of a site is 7.7 m and 2 storeys,

except that the Director of Planning may increase the maximum height to 10.1 m and a partial 3rd storey, if:

- (a) the 3rd storey, meaning 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, does not exceed 60% of the storey immediately below;
- (b) a minimum rear yard setback of 3.0 m is provided; and
- (c) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.7 Notwithstanding sections 4.3.1 and 4.3.2 of this schedule, the maximum building height for a one-family dwelling, two-family dwelling, infill one-family dwelling, or infill two-family dwelling adjacent to the lane at the rear of a site is the lesser of 7.7 m or 1½ storeys, except that the Director of Planning may increase the maximum height if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.”;

- (k) in section 4.4.1, strikes “6.1 m” and substitutes “4.9 m”;
- (l) strikes 4.4.2, and re-numbers the remaining sections in section 4.4 accordingly;
- (m) in re-numbered 4.4.2:
 - (i) strikes “and 4.4.2”, and
 - (ii) strikes “for freehold rowhouses on sites less than 27.4 in depth and”;
- (n) strikes sections 4.6.1, 4.6.2 and 4.6.3, and substitutes the following:

“4.6.1 For all dwelling uses in the RM-8 and RM-8N districts, a rear yard with a minimum depth of 1.0 m must be provided.

4.6.2 In the RM-8A and RM-8AN districts:

- (a) for a one-family dwelling, two-family dwelling, infill one-family dwelling, or infill two-family dwelling located at the rear of the site, a rear yard with a minimum depth of 1.0 m must be provided; and
- (b) for all other dwelling uses, a rear yard with a minimum depth of 1.8 m must be provided.

4.6.3 Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.

4.6.4 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.”;

- (o) strikes out section 4.7.1 and substitutes the following:

- “4.7.1 Except as provided in sections 4.7.2 and 4.7.3 of this schedule, the floor space ratio must not exceed 0.75 for all uses, except that the floor space ratio must not exceed 0.90 for sites where a building existing prior to January 1, 1940 is retained, except that no more than 0.25 floor space ratio may be allocated to an infill one-family dwelling or infill two-family dwelling in the rear yard of the site.”;
- (p) in subsection 4.7.3(a), adds “in the RM-8 and RM-8N districts,” to the beginning of the subsection;
 - (q) strikes out subsections 4.7.3(b) and (c) and substitutes the following:
 - “(b) in the RM-8A and RM-8AN districts, for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing on sites that are 445 m² and larger, with a minimum frontage of 12.8 m, the permitted floor area may be increased by one m² 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 1.20, provided that a minimum of 45% of dwelling units have floor areas between 83 m² and 112 m²;
 - (c) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 445 m² in size or with a frontage less than 12.8 m, the permitted floor area may be increased by one m² 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; and
 - (d) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, the permitted floor area may be increased by one m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum of 0.85, except that no more than 0.25 floor space ratio may be allocated to an infill one-family dwelling or infill two-family dwelling, or to another second principal building at the rear of the site.”;
 - (r) in section 4.7.4, strikes out “, for the RM-8 and RM-8N Zoning Districts” and substitutes “for the RM-8, RM-8A, RM-8N and RM-8AN Zoning Districts”;
 - (s) in section 4.7.5, strikes out “, for the RM-8 and RM-8N Zoning Districts” and substitutes “for the RM-8, RM-8A, RM-8N and RM-8AN Zoning Districts”;
 - (t) in section 4.7.7:
 - (i) adds a new subsection (e) as follows:
 - “(e) Plaza;”, and
 - (ii) renumbers the remaining subsections in section 4.7.7 accordingly.
 - (u) in section 4.7.8:

- (i) in subsection (c)(ii), strikes out “and”,
- (ii) in subsection (d), strikes out “0.01.” and substitutes “0.01; and”, and
- (iii) adds a new subsection (e) as follows:
 - “(e) in the RM-8A and RM-8AN districts, 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 4.7.9(c) of this schedule.”;
- (v) in section 4.11, adds a new section 4.11.2 as follows:
 - “4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.”;
- (w) in section 4.14, adds new sections 4.14.2 and 4.14.3 as follows:
 - “4.14.2 For development sites that front West King Edward Avenue, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles, of:
 - (a) for sites on the north side of West King Edward Avenue:
 - (i) from Manitoba Street to Ontario Street 15.5 m,
 - (ii) from Columbia Street to Manitoba Street 15.6 m,
 - (iii) from Willow Street to Heather Street 16.9 m, and
 - (iv) from Laurel Street to Willow Street 19.2 m; and
 - (b) for sites on the south side of West King Edward Avenue:
 - (i) from Columbia Street to Ontario Street 15.2 m.
 - 4.14.3 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.”;
- (x) in section 4.15.1, strikes out “persons trained in acoustics and current techniques of noise measurements” and substitutes “a licensed professional acoustical engineer”;
- (y) in subsection 4.18.1(b), strikes out “132” and substitutes “145”;
- (z) in section 4.19.1:
 - (i) in subsection (a)(iii), strikes out “52 m” and substitutes “45.7 m”,
 - (ii) in subsection (b), strikes out “one dwelling unit” and substitutes “two dwelling units”, and
 - (iii) in subsection (c), strikes out “3” and substitutes “4”;

(aa) in section 4.19.2:

- (i) strikes out the words “more than one multiple dwelling or freehold rowhouse building” and substitutes “a second principal building in conjunction with a multiple dwelling or freehold rowhouse building”, and
- (ii) in subsection (a), strikes out “703 m²” and substitutes “445 m²”;

(bb) in section 5.1:

- (i) strikes out “May 27, 2014” and substitutes “September 18, 2018”, and
- (ii) in subsection (c), adds the words “or infill two-family dwelling” after “infill one-family dwelling”; and

(cc) adds new sections 5.2 and 5.3 as follows:

“5.2 The Director of Planning may relax the regulation in subsection 4.7.3(b) of this schedule regarding the minimum percentage of dwelling units with floor areas between 83 m² and 112 m², if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

5.3 The Director of Planning may relax the regulations in sections 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.8, 4.10, 4.15, 4.16, 4.17, 4.18, and 4.19 of this schedule when a house listed on the Vancouver Heritage Register is retained, if consideration is first given to the intent of this schedule and all applicable Council policies and guidelines.”

8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

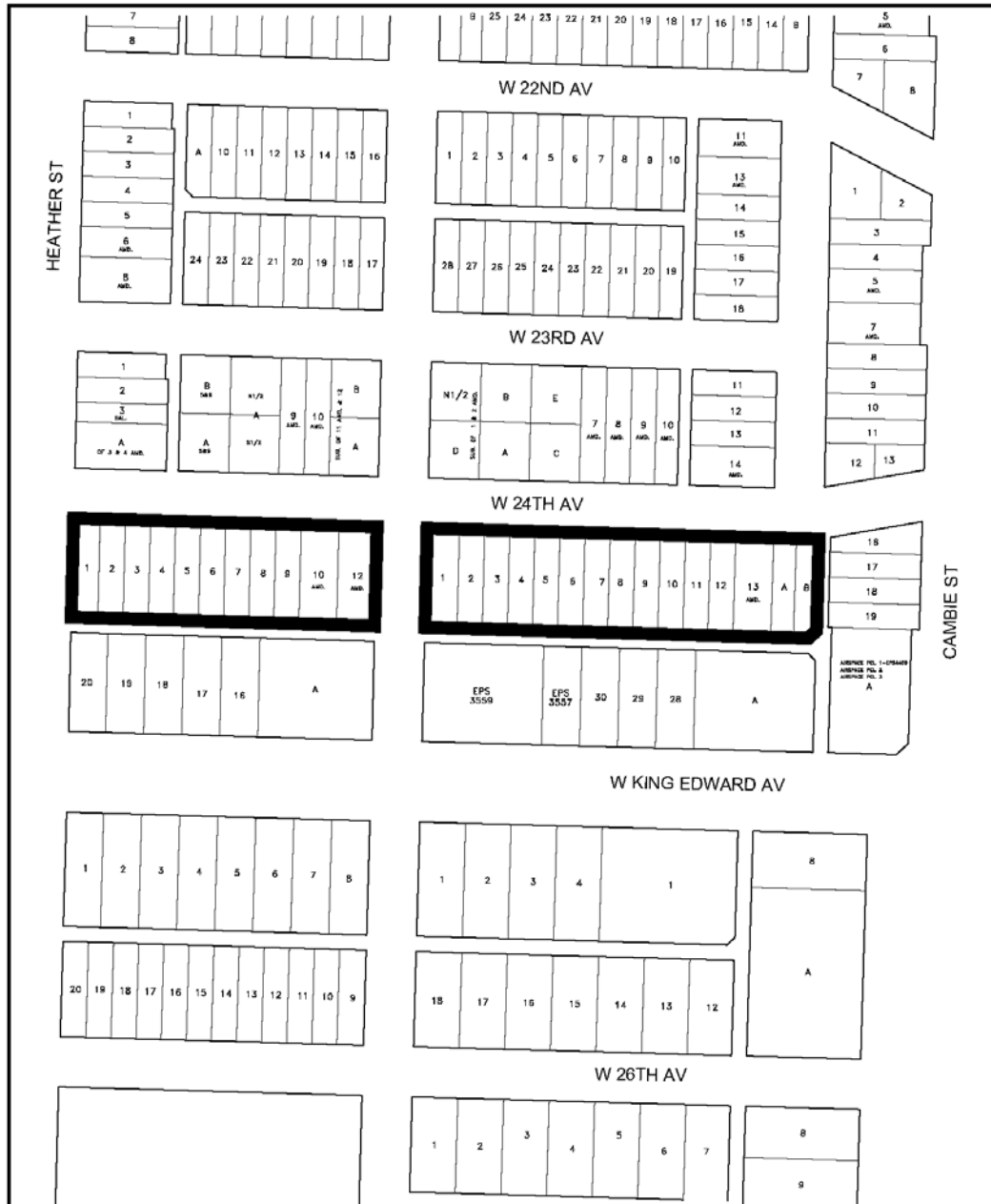
9. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 18th day of September, 2018

Signed _____ “Gregor Robertson”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk

Schedule A



The properties outlined in black () are rezoned:
From **RS-5** to **RM-8A**

Z-744 (a) (i)

RZ - Cambie Corridor - RM-8A

map: 1 of 4

scale: NTS



City of Vancouver

date: 2018-06-22

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RM-8A**

Z-744 (a) (i)

RZ - Cambie Corridor - RM-8A

map: 2 of 4

scale: NTS



City of Vancouver

date: 2018-06-22

Schedule A



Schedule A



Schedule A



The properties outlined in black () are rezoned:
From **RS-5** to **RM-8AN**

Z-744 (a) (ii)

RZ - Cambie Corridor - RM-8AN

map: 1 of 2

scale: NTS



City of Vancouver

date: 2018-06-22

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RM-8AN**

Z-744 (a) (ii)

RZ - Cambie Corridor - RM-8AN

map: 2 of 2

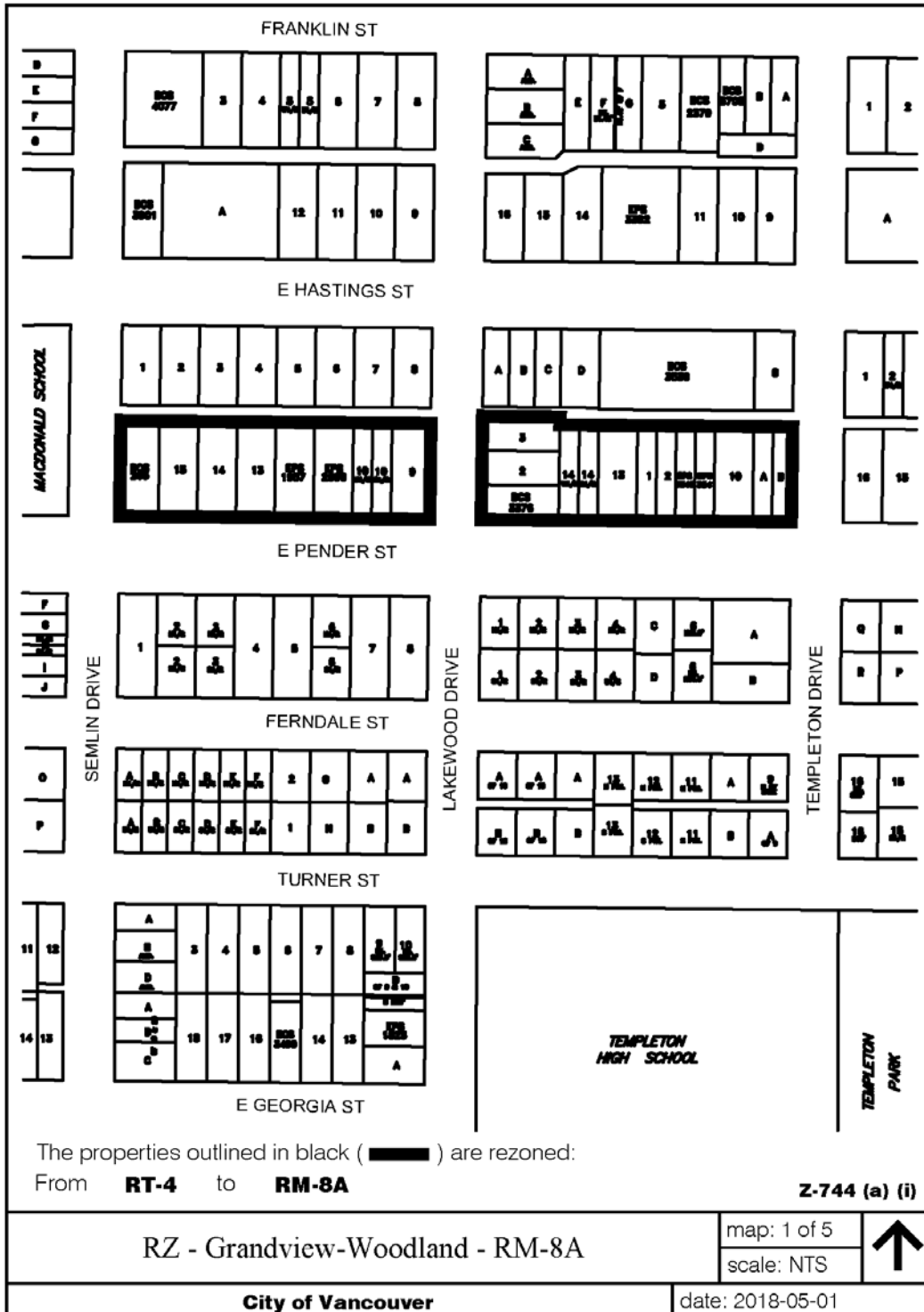
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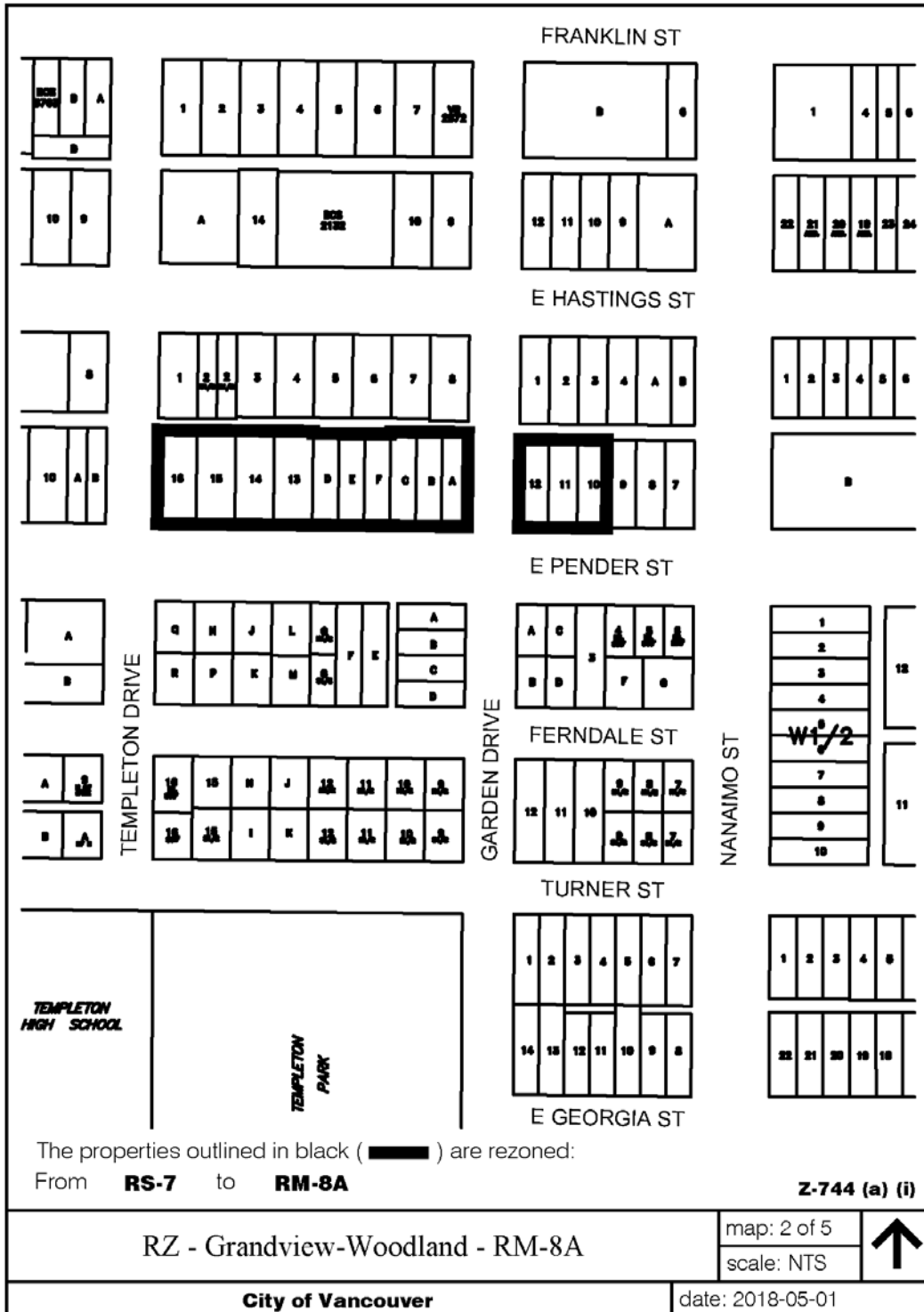
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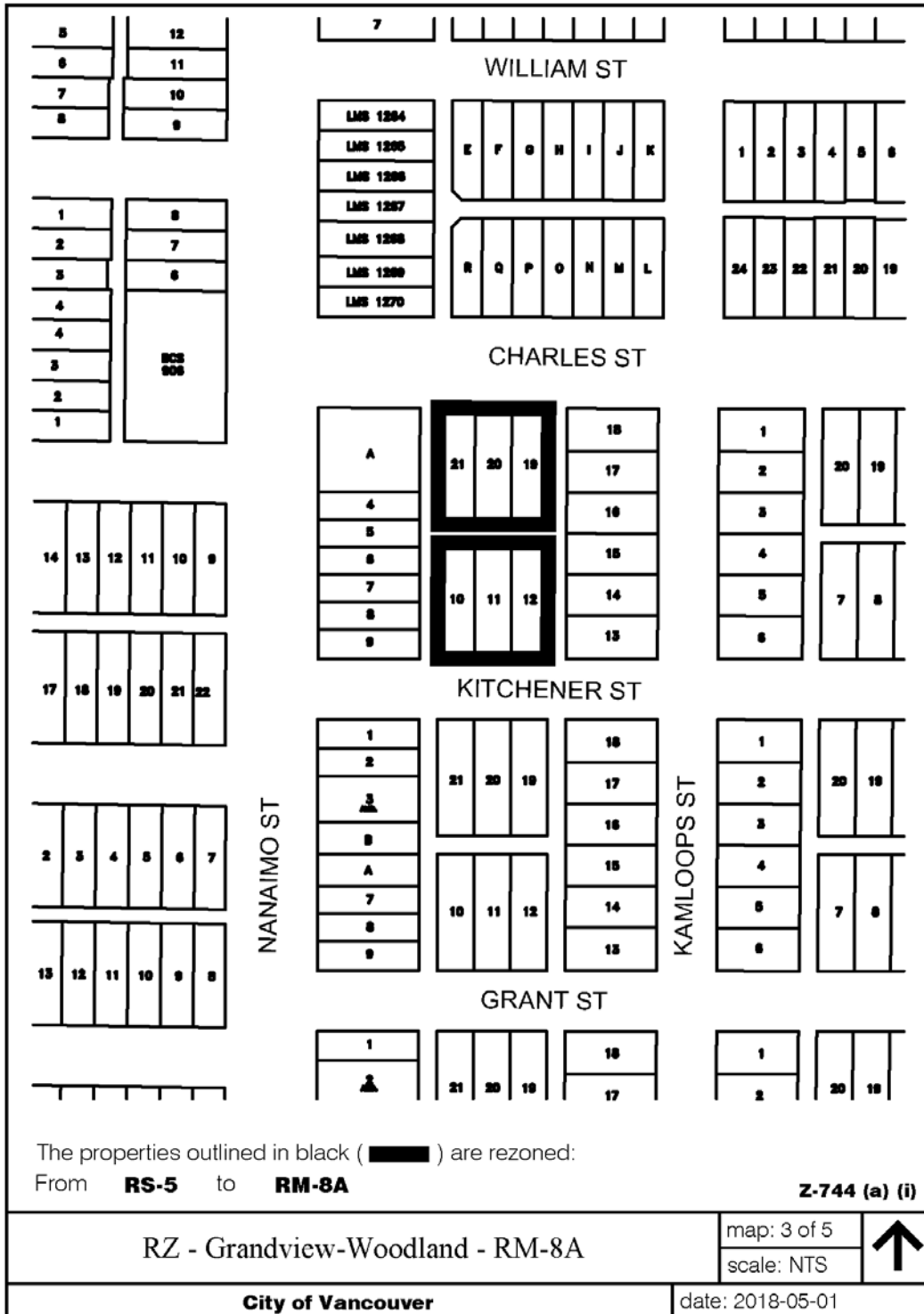
Schedule A



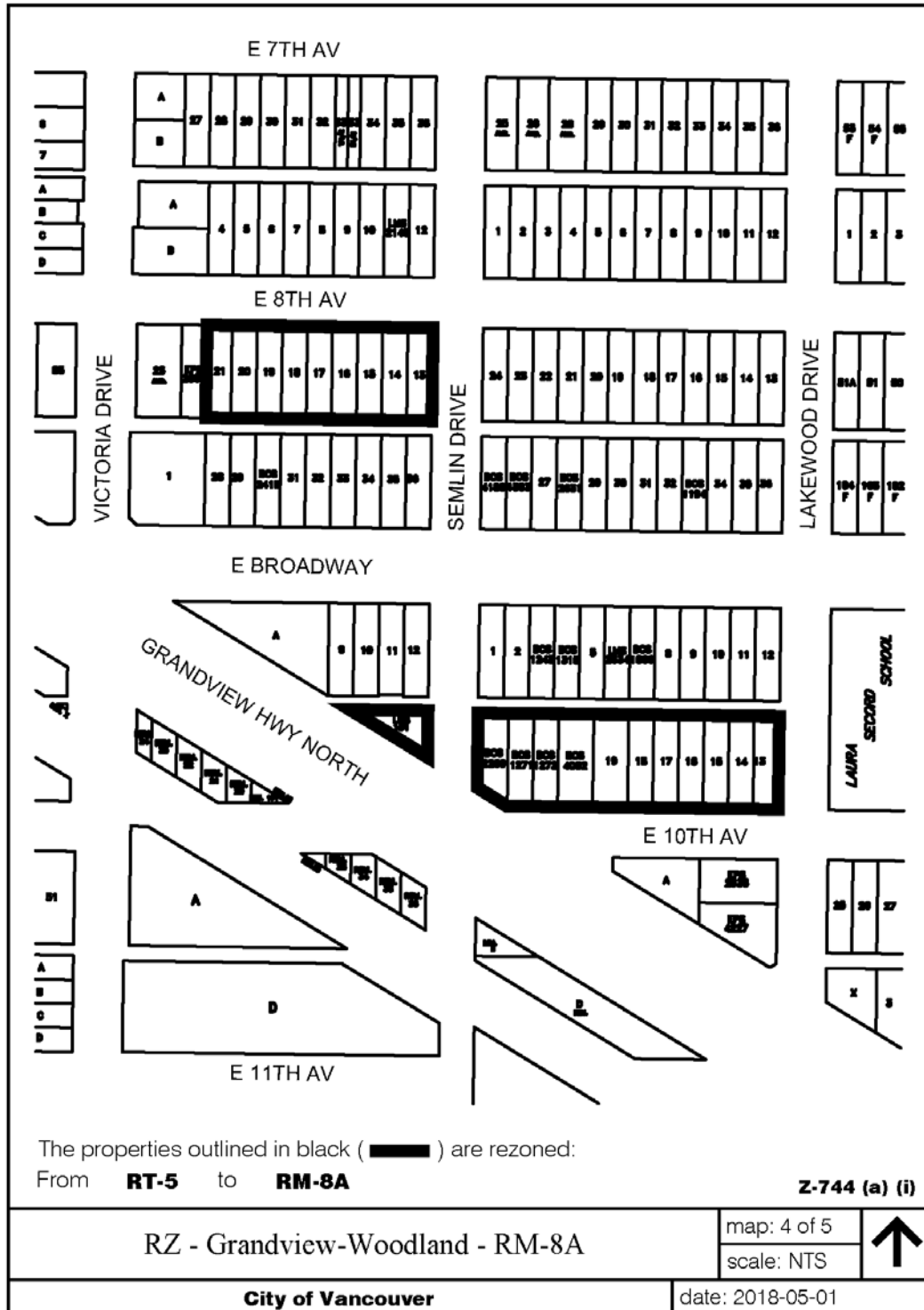
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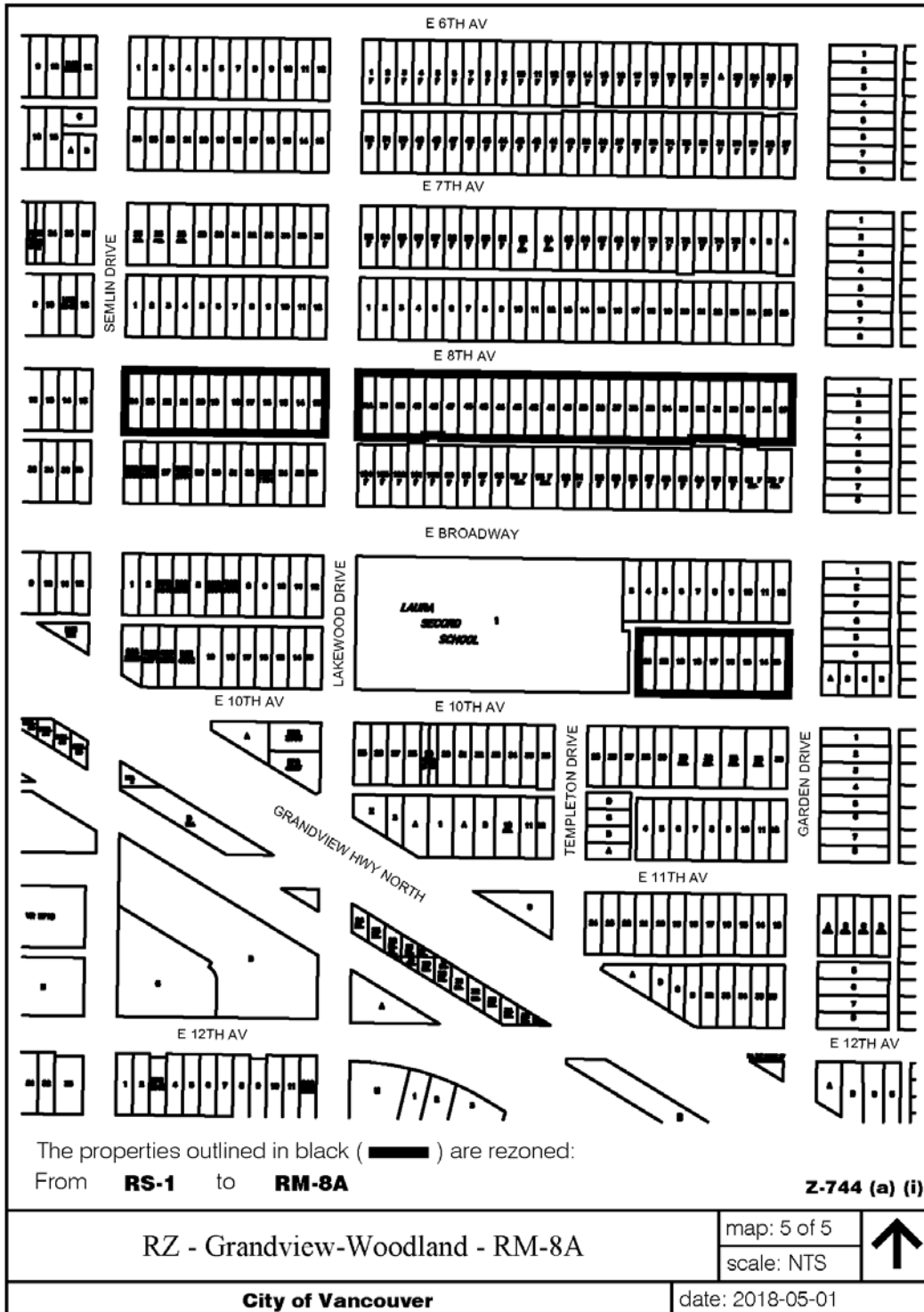
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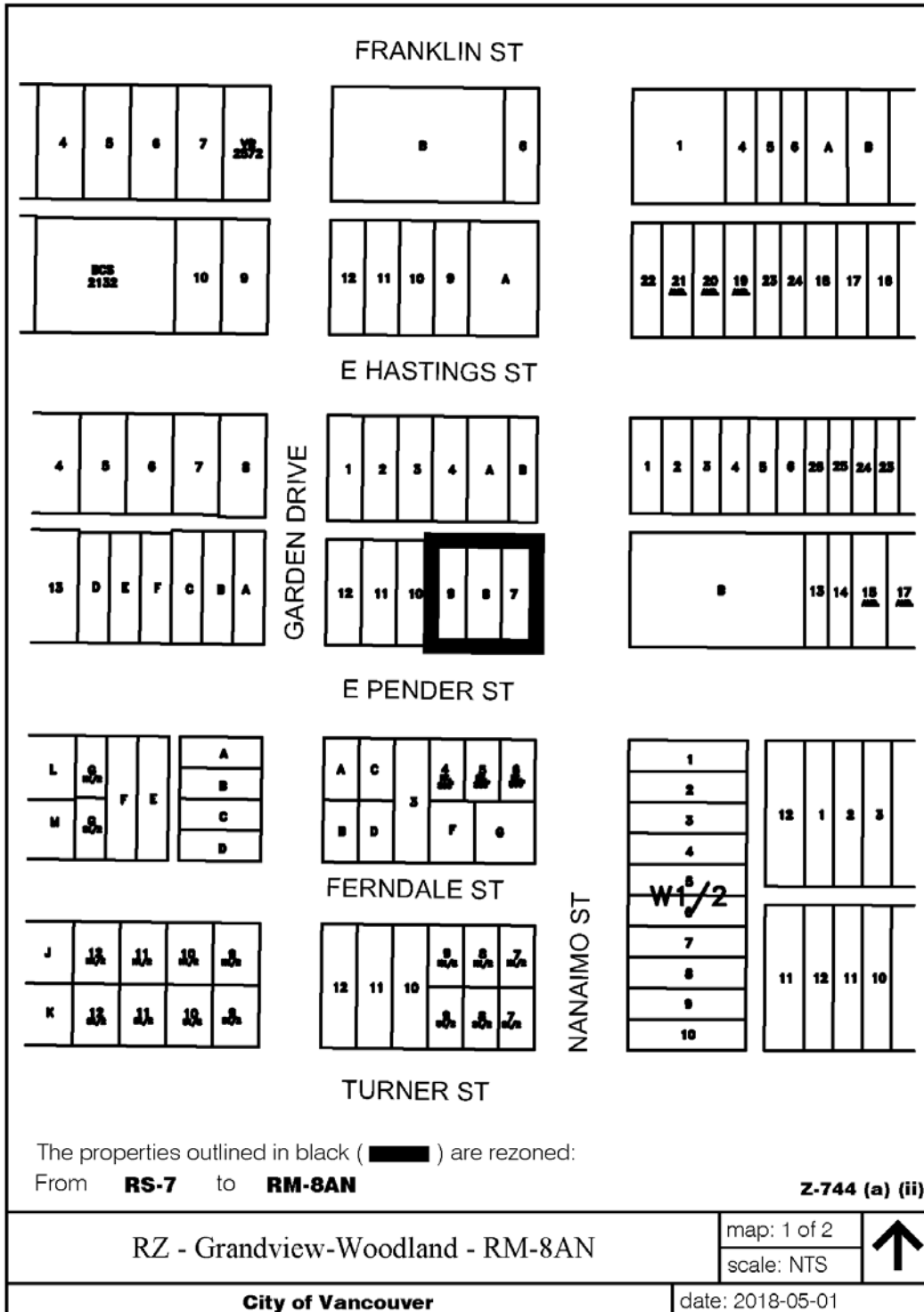
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Schedule A



Schedule A



Schedule A

