

Zoning and Development By-law
Re: Miscellaneous amendments to address
floor area exclusions for high-performance
exterior walls, and housekeeping

BY-LAW NO. 12355

**A By-law to Amend Zoning and Development By-law No. 3575
Regarding miscellaneous amendments to address floor area exclusions for high-
performance exterior walls, and housekeeping amendments**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In Section 2, Council:
 - (a) strikes out the definition of “Plaza”; and
 - (b) adds the following to the list of uses under the definition of Cultural and Recreation Uses, in correct alphabetical order:

“**Plaza**, which means an open space for use by the public, generally provided with amenities such as seating, drinking and ornamental fountains, weather-proofing, art, trees, and landscaping. Plazas may support passive or active uses. Plazas may be publicly owned, or privately owned with a secured right-of-access for the public;”.
3. Council strikes out Section 3.2.7 and substitutes:

“If an owner applies to replicate a Multiple Conversion Dwelling or Infill use damaged by fire to the extent of 60% or more of its value above its foundations, and the Director of Planning has previously given a bonus or relaxation under the RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, RM-7, RM-7N and RM-7AN, RM-8, RM-8A, RM-8N and RM-8AN, RM-9, RM9A, RM-9N, RM-9AN and RM-9BN, RM-10 and RM-10N, RM-11 and RM-11N, or RM-12N District Schedules in respect of such use, and the proposed replication is in accordance with the most recently issued development or building permits for that use, the Director of Planning must relax the provisions of the applicable districts schedules to the extent necessary to permit the replication.”.
4. In Section 3.2.10 (c), Council strikes out “RS-4,”.
5. In Section 5.18, Council strikes out “RS-4,”.
6. In Section 9.1, Council:
 - (a) strikes out “RS-4”; and

- (b) inserts "I-4" in alphabetical order.
7. Council strikes out Section 10.33.2 and substitutes:
- "The Director of Planning may exclude an area equal to the area occupied by the insulation thickness that exceeds the applicable thermal performance value for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm of thickness for buildings of six storeys or less, and a maximum exclusion of 179 mm of thickness for all other buildings."
8. Council repeals the RS-4 District Schedule.
9. In Section 5.2 of the RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9 and RT-10 and RT-10N District Schedules, Council strikes out "4.9" from the first paragraph and substitutes "4.8".
10. In the RT-5 and RT-5N Districts Schedule, Council:
- (a) amends Section 4.7.1 (c)(i) by striking out ",";
 - (b) amends Section 4.7.1 (c)(ii) by striking out "." and substituting "; or";
 - (c) adds a new Subsection 4.7.1 (c)(iii) as follows:

"0.75 for Seniors Supportive or Assisted Housing"; and
 - (d) strikes out Section 4.7.6 (f)(ii) and substitutes:

"the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.6(a), does not exceed 13 percent of the permitted floor space; and"
11. In Section 4.7.3 (d) (iii) of the RT-10 and RT-10N Districts Schedule, Council strikes out "(g)" and substitutes "(f)".
12. In the RM-3A District Schedule, Council:
- (a) in section 5.1, strikes out "The Development Permit Board or the Director of Planning, as the case may be," and substitutes "The Director of Planning"; and
 - (b) in section 5.2, strikes out:

"The Development Permit Board or the Director of Planning, as the case may be, may relax the minimum site area requirements of this Schedule with respect to any of the following developments where he considers the development site to consist of locked-in lots and provided he also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:"

and substitutes:

“The Director of Planning may relax the minimum site area requirements of this Schedule with respect to any of the following developments where the Director of Planning considers the development site to consist of locked-in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:”.

13. In the RM-7, RM-7N and RM-7AN Districts Schedule, Council strikes out the title “RM-7, RM-7N and RM7-AN Districts Schedules” and substitutes “RM-7, RM-7N and RM7-AN Districts Schedule”.

14. In Section 3.2.S [Service] of the RM-10 and RM-10N and the FC-2 District Schedules, Council adds, in alphabetical order:

- “• Short Term Rental Accommodation.”.

15. In Section 3.2C (Cultural and Recreational) of the RM-11 and RM-11N and the RM-12N District Schedules, Council adds, in alphabetical order:

- “• Plaza.”.

16. In the RM-12N District Schedule, Council:

- (a) amends Section 4.7.9 (h) by striking out “and”;
- (b) amends Section 4.7.9 (i) by striking out “.” and substituting “; and”; and
- (c) adds a new Subsection (j) as follows:

“Plaza.”.

17. In the RM-11 and RM-11N Districts Schedule, Council:

- (a) amends Section 4.4.1 by inserting “from the ultimate property line” after “3.7 m”;
- (b) amends Section 4.5.1 by inserting “from the ultimate property line” after “2.1 m”; and
- (c) amends Section 4.6.1 by inserting “from the ultimate property line” after “6.1 m”.

18. In the RM-12N District Schedule, Council:

- (a) amends Section 4.4.1 by inserting “from the ultimate property line” after “3.7 m”;
- (b) amends Section 4.5.1 by inserting “from the ultimate property line” after “1.2 m”;
- (c) amends the first paragraph of Section 4.7.3 by striking “m²” and substituting “m²ⁿ”; and
- (d) amends Section 5.1 by renumbering “(e)” and “(f)” as “(a)” and “(b)”.

19. In the HA-1 and HA-1A District Schedule, Council:
- (a) in Section 5.5 (c) strikes out “4.7.2 (a)(ii), 4.7.2 (b)(ii)” and substitutes “4.7.1 (a)(ii), 4.7.1 (b)(ii)”; and
 - (b) renumbers Sections 5.4, 5.5 and 5.6 as 5.3, 5.4 and 5.6.
20. In Section 3.2.R of the HA-3 District Schedule, Council inserts “.” after “Grocery Store with Liquor Store”.

Severability

21. 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.

Force and effect

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

ENACTED by Council this 29th day of January, 2019

Signed _____ “Kennedy Stewart”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk