

## BY-LAW NO. 12482

### **A By-law to Amend Zoning and Development By-law No. 3575 regarding removal of a definition, updated format for sections 2, 10 and 11, consequential updates to sections 10 and 11 references, removal of gendered references, an amendment to the C-5, C-5A, and C-6 Districts Schedule to clarify a relaxation provision, and an amendment to the I-3 District Schedule to clarify height regulations**

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 strikes out the definition “Head of Household”.
3. Council strikes out sections 2, 10, and 11, and substitutes sections 2, 10, and 11 as set out in Schedule A attached to this By-law.
4. In subsection 3.2.1(a), Council strikes out “section 11” and substitutes “section 10”.
5. In paragraph 5.7(c)(i), Council strikes out “section 10.12.3” and substitutes “section 10.8.3”.
6. In section 5.13, Council strikes out “subsection 11.6 of”.
7. In the following sections, Council strikes out “10.1” and substitutes “10.5”:
  - (a) section 3.2.AG of the RA-1 District Schedule;
  - (b) sections 4.1.2 and 4.2.1 of the RT-10 and RT-10N Districts Schedule;
  - (c) sections 4.1.3 and 4.1.4 of the RT-11 and RT-11N Districts Schedule;
  - (d) section 4.1.2 of the RM-1 and RM-1N Districts Schedule;
  - (e) section 4.19.1 and 4.19.2 of the RM-7, RM-7N, and RM-7AN Districts Schedule;
  - (f) sections 4.19.1 and 4.19.2 of the RM-8, RM-8A, RM-8N, and RM-8AN Districts Schedule;
  - (g) section 4.19.1 of the RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN Districts Schedule;
  - (h) section 4.19.1 of the RM-10 and RM-10N Districts Schedule;
  - (i) section 4.19.1 of the RM-11 and RM-11N Districts Schedule; and
  - (j) section 4.19.1 of the RM-12N District Schedule.
8. In section 2.3 of CD-1(400), Council strikes out “10.4” and substitutes “10.24”.
9. In the following sections, Council strikes out “10.7” and substitutes “10.32”:
  - (a) sections 4.5.5 and 4.5.6 of the RT-10 and RT-10N Districts Schedule;
  - (b) sections 4.5.5 and 4.5.6 of the RT-11 and RT-11N Districts Schedule;
  - (c) section 4.5.5 of the RM-1 and RM-1N Districts Schedule;

- (d) section 5.2 of CD-1(256);
- (e) section 5.2 of CD-1(257); and
- (f) section 6.2 of CD-1(445).

10. In the following sections, Council strikes out “10.7.1(b)” and substitutes “10.32.1(b)”:

- (a) sections 4.4.6, 4.5.6, and 4.6.3 of the RS-5 District Schedule;
- (b) sections 4.4.2, 4.5.3, and 4.6.2 of the RS-6 District Schedule;
- (c) sections 4.4.1(e), 4.5.4, and 4.6.3 of the RS-7 District Schedule;
- (d) sections 4.4.5 and 4.6.3 of the RT-10 and RT-10N Districts Schedule;
- (e) sections 4.4.5 and 4.6.3 of the RT-11 and RT-11N Districts Schedule;
- (f) sections 4.4.5, 4.5.7, and 4.6.3 of the RM-1 and RM-1N Districts Schedule;
- (g) sections 4.4.6, 4.5.2, and 4.6.2 of the RM-7, RM-7N, and RM-7AN Districts Schedule;
- (h) sections 4.4.5, 4.5.2, and 4.6.4 of the RM-8, RM-8A, RM-8N, and RM-8AN Districts Schedule;
- (i) sections 4.4.5, 4.5.4, and 4.6.3 of the RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN Districts Schedule;
- (j) sections 4.4.4, 4.5.4, and 4.6.5 of the RM-10 and RM-10N Districts Schedule;
- (k) sections 4.4.4, 4.5.3, and 4.6.2 of the RM-11 and RM-11N Districts Schedule;
- (l) sections 4.4.4, 4.5.2, and 4.6.2 of the RM-12N District Schedule; and
- (m) sections 4.4.2, 4.5.2, and 4.6.2 of the First Shaughnessy District Schedule.

11. In the following sections, Council strikes out “10.7.1(e)” and substitutes “10.32.1(e)”

- (a) section 4.17.11 of the RS-6 District Schedule; and
- (b) section 4.17.11 of the RS-7 District Schedule.

12. In section 5.4.1 of CD-1(156), Council strikes out “Section 10.10 and 10.11” and substitutes “Section 10.18”.

13. In section 5.1 of CD-1(277), Council strikes out “10.10.2 and 10.10.3” and substitutes “10.18.2 and 10.18.3”.

14. In the following sections, Council strikes out “section 10.11” and substitutes “sections 10.18.5 and 10.18.6”:

- (a) section 4 of CD-1(275);
- (b) section 5.2 of CD-1(435);
- (c) sections 5.2 and 5.4 of CD-1(445);
- (d) section 6.2 of CD-1(446);
- (e) section 4.2 of CD-1(489);
- (f) section 5.2 of CD-1(629); and
- (g) section 5.2 of CD-1(633).

15. In the following sections, Council strikes out “Section 10.11” and substitutes “Sections 10.18.5 and 10.18.6”:

- (a) section 4.2 of CD-1(539); and
- (b) section 6.2 of CD-1(580).

16. In the following sections, Council strikes out “Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law.” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development by-law do not apply to this By-law.”:

- (a) section 7.6 of CD-1(363);
- (b) section 4.3 of CD-1(413);
- (c) section 4.2 of CD-1(414);
- (d) section 4.2 of CD-1(416);
- (e) section 7.2 of CD-1(418);
- (f) section 6.2 of CD-1(422);
- (g) section 6.2 of CD-1(426);
- (h) section 4.2 of CD-1(427);
- (i) section 6.2 of CD-1(442);
- (j) section 6.2 of CD-1(443); and
- (k) section 6.2 of CD-1(444).

17. In the following sections, Council strikes out “Section 10.11 of the Zoning and Development By-law applies to this site” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law apply to this site”:

- (a) section 7.3 of CD-1(311); and
- (b) section 5.2 of CD-1(607).

18. In the following sections, Council strikes out “Section 10.11 of the Zoning and Development By-law is to apply to this By-law” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law are to apply to this By-law”:

- (a) section 4.2 of CD-1(374);
- (b) section 5.2 of CD-1(482);
- (c) section 4.2 of CD-1(493); and
- (d) section 5.2 of CD-1(502).

19. In section 6.2 of CD-1(419), Council strikes out “Section 10.11 – Relaxation of Limitations on Building Height - of the Zoning and Development By-law does not apply” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law do not apply”.

20. In section 6.2 of CD-1(423), Council strikes out “Section 10.11 Relaxation of Limitations on Building Height of the Zoning and Development By-law does not apply” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law do not apply”.

21. In the following sections, Council strikes out “Section 10.11 of the Zoning and Development By-law does” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law do”:

- (a) section 5.2 of CD-1(428); and
- (b) section 4.2 of CD-1(455).

22. In section 5.2 of CD-1(510), Council strikes out “Section 10.11 of the Zoning and Development By-law is to apply, except that despite section 10.11” and substitutes “Sections

10.18.5 and 10.18.6 of the Zoning and Development By-law are to apply, except that despite sections 10.18.5 and 10.18.6.”.

23. In the following sections, Council strikes out “10.11.1” and substitutes “10.18.5”:

- (a) section 4.17.7 of the RS-6 District Schedule;
- (b) section 4.17.7 of the RS-7 District Schedule;
- (c) section 5.1 of CD-1(55);
- (d) section 4 of CD-1(63);
- (e) section 4.2 of CD-1(686); and
- (f) section 4.2 of CD-1(701).

24. In section 4 of CD-1(279), Council strikes out “10.11.1 and 10.11.2” and substitutes “10.18.5 and 10.18.6”.

25. In section 3 of CD-1(143), Council:

- (a) strikes out “10.15.1” and substitutes “10.21.1”; and
- (b) strikes out “10.15.2” and substitutes “10.21.2”.

26. In section 7 of CD-1(54), Council strikes out “10.16” and substitutes “10.9”.

27. In section 4.5(b)(ii) of CD-1(415), Council strikes out “10.21.2” and substitutes “11.10.2”.

28. In the following sections, Council strikes out “11.1” and substitutes “10.27”:

- (a) sections 2.2.A(b)(ii), 3.2.1.DW(b)(iii), and 4.5.2 of the RS-1 District Schedule;
- (b) sections 2.2.A(b) and 4.5.2 of the RS-1A District Schedule;
- (c) sections 2.2.A(b) and 4.5.3 of the RS-1B District Schedule;
- (d) sections 2.2.A(b) and 4.5.2 of the RS-2 District Schedule;
- (e) sections 2.2.A(b)(ii) and 4.5.2 of the RS-3 and RS-3A Districts Schedule;
- (f) sections 2.2.A(b)(ii), 3.2.1.DW(b)(iii), 4.5.4, and 4.5.5 of the RS-5 District Schedule;
- (g) sections 2.2.A(b)(ii), 3.2.DW(b)(iii), 4.5.2, and 4.16.3 of the RS-6 District Schedule;
- (h) sections 2.2.A(b)(ii) and 4.5.3 of the RS-7 District Schedule;
- (i) sections 2.2.A(b) and 4.5.2 of the RT-1 District Schedule;
- (j) sections 2.2.A(b) and 4.5.2 of the RT-2 District Schedule;
- (k) sections 2.2.A(b) and 4.5.2 of the RT-3 District Schedule;
- (l) sections 2.2.1.A(b) and 4.5.2 of the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule;
- (m) sections 2.2.1.A(b) and 4.5.2 of the RT-5 and RT-5N Districts Schedule;
- (n) sections 2.2.A(b) and 4.5.2 of the RT-6 District Schedule;
- (o) sections 2.2.A(c)(ii) and 4.5.2 of the RT-7 District Schedule;
- (p) sections 2.2.A(c)(ii) and 4.5.2 of the RT-8 District Schedule;
- (q) sections 2.2.A(b)(ii) and 4.5.2 of the RT-9 District Schedule;
- (r) section 2.2.A(b)(ii) of the RT-10 and RT-10N Districts Schedule;
- (s) sections 2.2.A(b)(iii) and 4.5.2 of the RT-11 and RT-11N Districts Schedule;
- (t) section 2.2.A(b)(ii) of the RM-1 and RM-1N Districts Schedule;
- (u) section 2.2.A(b) of the RM-4 and RM-4N Districts Schedule;
- (v) section 4.5.4 of the C-1 District Schedule; and

(w) section 2(b)(ii) of CD-1(192).

29. In the following sections, Council strikes out “11.2” and substitutes “10.29”:

- (a) sections 4.4.2 and 4.6.2 of the RS-1A District Schedule;
- (b) sections 4.4.2 and 4.6.2 of the RS-1B District Schedule;
- (c) sections 4.4.2 and 4.6.2 of the RS-2 District Schedule;
- (d) section 4.6.2 of the RS-3 and RS-3A Districts Schedule;
- (e) sections 4.4.2 and 4.6.2 of the RT-1 District Schedule;
- (f) sections 4.4.2 and 4.6.2 of the RT-2 District Schedule;
- (g) section 4.6.2 of the RT-3 District Schedule;
- (h) sections 4.4.2 and 4.6.2 of the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule;
- (i) sections 4.4.2 and 4.6.2 of the RT-5 and RT-5N Districts Schedule;
- (j) sections 4.4.2 and 4.6.2 of the RT-6 District Schedule; and
- (k) section 4.6.2 of the C-1 District Schedule.

30. In the following sections, Council strikes out “11.3” and substitutes “10.20”:

- (a) section 3.2.AG of the C-2C District Schedule;
- (b) sections 2.1 and 3.1 of the M-1 District Schedule;
- (c) sections 2.1 and 3.1 of the M-1A District Schedule;
- (d) sections 2.1, 3.1, 4.4.2, and 4.6.2 of the M-1B District Schedule;
- (e) sections 2.1 and 3.1 of the M-2 District Schedule;
- (f) sections 2.1 and 3.1 of the IC-1 and IC-2 Districts Schedule;
- (g) sections 2.1 and 3.1 of the IC-3 District Schedule;
- (h) sections 2.1 and 3.1 of the I-1 District Schedule;
- (i) section 3.1 of the I-1A District Schedule;
- (j) section 3.1 of the I-1B District Schedule;
- (k) sections 2.1 and 3.1 of the I-2 District Schedule;
- (l) sections 2.1 and 3.1 of the I-3 District Schedule;
- (m) section 3.1 of the I-4 District Schedule;
- (n) section 3.2.AG of the HA-2 District Schedule;
- (o) section 3(g) of the Downtown District Schedule; and
- (p) section 2.1(i) of the B.C. Place/Expo District Schedule.

31. In section 7 of CD-1(198), Council strikes out “Sections 11.3.2, 11.3.3 and 11.3.4” and substitutes “subsections 10.20.1(b), (c) and (d)”.

32. In the following sections, Council strikes out “11.10.2” and substitutes “11.13.2”:

- (a) section 3.3.1(b) of the C-1 District Schedule;
- (b) section 3.3.1(b) of the C-2 District Schedule;
- (c) section 3.3.1(b) of the C-2B District Schedule;
- (d) section 3.3.1(b) of the C-2C District Schedule;
- (e) section 3.3.1(b) of the C-2C1 District Schedule;
- (f) section 3.3.1(b) of the C-3A District Schedule;
- (g) section 3.3.1(b) of the C-5, C-5A, and C-6 Districts Schedule;
- (h) section 3.3.1(b) of the C-7 and C-8 Districts Schedule;
- (i) section 3.3.1(b) of the FC-1 District Schedule; and
- (j) section 3.3.1(e) of the HA-1 and HA-1A Districts Schedule.

33. In section 2(a)(iii) of CD-1(186), Council strikes out “11.17” and substitutes “11.9”.
34. In section 2.1 of CD-1(354), Council:
- (a) in subsection (a), strikes out “11.18” and substitutes “11.2”; and
  - (b) in subsection (b), strikes out “11.19” and substitutes “11.2”.
35. In section 2.1 of CD-1(361), Council:
- (a) in subsection (a), strikes out “11.18” and substitutes “11.2”; and
  - (b) in subsection (b), strikes out “11.19” and substitutes “11.2”.
36. Council strikes out all references in the district schedules, including the comprehensive development district schedules, to any of the following, wherever they appear:
- (a) “, subject to Section 11 of the Zoning & Development By-law”;
  - (b) “, subject to section 11.4 of this By-law”;
  - (c) “, subject to section 11.4 of this by-law”;
  - (d) “, subject to Section 11.4 of this By-law”;
  - (e) “, subject to the provisions of section 11.4 of this By-law”;
  - (f) “, subject to the provisions fo section 11.4 of this By-law”;
  - (g) “, subject to the provisions of section 11.4 of this by-law”;
  - (h) “, subject to the provisions of section 11.5 of this By-law”;
  - (i) “, subject to section 11.7 of this By-law”;
  - (j) “, subject to section 11.7 of this by-law”;
  - (k) “, subject to Section 11.7 of this By-law”;
  - (l) “, subject to the provisions of section 11.7 of this By-law”;
  - (m) “, subject to section 11.8 of this By-law”;
  - (n) “, subject to section 11.8 of this by-law”;
  - (o) “, subject to Section 11.8 of this By-law”;
  - (p) “, subject to the provisions of section 11.8 of this By-law”;
  - (q) “, subject to the provisions of Section 11.8 of this By-law”;
  - (r) “, subject to section 11.9 of this By-law”;
  - (s) “, subject to section 11.9 of this by-law”;
  - (t) “, subject to Section 11.9 of this By-law”;
  - (u) “, subject to the provisions of section 11.9 of this By-law”;
  - (v) “, subject to the provisions of section 11.9.3 of this By-law”;
  - (w) “, subject to the provisions of section 11.10 of this By-law”;
  - (x) “, subject to section 11.16 of this By-law”;
  - (y) “, subject to section 11.16 of this by-law”;
  - (z) “, subject to the provisions of section 11.16 of this By-law”;
  - (aa) “, subject to the provisions of Section 11.16 of this By-law”;
  - (bb) “, subject to section 11.17 of this By-law”;
  - (cc) “, subject to section 11.17 of this by-law”;
  - (dd) “, subject to the provisions of section 11.17 of this By-law”;
  - (ee) “, subject to the provisions of section 11.17 of this by-law”;
  - (ff) “, subject to the provisions of Section 11.17 of this By-law”;
  - (gg) “, subject to the provision of section 11.18 of this By-law”;
  - (hh) “, Subject to section 11.18 of this by-law”;
  - (ii) “, subject to section 11.18 of this by-law”;

- (jj) “, subject to the provisions of section 11.18 of this By-law”;
- (kk) “, subject to the provisions of section 11.19 of this By-law”;
- (ll) “, subject to section 11.19 of this By-law”;
- (mm) “, and subject to the provisions of Section 11.18 and 11.19 of this By-law”;
- (nn) “, subject to section 11.20 of this By-law”;
- (oo) “, subject to the provisions of section 11.20 of this By-law”;
- (pp) “, subject to section 11.21 of this By-law”;
- (qq) “, subject to section 11.21 of this by-law”;
- (rr) “, subject to the provisions of section 11.21 of this By-law”;
- (ss) “, subject to the provisions of Section 11.21 of this By-law”;
- (tt) “, subject to the provisions of section 11.22 of this By-law”;
- (uu) “, subject to the provisions of section 11.23 of this By-law”;
- (vv) “, subject to section 11.24 of this By-law”;
- (ww) “, subject to section 11.24 of this by-law”;
- (xx) “, subject to the provisions of section 11.24 of this By-law”;
- (yy) “, subject to section 11.25 of this by-law”;
- (zz) “, subject to section 11.26 of this By-law”;
- (aaa) “, subject to the provisions of section 11.26 of this By-law”;
- (bbb) “, subject to the provisions of section 11.27 of this By-law”;
- (ccc) “, subject to the provisions of section 11.28 of this By-law”;
- (ddd) “, subject to the provisions of section 11.29 of this By-law”;
- (eee) “, subject to the provisions of section 11.30 of this By-law”;
- (fff) “, subject to the provisions of section 11.30 of the Zoning and Development By-law”; and
- (ggg) “, subject to the provisions of section 11.32 of this By-law”.

37. In the following sections, Council strikes out “he” wherever it appears and substitutes “the Director of Planning”:

- (a) section 4.1.3;
- (b) section 4.5.5;
- (c) section 5.1;
- (d) sections 4.3.2(a) and 5.2 of the RA-1 District Schedule;
- (e) sections 4.3.3, 4.3.4, 4.3.5, 4.4.2, 4.5.3, 4.6.5, 4.7.1(c)(i), 4.7.1(c)(ii), 4.8.4, 4.16.3, 5.2(a), 5.4(b), 5.4(c), 5.5(a), and 5.5(b) of the RS-1 District Schedule;
- (f) sections 5.2(b), 5.2(c), 5.3(a), and 5.3(b) of the RS-1A District Schedule;
- (g) sections 5.2, 5.3(b), 5.3(c), 5.4(a), and 5.4(b) of the RS-1B District Schedule;
- (h) sections 5.3(b), 5.3(c), 5.4(a), and 5.4(b) of the RS-2 District Schedule;
- (i) sections 4.3.2, 4.3.3.(b), 4.7.1(c), 5.1(a), 5.3(b), 5.3(c), 5.4(a), and 5.4(b) of the RS-3 and RS-3A Districts Schedule;
- (j) sections 4.3.4, 4.3.5, 4.5.3, 4.7.1(c), 5.2(a), 5.2(b), 5.4(b), 5.4(c), 5.5(a), and 5.5(b), of the RS-5 District Schedule;
- (k) sections 4.3.6, 4.7.1(d)(i), 5.2(a), 5.2(b), 5.4.1(a), 5.4.1(b), 5.4.1(c), 5.4.1(d), 5.4.1(e), 5.5.1(a), 5.5.1(b), 5.5.1(c), 5.5.1(d), 5.5.1(e), 5.5.1(f), 5.5.3(b), 5.5.3(c), 5.6.1(a), and 5.6.1(b) of the RS-6 District Schedule;
- (l) sections 4.7.1(a), 4.7.2, 4.19.1, 5.2(a), 5.4(a), 5.4(b), 5.4(c), 5.4(d), 5.5(a), 5.5(b), 5.5(c), 5.5(d), 5.5(e), 5.7(b), 5.7(c), 5.8(a), 5.8(b), and 5.9(b) of the RS-7 District Schedule;
- (m) sections 4.3.4, 4.7.1, 4.19.1, 5.2, 5.3, and 5.7(c) of the RT-3 District Schedule;
- (n) section 5.2 of the RT-5 and RT-5N Districts Schedule;
- (o) section 5.2 of the RT-6 District Schedule;

- (p) sections 4.3.2, 4.5.3, 4.7.3(c)(ii), 4.16.2, and 4.16.3 of the RT-7 District Schedule;
- (q) sections 4.3.2, 4.5.3, 4.7.3(c)(ii), and 4.16.2 of the RT-8 District Schedule;
- (r) sections 4.4.2, 4.7.1(a), 4.7.1(b)(ii), and 4.16.2 of the RT-9 District Schedule;
- (s) section 4.6.2 of the C-5, C-5A, and C-6 Districts Schedule;
- (t) sections 4.4.1, 4.4.2, 4.6.3, 4.7.1(a), and 4.7.1(b) of the C-7 and C-8 Districts Schedule; and
- (u) section 4.6.2 of the IC-3 District Schedule.

38. In the following sections, Council strikes out “his” wherever it appears and substitutes “the Director of Planning’s”:

- (a) section 3.3.3;
- (b) section 3.3.4;
- (c) section 4.1.3;
- (d) section 4.1.5;
- (e) section 4.3.1;
- (f) section 4.3.2;
- (g) section 10.3;
- (h) section 10.6.3;
- (i) section 10.6.4;
- (j) section 10.11.1; and
- (k) section 10.16.6.

39. In section 3.3.3, Council strikes out “require that it be considered by the Board” and substitutes “require that it be considered by the Development Permit Board”.

40. In section 4.2.3, Council strikes out “his” and substitutes “their”.

41. In section 10.36.2, Council strikes out “including such conditions as the Director may decide, provided that the Director first considers” and substitutes “including such conditions as the Director of Planning may decide, provided that the Director of Planning first considers”.

42. In the following sections, Council strikes out “he” and substitutes “the Director of Planning or the Development Permit Board, as the case may be,”:

- (a) section 4.3.2 of the C-1 District Schedule;
- (b) section 4.3.2 of the C-2B District Schedule;
- (c) section 4.3.2 of the C-2C District Schedule;
- (d) section 4.3.2 of the C-2C1 District Schedule; and
- (e) section 4.3.2 of the C-7 and C-8 Districts Schedule.

43. In the MC-1 and MC-2 Districts Schedule, Council:

- (a) in section 5.2, strikes out “as the Director deems necessary” and substitutes “as the Director of Planning deems necessary”; and
- (b) in section 5.3, strikes out “provided that the Director first considers” and substitutes “provided that the Director Planning first considers”.

44. In section 5.2(c) of the C-5, C-5A, and C-6 Districts Schedule, Council adds “, except that this does not apply to any portion of floor area increased pursuant to sections 4.7.1.1(b) or 4.7.8” after “secured market rental housing”.

45. In the I-3 District Schedule, Council:

- (a) strikes out subsection 4.3.3(a); and
- (b) rennumbers the first subsection (b) as subsection (a).

**Severability**

46. 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**

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

ENACTED by Council this 9<sup>th</sup> day of July, 2019

Signed \_\_\_\_\_ "Kennedy Stewart"  
Mayor

Signed \_\_\_\_\_ "Katrina Leckovic"  
City Clerk

# SCHEDULE A

Section 2

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## 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 of the table below.

*[Note: Individual land uses that fall within one of the twelve defined general land use categories, which are in bold below, are indicated with the corresponding letter and colour as follows:*

<b>A</b>	<b>Agricultural Uses</b>	<b>P</b>	<b>Parking Uses</b>
<b>C</b>	<b>Cultural and Recreational Uses</b>	<b>R</b>	<b>Retail Uses</b>
<b>D</b>	<b>Dwelling Uses</b>	<b>S</b>	<b>Service Uses</b>
<b>I</b>	<b>Institutional Uses</b>	<b>T</b>	<b>Transportation and Storage Uses</b>
<b>M</b>	<b>Manufacturing Uses</b>	<b>U</b>	<b>Utility and Communication Uses</b>
<b>O</b>	<b>Office Uses</b>	<b>W</b>	<b>Wholesale Uses</b>

*The letter and colour markers are for information purposes only and do not form part of this By-law. Any individual land use that is included in a general land use category and not separately defined will have the ordinary dictionary definition.]*

*[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]*

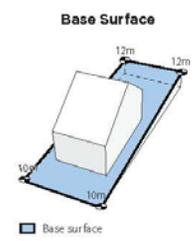
Term	Definition
<b>A</b>	
Accessory Building	A building: (a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a dwelling unit already existing; or (b) which is ancillary to the principal use being made of the site on which such accessory use is located.

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Accessory Use	A use which is: (a) ancillary to the principal building, or use of the principal building, situated on the same site; or (b) ancillary to the principal use being made of the site upon which such accessory use is located.	
Adult Magazine	Any pamphlet or magazine which: (a) contains a visual image or representation of the pubic, perineal or perianal areas, the buttocks, or the female breast; (b) depicts sexual conduct or sadomasochistic behaviour.	
Adult Retail Store	The use of premises to display or retail either or both of the following: (a) a sex object; (b) adult magazines using more than 3.0 linear metres of shelving, being a maximum of 0.6 m in depth.	R
Affordable Housing Share	A financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this By-law, that is paid in exchange for a specified increase in the permitted floor area of a development and that is to be used for the provision of social housing.	
Agricultural Uses	Any or all of the following land uses: <b>Greenhouse;</b> <b>Nursery, Field Crop or Fruit Farm;</b> <b>Stable;</b> <b>Urban Farm - Class A;</b> <b>Urban Farm - Class B.</b>	A
Aircraft Landing Place	The use of premises or an open area of water for the taking off or landing of aircraft where any license or permit issued pursuant to the provisions of the <i>Aeronautics Act</i> is conditional upon obtaining the approval of the City, or where the consent of the City is required prior to the issuance of the license or permit.	T
Amenity Share	A financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this By-law, that is paid in exchange for a specified increase in the permitted floor area of a development, and that is to be used towards the conservation or provision of an amenity as specified in the applicable district schedule regulations.	
Animal Clinic	The use of premises for the care of birds, fish, or animals except horses, including veterinary treatment, grooming, training, breeding or boarding.	S

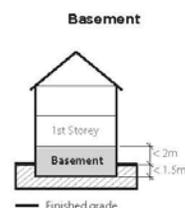
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Animal Products Processing	The use of premises for the processing of hides, skins, tankage, feathers, bristles, human hair, or other crude, inedible animal products, or for the tanning, curing, or dressing of furs, hides or skins.	M
Arcade	The use of premises for four or more machines on which games are played for amusement or entertainment and for which a coin or token must be inserted or a fee is charged for use.	C
Artist Studio	Where used without a qualifier, both an artist studio – class A and an artist studio – class B.	C
Artist Studio – Class A	The use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, none of which involves amplified sound or one or more of the materials or processes specified under artist studio – class B.	C
Artist Studio – Class B	The use of premises for the production of: (a) dance or live music involving electronically amplified sound; (b) moving or still photography (excluding video) involving on-site film processing; or (c) paintings, drawings, pottery or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or one or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics.	C
Arts and Culture Indoor Event	An event of an artistic or cultural nature, including but not limited to visual, performing, media, literary, craft or interdisciplinary arts, for a maximum of 250 persons, which occurs not more than three days per month in a building.	C
Auction Hall	The use of premises for the sale of goods where the purchasers are invited to make competitive bids for the goods offered for sale.	S
<b>B</b>		
Barber Shop or Beauty Salon	The use of premises for the styling, cutting, or chemical treatment of hair.	S
Base Surface	That hypothetical surface determined by joining the official established building grades at all corners of the site, provided however that where official established building grades cannot be obtained through application to the City Engineer, existing  <i>[continued on the next page...]</i>	



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	grades shall be used. For the purpose of measuring the height of a building at any point, the elevation at that point on the base surface shall be determined by interpolating from the official established building grades or, where official established building grades cannot be obtained, from existing grades.	
Basement	A space between two floors, with the lower floor located less than 1.5 m below finished grade and the floor surface of the storey above located not more than 2.0 m above finished grade.	
Beauty and Wellness Centre	The use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes fitness centre.	S
Bed and Breakfast Accommodation	The use of one or two bedrooms in a dwelling unit as temporary accommodation where the room rate includes breakfast provided on the premises, but does not include short term rental accommodation.	S
Bingo Hall	The use of premises for the purpose of playing bingo and where the operation is conducted and managed by, and the proceeds are distributed to, one or more charitable organizations, but does not include bingo where the player is not playing the same game and responding to the same caller as and with other players in the hall or the use of player-oriented video lottery terminals or slot machines.	C
Board of Variance	The Board of Variance appointed pursuant to the provisions of section 572 of the <i>Vancouver Charter</i> (British Columbia).	
Body-rub Parlour	The use of premises for the practice of manipulating, touching or stimulating by any means of a person's body or part thereof but does not include: (a) medical, therapeutic or cosmetic massage treatment given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities other than the <i>Vancouver Charter</i> (British Columbia); or (b) a health enhancement centre.	S
Booming Ground	The use of premises or an open area of water for the collection, sorting, booming, rafting or storage of logs.	T

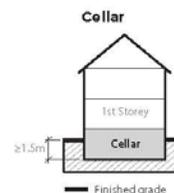


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Brewing or Distilling	The use of premises for the brewing or distilling of alcoholic beverages or beverage products with alcoholic content exceeding 1% by volume, where the use may involve the milling of grain, rice or malt.	M
Building Envelope Professional	A member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia.	
Bulk Data Storage	The use of a wholly enclosed building, for the storage of information on operating data servers.	T
Bulk Fuel Depot	The use of premises to wholesale gasoline, fuel oil, heating oil, petroleum, propane, kerosene, coal, coke, fuel wood, natural gas or similar fuels.	W
<b>C</b>		
Cabaret	The use of premises for dancing by customers and where entertainment may be provided.	S
Cannabis Store	The use of premises for the sale of cannabis, including any products containing cannabis, for consumption off premises, and includes a compassion club as defined in the License By-law.	R
Cardlock Fuel Station	The use of premises for the sale of motor fuels for vehicles registered as commercial vehicles, where motor fuel is dispensed by the customer who has been supplied with a card, key or other device for the operation of the fuel dispensing equipment.	W
Casino – Class 1	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the <i>Gaming Control Act</i> (British Columbia) but does not include player-operated video lottery terminals, slot machines, bingo halls, pari-mutuel betting, non-player-operated video lottery terminals, or casino – class 2.	C
Casino – Class 2	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the <i>Gaming Control Act</i> (British Columbia), and may include player-operated video lottery terminals or slot machines, but does not include bingo halls, pari-mutuel betting, and non-player-operated video lottery terminals.	C
Catering Establishment	The use of premises for the preparation of food for consumption off premises but does not include a retail store or restaurant selling food directly to the public.	S

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Cellar	A space between two floors, with the lower floor located 1.5 m or more below finished grade.	
Character House	An existing building that, in the opinion of the Director of Planning, has sufficient heritage character to justify its conservation.	
Chemicals or Chemical Products Manufacturing – Class A	The use of premises for the manufacturing of chemicals, plastics, paints, fertilizers, synthetic rubber, synthetic resins or related chemical products, but does not include linoleum or coated fabrics manufacturing or plastic products manufacturing.	M
Chemicals or Chemical Products Manufacturing – Class B	The use of premises for the manufacturing of cosmetics, toilet preparations, pharmaceuticals, medicines, disinfectants, deodorants, soaps, cleaning compounds, polishes, inks, adhesives, household tints or dyes, or similar products, but does not include chemicals or chemical products manufacturing – class A.	M
Child Day Care Facility	The use of premises to provide care, supervision, social or educational training to children as defined by the <i>Community Care and Assisted Living Act</i> (British Columbia) and the Child Care Licensing Regulation made pursuant to that Act. It includes but is not limited to group day care, preschool, special needs day care, out of school care, emergency care, child minding or overnight care but does not include the provision of licensed care in premises where up to eight children are cared for.	I
Church	The use of premises for religious worship, including, but not limited to a mosque, synagogue, temple, chapel or religious meeting room.	I
City Building Inspector	The city official appointed as such by Council or the Chief Building Official appointed as such by Council and includes the authorized representatives of the City Building Inspector.	
Clothing Manufacturing	The use of premises for the manufacturing of clothing or garments, including leather clothing, but does not include plastic products manufacturing, rubber products manufacturing, or shoes or boots manufacturing.	M
Club	The use of premises by a non-profit society, association or corporation organized solely for the promotion of some common object and which is operated for club members and their guests only, but does not include church, hospital, social service centre, community care facility and group residence or premises used for residential or administrative purposes.	C



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Community Care Facility	Where used without a qualifier, both a community care facility – class A and a community care facility – class B.	I
Community Care Facility – Class A	The use of premises operated as a community care facility by a licensee under the <i>Community Care and Assisted Living Act</i> (British Columbia) to provide residential care to six or fewer persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I
Community Care Facility – Class B	The use of premises operated as a community care facility by a licensee under the <i>Community Care and Assisted Living Act</i> (British Columbia) to provide residential care to seven or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I
Comprehensive Development	A development containing any number of buildings or uses or a combination of sites planned or developed in an integrated fashion and requiring special regulations with the approval of Council.	
Creative Products Manufacturing	The use of premises for the creation, development, prototyping and ancillary marketing of products produced in a physical or digital form that are the result of a customised design process, including but not limited to: clothing design, furniture design, industrial product design, technological equipment design, and similar uses.	M
<b>Cultural and Recreational Uses</b>	Any or all of the following land uses: <b>Arcade;</b> <b>Artist Studio;</b> <b>Artist Studio – Class A;</b> <b>Artist Studio – Class B;</b> <b>Arts and Culture Indoor Event;</b> <b>Billiard Hall;</b> <b>Bingo Hall;</b> <b>Bowling Alley;</b> <b>Casino – Class 1;</b> <b>Casino – Class 2;</b> <b>Club;</b> <b>Community Centre or Neighbourhood House;</b> <b>Fitness Centre;</b> <b>Fitness Centre – Class 1;</b>  <i>[continued on the next page..]</i>	C

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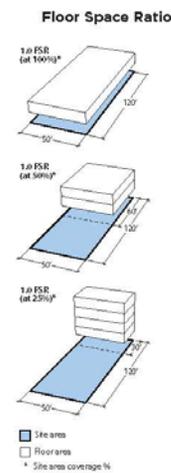
	<p><b>Fitness Centre – Class 2;</b>  <b>Golf Course or Driving Range;</b>  <b>Hall;</b>  <b>Library;</b>  <b>Marine;</b>  <b>Museum or Archives;</b>  <b>Park or Playground;</b>  <b>Plaza;</b>  <b>Riding Ring;</b>  <b>Rink [Curling, Ice, Roller];</b>  <b>Stadium or Arena;</b>  <b>Swimming Pool;</b>  <b>Theatre;</b>  <b>Zoo or Botanical Garden.</b></p>	C
<b>D</b>		
Detoxification Centre	The use of premises for drug or alcohol detoxification or rehabilitation.	I
Development Permit Board	The Development Permit Board of the City established under the provisions of the Development Permit Board and Advisory Panel By-law.	
Digital Entertainment and Information Communication Technology	The use, design or development of technology to process digital information and/or deliver a broad range of digital products and services, including but not limited to business applications, data security, data storage, management and processing, entertainment and gaming, interactive educational, communications, e-commerce, social media, software and mobile applications, and may include the use of information technology and telecommunications infrastructure, for hosting, storing and processing digital media, information and applications.	
Director of Planning	The city official appointed as such by Council and includes the authorized representatives of the Director of Planning.	
Director of Licenses and Inspections	The city official appointed as such by Council and includes the authorized representatives of the Director of Licenses and Inspections.	
Drive-through Service	The use of premises where customers order and receive services, food or other goods in their motor vehicles via one or more designated drive-through lanes, but does not include uses which involve the fuelling, service, repair or washing of vehicles.	S
Dwelling Unit	A self-contained housekeeping unit.	D

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<p><b>Dwelling Uses</b></p>	<p>Any or all of the following land uses:</p> <p>Dwelling Unit;</p> <p>Freehold Rowhouse;</p> <p>Infill;</p> <p>Infill Multiple Dwelling;</p> <p>Infill One-Family Dwelling;</p> <p>Infill Two-Family Dwelling;</p> <p>Laneway House;</p> <p>Lock-off Unit;</p> <p>Micro Dwelling;</p> <p>Multiple Conversion Dwelling;</p> <p>Multiple Dwelling;</p> <p>One-Family Dwelling;</p> <p>One-Family Dwelling with Secondary Suite;</p> <p>Principle Dwelling Unit with Lock-off Unit;</p> <p>Rooming House;</p> <p>Secondary Suite;</p> <p>Seniors Supportive or Assisted Housing;</p> <p>Temporary Modular Housing;</p> <p>Two-Family Dwelling;</p> <p>Two-Family Dwelling with Secondary Suite.</p>	<p>D</p>
<p><b>E</b></p>		
<p>Electrical Products or Appliances Manufacturing</p>	<p>The use of premises for the manufacturing or remanufacturing of small electrical appliances, both electrical and non-electrical major household appliances, lighting fixtures, table or floor lamps, radios, televisions, small component electrical or electronic equipment, electric wire or cable, or transmission cable, but does not include batteries manufacturing or motor vehicle parts manufacturing.</p>	<p>M</p>
<p><b>F</b></p>		
<p>Family</p>	<p>Either:</p> <p>(a) one or more individuals all related to one another by blood, marriage, or adoption; or</p> <p>(b) a maximum of three unrelated individuals living together as a household.</p> <p>For the purposes of this definition, two people living together in a common-law relationship shall be deemed to be in a marriage relationship and each of the blood relatives of the parties to a common-law relationship shall be considered to be related to the partners and to the other blood relatives thereof.</p>	

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Farmers' Market	An open air or fully or partly covered market, for the sale directly by producers or by their representatives who are involved in production, of: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.	R
Financial Institution	The use of premises by banks, credit unions and trust companies.	O
Fitness Centre	Where used without a qualifier, both a fitness centre – class 1 and a fitness centre – class 2.	C
Fitness Centre – Class 1	The use of premises, which do not exceed 200 m <sup>2</sup> of gross floor area, for the development, on a one-to-one basis or in a group session, of physical fitness including health centres, gymnasias, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports.	C
Fitness Centre – Class 2	The use of premises, which exceed 200 m <sup>2</sup> of gross floor area, for the development, on a one-to-one basis or in a group session, of physical fitness including health centres, gymnasias, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports.	C
Floor Space Ratio	The figure obtained when the area of the floors of the buildings on a site is divided by the area of the site.	
Food or Beverage Products Manufacturing – Class A	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, but does not include bakery products manufacturing, brewing or distilling, or dairy products manufacturing.	M
Food or Beverage Products Manufacturing – Class B	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, where the use does not involve the milling of grain, rice or malt, the refining of sugar, the canning of meat, fish or poultry, the pickling of fruits or vegetables, the refining of vegetable oil, the processing of fats, bones, hides, skins, offal or animal products of a like nature, the use of fish, or the use of live animals or live poultry, but does not include bakery products manufacturing, brewing or distilling, or dairy products manufacturing.	M
Freehold Rowhouse	A dwelling unit, in a row of at least three side by side dwelling units, which shares a party wall with an adjoining dwelling unit, and is located on its own lot which abuts a street and a lane.	D



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Furniture or Appliance Store	The use of premises with a floor area greater than 500 m <sup>2</sup> to retail household furniture, major household appliances, or household furnishings such as carpets and draperies.	R
Furniture or Fixtures Manufacturing	The use of premises for the manufacturing of furniture, mattresses or related non-electrical fixtures such as mirrors, curtain rods, cabinets, counters or lampshades, but not stone, concrete or marble furniture.	M
<b>G</b>		
Gasoline Station Full Serve	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by an attendant for the customer and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs.	R
Gasoline Station – Split Island	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by the customer, and which includes at least one pump island at which all types of gasoline and diesel fuels sold by the station are dispensed by an attendant for the customer at all times the station is open for business, and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs.	R
General Office	The use of premises for any office use, including digital entertainment and information communication technology but does not include financial institution, health care office, health enhancement centre, or temporary sales office.	O
Grade	The elevation of the surface of the ground at any point on a site.	
Grade, Existing	The elevation of the surface of the existing undisturbed ground at any point on a site.	
Grade, Finished	The elevation of the surface of the ground at any point on the site of a completed development between the site boundaries and the buildings. For the purpose of determining a basement or cellar, finished grade means the average elevation of the surface of the ground adjoining a building at all exterior walls of a completed development, as determined by the City Building Inspector.	
Grade, Official Established Building	The intended elevations of the street or lane along the property line of the site related to city datum, as established by the City Engineer.	

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Grocery or Drug Store	The use of premises to retail food or drugs, including food and drugs manufactured on the premises as an integral part of the retail operation but which excludes neighbourhood grocery store or specialty shops such as bakeries, butchers, delicatessens, candy shops, and ice cream parlours which limit sales to a particular type of food.	R
Grocery Store with Liquor Store	A grocery store that has an area of at least 929 m <sup>2</sup> , with a liquor store located within it.	R
Groundwater	Water occurring below the surface of the ground within voids in a rock or soil matrix.	
Groundwater Management Plan	A written plan that sets out a comprehensive approach to the planning, design, implementation and operation of on-site groundwater management techniques to meet the requirements imposed on the development.	
Groundwater Management System	A system or technique for preventing the discharge of groundwater from a site into the city collection system.	
Group Residence	The use of premises operated as a facility to provide accommodation to six or more persons not related by blood or marriage to the operator of the facility or, if the operator is a corporation, to any director, officer or member of the corporation, where:  (a) legislation other than the <i>Community Care and Assisted Living Act</i> (British Columbia) requires such persons to reside in the facility, but does not include a facility in a hospital; or  (b) the facility provides a rehabilitation program in which all such persons, as a condition of residence, must participate; or  (c) the facility provides accommodation for fewer than 30 days, and may provide personal services, but does not include a hotel, rooming house, or boarding house.	I
<b>H</b>		
Health Care Office	The use of premises by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists,  <i>[continued on the next page...]</i>	O

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	dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional Chinese medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists but which excludes beauty and wellness centre, detoxification centre, health enhancement centre, hospital, laboratory, social service centre, and community care facility and group residence.	O
Health Enhancement Centre	The use of premises to enhance health through therapeutic touch techniques including shiatsu, reflexology, bio kinesiology, hellework, polarity, reiki, rolfing, and trager but which excludes fitness centre, beauty and wellness centre.	O
Hen	A domesticated female chicken that is at least four months old.	
Homecraft	A craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit.	
Hotel	Premises providing temporary accommodation by way of furnished sleeping, housekeeping or dwelling units, but does not include bed and breakfast accommodation or short term rental accommodation.	S
Housekeeping Unit	A sleeping unit containing facilities for cooking.	
Hydrogeological Study	A written review, certified by a professional engineer or geoscientist, of the occurrence, distribution and effect of groundwater on a proposed development site and may include a groundwater management plan.	
<b>I</b>		
Impact Assessment	A written report that sets out any potential or realized environmental impacts which may or will result from infiltration or extraction of groundwater on the development site.	
Infill	When used by itself without reference to any other dwelling term, any one or all of the following uses: infill one-family dwelling, infill two-family dwelling, and infill multiple dwelling.	D

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Infill Multiple Dwelling	A building containing only three or more dwelling units on a site already containing one or more existing buildings some or all of which are retained, but does not include a community care facility and group residence.	D
Infill One-Family Dwelling	A building consisting of only one dwelling unit on a site already containing one or more existing buildings some or all of which are retained.	D
Infill Two-Family Dwelling	A building consisting of only two dwelling units on a site already containing one or more existing buildings some or all of which are retained.	D
Information Communication Technology Manufacturing	The production of electrical, electronic or communications equipment, including but not limited to computer-enabled devices, computer hardware, infrastructure, semiconductors, fibre cables and telecommunications equipment.	M
<b>Institutional Uses</b>	Any or all of the following land uses: <b>Ambulance Station;</b> <b>Child Day Care Facility;</b> <b>Church;</b> <b>Community Care Facility;</b> <b>Community Care Facility – Class A;</b> <b>Community Care Facility – Class B;</b> <b>Detoxification Centre;</b> <b>Group Residence;</b> <b>Hospital;</b> <b>Public Authority Use;</b> <b>School – Elementary or Secondary;</b> <b>School – University or College;</b> <b>Social Service Centre.</b>	I
<b>J</b>		
Jewellery Manufacturing	The use of premises for the manufacturing of jewellery, metal badges, silverware, or precious metal alloys or products, the cutting or polishing of industrial diamonds, plating with precious metals, lapidary work, or engraving on metals except for printing purposes.	M
Junk Yard or Shop	The use of premises for the sale of scrap or waste materials such as rubber, tires, metal, paper, sacks, wire, ropes, rags, machinery, or motor vehicle parts, including associated wrecking, dismantling, recycling or processing.	W

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Laboratory	The use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include photofinishing or photography laboratory.	S
Lane	A public thoroughfare or way not more than 10.1 m in width which affords only a secondary means of access to a site, at the side or rear.	
Laneway House	A detached one-family dwelling constructed in the rear yard of a site on which is situate a one-family dwelling or one-family dwelling with secondary suite.	D
Laundromat or Dry Cleaning Establishment	The use of premises with a maximum floor area of 300 m <sup>2</sup> for the laundering or cleaning of clothing, draperies or related small household goods.	S
Laundry or Cleaning Plant	The use of premises for the laundering, cleaning or dyeing of textiles, knit goods, draperies, clothing, garments, or related goods, but does not include laundromat or dry cleaning establishment.	S
Leather Products Manufacturing	The use of premises for the manufacturing of luggage, handbags or small leather goods, but does not include animal products processing, clothing manufacturing, or shoes or boots manufacturing.	M
Linoleum or Coated Fabrics Manufacturing	The use of premises for the manufacturing of linoleum, oil cloth, artificial leather, asphalt-felt-base floor covering, pyroxylin or vinyl-coated fabrics or other similar coated fabrics.	M
Liquor Store	The use of premises for the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume, for consumption off premises.	R
Live-Work Use	The use of premises for: (a) a dwelling unit; (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio – class A; or (c) any use referred to in subsection (b) in conjunction with a dwelling unit use,  <i>[continued on the next page..]</i>	

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	<p>but does not include:</p> <p>(d) any dating service, entertainment service, exotic dancer business, social escort business, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; or</p> <p>(e) any tattooing, piercing, branding, or other similar service, as determined by the Director of Planning in consultation with the Vancouver Coastal Health Authority.</p>	
Lock-off Unit	A smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a secondary suite.	D
Locked in Lots	A lot or lots that, as a result of development of any adjoining lots, is or are unlikely to be consolidated with an adjoining lot to increase the site size.	
Low Operational Cost Housing	A building that is designed for certification under the passive house standard or the International Living Future Institute's Zero Energy standard in order to lower energy use, reduce greenhouse gas emissions and energy costs, and is therefore considered to be a form of affordable housing under section 565.1(2) (b) of the <i>Vancouver Charter</i> (British Columbia).	
Lumber and Building Materials Establishment	The use of premises to wholesale and retail merchandise consisting primarily of lumber, plywood, millwork and related building materials.	W
<b>M</b>		
Machinery or Equipment Manufacturing	The use of premises for the manufacturing of machinery or equipment primarily intended for industrial or commercial use, including business or office equipment only secondarily intended for household use, but does not include electrical products or appliances manufacturing, motor vehicle parts manufacturing, or transportation equipment manufacturing.	M
Manufacturing Uses	<p>Any or all of the following land uses:</p> <p><b>Animal Products Processing;</b></p> <p><b>Bakery Products Manufacturing;</b></p> <p><b>Batteries Manufacturing;</b></p> <p><b>Brewing or Distilling;</b></p> <p><i>[continued on the next page..]</i></p>	M

Section 2

	<p>Chemicals or Chemical Products Manufacturing – Class A;          Chemicals or Chemical Products Manufacturing – Class B;          Clothing Manufacturing;          Creative Products Manufacturing;          Dairy Products Manufacturing;          Electrical Products or Appliances Manufacturing;          Food or Beverage Products Manufacturing – Class A;          Food or Beverage Products Manufacturing – Class B;          Furniture or Fixtures Manufacturing;          Ice Manufacturing;          Information Communication Technology Manufacturing;          Jewellery Manufacturing;          Leather Products Manufacturing;          Linoleum or Coated Fabrics Manufacturing;          Machinery or Equipment Manufacturing;          Metal Products Manufacturing – Class A;          Metal Products Manufacturing – Class B;          Miscellaneous Products Manufacturing – Class A;          Miscellaneous Products Manufacturing – Class B;          Motor Vehicle Parts Manufacturing;          Non-metallic Mineral Products Manufacturing – Class A;          Non-metallic Mineral Products Manufacturing – Class B;          Paper Manufacturing;          Paper Products Manufacturing;          Petroleum Products or Coal Products Manufacturing;          Plastic Products Manufacturing;          Printing or Publishing;          Pulp Manufacturing;          Rubber Manufacturing;          Rubber Products Manufacturing;          Shoes or Boots Manufacturing;          Textiles or Knit Goods Manufacturing;          Tobacco Products Manufacturing;          Transportation Equipment Manufacturing;          Vegetable Oil Manufacturing;          Wood Products Manufacturing – Class A;          Wood Products Manufacturing – Class B.</p>	M
Marina	The use of premises for the mooring of pleasure craft, but does not include repairing or building boats.	C

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Marine Terminal or Berth	The use of premises for the mooring of boats, ships, float planes, ferries and other water vessels, but not including pleasure craft, for the land or water trans-shipment of goods or transfer of passengers, for the operations of a water taxi service, piloting service, boat rental or charter service, or for related marine services including stevedoring, salvaging, dredging or diving.	T
Metal Products Manufacturing – Class A	The use of premises for the manufacturing of metal ingots, shapes, pigs or powders from ore or scrap, for the alloying, extruding, casting or rolling of metals, or for the manufacturing of metal structural shapes or metal castings, but does not include jewellery manufacturing.	M
Metal Products Manufacturing – Class B	The use of premises for the manufacturing of boilers, metal tanks, fabricated structural metal products, non-electrical wire or wire products, hardware, tools, cutlery, heating equipment or other fabricated metal products, or for the machining, stamping, pressing, coating, welding or smithing of metal or metal products, but does not include electrical products or appliances manufacturing, machinery or equipment manufacturing, metal products manufacturing – class A, motor vehicle parts manufacturing, or transportation equipment manufacturing.	M
Micro Dwelling	A self-contained residential unit which measures no less than 23.2 m <sup>2</sup> and no more than 29.7 m <sup>2</sup> .	D
Mini-storage Warehouse	The use of a wholly enclosed building for the storage of personal property in self-contained, self-storage units, each of which units has separate and exclusive access from either the exterior or interior of the building.	T
Miscellaneous Products Manufacturing – Class A	The use of premises for the manufacturing of any product not included in any other manufacturing uses included in this section 2.	M
Miscellaneous Products Manufacturing – Class B	The use of premises for the manufacturing of toys, games, bicycles, novelties, ornaments, decorations, brooms, brushes, scientific or professional equipment, dentures and dental supplies, eye glasses, contact lenses, orthopaedic and other health care devices, clocks, signs, displays, sporting goods, recreational equipment, musical instruments, office or artists' supplies other than paper products, marking devices, awnings, window shades, blinds, umbrellas, notions, or wax products not involving the manufacturing of wax.	M

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Motor Vehicle Parts Manufacturing	The use of premises for the manufacturing of parts for motor vehicles, but does not include batteries manufacturing, rubber manufacturing, or rubber products manufacturing.	M
Motor Vehicle Repair Shop	The use of premises for the repairing of motor vehicles or motor vehicle parts including tires, or for the painting or repairing of motor vehicle bodies.	S
Motor Vehicle Wash	The use of premises for the washing of motor vehicles.	S
Multiple Conversion Dwelling	A building converted to contain only two or more residential units, but does not include a community care facility and group residence or a one-family dwelling with secondary suite.	D
Multiple Dwelling	A building containing only three or more dwelling units, but does not include a multiple conversion dwelling or a community care facility, and group residence.	D
Mural	A use of land constituting a work of art or graphic depiction of any kind which is painted, inscribed, inlaid or otherwise placed on, affixed to, or formed as an element of the design of an exterior wall, roof, fence, or hoarding, but does not include a sign as defined in the Sign By-law.	
<b>N</b>		
Neighbourhood Grocery Store	The use of premises in a residential district for the primary purpose of selling groceries and convenience goods, and may include selling and serving prepared food and beverages for consumption on or off the premises, but does not include the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume.	R
Non-metallic Mineral Products Manufacturing – Class A	The use of premises for the manufacturing of cement, clay, concrete, gypsum, glass, stone products, clay or concrete bricks, tiles or blocks, or other non-metallic mineral products.	M
Non-metallic Mineral Products Manufacturing – Class B	The use of premises for the manufacturing of china, crockery, porcelain products, stone or concrete furniture or monuments, statuary, glass or glass products other than within glassworks, or abrasives, but does not include non-metallic mineral products manufacturing – class A.	M
Nursery, Field Crop or Fruit Farm	The use of land for the growing of plants, shrubs, trees, vegetables, field crops, berry or bush crops, or orchard crops.	A

Section 2

O		
Office Uses	Any or all of the following land uses: <b>Financial Institution;</b> <b>General Office;</b> <b>Health Care Office;</b> <b>Health Enhancement Centre;</b> <b>Temporary Sales Office.</b>	O
One-Family Dwelling	A building containing only one dwelling unit.	D
One-Family Dwelling with Secondary Suite	A building containing only two dwelling units, a larger principal dwelling unit and a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, principal dwelling unit with lock-off unit, two-family dwelling, or two-family dwelling with secondary suite.	D
P		
Packaging Plant	The use of premises for the boxing, crating or related packaging of goods or material brought specifically to the premises for that purpose.	T
Paper Manufacturing	The use of premises for the manufacturing of paper.	M
Paper Products Manufacturing	The use of premises for the manufacturing of paper products, but does not include paper manufacturing, pulp manufacturing, petroleum products or coal products manufacturing, or printing or publishing.	M
Parking Area	An open area of land other than a street or lane, used or intended to be used to provide space for the parking or storage of motor vehicles, and includes parking spaces, loading spaces, manoeuvring aisles and other areas providing access to parking or loading spaces, but does not mean an area providing no more than four spaces accessory to a residential use.	P
Parking Garage	A structure or a portion of a structure which is principally used or intended to be used for the parking or storage of motor vehicles, but does not mean a structure providing no more than four spaces accessory to a residential use.	P
Parking Uses	Any or all of the following land uses: <b>Parking Area;</b> <b>Parking Garage.</b>	P
Passive House	A building that has been designed to meet the passive house standard and achieve certification by the Passive House Institute of Darmstadt, Germany, as verified by a passive house building certifier.	

Section 2

Passive House Building Certifier	A person internationally accredited by the Passive House Institute in Darmstadt, Germany for the purpose of certifying buildings as being designed in accordance with its passive house standards.	
Pawnshop	The use of premises for the retailing of goods and chattels in pawn.	R
Petroleum Products or Coal Products Manufacturing	The use of premises for the manufacturing of petroleum products, coal products, tar products or derivatives, tarpaper or asphalt roofing or siding material, and for the recycling or re-refining of oil.	M
Photofinishing or Photography Laboratory	The use of premises for photofinishing or photography but does not include photofinishing or photography studio.	S
Photofinishing or Photography Studio	The use of premises with a maximum floor area of 300 m <sup>2</sup> for photofinishing or portrait photography.	S
Plastic Products Manufacturing	The use of premises for the manufacturing of plastic products, including plastic clothing and footwear, but does not include chemicals or chemical products manufacturing – class A.	M
Plaza	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.	C
Principal Dwelling Unit with Lock-off Unit	A larger principal dwelling unit, containing a smaller dwelling unit which must have separate external access and shared internal access, and which can be locked off from the larger principal dwelling unit.	D
Print Shop	The use of premises with a maximum floor area of 300 m <sup>2</sup> for printing or lithographing.	S
Printing or Publishing	The use of premises for printing, lithographing, or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied to the printing or publishing industries; but does not include print shop.	M

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Production or Rehearsal Studio	The use of premises for the production of motion pictures, videos, television or radio programs or sound recordings or for the rehearsal of dance, music or drama, but does not involve the presence of an audience and does not include artist studio – class A, artist studio – class B, or theatre.	S
Public Bike Share	A use of premises that provides the general public with an opportunity to rent bicycles through an automated system, on a short-term basis for use within the City as part of a network comprised of no fewer than 50 public bike share stations located on separate sites.	R
Public Bike Share Station	A bicycle sharing facility where bicycles are stored and from which the general public may rent and return bicycles and other objects or equipment necessary for or appurtenant to the operation of a public bike share service.	
Pulp Manufacturing	The use of premises for the manufacturing of pulp, woodfibre, fibreboard or paperboard.	M
<b>R</b>		
Radio-communication Station	The use of premises for the transmitting or receiving of radio, television, satellite, microwave or related communications, but not when used for domestic purposes.	U
Railway Station or Rail Yard	The use of premises as a depot or station for passengers awaiting use of rail transport (non-commuter), for the servicing, cleaning or live storage of railroad cars, engines and other rolling stock, for the marshalling of trains, and including related storage of goods pending transport.	T
Rainwater	Rainfall and other natural precipitation.	
Rainwater drainage	Runoff resulting from rainwater or from melting snow or ice.	
Rainwater Management Plan	A hydrological and hydraulic study, certified by a professional engineer, that sets out a comprehensive approach to the planning, design, implementation and operation of a rainwater management system in a manner that balances and optimizes environmental impacts and drainage efficiency and sets out the size, location and configuration of the rainwater management system on the site as well as associated methodology, calculations, and plan drawings that demonstrate how the requirements imposed on the development will be met.	

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Rainwater Management System	A system for collecting, retaining, detaining, treating or conveying rainwater and rainwater drainage, including catch basins, sewers and pumps and the storm drainage facilities, structures or devices used for storage, management and treatment to buffer the effects of runoff or improve the quality of the rainwater and rainwater drainage, including natural ecosystem based facilities, structures, and devices.	
Recycling Depot	The use of premises for the collection and sorting of garbage, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage, but does not include animal products processing, junk yard or shop, or waste disposal facility.	U
Rental Housing Unit	For the purposes of section 3.3.6 of this By-law, and for the purposes of section 3.3.1 of the RM-2, RM-3, RM-3A, RM-4 and RM-4N District Schedules, section 3.3.4 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, and section 3.3.2 of the RM-6, and FM-1 District Schedules, a dwelling unit, housekeeping unit, or sleeping unit on a site that a tenant rents, or has rented, for the purpose of living accommodation but does not include a unit rented by a not for profit housing cooperative to a member of the cooperative, a unit in a community care facility or group residence, a unit in a hotel, or units in a strata-titled building where the majority of the units were within the last three years individually owned and:  (a) for which a petition has been filed with the Supreme Court of BC to dissolve the strata corporation; or  (b) for which all the strata lots within the corporation are now under single ownership.	
Repair Shop – Class A	The use of premises for the repairing of products or goods not included in motor vehicle repair shop or repair shop – class B.	S
Repair Shop – Class B	The use of premises for the repairing of household goods, including, but not limited to, the repairing of jewellery, leather goods, sporting goods, clothing, shoes, toys, bicycles or other household items capable of being carried to the premises by the customer, or for the sharpening of blades, cutting of keys, or re-upholstering or mending of household furniture.	S

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Residential Rental Accommodation	Any building or part thereof which (a) is being used; or (b) having been used, has ceased to be used, as habitable living accommodation on a landlord and tenant basis; but does not apply to any building which has been lawfully changed to any other use from such use prior to the 26th of October, 1989.	
Residential Storage Space	Floor area within or accessory to a dwelling unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards.	
Residential Unit	A sleeping unit, housekeeping unit or dwelling unit.	
Restaurant	Where used without a qualifier, both a restaurant - class 1 and a restaurant - class 2.	S
Restaurant - Class 1	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables, but excluding patron participation such as karaoke, dancing and open microphone performing, may be available.	S
Restaurant - Class 2	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables and patron participation such as karaoke, dancing and open microphone performing may be available.	S
Restaurant - Drive-in	The use of premises for the sale of prepared food to the public where parking is provided and customers are encouraged to eat in their motor vehicles on the site, but does not include drive-through service.	S
Retail	To offer to sell or rent, or to sell or rent, merchandise to a consumer who buys or rents the merchandise as the ultimate consumer or end user, being the last person in the chain of distribution, for personal consumption or use and not for further sale or rent.	

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Retail Store	The use of premises to retail merchandise, including merchandise manufactured on the premises, if the total floor area used for manufacturing does not exceed 300 m <sup>2</sup> , but which excludes any other retail uses listed in this section 2 or included in a lumber and building materials establishment.	R
<b>Retail Uses</b>	Any or all of the following land uses: <b>Adult Retail Store;</b> <b>Cannabis Store;</b> <b>Farmers' Market;</b> <b>Furniture or Appliance Store;</b> <b>Gasoline Station – Full Serve;</b> <b>Gasoline Station – Split Island;</b> <b>Grocery or Drug Store;</b> <b>Grocery Store with Liquor Store;</b> <b>Liquor Store;</b> <b>Neighbourhood Grocery Store;</b> <b>Pawnshop;</b> <b>Public Bike Share;</b> <b>Retail Store;</b> <b>Secondhand Store;</b> <b>Small-scale Pharmacy;</b> <b>Vehicle Dealer.</b>	R
Riding Ring	The use of a building for practising equestrian skills.	C
Rooming House	A building containing three or more sleeping units, but does not include a multiple conversion dwelling or a community care facility and group residence.	D
Rubber Manufacturing	The use of premises for the manufacturing of rubber from raw material or for the manufacturing of tires.	M
Rubber Products Manufacturing	The use of premises for the manufacturing of rubber products, including rubber clothing and footwear, or for the retreading of tires, but does not include rubber manufacturing.	M
<b>S</b>		
School – Arts or Self-Improvement	The use of premises for training or instruction other than as included in any other use in this By-law, including, but not limited to, training or instruction in drama, music, art, driving, cooking, sewing, language, or similar forms of self-improvement.	S

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School – Business	The use of premises for training or instruction in business skills, including, but not limited to, secretarial, teller, bookkeeping, key punching, computer programming, business machine operating or general sales skills, but does not include school – elementary or secondary, or school – university or college.	S
School – Vocational or Trade	The use of premises for training or instruction in particular vocations or trades, including, but not limited to, barbering, beauty culture, hairdressing, broadcasting, charm or modelling, salesmanship in a particular vocation, driving (commercial transport), piloting (commercial transport), woodworking, metalworking, construction or other trade or technical occupations or vocations, but does not include school - elementary or secondary, or school - university or college.	S
Secondary Suite	A smaller dwelling unit within a larger one-family dwelling or two-family dwelling, which must have separate external access and may have shared internal access, but does not include a lock-off unit.	D
Secondhand Store	The use of more than 2.5 m <sup>2</sup> of floor area in premises for the retailing of (a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers, printers or fax machines; or (b) two or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools.	R
Secured Market Rental Housing	A development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the City and the owner.	
Seniors Supportive or Assisted Housing	The use of a building for residential units designed to accommodate seniors as they age including separate common areas for dining and socializing, and the provision of meals, housekeeping and personal care but does not include a community care facility and group residence.	D
Service Bay	An automotive mechanical service and repair facility which is completely enclosed within a building, offers services and repairs such as carburetor and ignition servicing, muffler installing, brake relining, wheel balancing, front-end alignment and similar services, and is maintained in an operable condition.	

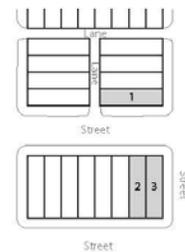
Section 2

<p><b>Service Uses</b></p>	<p>Any or all of the following land uses:</p> <p>Animal Clinic;  Auction Hall;  Barber Shop or Beauty Salon;  Beauty and Wellness Centre;  Bed and Breakfast Accommodation;  Body-rub Parlour;  Cabaret;  Catering Establishment;  Drive-through Service;  Funeral Home;  Hotel;  Laboratory;  Laundromat or Dry Cleaning Establishment;  Laundry or Cleaning Plant;  Motor Vehicle Repair Shop;  Motor Vehicle Wash;  Neighbourhood Public House;  Photofinishing or Photography Laboratory;  Photofinishing or Photography Studio;  Print Shop;  Production or Rehearsal Studio;  Repair Shop – Class A;  Repair Shop – Class B;  Restaurant;  Restaurant – Class 1;  Restaurant – Class 2;  Restaurant – Drive-in;  School – Arts or Self-Improvement;  School – Business;  School – Vocational or Trade;  Short Term Rental Accommodation;  Sign Painting Shop;  Wedding Chapel;  Work Shop.</p>	<p>S</p>
<p>Sex Object</p>	<p>Any of the following:</p> <p>(a) a replica of a penis, vagina, buttocks, anus, or female breast;</p> <p>(b) a device, machine or instrument intended for the stimulation primarily of the penis, the vagina or the anus by vibration or suction;</p> <p><i>[continued on the next page...]</i></p>	

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	<p>(c) a pill, lotion or other medication intended to prolong or enhance the erection of the penis or the desire for sex, except when dispensed by or under the direction of a pharmacist licensed by the College of Pharmacists of British Columbia; and</p> <p>(d) a whip or implement intended for use in the enactment of human bondage or sadomasochistic activities when displayed in conjunction with or on the same premises as any of the objects referred to in clauses (a), (b) or (c) above.</p>	
Shoes or Boots Manufacturing	The use of premises for the manufacturing of shoes or boots, including leather footwear, but does not include plastic products manufacturing or rubber products manufacturing.	M
Short Term Rental Accommodation	The use of a dwelling unit, or one or more bedrooms in a dwelling unit, as temporary accommodation, but does not include bed and breakfast accommodation or hotel.	S
Site	An area of land consisting of one or more adjoining parcels or lots abutting on a street not being a lane, but does not include a strata lot or a leasehold parcel created under section 99(1)(k) of the <i>Land Title Act</i> (British Columbia).	
Site, Corner	A site located at the intersection or junction of two or more streets.	
Site, Double Fronting	A site abutting two parallel or approximately parallel streets.	
Sleeping Unit	One or more rooms equipped to be used for sleeping and sitting purposes.	
Small-scale Pharmacy	A drug store that has a total gross store area of less than 600 m <sup>2</sup> .	R
Social Housing	<p>Rental housing:</p> <p>(a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;</p> <p>(b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	

Site Configurations



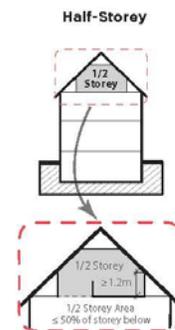
Site Configurations  
 1 Corner site  
 2 Double fronting site  
 3 Corner double fronting site

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	<p>(c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require;</p> <p>except that in the HA-2 District; in the area of the FC-1 District located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A Districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:</p> <p>(d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;</p> <p>(e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and</p> <p>(f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require.</p>	
<p>Social Service Centre</p>	<p>The use of premises by a non-profit society:</p> <p>(a) providing information, referral, counselling, advocacy or health care services; or</p> <p>(b) dispensing aid in the nature of food or clothing; or</p> <p>(c) providing drop in or activity space, but does not include premises used for residential purposes or detoxification centre.</p>	<p>I</p>
<p>Stable</p>	<p>The use of premises for the keeping, breeding, raising, training or boarding of horses, but does not include a riding ring.</p>	<p>A</p>

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Storage Warehouse	The use of a wholly enclosed building, or portion thereof, for the storage of goods, material, machinery, or equipment, but not any storage that is ancillary to a principal use of premises, but does not include cold storage plant or grain elevator.	T
Storage Yard	The use of a partially enclosed building, or portion thereof, or an open area of land for the storage of goods, material, machinery or equipment, but not any storage that is ancillary to a principal use of the premises.	T
Storey	That portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A storey shall not include a basement or cellar.	
Storey, Half-	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 50% of the storey immediately below.	
<b>T</b>		
Taxicab or Limousine Station	The use of premises as a base of operations for a taxicab, limousine, charter bus, or other land-vehicle passenger transport service, or for a pilot car service.	T
Temporary Modular Housing	Demountable structures, not permanently affixed to land, containing three or more residential units and accessory uses, but does not include a multiple conversion dwelling, community care facility or group residence.	D
Temporary Sales Office	The use of a building in a RS or RT district, for a period not exceeding three years, for the sole purpose of marketing and selling dwelling units associated with a residential development.	O
Textiles or Knit Goods Manufacturing	The use of premises for the manufacturing of textiles, textile products or knit goods, including, but not limited to, carpets, mats, rugs, canvas products, cotton bags, jute bags, automobile fabrics, draperies, silk fabrics, linen fabrics, thread, cordage, twine or similar products, but does not include clothing manufacturing, or linoleum or coated fabrics manufacturing.	M
Theatre	A facility for performing arts, motion pictures, other media arts or presentations before a live audience, excluding cabaret.	C



Section 2

<p><b>Transportation and Storage Uses</b></p>	<p>Any or all of the following land uses:  <b>Aircraft Landing Place;</b>  <b>Booming Ground;</b>  <b>Bulk Data Storage;</b>  <b>Cold Storage Plant;</b>  <b>Grain Elevator;</b>  <b>Marine Terminal or Berth;</b>  <b>Mini-storage Warehouse;</b>  <b>Packaging Plant;</b>  <b>Railway Station or Rail Yard;</b>  <b>Stockyard;</b>  <b>Storage Warehouse;</b>  <b>Storage Yard;</b>  <b>Taxicab or Limousine Station;</b>  <b>Truck Terminal or Courier Depot;</b>  <b>Weighing or Inspection Station;</b>  <b>Works Yard.</b></p>	<p>T</p>
<p>Transportation Equipment Manufacturing</p>	<p>The use of premises for the manufacturing of aircraft, railroad rolling stock, ships, boats, truck or bus bodies, truck trailers, snowmobiles or motor vehicles.</p>	<p>M</p>
<p>Truck Terminal or Courier Depot</p>	<p>The use of premises for the parking and servicing of trailers, containers, trucks and other motor vehicles involved in commercial transport, cartage, moving, delivery or related goods movement.</p>	<p>T</p>
<p>Two-Family Dwelling</p>	<p>A building containing only two dwelling units, but does not include a multiple conversion dwelling or a one-family dwelling with secondary suite.</p>	<p>D</p>
<p>Two-Family Dwelling with Secondary Suite</p>	<p>A building containing two larger principal dwelling units, one of which must contain and one of which may contain a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, multiple dwelling, or principal dwelling unit with lock-off unit.</p>	<p>D</p>
<p><b>U</b></p>		
<p>Urban Farm – Class A</p>	<p>The use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale.</p>	<p>A</p>
<p>Urban Farm – Class B</p>	<p>The use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales.</p>	<p>A</p>

Section 2

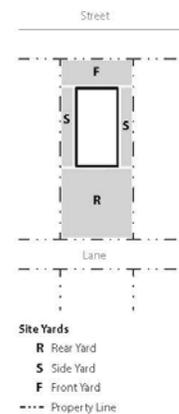
Under-utilized Lots	A lot or lots in RT-5, RT-5N and RT-6 districts under developed to less than 0.45 FSR on January 16, 2018, but excludes lots on the Council approved Vancouver Heritage Register.	
<b>Utility and Communication Uses</b>	Any or all of the following land uses: <b>Public Utility;</b> <b>Radiocommunication Station;</b> <b>Recycling Depot;</b> <b>Waste Disposal Facility.</b>	U
<b>V</b>		
Vehicle Dealer	The use of premises to retail motor vehicles, boats, or recreational trailers.	R
<b>W</b>		
Waste Disposal Facility	The use of premises for the treatment, reduction, recycling, incineration or disposal of refuse, garbage, sewage or other waste material, but does not include animal products processing, junk yard or shop, or recycling depot.	U
Water Table	The level below which the ground is saturated with water at a pressure of one atmosphere or greater.	
Wedding Chapel	The use of premises for wedding ceremonies only.	S
Weighing or Inspection Station	The use of premises for the weighing or inspection of vehicles.	T
Wholesale	To offer to sell or rent, or to sell or rent, merchandise other than at retail.	
<b>Wholesale Uses</b>	Any or all of the following land uses: <b>Bulk Fuel Depot;</b> <b>Cardlock Fuel Station;</b> <b>Junk Yard or Shop;</b> <b>Lumber and Building Materials Establishment;</b> <b>Wholesaling – Class A;</b> <b>Wholesaling – Class B.</b>	W
Wholesaling – Class A	The use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for storage space exceeds the floor area for showroom or display space, but which excludes any other wholesale uses included in this section 2.	W

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Wholesaling – Class B	The use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for showroom or display space exceeds the floor area for storage space, but which excludes any other wholesale uses listed in this section 2 and an office for an import agent or broker, manufacturer’s agent or similar establishment.	W
Wood Products Manufacturing – Class A	The use of premises for the manufacturing of wood products which involves the use or milling of logs, including, but not limited to the operations of sawmills, planing mills, shingle mills, veneer mills or plywood mills, but does not include paper manufacturing or pulp manufacturing.	M
Wood Products Manufacturing – Class B	The use of premises for the manufacturing of wood products which does not involve the use or milling of logs, but does not include furniture or fixtures manufacturing, paper manufacturing, pulp manufacturing, or wood products manufacturing – class A.	M
Work Shop	The use of wholly enclosed premises for the storing, maintenance, and assembly of equipment and material for audio, electrical, plumbing, construction, and related trades.	S
Works Yard	The use of a partially enclosed building, or a portion thereof, or an open area of land for the storing, repairing, or cleaning of supplies, materials, equipment, or vehicles of any business which conducts construction, installation, cleaning, repair or other industrial trade services off-site.	T

Y		
Yard, Exterior Side	That portion of a corner site extending from the front yard to the rear yard and lying between the side property line adjacent to the flanking street and the closest side of the principal building.	
Yard, Front	That part of the site lying between the front property line and the front of the principal building and extending across the full width of the site.	
Yard, Rear	That part of the site lying between the rear property line and the rear of the principal building and extending across the full width of the site.	
Yard, Side	That part of the site extending from the front yard to the rear yard and lying between the side property line and the closest side of the principal building.	

Yards (Front, Rear, Side)



# Section 10

## General Regulations

The regulations below apply to all zoning districts, unless otherwise specified.

*[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]*

Section	Term and General Regulations	
<p><b>10.1</b></p>	<p><b>Antennae</b></p> <p>10.1.1 Except as exempted by the provisions of section 5.15, no person shall erect an antenna, including a satellite dish, without first obtaining a development permit from the Director of Planning.</p> <p>10.1.2 The Director of Planning may permit in any district, antennae including satellite dishes used for the transmission or reception of radio, television, satellite, microwave or related communications together with related masts, mechanical equipment and mechanical rooms, whether or not they are ancillary to the principal use on the site, and may permit such antennae at a greater height than otherwise permitted by this By-law provided that:</p> <p>(a) the Director of Planning is satisfied the antennae will not have an unduly detrimental effect on the site or adjacent properties, having particular regard to visual impact; and</p> <p>(b) before granting approval the Director of Planning notifies such adjacent property owners or persons the Director of Planning deems necessary.</p>	<p>Formerly 10.27</p>
<p><b>10.2</b></p>	<p><b>Birds and Animals</b></p> <p>10.2.1 Buildings or runs for the shelter or accommodation of birds or animals in any districts except RA-1 shall be located no closer than 9.1 m from any dwelling and 18.3 m from the front line of the site and, as accessory buildings, shall conform with all other applicable provisions of this By-law.</p> <p>10.2.2 Despite section 10.2.1, a building or other enclosure for keeping one or more hens:</p> <p>(a) must be no more than 9.2 m<sup>2</sup> in floor area;</p> <p>(b) must be no more than 2 m high;</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.18</p>

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	<ul style="list-style-type: none"> <li>(c) must be no closer than 3 m from any door or window of any dwelling;</li> <li>(d) must be situated only in a rear yard or a side yard;</li> <li>(e) may be anywhere in a rear yard;</li> <li>(f) must, on a corner flanking lot, be no less than the greater of a distance equal to:             <ul style="list-style-type: none"> <li>(i) the existing setback of the principal building, and</li> <li>(ii) the required setback for a principal building under this By-law,</li> </ul> </li> <li>from the property line adjacent to the flanking street;</li> <li>(g) must be at grade level;</li> <li>(h) must be no less than 1 m from any property line; and</li> <li>(i) may be situate only in the RA, RS, RT, RM, FM, and First Shaughnessy Districts.</li> </ul>	
<p><b>10.3</b></p>	<p><b>Boats, Vehicles, Equipment or Materials in Residential and Commercial Districts</b></p> <p>10.3.1 No boat, boat trailer, truck, bus or similar vehicle shall be placed or parked on any site in an R district except for the following:</p> <ul style="list-style-type: none"> <li>(a) one truck with a registered gross vehicle weight not exceeding 4 550 kg;</li> <li>(b) one boat not exceeding 4.9 m in length, together with its accessory boat trailer;</li> <li>(c) trucks temporarily involved in servicing the premises; or</li> <li>(d) such boats or vehicles as may be approved by the Director of Planning where the Director of Planning considers that they will not have an unduly detrimental effect on the site or adjacent properties.</li> </ul> <p>10.3.2 No equipment or materials shall be stored in an R or C district except where:</p> <ul style="list-style-type: none"> <li>(a) otherwise permitted by section 11.13 or as an accessory use pursuant to this By-law;</li> <li>(b) temporarily required for the construction, repair, servicing or maintenance of the premises; or</li> <li>(c) approved by the Director of Planning where the Director of Planning considers that an unduly detrimental effect is not created on the site or adjacent properties.</li> </ul>	<p>Formerly 10.17</p>
<p><b>10.4</b></p>	<p><b>Building Length Exclusions</b></p> <p>10.4.1 The following features are excluded from any limitations to the maximum length of buildings or portions of buildings for the purpose of view obstruction:</p> <ul style="list-style-type: none"> <li>(a) eaves, gutters, sills, safety railings and chimneys;</li> <li>(b) balconies, subject to the same conditions as in section 10.7.1(c);</li> </ul> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.9</p>

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	<p>(c) canopies over entrances to buildings, subject to the same conditions as set out in section 10.32.1(d); and</p> <p>(d) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.</p>	
<b>10.5</b>	<p><b>Buildings on Site - Number</b></p> <p>10.5.1 The placing of more than one principal building on any one site shall not be permitted, except as otherwise provided for by this By-law.</p>	<p>Formerly 10.1 See, for example, section 3.2.1(b)</p>
<b>10.6</b>	<p><b>Character House</b></p> <p>10.6.1 The Director of Planning may permit more than one entrance facing a front yard or a side yard if the entrances provide access to a dwelling unit in a character house.</p> <p>10.6.2 Computation of floor area in a character house may exclude:</p> <p>(a) existing covered porches that:</p> <p>(i) in the opinion of the Director of Planning, are original to the character house,</p> <p>(ii) face a street, and</p> <p>(iii) are open or protected by guard rails which do not exceed the minimum height specified in the Building By-law;</p> <p>(b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with subsection (a);</p> <p>(c) floor areas under sloping roofs with a pitch of at least 7:12 if:</p> <p>(i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and</p> <p>(ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope; and</p> <p>(d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in conjunction with a retained character house, to a maximum of 42 m<sup>2</sup>.</p> <p>10.6.3 Building depth, in the case of a character house, means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that covered porches that comply with section 10.6.2(a) may be excluded from the measurement of building depth.</p> <p>10.6.4 Covered porches that comply with section 10.6.2(a) may project into the required front yard.</p>	<p>Formerly 11.33</p>
<b>10.7</b>	<p><b>Daylight Access and Angle Controls Exclusions</b></p> <p>10.7.1. The following features are excluded from regulations of daylight access and angle controls:</p> <p>(a) steps;</p> <p>(b) eaves, gutters, sills and chimneys;</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	

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	<p>(c) balconies, if:</p> <ul style="list-style-type: none"> <li>(i) they do not project more than 1.2 m into the area controlled by daylight angles, and</li> <li>(ii) the safety railing does not extend more than 1 070 mm above the floor of the balcony;</li> </ul> <p>(d) canopies over entrances to buildings, subject to the same conditions as set out in section 10.31.1(d);</p> <p>(e) safety railings, if they are not over 1 070 mm in height;</p> <p>(f) bay windows, if:</p> <ul style="list-style-type: none"> <li>(i) they do not project more than 540 mm into the area controlled by daylight angle, and</li> <li>(ii) the bottom outside edge of the bay is not less than 300 mm above the floor level; and</li> </ul> <p>(g) any other features, including vent shafts or mechanical equipment which, in the opinion of the Director of Planning, are similar to any of the features listed above.</p>	<p>Formerly 10.8</p>
<p><b>10.8</b></p>	<p><b>Demolition of a Building</b></p> <p>10.8.1 Except as exempted by the provisions of section 5, no person shall carry out any construction, engineering or other operation in, on, over or under any land which will result in the demolition of a building without first obtaining a development permit for the demolition from the Director of Planning.</p> <p>10.8.2 Except as set out in section 10.8.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.</p> <p>The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.</p> <p>10.8.3 The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2:</p> <ul style="list-style-type: none"> <li>(a) where located in the RA-1 District, or any M or I district;</li> <li>(b) where located in a building damaged or destroyed by fire to the extent of 60% or more of its value above the foundations, as determined by the City Building Inspector;</li> <li>(c) where located above a commercial use and where the residential rental accommodation does not predominate in terms of floor space;</li> <li>(d) where located in a building deemed by the City Building Inspector to be beyond re-use or rehabilitation for residential purposes;</li> <li>(e) where located in a building deemed by the City Building Inspector to be appropriate for demolition because of hazard to public health or safety;</li> </ul> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.12</p> <p>Refer also to the Facilitate Demolition For Social Housing By-law</p>

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- (f) where located in a multiple dwelling in which units are individually owned in accordance with the *Strata Property Act* (British Columbia) and no fewer than 75% of them are owner-occupied;
- (g) where located in a multiple dwelling consisting of a co-operative tenure established prior to legislation permitting condominium ownership; and
- (h) where located in a building deemed by Council to be appropriate for demolition because the premises are a nuisance.

10.8.4 Except as set out in sections 10.8.6, 10.8.7 and 10.8.8, where development necessitates the demolition of (a) a building listed on the Heritage Register or (b) a residential building located in the RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7, or First Shaughnessy Districts no development permit shall be issued for the demolition unless the Director of Planning is satisfied that all applicable policies and guidelines adopted by Council have been met, and until a development permit for the new development has been issued. The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.

10.8.5 Except as provided in sections 10.8.6 and 10.8.7, where development necessitates demolition of a building listed in the Heritage Register as an "A" Evaluation Group heritage building and located in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, or Downtown Districts, a development permit shall not be issued for the new development unless the applicant has complied with the provisions of section 10.8.4, except that the Director of Planning may also require that the applicant submit a calculation of density bonus to the City, to the satisfaction of the Director of Planning, before a development permit may be issued.

10.8.6 A building deemed by the City Building Inspector to be appropriate for demolition because of hazards to public health or safety is exempt from the provisions of sections 10.8.4 and 10.8.5.

10.8.7 A building deemed by Council to be appropriate for demolition because the premises are a nuisance is exempted from the provisions of sections 10.8.4 and 10.8.5.

10.8.8 A building which is a one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling in the RS-1, RS-3 and RS-3A, RS-5, RS-6, RS-7, or First Shaughnessy Districts, which is not listed on the Heritage Register, and for which a building permit has been issued to demolish by deconstruction, is exempted from the provisions of section 10.8.4.

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<b>10.9</b>	<p><b>Fences</b></p> <p>10.9.1 For the purposes of this section 10.9, the term "fence" shall include arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures.</p> <p>10.9.2 Height shall be measured from any point on the ground level of the site at the structure or fence line.</p> <p>10.9.3 A fence or similar structure shall be permitted in a required yard or on the boundaries of a required yard provided it does not exceed 1.9 m in height.</p> <p>10.9.4 Notwithstanding section 10.9.3, a fence or similar structure shall be permitted in a required front yard or on the boundaries of a required front yard located in the C-1 District or any R district provided it does not exceed 1.2 m in height.</p> <p>10.9.5 Where a fence is erected or placed above a common boundary retaining wall or within 1.0 m of a common boundary retaining wall, the maximum permissible height shall be reduced by half the height of the retaining wall.</p> <p>10.9.6 The Director of Planning may, at the Director of Planning's discretion, permit a fence or similar structure which does not comply with sections 10.9.3, 10.9.4, and 10.9.5; however, in the case of a relaxation of the height limitations of this section 10.9, the Director of Planning shall first notify such property owners as the Director of Planning deems necessary.</p>	Formerly 10.16
<b>10.10</b>	<p><b>Floor Area Exclusions</b></p> <p>10.10.1 Floor area excluded from a computation of floor space ratio pursuant to this By-law shall not be put to any use other than that which justified the exclusion.</p>	Formerly 10.28
<b>10.11</b>	<p><b>Floor Area Exclusions for Exterior Wall Thickness</b></p> <p>10.11.1 For residential buildings less than seven storeys in height, computation of floor area shall exclude 2% of the total area in buildings of three storeys or less if the majority of the exterior wall space contain at least 175 mm of thermal insulation in total thickness, or 1% of total area in buildings of four to six storeys where the majority of exterior wall space contain at least 100 mm of thermal insulation in total thickness.</p> <p>10.11.2 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.</p> <p>10.11.3 Computation of floor area shall exclude an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm in thickness, as verified by a building envelope professional, to a maximum exclusion of 152 mm of thickness, except that this exclusion shall not apply to laneway houses or to one or two-family dwellings of three storeys or less with or without a secondary suite.</p>	Formerly 10.33

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<p><b>10.12</b></p>	<p><b>Floor Area Exclusions for Heat Recovery Ventilation in a Passive House</b></p> <p>10.12.1 The Director of Planning may exclude the area occupied by heat recovery ventilators and connected shafts in a passive house, to a maximum exclusion of 2% of permitted floor area.</p>	<p>Formerly 10.41</p>
<p><b>10.13</b></p>	<p><b>Floor Area Exclusions for Kitchen Exhaust Shafts</b></p> <p>10.13.1 In buildings with commercial, retail or service use at grade, computation of floor area may exclude the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m<sup>2</sup> for each floor above the commercial, retail or service use.</p>	<p>Formerly 10.40</p>
<p><b>10.14</b></p>	<p><b>Floor Area Exclusions for Natural Ventilation and Lighting in CD-1 Districts</b></p> <p>10.14.1 Despite anything to the contrary in any CD-1 by-law listed in the CD-1 (Comprehensive Development) District Schedule, if:</p> <ul style="list-style-type: none"> <li>(i) the distance from a floor to the floor above, or where there is no floor, to the top of the roof joists, exceeds 3.7 m, and</li> <li>(ii) the additional height is designed with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation,</li> </ul> <p>computation of floor area may exclude an amount equal to the area of the floor below the excess height, except that:</p> <ul style="list-style-type: none"> <li>(iii) if the CD-1 by-law does not contain a 3.7 m clause, and</li> <li>(iv) if subsections (i) and (ii) are not applicable,</li> </ul> <p>computation of floor area may exclude up to 1% of above grade floor area built as open to below.</p>	<p>Formerly 10.35</p>
<p><b>10.15</b></p>	<p><b>Floor Area Exclusions for Sites in a Designated Flood Plain in an R District</b></p> <p>10.15.1 The Director of Planning may exclude floors located at or below finished grade with a ceiling height of less than 1.5 m from the computation of floor area, in order to achieve flood construction levels on sites located in a designated flood plain in an R district.</p>	<p>Formerly 10.39</p>
<p><b>10.16</b></p>	<p><b>Floor Area Increase for Low Operational Cost Housing</b></p> <p>10.16.1 Notwithstanding the maximum permitted floor area regulation in any district schedule, the Director of Planning may approve an addition of up to 5% of the floor space ratio for low operational cost housing containing 6 or more dwelling units, excluding sites that contain rental housing units in the RM-3 District, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council. This section 10.16 shall not apply to applications made after December 31, 2025.</p>	<p>Formerly 11.34</p>

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<b>10.17</b>	<p><b>Frontage Determination</b></p> <p>10.17.1 The frontage of any site having more than one boundary on a street shall be:</p> <ul style="list-style-type: none"> <li>(a) where street boundary lengths are equal, as determined by the Director of Planning;</li> <li>(b) in the case of a corner site, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning; and</li> <li>(c) where a site is composed of more than one lot, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning.</li> </ul>	Formerly 10.5
<b>10.18</b>	<p><b>Height of Building and Relaxation</b></p> <p>10.18.1 The height of a building shall, unless otherwise specified in a district schedule to this By-law, be measured as the vertical distance that the building extends above the base surface.</p> <p>10.18.2 Where the existing grade of a site is higher than the base surface and the Director of Planning is satisfied that the existing grade is compatible with the existing grade of the adjoining sites or the general topography of the area, height of building may be measured from a surface determined by joining the existing grade at all points around the perimeter of the proposed building. The Director of Planning may, if the Director of Planning deems necessary, require the applicant to furnish a plan of survey in accordance with section 4.1.3 of this By-law.</p> <p>10.18.3 Where the existing grade of a site is lower than the base surface, building height may be measured from the base surface provided the Director of Planning is satisfied that the proposed finished grade is compatible with the existing grade of the adjoining sites or the general topography of the area. The Director of Planning may, if the Director of Planning deems necessary, require the applicant to furnish a plan of survey in accordance with section 4.1.3 of this By-law.</p> <p>10.18.4 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement or the definition of partial storey to accommodate building features designed to reduce energy consumption in a passive house, if the Director of Planning first considers:</p> <ul style="list-style-type: none"> <li>(a) the intent of the relevant schedule;</li> <li>(b) all applicable Council policies and guidelines;</li> <li>(c) the relationship of the development to nearby residential development;</li> <li>(d) the submission of any advisory group, property owner or tenant; and</li> <li>(e) the height relaxation does not exceed 1.25 m, except that this relaxation shall not apply to laneway houses or dwelling uses in an RS district.</li> </ul> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 10.10 and 10.11

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	<p>10.18.5 The Director of Planning may, at the Director of Planning's discretion, permit a greater height than otherwise permitted for the following items if, except for the items set out in subsection (d), they do not, in total, exceed one third of the width of the building or buildings as measured on any elevation drawings and do not, in total, cover more than 10% of the roof area on which they are located as viewed from directly above:</p> <ul style="list-style-type: none"> <li>(a) architectural appurtenances such as towers, turrets, and cupolas, provided: <ul style="list-style-type: none"> <li>(i) no additional floor area is created, and</li> <li>(ii) no protrusion extends more than 1.1 m above the height limitation;</li> </ul> </li> <li>(b) mechanical appurtenances such as elevator machine rooms;</li> <li>(c) chimneys;</li> <li>(d) access and infrastructure required to maintain green roofs or urban agriculture, or roof mounted energy technologies including solar panels and wind turbines, provided that the Director of Planning considers: <ul style="list-style-type: none"> <li>(i) their siting and sizing in relation to views, overlook, shadowing, and noise impacts, and</li> <li>(ii) all applicable policies and guidelines adopted by Council;</li> </ul> </li> <li>(e) venting skylights and opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation; and</li> <li>(f) items similar to any of the above.</li> </ul> <p>10.18.6 The Development Permit Board may, for any building higher than 30.5 m, permit a decorative roof, which may include items referred to in section 10.18.5, to exceed the maximum height otherwise specified in this By-law, provided that:</p> <ul style="list-style-type: none"> <li>(a) the Development Permit Board is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;</li> <li>(b) the roof does not add to the floor area otherwise permitted; and</li> <li>(c) the Development Permit Board first considers all applicable policies and guidelines adopted by Council.</li> </ul>	
<p><b>10.19</b></p>	<p><b>Land not Abutting a Street</b></p> <p>10.19.1 Where an area of land does not abut a street and therefore is not defined as a site, development may be permitted by the Director of Planning if, in the Director of Planning's opinion, the land is, or is likely to be, satisfactorily provided with the public utilities and services necessary for the development.</p>	<p>Formerly 10.3</p>

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<b>10.20</b>	<p><b>Landscape Setbacks in an M or I District or a CD-1 District</b></p> <p>10.20.1 Development in an M, I, or CD-1 district where the site abuts any portion of the streets, lanes or other areas set forth in Schedule C to this By-law, shall be subject to the following:</p> <p>(a) a setback shall be provided and maintained at a depth as set forth in Schedule C;</p> <p>(b) no building or structure of any kind, or area for manoeuvring aisles, parking, loading or any other like purpose, shall be permitted within the setback area;</p> <p>(c) except as provided for elsewhere in this section 10.20, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and</p> <p>(d) the following may be permitted within the landscaped setback area by the Director of Planning:</p> <p>(i) statuary, fountains and other objects of art,</p> <p>(ii) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art, and</p> <p>(iii) walks or driveways which in the opinion of the Director of Planning may be required to provide direct access to any building or use on the site.</p>	Formerly 11.3
<b>10.21</b>	<p><b>Living Accommodation Below Finished Grade</b></p> <p>10.21.1 Living accommodation may be permitted below finished grade, subject to the following:</p> <p>(a) the floor must be no more than 0.8 m below the finished grade of the adjoining ground, except that if the Director of Planning, on the advice of the Chief Building Official, is satisfied about:</p> <p>(i) the provision of adequate damp proofing, lighting, ventilation, heating and secondary access, the Director of Planning may increase this dimension to 1.5 m, or</p> <p>(ii) in the case of a one-family dwelling or a one-family dwelling with secondary suite, the same considerations as (i) above and the overall relationship of the resulting living accommodation to the surrounding grade, the Director of Planning may increase this dimension to 1.83 m; and</p> <p>(b) in the case of a multiple dwelling that has its existing utility, recreational or storage areas below finished grade, a minimum of 20% of the floor area below finished grade shall be retained for such uses, except that the Director of Planning may allow a lesser amount where the Director of Planning is satisfied that adequate utility, recreational and storage space is provided elsewhere in the building.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 10.15

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	<p>10.21.2 Storage rooms shall be excluded from the provisions of section 10.21.1.</p> <p>10.21.3 Recreation rooms and bedrooms in a one-family dwelling, two-family dwelling, multiple conversion dwelling, or laneway house, bathrooms, utility rooms and workshops shall be excluded from the provisions of section 10.21.1(a), except that no bedroom shall be permitted having a floor 1.5 m or more below the finished grade of the adjoining ground.</p>	
<b>10.22</b>	<p><b>Murals</b></p> <p>10.22.1 The Director of Planning may permit a mural in any district, provided that the Director of Planning first considers:</p> <ul style="list-style-type: none"> <li>(a) all applicable policies and guidelines adopted by Council; and</li> <li>(b) the submission of any advisory group, property owner or tenant.</li> </ul>	Formerly 10.25
<b>10.23</b>	<p><b>Nuclear Weapons Prohibition</b></p> <p>10.23.1 No person shall use or occupy land and no development permit shall be issued for the manufacture, distribution or storage of a nuclear weapon or any component thereof</p>	Formerly 10.23
<b>10.24</b>	<p><b>Principal Pedestrian Access</b></p> <p>10.24.1 Except in the case of an approval pursuant to section 10.19, the principal pedestrian access to every principal building and separate use shall be directly from a street.</p>	Formerly 10.4
<b>10.25</b>	<p><b>Relocation of a Building</b></p> <p>10.25.1 Where an existing building is:</p> <ul style="list-style-type: none"> <li>(a) relocated onto a different site; or</li> <li>(b) located elsewhere within the same site,</li> </ul> <p>it shall conform with all the regulations of the district in which it is located.</p>	Formerly 10.13
<b>10.26</b>	<p><b>Site with Building Lines</b></p> <p>10.26.1 Where a building line has been established pursuant to section 14.1, the following measurements and calculations shall be made using the building line instead of the site boundaries:</p> <ul style="list-style-type: none"> <li>(a) width or depth of a required yard;</li> <li>(b) depth of required setbacks for pump islands and canopies in gasoline station – full serve and split island; and</li> <li>(c) depth of a site for the purpose of yard reductions pursuant to section 10.29.</li> </ul>	Formerly 10.2

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<b>10.27</b>	<p><b>Site, Corner – in an RA, RS, RT or C-1 District</b></p> <p>10.27.1 Development in an RA, RS, RT, or C-1 district on a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, shall provide:</p> <p>(a) in the case of the principal building, a setback from the flanking street of a distance not less than one half of the depth of the required front yard of the rear site, but which need not exceed the greater of 3.7 m or the minimum side yard of the applicable district schedule, or result in the reduction of the building width on the corner lot to less than 7.9 m so long as the minimum side yards of the applicable district schedule are provided; and</p> <p>(b) in the case of any accessory building, a setback of 7.3 m from the flanking street or as otherwise approved by the Director of Planning.</p>	Formerly 11.1
<b>10.28</b>	<p><b>Site, Double Fronting – Design Approval</b></p> <p>10.28.1 The siting and design of all buildings on a double fronting site located in any district except an M or I district shall require the approval of the Director of Planning.</p>	Formerly 10.14
<b>10.29</b>	<p><b>Site, Shallow – in an RS, RT or C-1 District</b></p> <p>10.29.1 Development in an RS, RT or C-1 district on a site which is less than 36.6 m deep may reduce the required depths as follows:</p> <p>(a) the front yard to 20% of the average depth of the site, except that the front yard shall in no case have a depth of less than 5.5 m; and</p> <p>(b) the rear yard to 30% of the average depth of the site, except that the rear yard shall in no case have a depth of less than 8.2 m or, where it abuts a lane, 8.2 m less the lane width between the rear property line and the ultimate centre line of the lane.</p>	Formerly 11.2
<b>10.30</b>	<p><b>Vehicles on a Site – Maximum Number</b></p> <p>10.30.1 Where a provision of the Parking By-law prescribes a maximum number of off-street parking spaces for a site, no person shall park or place, or permit to be parked or placed, a greater number of vehicles on that site than the maximum number of off-street parking spaces prescribed, except that this section 10.30 shall not apply to businesses licensed for the sale or rental of motor vehicles.</p>	Formerly 10.24
<b>10.31</b>	<p><b>Yards – Development In</b></p> <p>10.31.1 No building or development shall be permitted in any required yard, except as otherwise provided for by this By-law or the Parking By-law.</p> <p>10.31.2 No portion of required yard or required open space for any development shall be provided from any yard or open space already required for any other development.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 10.6

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	<p>10.31.3 No development shall be permitted beneath the normal finished grades of a required yard without the prior approval of the Director of Planning who shall, in the exercise of the Director of Planning's discretion, have due regard to:</p> <ul style="list-style-type: none"> <li>(a) the effect on the amenity in the neighbourhood;</li> <li>(b) the adjoining topography; and</li> <li>(c) the design treatment of the open portions of the site, and shall be satisfied that the proposed development is unlikely to adversely affect the possible widening or future development of streets and lanes.</li> </ul> <p>10.31.4 No accessory building shall be located closer than 6.0 m to the rear line of any site which adjoins without the intervention of a lane the front or side yards of a site in an R district, except that the Director of Planning may approve a lesser distance where in the Director of Planning's opinion no unduly adverse effect on adjoining sites is likely to be created.</p>	
<p><b>10.32</b></p>	<p><b>Yards – Projections Into</b></p> <p>10.32.1 The following features shall be permitted in any required yard:</p> <ul style="list-style-type: none"> <li>(a) steps, except that no steps shall be permitted in any side yard except an exterior side yard;</li> <li>(b) eaves, gutters, sills and chimneys or other similar projections as determined by the Director of Planning, if they do not project more than 540 mm, measured horizontally, into a required yard;</li> <li>(c) balconies on multiple dwellings, if:             <ul style="list-style-type: none"> <li>(i) they do not project more than 1.2 m into a required yard and in no case are closer than 2.1 m to an interior side property line, and</li> <li>(ii) the safety railing does not extend more than 1 070 mm above the floor of the balcony;</li> </ul> </li> <li>(d) canopies, if:             <ul style="list-style-type: none"> <li>(i) they are cantilevered,</li> <li>(ii) they do not project more than 1.2 m measured at right angles to the face of the building, and</li> <li>(iii) they are not located closer than 0.3 m measured horizontally from any window of a habitable room where any part of such window is located below the level of the canopy;</li> </ul> </li> <li>(e) bay windows, if:             <ul style="list-style-type: none"> <li>(i) they do not project more than 540 mm into the required yard,</li> <li>(ii) the bottom outside edge of the bay is not less than 300 mm above the floor level, and</li> <li>(iii) the area contained within the bay window projection is not used for any purpose other than to provide light and ventilation;</li> </ul> </li> </ul> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.7</p>

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- (f) fixed external shading devices, if:
  - (i) they are, in the opinion of the Director of Planning, suitably designed and located in a position that provides solar rejection,
  - (ii) they are cantilevered, and
  - (iii) they do not project more than 1.2 m measured at right angles to the face of the building;
- (g) demountable green walls, if:
  - (i) they do not project more than 254 mm into a required yard,
  - (ii) they comply with Building By-law requirements, and
  - (iii) they are, in the opinion of the Director of Planning, suitably designed and located to contribute to sustainable design performance; and
- (h) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.

10.32.2 The following additional features may project into rear yards only:

- (a) open fire escapes; and
- (b) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.

10.32.3 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the yard, setback or building depth requirement to accommodate building features designed to reduce energy consumption in a passive house, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed 1.25 m, except that this relaxation shall not apply to district schedules with yard relaxation provisions for passive house.

# Section 11

## Additional Regulations for Specific Uses

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

*[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]*

Section	Term and Regulations	
<b>11.1</b>	<p><b>Adult Retail Store</b></p> <p>11.1.1 Premises used as an adult retail store shall not be issued a permit for an arcade and premises used as an arcade shall not be issued a permit for an adult retail store.</p> <p>11.1.2 Adult retail stores shall be restricted to a maximum floor area of 278 m<sup>2</sup> and a maximum premise frontage of 7.6 m.</p> <p>11.1.3 Any development permit issued for an adult retail store shall be limited in time to three years.</p>	Formerly 10.29
<b>11.2</b>	<p><b>Artist Studio and Residential Unit Associated with an Artist Studio</b></p> <p>11.2.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.</p> <p>11.2.2 The total minimum and maximum size of an artist studio when combined with a residential unit associated with and forming an integral part of an artist studio shall be 47 m<sup>2</sup> and 500 m<sup>2</sup>, respectively.</p>	Formerly 11.18 and 11.19
<b>11.3</b>	<p><b>Arts and Culture Indoor Event</b></p> <p>11.3.1 An arts and culture indoor event is not a permitted use in a dwelling unit.</p>	Formerly 10.37
<b>11.4</b>	<p><b>Bed and Breakfast Accommodation</b></p> <p>11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 11.4

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	<p>11.4.2 The provision of bed and breakfast accommodation shall not be permitted coincidentally with the keeping of boarders and lodgers.</p> <p>11.4.3 The operator of the bed and breakfast accommodation shall reside in the dwelling unit.</p>	
<b>11.5</b>	<p><b>Body-rub Parlour</b></p> <p>11.5.1 Wherever “commercial”, “commercial uses”, or “service uses” appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a body rub parlour.</p>	Formerly 10.26.1
<b>11.6</b>	<p><b>Cannabis Store</b></p> <p>11.6.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> <li>(a) notify surrounding property owners and residents and have regard to their opinions;</li> <li>(b) have regard to the liveability of neighbouring residents; and</li> <li>(c) consider all applicable Council policies and guidelines.</li> </ul> <p>11.6.2 A cannabis store is not permitted:</p> <ul style="list-style-type: none"> <li>(a) within 300 m of the nearest property line of a site containing another cannabis store;</li> <li>(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;</li> <li>(c) within the area outlined on the map attached to this section 11 as Figure 1, except for sites with a property line on Hastings Street or Main Street;</li> <li>(d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;</li> <li>(e) on any site other than a site located on a block where all or part of the street in that block has a painted centre line;</li> <li>(f) in conjunction with any other use; or</li> <li>(g) in conjunction with an automated banking machine.</li> </ul>	Formerly 11.28
<b>11.7</b>	<p><b>Casino and Bingo Halls</b></p> <p>11.7.1 Wherever the words “commercial”, “commercial uses”, “social, recreational and cultural” and “cultural and recreational uses” appear in this By-law or any other by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law or any other by-law passed pursuant to this By-law, include a casino – class 1 or a bingo hall.</p> <p>11.7.2 No person shall use or occupy land for the purpose of and no development permit shall be issued for a casino – class 2 except as expressly allowed under this By-law.</p>	Formerly 10.31

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<p><b>11.8</b></p>	<p><b>Church</b></p> <p>11.8.1 The site shall have a minimum frontage of 20.1 m.</p> <p>11.8.2 The Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood.</p> <p>11.8.3 Yards shall be provided in accordance with the applicable district schedule except that interior side yards shall have a minimum width of 4.5 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.</p>	<p>Formerly 11.7</p>
<p><b>11.9</b></p>	<p><b>Community Care Facility – Class B; or Group Residence; or Seniors Supportive or Assisted Housing</b></p> <p>11.9.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> <li>(a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;</li> <li>(b) have due regard to the effect of the design of all buildings and the provision and location of off-street parking and loading on the amenity of the neighbourhood;</li> <li>(c) notify adjacent property owners and any others that the Director of Planning deems necessary; and</li> <li>(d) consider all applicable policies and guidelines adopted by Council.</li> </ul> <p>11.9.2 In the case of a specifically designed facility not being a conversion, the Director of Planning shall establish the minimum site area, having particular regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the proposed facility in terms of type of service being provided and number of residents; and</li> <li>(b) the character of development within the adjacent neighbourhood.</li> </ul> <p>11.9.3 In the case of a community care facility – class B, group residence, or seniors supportive or assisted housing resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.</p>	<p>Formerly 11.17</p>
<p><b>11.10</b></p>	<p><b>Dwelling Units</b></p> <p>11.10.1 Except when used for short term rental accommodation in accordance with section 11.32 of this By-law, no dwelling unit shall be used or occupied by more than one family, but it may also be used to keep a maximum of two boarders or lodgers, or a maximum of five foster or eight daycare children.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.21</p>

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	<p>11.10.2 Subject to the provisions of section 11.10.7, the floor area of each:</p> <p>(a) dwelling unit, except for a lock-off unit, must be at least 37 m<sup>2</sup>; and</p> <p>(b) lock-off unit must be at least 26 m<sup>2</sup>, measured from the inside of all outer walls, except that if the Director of Planning is satisfied that the design and location of the unit provides satisfactory living accommodation, having regard to the type of occupancy proposed, the Director of Planning may permit a floor area no less than:</p> <p>(c) 29.7 m<sup>2</sup> for dwelling units except lock-off units; and</p> <p>(d) 19 m<sup>2</sup> for lock-off units.</p> <p>11.10.3 The maximum floor area of a lock-off unit is 29.7 m<sup>2</sup>.</p> <p>11.10.4 There shall not be less than one complete bathroom unit, comprising one water closet, one hand wash basin and one bathtub or shower, contained within each dwelling unit.</p> <p>11.10.5 There shall not be more than one kitchen contained within a dwelling unit.</p> <p>11.10.6 All rooms of a dwelling unit shall remain accessible from within that dwelling unit.</p> <p>11.10.7 No person shall use or permit to be used any dwelling unit for a period of less than 30 days unless such unit forms part of a hotel, or is used for bed and breakfast accommodation or short term rental accommodation.</p> <p>11.10.8 The minimum requirements regarding floor area in section 11.10.2 do not apply to the conversion or demolition of a room designated under the Single Room Accommodation By-law, if the conversion or demolition adds bathroom and cooking facilities to the designated room.</p> <p>11.10.9 The minimum requirements regarding floor area in section 11.10.2 do not apply to a dwelling unit contained in temporary modular housing that complies with the provisions of section 11.34.</p>	
<p><b>11.11</b></p>	<p><b>Farmers' Market</b></p> <p>11.11.1 A farmers' market must be in:</p> <p>(a) open air stalls or booths;</p> <p>(b) stalls or booths partially or totally covered by tents or similar temporary structures; or</p> <p>(c) stalls or booths in a building approved for use as a farmers' market.</p> <p>11.11.2 A farmers' market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.21</p>

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	<p>11.11.3 The site area of a farmers' market must not exceed 2 323 m<sup>2</sup>, except that the Director of Planning may permit an increase in site area, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.</p> <p>11.11.4 A vendor at a farmers' market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.</p> <p>11.11.5 No more than 40% of the total number of stalls or booths in a farmers' market may be used for the sale of local ready-to-eat foods and local artisan crafts.</p> <p>11.11.6 There must be no more than three vendors selling or providing samples of local wine, cider, beer or spirits at a farmers' market.</p>	
<p><b>11.12</b></p>	<p><b>Freehold Rowhouses</b></p> <p>11.12.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.</p> <p>11.12.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5 m.</p>	<p>Formerly 11.25</p>
<p><b>11.13</b></p>	<p><b>Gasoline Stations - Full Serve and Split Island</b></p> <p>11.13.1 In the case of a gasoline station - full serve or split island located in a C-1 District, notwithstanding section 10.27 of this By-law and the front, side and rear yard regulations as set out in the C-1 District Schedule:</p> <ul style="list-style-type: none"> <li>(a) the minimum width of the side yard on a street which flanks a corner site shall be 4.5 m;</li> <li>(b) a rear yard with a minimum depth of 4.5 m shall be provided, except that where the rear property line of the site adjoins a dedicated lane, the minimum depth of the rear yard may be reduced by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site;</li> <li>(c) pump islands shall be permitted in the front yard provided that they are set back a minimum distance of 4.5 m from the front property line; and</li> <li>(d) canopies over the pump islands may be located to the satisfaction of the Director of Planning in the front and side yards as long as all such canopies are set back at least 1.5 m from the front or side property line of the site, as the case may be, and no canopy is longer than 33% of the length of the street boundary of the yard in which it is located, to a maximum of 12.2 m.</li> </ul> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.10</p>

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- 11.13.2 Notwithstanding any other provisions of this By-law, no merchandise shall be displayed outdoors on any gasoline station – full serve or split island site except for the following:
- (a) if located at a pump island, the small sample display of new tires, lubricating oils and automotive accessories;
  - (b) if located adjacent to the principal building, tires and vending machines; and
  - (c) if located within an accessory building approved by the Director of Planning, other merchandise including fireplace logs, garden equipment, garden furniture and similar items.
- 11.13.3 No truck, bus, utility or camper trailer, camper or similar vehicle shall be stored or parked at any time, other than the necessary waiting period for service, on a gasoline station – full serve or split island site in a C district except for the following:
- (a) in the C-1 District, trucks with a registered gross vehicle weight not exceeding 4 550 kg;
  - (b) in all other C districts, trucks and small buses with a registered gross vehicle weight not exceeding 6 825 kg;
  - (c) five utility trailers, provided that they do not exceed 1.5 m in width and 3.1 m in length and are located in the rear or side yards;
  - (d) one service truck operated by the gasoline station – full serve or split island; and
  - (e) trucks or equipment temporarily required for the construction, repair, servicing or maintenance of the premises.
- 11.13.4 Gasoline stations – full serve or split island in all districts shall be subject to the following:
- (a) except for points of access to and from the perimeter, every gasoline station – full serve or split island site shall be screened to the satisfaction of the Director of Planning along those boundaries which adjoin or are across the lane from any R district or any residence in a C, M or I district; and
  - (b) the site of every gasoline station – full serve or split island shall be properly landscaped and maintained with lawns, shrubs, trees or other suitable landscaping of a type and location to the satisfaction of the Director of Planning, such landscaping to constitute a minimum of 5% of the site subject to such minor variations as the Director of Planning may approve.
- 11.13.5 The total width of vehicular access to a gasoline station – full serve or split island from a lane in a C, M or I district shall not exceed an amount equal to 15% of the total length of the lane abutting the site; except that in no case shall the total width of vehicular access be restricted to less than 3.7 m.

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<p><b>11.14</b></p>	<p><b>Homecraft</b></p> <p>11.14.1 No person other than one resident member of the family occupying the dwelling shall be engaged in the homecraft on the premises.</p> <p>11.14.2 Where located in an R district, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use.</p> <p>11.14.3 No products or material shall be sold from or within the dwelling unit.</p> <p>11.14.4 No products or materials shall be stored outside of the dwelling unit, building or accessory building.</p> <p>11.14.5 No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced.</p>	<p>Formerly 11.6</p>
<p><b>11.15</b></p>	<p><b>Hospital</b></p> <p>11.15.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> <li>(a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;</li> <li>(b) have due regard to the design of all buildings, to the location and provision of off-street parking and loading, and to their effect on the amenity of the neighbourhood; and</li> <li>(c) prior to final consideration, notify adjacent property owners and any others that the Director of Planning deems necessary.</li> </ul> <p>11.15.2 In the case of a specifically designed facility not being a conversion:</p> <ul style="list-style-type: none"> <li>(a) the site area shall not be less than 3 700 m<sup>2</sup> except as provided in clause (b) below;</li> <li>(b) the Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood, and the Director of Planning may therefor require a site area of larger than 3 700 m<sup>2</sup>; and</li> <li>(c) the floor space ratio shall not exceed the maximum permitted for any residential use in the particular district schedule.</li> </ul> <p>11.15.3 In the case of a hospital resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.</p>	<p>Formerly 11.9</p>

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<p><b>11.16</b></p>	<p><b>Housekeeping Units</b></p> <p>11.16.1 No housekeeping unit shall be used or occupied by more than one family.</p> <p>11.16.2 Every housekeeping unit shall have a floor area of not less than 13.4 m<sup>2</sup>, or a floor area of not less than 11.1 m<sup>2</sup> if the unit is occupied by not more than one person only and adequate lounge facilities are provided on the premises.</p> <p>11.16.3 There shall be provided within the housekeeping unit a separate and properly ventilated kitchen or kitchenette equipped with a sink and cooking facilities.</p> <p>11.16.4 There shall not be less than one complete bathroom unit for every three housekeeping units, provided that where the housekeeping units have single occupancy the provisions of section 11.33.3 shall apply.</p> <p>11.16.5 No person shall use or permit to be used any housekeeping unit for a period of less than one month unless such unit forms part of a hotel.</p>	<p>Formerly 10.20</p>
<p><b>11.17</b></p>	<p><b>Laneway House</b></p> <p>11.17.1 In this section 11.17, "footprint" means the projected area of the extreme outer limits of a laneway house including carports, covered porches, and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections as section 10.31 of this By-law may allow.</p> <p>11.17.2 In this section 11.17, height is measured from the horizontal datum plane, which is the plane created by the average of the existing site elevations as measured at the intersections of the required setback lines from the ultimate rear property line, with the side property lines.</p> <p>11.17.3 A laneway house is not permissible except in conjunction with a one-family dwelling or one-family dwelling with secondary suite on:</p> <ul style="list-style-type: none"> <li>(a) a site served by an open lane;</li> <li>(b) a site located on a corner served by an open or dedicated lane; or</li> <li>(c) a double-fronting site served by a street at both the front and rear of the site.</li> </ul> <p>11.17.4 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site which is less than 9.8 m in width, if:</p> <ul style="list-style-type: none"> <li>(a) the site is at least 7.3 m in width; or</li> <li>(b) the Director of Planning first considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines.</li> </ul> <p>11.17.5 A laneway house may have a basement.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.24</p>

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- 11.17.6 For sites in the RS-3 and RS-3A Districts and the RS-6 District, and for sites 16.8 m or wider in the RS-5 District, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.
- 11.17.7 On east-west oriented sites, a laneway house must be located toward the south side of the site to reduce shadowing on the site to the north.
- 11.17.8 A laneway house may be one storey or one storey with a partial second storey.
- 11.17.9 Open balconies, sun decks, and roof decks are not permitted:  
(a) on a one storey laneway house; or  
(b) above the partial second storey of a laneway house with a partial second storey.
- 11.17.10 The height of a one storey laneway house must not exceed 4.3 m in height measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a one storey laneway house may exceed 5.2 m in height.
- 11.17.11 The location of a one storey laneway house must be:  
(a) within 10.7 m of the ultimate rear property line;  
(b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;  
(c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and  
(d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may relax the location to:  
(i) 0.6 m from one side property line for interior lots, and  
(ii) 0.6 m from the inside side property line for corner lots.
- 11.17.12 Notwithstanding 11.17.11(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a one storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.
- 11.17.13 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that, for a one storey laneway house, the Director of Planning may permit an increase in the permitted site coverage of up to 7% to a maximum of 47% of the site area.
- 11.17.14 The height of a laneway house with a partial second storey must not exceed:  
(a) 6.7 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12; or  
(b) 5.8 m to the highest point of a roof with a pitch less than 7:12.

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- 1.17.15 On a laneway house with a partial second storey and a roof pitch of:
- (a) at least 7:12, the height of the intersection of the exterior surface of the roof and the exterior wall surface of the building must not exceed 4 m from the horizontal datum plane; or
  - (b) less than 7:12, the walls of the partial second storey must be set back at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 1.17.16 The partial second storey of a laneway house must not exceed:
- (a) 60% of the footprint of the laneway house, if the roof has a minimum pitch of 3:12; or
  - (b) 50% of the footprint of the laneway house, if the roof has a pitch of less than 3:12, except that the calculation may exclude any floor area of the partial second storey that is not included in the calculation of floor area according to sections 11.17.24 and 11.17.25.
- 1.17.17 Dormers must be inset at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 1.17.18 The location of a laneway house with a partial second storey must be:
- (a) within 7.9 m of the ultimate rear property line;
  - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
  - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line:
    - (i) on sites less than 30.5 m in depth, or
    - (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house; and
  - (d) a distance from each side property line which is at least equal to the required side yards for the site as prescribed by the applicable district schedule.
- 1.17.19 Notwithstanding 11.17.18(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a laneway house with a partial second storey to extend into a site to a maximum of 21% of the lot depth measured from the ultimate rear property line.
- 1.17.20 The floor area of a laneway house must not exceed the lesser of:
- (a) 0.16 multiplied by the site area; and
  - (b) 83.6 m<sup>2</sup>.

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- 1.17.21 Despite section 11.10, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m<sup>2</sup>, except that the Director of Planning may allow a reduction to not less than 19 m<sup>2</sup> if the Director of Planning first considers the design of the laneway house and all applicable Council policies and guidelines.
- 11.17.22 Except for a laneway house with no separate bedrooms, a laneway house must have:
- (a) one main habitable room that is not a bedroom, with a minimum size of 16.7 m<sup>2</sup> and a minimum dimension of 2.1 m measured between finished wall surfaces; and
  - (b) at least one bedroom with a minimum size of 8.4 m<sup>2</sup> and a minimum dimension of 2.1 m measured between finished wall surfaces.
- 11.17.23 Computation of floor area for a laneway house must include:
- (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
  - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
  - (c) the floor area of a basement;
  - (d) floor area used for enclosed or covered parking; and
  - (e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.
- 11.17.24 Computation of floor area for a laneway house must exclude:
- (a) areas of floors located:
    - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
    - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
  - (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
  - (c) covered porches if:
    - (i) their location is at the level of the basement or first storey,
    - (ii) they are open on at least one side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
    - (iii) the total excluded floor area does not exceed 3 m<sup>2</sup>, and
    - (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the porch floor; and

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- (d) 3% of the total area, where the exterior walls include a minimum of 175 mm of thermal insulation in total.

Where floor area is excluded under section 11.17.24(d), the Director of Planning may vary section 11.17.11(a) and 11.17.18(a) no more than 30 cm.

11.17.25 Computation of floor area for a laneway house may exclude:

- (a) open balconies, sun decks, roof decks, or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the open balconies, sun decks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
- (b) patios and green roofs if the Director of Planning first approves the design of sunroofs, walls, and railings;
- (c) despite section 11.17.23(e), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
  - (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
  - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
  - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.17.20, and
  - (iv) the excluded area, combined with the excluded area under subsection (d), does not exceed 25% of the maximum allowable floor area;
- (d) despite section 11.17.23(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
  - (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
  - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
  - (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.17.20, and
  - (iv) the excluded area, combined with the excluded area under subsection (c), does not exceed 25% of the maximum allowable floor area;
- (e) for units that have a partial second floor, an area not exceeding 2.75 m<sup>2</sup> for stairs, if the excluded area, combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor area; and
- (f) an area not exceeding 3.7 m<sup>2</sup> for residential storage space, clothes closets and linen closets.

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- 11.17.26 Private outdoor space must be provided in the form of:
- (a) an open balcony, sundeck, or roof deck; or
  - (b) a patio located at grade with a minimum size of 3.7 m<sup>2</sup> and a minimum dimension of 1.5 m.
- 11.17.27 The setback provided in accordance with sections 11.17.11(c) and 11.17.18(c) must be permeable and landscaped where not required for vehicle or fire access.
- 11.17.28 A laneway house must include:
- (a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces; and
  - (b) a canopy over the main entry door.
- 11.17.29 A main entry door that faces the lane must be set back at least 1.5 m from the ultimate rear property line.
- 11.17.30 On a corner site, the main entry door of a laneway house must face the flanking street.
- 11.17.31 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m<sup>2</sup>.
- 11.17.32 Unless located at least 1.5 m above the floor of the partial upper storey, or facing the lane or a flanking street, windows with transparent glazing on a partial second storey must not exceed 1.1 m<sup>2</sup>.
- 11.17.33 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.
- 11.17.34 The Director of Planning may relax the design provisions in section 11.17.15, 11.17.17, 11.17.28, 11.17.29, 11.17.30, 11.17.31, 11.17.32, or 11.17.33 if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of the laneway house regulations for quality and durability of design and architectural expression and is not compatible with one or more of the design requirements in those sections.
- 11.17.35 If the Director of Planning first considers the effects on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and the intent of this section 11.17 and all applicable Council policies and guidelines, the Director of Planning may relax the provisions of sections 11.17.6, 11.17.7, 11.17.10, 11.17.11(a), (c) and (d), 11.17.14, 11.17.18(a), (c) and (d), 11.17.22, and 11.17.26 if:
- (a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship;
  - (b) the relaxation is necessary to retain a tree; or
  - (c) the relaxation is necessary to allow a green roof that does not have railings or stair access.

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<p><b>11.18</b></p>	<p><b>Live-Work Use</b> 11.18.1 The size of a live-work unit must be at least 47 m<sup>2</sup>.</p>	<p>Formerly 11.23</p>
<p><b>11.19</b></p>	<p><b>Liquor Store</b> 11.19.1 Wherever the words "retail store", "retail or business establishment", "retailing", "convenience commercial", or similar use descriptions which imply the sale of merchandise as a permitted use, appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not include a liquor store without the approval of the Director of Planning or the Development Permit Board, as the case may be. 11.19.2 Wherever "commercial", "commercial uses", "retail", "retail uses", or "drive-through service" appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a liquor store.</p>	<p>Formerly 10.22.1 and 10.26.2</p>
<p><b>11.20</b></p>	<p><b>Lounge</b> 11.20.1 Wherever "restaurant" appears in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a lounge as defined in the Liquor Control and Licensing Regulation under the <i>Liquor Control and Licensing Act</i> (British Columbia).</p>	<p>Formerly 10.26.3</p>
<p><b>11.21</b></p>	<p><b>Lock-off Units and Secondary Suites</b> 11.21.1 Each lock-off unit or secondary suite must include at least one complete bathroom unit, comprising one water closet, one hand wash basin, and one bathtub or shower. 11.21.2 Each lock-off unit or secondary suite must include no more than one kitchen.</p>	<p>Formerly 10.34</p>
<p><b>11.22</b></p>	<p><b>Marine Terminal or Berth</b> 11.22.1 A marine terminal or berth must not be used for the bulk storage and handling and trans-shipment of coal.</p>	<p>Formerly 10.38</p>
<p><b>11.23</b></p>	<p><b>Micro Dwelling</b> 11.23.1 A micro dwelling must be part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building. 11.23.2 The floor area of a micro dwelling must be at least 29.7 m<sup>2</sup>, except that the Director of Planning or the Development Permit Board may relax the permitted floor area of a micro dwelling to a minimum of 23.2 m<sup>2</sup> if: (a) the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines; and  <i>[continued on the next page...]</i></p>	<p>Formerly 11.27</p>

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	<p>(b) the micro dwelling is part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.</p> <p>11.23.3 A micro dwelling is only permitted in:</p> <ul style="list-style-type: none"> <li>(a) the area of the FC-1 District north of National Avenue;</li> <li>(b) the area of the RT-3 and RM-3A Districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive;</li> <li>(c) the HA-1 and HA-1A Districts;</li> <li>(d) the HA-2 District;</li> <li>(e) the Downtown-Eastside Oppenheimer District;</li> <li>(f) the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan;</li> <li>(g) the FC-2 District; and</li> <li>(h) the area of the IC-3 District north of 2nd Avenue.</li> </ul> <p>11.23.4 No more than one person shall occupy a micro dwelling.</p>	
<p><b>11.24</b></p>	<p><b>Neighbourhood Grocery Stores and Dwelling Units in Conjunction with Neighbourhood Grocery Stores</b></p> <p>11.24.1 Neighbourhood grocery stores existing as of July 29, 1980 are permitted in any R district except the FM-1 District.</p> <p>11.24.2 The maximum permitted frontage for a site is 15.3 m.</p> <p>11.24.3 The maximum permitted floor area for all retail and storage space is 110 m<sup>2</sup>.</p> <p>11.24.4 The maximum permitted number of indoor and outdoor seats is 16.</p> <p>11.24.5 Live entertainment is not permitted.</p> <p>11.24.6 Before granting a development permit, the Director of Planning must:</p> <ul style="list-style-type: none"> <li>(a) notify surrounding property owners and residents; and</li> <li>(b) consider: <ul style="list-style-type: none"> <li>(i) the design of any proposed building addition,</li> <li>(ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling, and</li> <li>(iii) the impact on adjacent property owners and residents of a proposed building addition or solid waste program.</li> </ul> </li> </ul> <p>11.24.7 The Director of Planning may relax the provisions of this section 11.24 with regards to maximum frontage and the applicable zoning district regulations with regards to setbacks, floor space ratio or site coverage, in order to facilitate the rehabilitation of an existing neighbourhood grocery store or dwelling unit in conjunction with neighbourhood grocery store.</p>	<p>Formerly 11.16</p>

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<p><b>11.25</b></p>	<p><b>Pawnshop and Secondhand Store</b> 11.25.1 Any development permit issued for a pawnshop or secondhand store shall be limited in time to one year.</p>	<p>Formerly 10.30</p>
<p><b>11.26</b></p>	<p><b>Public Bike Share</b> 11.26.1 Despite anything to the contrary in this By-law, public bike share is only a permitted use of lands that fall within the shaded area shown on the map attached to this section 11 as Figure 2. 11.26.2 The Director of Planning may approve a public bike share use, including such conditions as the Director of Planning may decide, provided that the Director of Planning first considers: (a) all applicable policies and guidelines adopted by Council; and (b) the submission of any advisory group, property owner or tenant, but no development permit approving the use shall be required if the use complies with section 5.19 of this By-law. 11.26.3 Floor space necessary for public bike share or a public bike share station shall be excluded from the calculation of floor space ratio on any site.</p>	<p>Formerly 10.36</p>
<p><b>11.27</b></p>	<p><b>Retailing Used Merchandise</b> 11.27.1 Any retail store shall be permitted to use up to a maximum of 2.5 m<sup>2</sup> of floor area of premises for the retailing of: (a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers, printers or fax machines; or (b) two or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools; provided that this floor area shall be clearly demarcated and readily visible and accessible to the public.</p>	<p>Formerly 10.22</p>
<p><b>11.28</b></p>	<p><b>Riding Ring</b> 11.28.1 No riding ring shall be used for the sale, whether by auction or otherwise, of horses or other animals. 11.28.2 In the granting of a development permit, the Director of Planning shall have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and any effect upon adjacent property and the amenity of the neighbourhood, and shall notify such owners of adjoining property as the Director of Planning deems necessary.</p>	<p>Formerly 11.5</p>

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<p><b>11.29</b></p>	<p><b>Seniors Supportive or Assisted Housing</b></p> <p>11.29.1 All residential units shall contain a three piece bathroom.</p> <p>11.29.2 All housing projects shall provide meal service and 24 hour on-site emergency response assistance.</p> <p>11.29.3 For the purposes of calculating floor space ratio, common areas such as the communal dining room, and common areas on the main floor and residential floors are not excludable. Only common space provided in excess of what is required in the guidelines can be considered as an exclusion within the maximum 10% amenity exclusion.</p>	<p>Formerly 10.32</p>
<p><b>11.30</b></p>	<p><b>School – Elementary or Secondary</b></p> <p>11.30.1 The site shall have a minimum frontage of 20.1 m.</p> <p>11.30.2 The Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood.</p> <p>11.30.3 Yards shall be provided in accordance with the applicable district schedule except that side yards shall have a minimum width of 6.0 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.</p>	<p>Formerly 11.8</p>
<p><b>11.31</b></p>	<p><b>Small-scale Pharmacy</b></p> <p>11.31.1 A small-scale pharmacy must include at least 25 m<sup>2</sup> of publicly accessible space except that if the Director of Planning first considers all applicable guidelines and policies adopted by Council and potential impacts on the site and the surrounding properties, the Director of Planning may allow a lesser amount of space.</p> <p>11.31.2 Any development permit for a small-scale pharmacy must be limited in time to two years from the date of issuance.</p>	<p>Formerly 11.22</p>
<p><b>11.32</b></p>	<p><b>Short Term Rental Accommodation</b></p> <p>11.32.1 In this section 11.32,</p> <p>(a) "principal residence unit" means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver's licenses, personal identification, vehicle registration and utility bills; and</p> <p>(b) "booking" means a confirmed reservation of the dwelling unit, or of one or more bedrooms, as short term rental accommodation.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.32</p>

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	<p>11.32.2 Short term rental accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.</p> <p>11.32.3 Short term rental accommodation is not permitted in an accessory building or vehicle.</p> <p>11.32.4 Short term rental accommodation is not permitted in a dwelling unit in combination with bed and breakfast accommodation.</p> <p>11.32.5 No more than two adults may occupy each bedroom used as short term rental accommodation.</p> <p>11.32.6 Short term rental accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the Fire By-law.</p> <p>11.32.7 No more than one booking may be permitted as short term rental accommodation in each dwelling unit at one time.</p> <p>11.32.8 Subject to the provisions of this section 11.32, short term rental accommodation is permitted in all CD-1 districts where dwelling uses are permitted.</p> <p>11.32.9 Any development permit or exemption from a development permit for a short term rental accommodation is time limited to two years.</p>	
<p><b>11.33</b></p>	<p><b>Sleeping Units</b></p> <p>11.33.1 No sleeping unit shall contain any sink or cooking facilities.</p> <p>11.33.2 Every sleeping unit shall include a main habitable room having a floor area of not less than 9.7 m<sup>2</sup>.</p> <p>11.33.3 There shall not be less than one hand basin provided for every three sleeping units, but in no case shall such basins be located in public hallways, at least one water closet for every ten sleeping units, and at least one bathing unit for every twelve sleeping units.</p> <p>11.33.4 No person shall use or permit to be used any sleeping unit for a period of less than one month unless such unit forms part of a hotel.</p>	<p>Formerly 10.19</p>
<p><b>11.34</b></p>	<p><b>Temporary Modular Housing</b></p> <p>11.34.1 Temporary modular housing must be used as social housing.</p> <p>11.34.2 Before granting a development permit for temporary modular housing, the Director of Planning must:</p> <ul style="list-style-type: none"> <li>(a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;</li> <li>(b) consider the impact on the livability of neighbouring residents;</li> <li>(c) notify adjacent property owners and any others that Director of Planning deems necessary; and</li> <li>(d) consider all applicable policies and guidelines adopted by Council.</li> </ul> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.31</p>

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	11.34.3 A development permit for temporary modular housing must be time limited to a maximum of five years, unless otherwise extended in writing for up to an additional five years by the Director of Planning.	
<b>11.35</b>	<p><b>Temporary Sales Office</b></p> <p>11.35.1 The minimum site size shall be 2 000 m<sup>2</sup>, except that the Director of Planning may permit a smaller site provided that all parking required by the Parking By-law is provided on site.</p> <p>11.35.2 The site must be within 100 m of the development project to which the temporary sales office relates.</p> <p>11.35.3 The site must be located on an arterial or major street, which generally have two or more lanes of travel in each direction and are usually designated as truck and bus routes.</p> <p>11.35.4 The site must be more than 800 m from a commercial district, except that the Director of Planning may permit the use closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.</p> <p>11.35.5 The Director of Planning must consider the submission of any advisory group, property owner or tenant and all applicable policies and guidelines adopted by Council.</p> <p>11.35.6 The site must be fully restored to its original condition immediately following the expiration of a development permit.</p>	Formerly 11.26
<b>11.36</b>	<p><b>Urban Farm – Class A</b></p> <p>11.36.1 The planting area must not exceed 325 m<sup>2</sup> on any single parcel unless the primary use of the parcel is park or playground, or institutional, in which case the Director of Planning may permit an increase in planting area to a maximum of 7 000 m<sup>2</sup>.</p> <p>11.36.2 If two or more parcels are operated jointly as an urban farm - class A, the combined planting area for all parcels must not exceed 7 000 m<sup>2</sup>.</p> <p>11.36.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.</p> <p>11.36.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.</p> <p>11.36.5 No herbicides or pesticides are permitted.</p> <p>11.36.6 No on-site sales are permitted, unless the primary use of the parcel is institutional.</p> <p>11.36.7 No urban farm - class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is park or playground, or institutional.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 11.29

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	<p>11.36.8 If an urban farm – class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.</p> <p>11.36.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.</p> <p>11.36.10 No mechanical equipment may be stored outside.</p> <p>11.36.11 Any development permit or waiver of a development permit for an urban farm – class A is time limited to one year.</p>	
<p><b>11.37</b></p>	<p><b>Urban Farm – Class B</b></p> <p>11.37.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an urban farm – class B, may not exceed 7 000 m<sup>2</sup>, unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.</p> <p>11.37.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.</p> <p>11.37.3 No herbicides or pesticides are permitted.</p> <p>11.37.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.</p> <p>11.37.5 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 the operation of the farm.</p> <p>11.37.6 Any development permit for an urban farm – class B is time limited to one year.</p>	<p>Formerly 11.30</p>
<p><b>11.38</b></p>	<p><b>Wedding Chapel</b></p> <p>11.38.1 Subject to section 11.38.2, the size of a wedding chapel must not exceed 140 m<sup>2</sup>.</p> <p>11.38.2 The Director of Planning may permit a wedding chapel of a larger size having regard to the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any effect upon adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.</p>	<p>Formerly 11.20</p>