

BY-LAW NO. 12499

**A By-law to amend
Zoning and Development By-law No. 3575
regarding miscellaneous amendments**

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

1. This By-law amends the indicated provisions of the Zoning and Development Bylaw.
2. In the RT-5 and RT-5N Districts Schedule, Council:
 - (a) amends Section 3.2.1.DW [Dwelling] by:
 - (i) striking “September” after “Character House existing on the site as of” and substituting “January”;
 - (ii) adding:
 - “• Infill existing on the site as of January 16, 2018.”;after
 - “• Infill in conjunction with retention of a Character House existing on the site as of January 16, 2018.”; and
 - (iii) adding:
 - “• Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule) existing on the site as of January 16, 2018, provided that:
 - (a) additions shall be in keeping with the character of the building, and,
 - (b) no housekeeping or sleeping units shall be created.”after
 - “• Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule), in conjunction with retention of a Character House existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;
 - (b) amends Section 4.7.1 (c)(i) by striking out “or” and substituting “;”;
 - (c) amends Section 4.7.1 (c)(iii) by adding “.” to end of the paragraph.
3. In the RT- 6 District Schedule, Council:

(a) amends Section 3.2.DW [Dwelling] by:

(i) striking:

- “• Multiple Conversion Dwelling,¹ in conjunction with retention of a Character House existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”

and substituting:

- “• Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule), in conjunction with retention of a Character House existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;

(ii) striking the footnote:

“¹ [other than as provided for in Section 2.2.DW of this Schedule]”;

(iii) adding:

- “• Infill existing on the site as of January 16, 2018.”

after

- “• Infill in conjunction with retention of a Character House existing on the site as of January 16, 2018”;

(iv) adding:

- “• Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule) existing on the site as of January 16, 2018, provided that:

- (a) additions shall be in keeping with the character of the building, and,
- (b) no housekeeping or sleeping units shall be created.”

after

- “• Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule), in conjunction with retention of a Character House existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;

- (b) strikes out Section 4.18.1 and substitutes:

“4.18.1 For a site which meets the minimum site area requirement for a Multiple Dwelling, or a site with a Character House, the total number of dwelling units shall not exceed 74 units per hectare, including lock-off units and secondary suites, except where the calculation of dwelling units per hectare results in a fractional number, in which case, the nearest whole number shall be taken and one-half shall be rounded up to the next nearest whole number.”; and

- (c) adds, in numerical order:

“4.18.2 For all other sites, the total number of dwelling units shall not exceed 2, excluding lock-off units and secondary suites.”.

4. In the RM-3 District Schedule, Council:

- (a) in section 5.1, strikes out “The Director of Planning or the Development Permit Board, as the case may be,” and substitutes “The Director of Planning”; and

- (b) in section 5.2, strikes out:

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

and substitutes:

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

5. In Section 4.15.1 of the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule, Council strikes “RM-8N District” and substitutes “RM-8N and RM-8AN Districts”.

6. In the RM-12N District Schedule Council:

- (a) amends Section 5.1 (a) by striking out:

“(iii) side yards with a minimum width of 2.1 m; and
(v) a rear yard with a minimum depth of 6.1 m;”;

- (b) amends Section 5.1 (a)(i) by adding “and” at the end of the sentence;
 - (c) amends Section 5.1 (a)(ii) by striking out “;” and substituting “.”;
 - (d) amends Section 5.1 (b) by striking out:
 - “(iii) side yards with a minimum width of 2.1 m; and
 - (iv) a rear yard with a minimum depth of 6.1 m;”;
 - (e) amends Section 5.1 (b)(i) by adding “and” at the end of the sentence; and
 - (f) amends Section 5.1 (b)(ii) by striking out “;” and substituting “.”.
7. In Section 3.2.1.S [Service] of the FC-2 District Schedule, Council adds:
“• Short Term Rental Accommodation.”.
8. In the HA-1 and HA-1A District Schedule, Council renumbers 5.6 as 5.5.
9. 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.
10. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 23rd day of July, 2019

Signed _____ “Kennedy Stewart”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk