

BY-LAW NO. 12569

**A By-law to amend
Zoning and Development By-law No. 3575
Regarding Rental Housing Unit Definition and Housekeeping 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 Section 2, Council amends the definition of Rental Housing Unit by striking out:

“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.”

and substituting:

“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) a unit rented by a not for profit housing cooperative to a member of the cooperative;
- (b) a unit in a community care facility or group residence;
- (c) a unit in a hotel;
- (d) units in an equity co-op where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the building was operated as an equity co-op within the last three years; or

- (e) units in a strata titled building where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the majority of the units were within the last three years individually owned and:
 - (i) for which a petition has been filed with the Supreme Court of BC to dissolve the strata corporation; or
 - (ii) for which all the strata lots within the corporation are now under single ownership.”.

3. In the RS-6 and RS-7 Districts Schedule, Council amends Section 4.17.43(e) by adding a period at the end of the subsection.

4. In the RT-5 and RT-5N Districts Schedule, Council amends section 2.2.1.A by:

- (a) adding a semicolon at the end of subsection (d); and
- (b) striking out:

“(d)[sic] not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings; and
(e)[sic] roof decks and sundecks are not located on an accessory building.”

and substituting:

- “(e) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings; and
- (f) roof decks and sundecks are not located on an accessory building.”.

5. In the C-5, C-5A and C-6 Districts Schedule, Council strikes out Section 2.2.2.

6. 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.

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

ENACTED by Council this 5th day of November, 2019

Signed _____ “Kennedy Stewart”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk