

**BY-LAW NO. 12911**

**A By-law to amend  
Zoning and Development By-law No. 3575  
Regarding Regulations for Mass Timber Buildings**

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 By-law No. 3575.

2. In section 2, Council adds the following new definition in the correct alphabetical order:

“Mass Timber Building            A building where the majority of structural members are made of wood with a minimum dimension of 96 mm.”.

3. In section 10, Council adds the following new section 10.21A in the correct numerical order:

**“10.21A            Mass Timber Buildings**

10.21A.1            For a mass timber building that is 7 storeys or more, the Director of Planning may vary the following regulations if the Director of Planning first considers the intent of the relevant district schedule and all applicable Council policies and guidelines:

(a)            building height by up to 18 cm per floor, except that height regulations related to the distance of a building from a property line may be varied by more than 18 cm per floor; and

(b)            yards, setbacks, site coverage, building depth, and external design.”.

4. 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.

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

ENACTED by Council this 23<sup>rd</sup> day of February, 2021

Signed \_\_\_\_\_ “Kennedy Stewart”  
Mayor

Signed \_\_\_\_\_ “Rosemary Hagiwara”  
Acting City Clerk