

BY-LAW NO. 12973

**A By-law to amend
Zoning and Development By-law No. 3575
regarding amendments to the RM-3A and RM-4
and RM-4N District Schedules for Social Housing**

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. Council amends the title of the RM 4 and RM 4N Districts Schedule by striking out “RM 4 and RM 4N Districts Schedule” and substituting “RM-4 and RM-4N Districts Schedule”.
3. In section 1 of the RM-3A District Schedule, Council adds “Additionally, this Schedule is intended to encourage development of six storey social housing apartment buildings.” after “The intent of this Schedule is to permit medium density residential development, including low-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives.”.
4. In section 1 of the RM-4 and RM-4N Districts Schedule, Council adds “Additionally, this Schedule is intended to encourage development of six storey social housing apartment buildings.” after “The intent of this Schedule is to permit medium density residential development, including a variety of multiple dwelling types, to encourage the retention of existing buildings and good design, and to achieve a number of community and social objectives through permitted increases in floor area.”.
5. In section 3.2.DW of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council adds a new bullet point in the correct alphabetical order, as follows:

“

 - Dwelling Units in conjunction with a child day care facility, provided that all residential floor area is developed as social housing.”.
6. In section 4.3 of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council adds the following in the correct numerical order:

“4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum height to 19.9 m for multiple dwellings or dwelling units in conjunction with a child day care facility if:

 - (a) 100% of the residential floor area is developed as social housing;
and

- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.3.3 If 100% of the residential floor area is developed as social housing, and if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit a greater height than otherwise permitted for:

- (a) roof-top access structures to shared outdoor amenity space that do not exceed a height of 3.6 m;
- (b) any required guards provided the Director of Planning considers the guard materials to be appropriate to reduce visual impacts; and
- (c) common roof-top amenity structures contiguous with common outdoor amenity spaces that do not exceed a height of 3.6 m, provided that the total floor area of the amenity room on the roof deck does not exceed 10% of the roof area.”.

7. In section 4.4 of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council:

- (a) renumbers section 4.4.2 as 4.4.3;
- (b) in renumbered section 4.4.3, strikes out “subsection 4.7.3(h)” and substitutes “subsection 4.7.4(h)”and
- (c) adds a new section 4.4.2 as follows:

“4.4.2 Despite section 4.4.1, the Director of Planning or Development Permit Board, as the case may be, may vary the front yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (a) 100% of the residential floor area is developed as social housing; and
- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

8. In section 4.5 of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council:

- (a) renumbers section 4.5.3 as 4.5.4;
- (b) adds a new section 4.5.3 as follows:

“4.5.3 Despite sections 4.5.1 and 4.5.2, the Director of Planning or Development Permit Board, as the case may be, may vary the

side yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (a) 100% of the residential floor area is developed as social housing; and
- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

9. In section 4.6 of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council adds a new section 4.6.5 in the correct numerical order as follows:

“4.6.5 Despite sections 4.6.1, 4.6.3, and 4.6.4, the Director of Planning or Development Permit Board, as the case may be, may vary the rear yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (a) 100% of the residential floor area is developed as social housing; and
- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

10. In section 4.7 of the RM-3A District Schedule, Council:

- (a) renumbers sections 4.7.2, 4.7.3 and 4.7.4 as sections 4.7.3, 4.7.4, and 4.7.5, respectively;
- (b) in renumbered 4.7.4, strikes out subsection (d) and substitutes the following:
 - “(d) amenity areas, including child day care facilities, recreational facilities, and meeting rooms accessory to residential use, to a maximum floor area of 10 percent of the permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;”;

- (c) in renumbered subsection 4.7.4(h),
 - (i) strikes out “veranda” and substitutes “verandah”, and
 - (ii) in paragraph (ii), strikes out “subsection 4.7.3(a)” and substitutes “subsection 4.7.4(a)”;
- (d) in renumbered subsection 4.7.4(i), strikes out “subsection 4.7.3(h)” and substitutes “subsection 4.7.4(h)”;
- (e) adds a new section 4.7.2 as follows:

“4.7.2 Despite section 4.7.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum floor space ratio to 3.0 for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (a) 100% of the residential floor area is developed as social housing; and
- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

11. In section 4.7 of the RM-4 and RM-4N Districts Schedule, Council:

- (a) renumbers sections 4.7.2 and 4.7.3 as sections 4.7.3 and 4.7.4, respectively;
- (b) in renumbered subsection 4.7.4(h),
 - (i) strikes out “veranda” and substitutes “verandah”, and
 - (ii) in paragraph (ii), strikes out “subsection 4.7.3(a)” and substitutes “subsection 4.7.4(a)”;
- (c) in renumbered subsection 4.7.4(i), strikes out “subsection 4.7.3(h)” and substitutes “subsection 4.7.4(h)”;
- (d) adds a new section 4.7.2 as follows:

“4.7.2 Despite section 4.7.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum floor space ratio to 3.0 for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (c) 100% of the residential floor area is developed as social housing; and
- (d) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

12. 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 the By-law.

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

ENACTED by Council this 18th day of May, 2021

Signed _____ “Kennedy Stewart”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk