

BY-LAW NO. 13300

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

2. In section 4.7, Council strikes out sections 4.7.2 and 4.7.3 and substitutes:

“4.7.2 Despite section 4.7.1, the Director of Planning may recommend the issuance of a building permit to the City Building Inspector, provided that the:

- (a) Director of Planning has issued a “prior-to permit issuance” letter for the development;
- (b) Director of Planning, in consultation with the City Engineer and Director of Legal Services, is satisfied that the applicant has made substantial progress in satisfying the conditions imposed under (a);
- (c) City Building Inspector, in consultation with the City Engineer, is satisfied that a building permit may be issued, and the building permit:
 - (i) application is submitted by a Certified Professional, and
 - (ii) is limited only to excavation and shoring associated with the proposed development permit for the same site; and
- (d) development must include one of the following uses:
 - (i) Cultural and Recreational Uses, limited to Artist Studio, Community Centre or Neighbourhood House, Library, Museum or Archives, and Park or Playground,
 - (ii) Dwelling Uses, developed as Social Housing or Secured Market Rental Housing,
 - (iii) Institutional Uses, or
 - (iv) any other use which the Director of Planning reasonably considers to be similar to the foregoing.

4.7.3 If the Director of Planning recommends that a building permit be issued pursuant to section 4.7.2, the City Building Inspector may issue a building permit, and in addition to any authority granted to the City Building Inspector under the Building By-law, may impose conditions on the building permit that require the owner to:

- (a) provide the City with a certified Letter of Credit for an amount equal to the estimated cost of backfilling the excavation and shoring works to the satisfaction of the City Engineer; and
- (b) register a covenant on the title of the site, pursuant to section 219 of the Land Title Act, that is satisfactory to the Director of Legal Services.”.

3. In section 10, Council adds a new section 10.18.3 as follows:

“10.18.3 For residential buildings of three storeys or less, an additional 0.15 m in height is permitted if the roof contains at least 0.35 m of insulation.”.

4. In Section 10.29.1, Council strikes out “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:” and substitutes “For development in an RS, RT or C-1 district on a site which is less than 36.6 m deep, the required depths may be reduced as follows:”.

5. In the RS-7 District Schedule, Council:

(a) renumbers subsections 4.17.5 through 4.17.47 as subsections 4.17.6 through 4.17.48, respectively;

(b) adds a new section 4.17.5 as follows:

“4.17.5 The surface of the ground adjoining a building can be lowered only for the purpose of providing:

(a) a window well for a basement or a cellar, provided that the lowered surface does not extend more than 1.0 m from the surface of a wall;

(b) a sunken entrance for a basement, provided that:

(i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,

(ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and

(iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the width of the building or 4.6 m, whichever is the lesser; or

(c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, provided that:

(i) it complies with sections 4.17.5(b)(i) through (iii), and

(ii) the depth of the lowered surface does not exceed 1.83 m below the average finished grade.”;

(c) strikes out section 4.17.1 and substitutes:

“4.17.1 Sections 4.17.2 through 4.17.4, 4.17.6, and 4.17.8 through 4.17.40 apply to all uses except for two-family dwellings and two-family dwellings with secondary suite, sections 4.17.41 through 4.17.45 apply to two-family dwellings and two-family dwellings with secondary suite, and sections 4.17.5, 4.17.7 and 4.17.46 apply to all uses.”;

(d) in section 4.17.8(a), strikes out “section 4.17.10(c)” and substitutes “section 4.17.11(c)”;

- (e) in section 4.17.9, strikes out “section 4.17.7” and substitutes “section 4.17.8”;
- (f) in section 4.17.11(c), strikes out “section 4.17.10(a) and (b)” and substitutes “sections 4.17.11(a) and (b)”;
- (g) in section 4.17.36(b), strikes out “section 4.17.35(a)” and substitutes “section 4.17.36(a)”;
- (h) in section 4.17.36(e), strikes out “section 4.17.35(c) and (d)” and substitutes “sections 4.17.36(c) and (d)”;
- (i) in section 4.17.38, strikes out “section 4.17.36” and substitutes “section 4.17.37”;
- (j) in section 4.17.39, strikes out “sections 4.17.36(a) to (d)” and substitutes “sections 4.17.37(a) to (d)”;
- (k) in section 4.17.44(e), strikes out “section 4.17.43(d)” and substitutes “section 4.17.44(d)”;
- (l) in section 4.17.47, strikes out “may vary the requirements of sections 4.17.7 (roof form), 4.17.9 (roof decks), 4.17.10 (dormers), 4.17.11 (gables), 4.17.12 (bay windows), 4.17.13 (basements), 4.17.31 (chimneys), 4.17.32 and 4.17.33 (entries, porches or verandahs), 4.17.34 (windows), 4.17.35 (exterior wall cladding), 4.17.36 (roofing materials), and 4.17.39 (window trim)” and substitutes “may vary the requirements of sections 4.17.8 (roof form), 4.17.10 (roof decks), 4.17.11 (dormers), 4.17.12 (gables), 4.17.13 (bay windows), 4.17.14 (basements), 4.17.32 (chimneys), 4.17.33 and 4.17.34 (entries, porches or verandahs), 4.17.35 (windows), 4.17.36 (exterior wall cladding), 4.17.37 (roofing materials), and 4.17.40 (window trim)”;
- (m) in section 4.7.4(g)(vii), strikes out “section 4.17.32” and substitutes “section 4.17.33”.

6. In section 4.7.7 of the RM-11 and RM-11N Districts Schedule, Council adds “, section 4.7.10 (a) and section 4.7.10 (c)” after “Notwithstanding section 4.7.3”.

7. In the RM-3A District Schedule, Council:

- (a) strikes out section 4.1.1 and substitutes:

“4.1.1 The minimum site area shall be 550 m² for:

- (a) a building containing dwelling units in conjunction with child day care facility, provided that all residential floor area is developed as social housing;
- (b) multiple dwelling;
- (c) rooming house; and
- (d) seniors supportive or assisted housing.”; and

(b) in section 4.1.3:

- (i) in subsection (c), strikes out “and”
- (ii) in subsection (d), strikes out “.” and substitutes “; and”; and
- (iii) adds a new subsection 4.1.3 (e) as follows:

“(e) seniors supportive or assisted housing, with a minimum lot area of 500 m².”

8. In the RM-4 and RM-4N Districts Schedule, Council strikes out section 4.1.1 and substitutes:

“4.1.1 The minimum site area shall be 550 m² for:

- (a) a building containing dwelling units in conjunction with child day care facility, provided that all residential floor area is developed as social housing;
- (b) multiple dwelling;
- (c) rooming house; and
- (d) seniors supportive or assisted housing.”.

9. In section 4.7.3 (g)(v) of the RS-1, RS-1A, RS-1B, RS-2, RS-5 and RS-6 District Schedules, Council strikes out “entries, porches and verandahs” and substitutes “covered porches”.

10. In section 4.7.4 (g)(v) of the RS-7 District Schedule, Council strikes out “entries, porches and verandahs” and substitutes “covered porches”.

11. In section 4.7.5 (f)(iv) of the RT-11 and RT-11N Districts Schedule, Council strikes out “entries, porches and verandahs” and substitutes “covered porches”.

12. In section 4.7.5 (h)(iv) of the RM-7, RM-7N and RM-7AN Districts Schedule, Council strikes out “entries, porches and verandahs” and substitutes “covered porches”.

13. In section 4.7.6 (f)(iii) of the RT-5 and RT-5N Districts Schedule, Council strikes out “entries, porches and verandahs” and substitutes “covered porches”.

14. In section 4.7.9 (h)(iv) of the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule, Council strikes out “entries, porches and verandahs” and substitutes “covered porches”.

15. In section 4.6.2 of the RM-1 and RM-1N Districts Schedule, Council strikes out “year yard” and substitutes “rear yard”.

16. In the RT-5 and RT-5N Districts Schedule and the RT-6 District Schedule, Council:

- (a) in section 4.1.2, strikes out “shall be 511 m²” and substitutes “shall be 338 m²”;
- (b) strikes out section 4.1.3;
- (c) renumbers section 4.1.4 as 4.1.3.

17. 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.

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

ENACTED by Council this 29th day of March, 2022

Signed _____ "Kennedy Stewart"
Mayor

Signed _____ "Katrina Leckovic"
City Clerk