

## BY-LAW NO. 13670

### 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 By-law.
2. In section 2, Council:
  - (a) in the definition of Impermeable Materials, adds “permeable pavers,” after “stone,”; and
  - (b) adds a new definition in the correct alphabetical order as follows:

“Mezzanine An intermediate level between the floor and ceiling of any room or storey, a portion of which may be enclosed, and includes an interior balcony.”.
3. In section 4.1.3, Council strikes out “drawn in metric or imperial measurements on substantial paper, mylar or other material satisfactory to the Director of Planning” and substitutes “in metric or imperial measurements in a form satisfactory to the Director of Planning”.
4. In section 10.1, Council:
  - (a) in section 10.1.1, strikes out “section 10.1.1(d)” and substitutes “sections 10.1.1(d), 10.1.1(f), 10.1.1(g) and 10.1.1(h)”;
  - (b) in section 10.1.1(d), adds “zero-emission mechanical equipment,” after “roof mounted energy technologies,”.
5. In section 10, Council adds the following new sections 10.35 and 10.36:

**“10.35 Mezzanine**

10.35.1 A mezzanine is not counted as a storey if the mezzanine covers no more than 40% of the horizontal plane separating the mezzanine from the floor space below.

10.35.2 Despite section 10.35.1, if a mezzanine larger than 40% is required to meet the floor area regulations for uses on the ground floor in an I district, the Director of Planning may determine that the mezzanine is not to be counted as a storey.

**10.36 Floor Area Exclusions for Roof-Top Access Structures**

10.36.1 Computation of floor area must exclude the area of roof-top access structures, including open or enclosed stairways or elevators, at the roof level only, if they provide access to private or common outdoor amenity space.”.

6. In the table in section 2.1 of the FC-1 District Schedule, in the second column next to Cannabis Store, Council strikes out “Outright” and substitutes “Conditional”.

7. In section 3.1.2.11 of the RM-4 and RM-4N Districts Schedule, Council:

(a) renumbers sections 3.1.2.11(a), 3.1.2.11(b), 3.1.2.11(c) and 3.1.2.11(d) as sections 3.1.2.11(b), 3.1.2.11(c), 3.1.2.11(d) and 3.1.2.11(e), respectively; and

(b) adds a new section 3.1.2.11(a) as follows:

“(a) the maximum site frontage;”.

8. In the RM-7, RM-7N and RM-7AN Districts Schedule, Council:

(a) strikes out section 3.1.2.13 and substitutes the following:

“3.1.2.13 The Director of Planning may vary the maximum building height for a building that is not a rear building to a height not exceeding 11.5 m and 4 storeys if the fourth storey is a partial storey not exceeding 60% of the storey immediately below, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”; and

(b) strikes out section 3.2.2.13 and substitutes the following:

“3.2.2.13 The Director of Planning may vary the maximum building height for a building that is not a rear building to a height not exceeding:

(a) 11.5 m and 4 storeys if the fourth storey is a partial storey not exceeding 60% of the storey immediately below; or

(b) 11.5 m and 3 storeys for a site that is encumbered by a right of way granted to the Greater Vancouver Sewerage and Drainage District,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”.

9. In the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule, Council:

(a) in section 3.1.2, amends the table heading by striking out:

“

<b>Regulations</b>	<b>RM-8 and RM-8N</b>	<b>RM-8A and RM-8AN</b>
--------------------	---------------------------	-----------------------------

”

and substitutes:

“

<b>Regulations</b>	<b>RM-8, RM-8N, RM-8A and RM-8AN</b>
--------------------	--

”

(b) in section 3.1.2.3(b), strikes out “7.7 m and 2 storeys” and substitutes “10.1 m and 3 storeys”;

(c) in section 3.1.2.4, strikes out “4.9 m” and substitutes “3.7 m”;

(d) in section 3.1.2.6, strikes out:

“  

1.0 m	1.8 m
-------	-------

”

and substitutes:

“  

1.8 m
-------

”

(e) in section 3.1.2.10:

- (i) strikes out “for sites having a width of at least 24.0 m”, and
- (ii) strikes out “22.0 m” and substitutes “27.0 m”;

(f) strikes out section 3.1.2.13 and substitutes the following:

“3.1.2.13 Despite the maximum building height in section 3.1.2.3(b) above, the third storey must be a partial storey not exceeding 60% of the storey immediately below.”;

(g) renumbers sections 3.1.2.14, 3.1.2.15, 3.1.2.16, and 3.1.2.17 as sections 3.1.2.16, 3.1.2.17, 3.1.2.18 and 3.1.2.19, respectively;

(h) adds a new section 3.1.2.14 as follows:

**“Side Yard**

3.1.2.14 Despite the minimum side yard width in section 3.1.2.5 above, where a side yard is located on a flanking street and where the front doors of a building face the flanking street, the minimum side yard width is 2.4 m.”;

(i) adds a new section 3.1.2.15 as follows:

**“Building Depth**

3.1.2.15 Despite the maximum building depth in section 3.1.2.9 above, on a corner site, where the front doors of a building face the flanking street, a maximum building depth is not required.”; and

(j) in section 3.1.2.19, strikes out subsections (b) through (e) and substitutes the following:

“(b) the maximum area of impermeable materials; and

(c) the maximum building width.”.

10. In the M-1 District Schedule, Council:

(a) in the title above section 3.1.2.4, strikes out “and Vertical Angle of Daylight”;

(b) strikes out sections 3.1.2.5, 3.1.2.6, and 3.1.2.7; and

(c) renumbers sections 3.1.2.8, 3.1.2.9, 3.1.2.10, and 3.1.2.11 as sections 3.1.2.5, 3.1.2.6, 3.1.2.7 and 3.1.2.8, respectively.

11. In the M-2 District Schedule, Council:

(a) in the title above section 3.1.2.4, strikes out “and Vertical Angle of Daylight”;

(b) strikes out sections 3.1.2.5, 3.1.2.6, and 3.1.2.7; and

(c) renumbers sections 3.1.2.8, 3.1.2.9, 3.1.2.10, and 3.1.2.11 as sections 3.1.2.5, 3.1.2.6, 3.1.2.7 and 3.1.2.8, respectively.

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 this by-law.

13. This by-law is to come into force and take effect upon enactment.

ENACTED by Council this 26<sup>th</sup> day of April, 2023

Signed \_\_\_\_\_ “Ken Sim”  
Mayor

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