

BY-LAW NO. 14130

**A By-law to amend the Zoning and Development By-law No. 3575
regarding home-based businesses**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions and Schedules of the Zoning and Development By-law No. 3575.

2. In section 2, Council strikes out the term “Homecraft” in column 1 and the definition for Homecraft in column 2, and substitutes the following:

“

Home-Based Business	A business, trade, profession, or other occupation carried on in a dwelling unit as an accessory use subordinate to the principal residential use of the dwelling unit, but does not include a business, trade, profession, or other occupation carried on in a live-work unit or a residential unit associated with and forming an integral part of an artist studio.
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3. In section 4.8.1(m), Council strikes out “homecraft” and substitutes “home-based business”.

4. In section 11, Council:

(a) adds a new section 11.2.3.3 in the correct numerical order as follows:

“11.2.3.3 Casino – class 1, casino – class 2, and bingo halls are not permitted as home-based businesses.”;

(b) in section 11.3.5.1, adds “, except for employees or customers” after “an integral part of the artists studio”;

(c) adds a new section 11.8.3.3 in the correct numerical order as follows:

“11.8.3.3 Small-scale pharmacy is not permitted as a home-based business.”;

(d) in section 11.8.6.2:

(i) in subsection (f), strikes out “or”,

(ii) in subsection (g), strikes out “.” and substitutes “; or”, and

(iii) adds a new subsection (h) in the correct numerical order as follows:

“(h) as a home-based business.”;

(e) adds a new section 11.8.7.3 in correct numerical order as follows:

“11.8.7.3 Liquor store is not permitted as a home-based business.”; and

(f) strikes out section 11.13.1 and substitutes the following:

“11.13.1 Home-Based Business

11.13.1.1 Home-based businesses may only be carried on by a person who resides in the dwelling unit.

11.13.1.2 No more than a total of 2 non-resident employees are permitted to work in the dwelling unit at any time, regardless of the number of home-based businesses being carried on in the dwelling unit.

11.13.1.3 There must be nothing to indicate from the exterior of the dwelling unit or building that the dwelling unit is being used for any purpose other than its dwelling use, except as may be permitted under the Sign By-law.

11.13.1.4 Home-based businesses must be carried on wholly within a dwelling unit, except that products and materials related to a home-based business may be stored in a building or accessory building.

11.13.1.5 Home-based businesses must not include any activity that impacts neighbouring dwelling units including noise, odour, vibration, smoke, or light beyond that normally associated with a dwelling use.

11.13.1.6 Home-based businesses must occupy no more than 33.3% of the total gross floor area or 46 m² of the dwelling unit, whichever is lesser, regardless of the number of home-based businesses being carried on in the dwelling unit.

11.13.1.7 No more than 3 customers are permitted in the dwelling unit at any time, regardless of the number of home-based businesses being carried on in the dwelling unit, and customers are only permitted in the dwelling unit by appointment between 8:00 a.m. and 8:00 p.m. on weekdays and between 10:00 a.m. and 8:00 p.m. on weekends and holidays.”.

5. In section 2.1 of the RR-1 District Schedule, Council adds a new row in the use table under the title “uncategorized”, after the row for Accessory Buildings, as follows:

“

Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	
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6. In section 2.1 of the RR-2A, RR-2B and RR-2C Districts Schedule, Council adds a new row in the use table under the title “uncategorized”, after the row for Accessory Buildings, as follows:

“

Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	
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7. In section 2.2.9 of the C-1 District Schedule, Council adds “or the accessory use is a home-based business” after “pursuant to section 2.1 of this schedule”.

8. In section 2.2.10 of the C-2 District Schedule and the C-3A District Schedule, Council adds “or the accessory use is a home-based business” after “pursuant to section 2.1 of this schedule”.

9. In section 2.2.11 of the C-2B District Schedule and the C-2C District Schedule, Council adds “or the accessory use is a home-based business” after “pursuant to section 2.1 of this schedule”.

10. In section 2.2.13 of the C-2C1 District Schedule, Council adds “or the accessory use is a home-based business” after “pursuant to section 2.1 of this schedule”.

11. In section 2.2.17 of the C-5, C-5A and C-6 Districts Schedule, Council adds “or the accessory use is a home-based business” after “pursuant to section 2.1 of this schedule”.

12. In section 2.2.6 of the C-7 and C-8 Districts Schedule, Council adds “or the accessory use is a home-based business” after “pursuant to section 2.1 of this schedule”.

13. In section 2.2.27 of the HA-1 and HA-1A Districts Schedule, Council adds “a home-based business” after “other than”.

14. In section 2.2.16 of the HA-3 District Schedule, Council adds “a home-based business” after “other than”.

15. 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.

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

ENACTED by Council this 8th day of October, 2024

Signed _____ "Ken Sim"
Mayor

Signed _____ "Katrina Leckovic"
City Clerk