

BY-LAW NO. 14273

A By-law to amend the 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 or schedules of the Zoning and Development By-law No. 3575.
2. In section 4.8.1(k), Council strikes out “, provided that the space is surplus to the minimum parking requirements of the dwelling”.
3. In section 10, Council:
 - (a) in section 10.4.1, strikes out “or RT district” and substitutes “district, an RT district except RT-7 and RT-9”;
 - (b) in section 10.5.1, adds “except RT-7 and RT-9” after “RT district”;
 - (c) in section 10.8.1(c), strikes out “R1-1 district” and substitutes “R1-1, RT-7 and RT-9 districts”; and
 - (d) in section 10.14.5, strikes out “as an “A” Evaluation Group heritage building”.
4. In section 4.2.2(e) of the R1-1 District Schedule, and section 4.2.2(b) of the RT-7 District Schedule and the RT-9 District Schedule, Council strikes out “, if the Director of Planning considers the impact on privacy and overlook”.
5. In section 2.2.7 of the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule, section 2.2.15 of the RT-5 and RT-5N Districts Schedule, section 2.2.14 of the RT-6 District Schedule, and section 2.2.9 of the RT-8 District Schedule, Council strikes out “sections 4.7 and 4.8” and substitutes “provisions”.
6. In section 2.2.12 of the RT-7 District Schedule, and section 2.2.13 of the RT-9 District Schedule, Council strikes out “section 4” and substitutes “provisions”.
7. In section 3.2.2.1 of the RT-7 District Schedule and the RT-9 District Schedule, Council strikes out “2 storeys” and substitutes “3 storeys”.
8. In section 3.1.2 of the RT-7 District Schedule and the RT-9 District Schedule, Council:
 - (a) renumbers sections 3.1.2.12 and 3.1.2.13 as sections 3.1.2.13 and 3.1.2.14, respectively; and
 - (b) adds the following new section 3.1.2.12 in the correct numerical order:

“Building Depth

3.1.2.12 For corner sites, the Director of Planning may increase the maximum building depth if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.”.

9. In sections 3.1.1.1(c) and 3.3.1.1(c) of the RM-2 District Schedule, Council strikes out “multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces”.

10. In sections 3.1.1.1(c) and 3.3.1.1(c) of the RM-3 District Schedule, and sections 3.1.1.1(a)(iii), 3.3.1.1(c), and 3.4.1.1(c) of the RM-3A District Schedule, Council strikes out “multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20”.

11. In section 3.1.2 of the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule, Council:

- (a) strikes out section 3.1.2.12;
- (b) renumbers sections 3.1.2.13 through 3.1.2.19 as sections 3.1.2.12 through 3.1.2.18, respectively;
- (c) in section 3.1.2.18:
 - (i) in subsection (b), strikes out “and”,
 - (ii) renumbers subsection (c) as subsection (d), and
 - (iii) adds a new subsection (c) as follows:

“(c) the maximum building depth; and”.

12. In section 1.1 of the C-3A District Schedule, Council strikes out “Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines, Broadway/Commercial C-3A Guidelines, Burrard Slopes C-3A Guidelines, Cambie Street (East Side) C-3A Guidelines, Central Broadway C-3A Urban Design Guidelines, Main Street C-3A Guidelines and North Burrard C-3A Guidelines” and substitutes “Broadway/Commercial C-3A Guidelines”.

13. In section 2.1 of the I-2 District Schedule, Council adds “, 2.2.7” in the Use-Specific Regulations column across from “Bulk Data Storage”.

14. In section 2.2.1(a) of the I-1 District Schedule, the I-1A District Schedule, the I-1B District Schedule, and the IC-3 District Schedule, Council adds “public bike share, shared e-scooter system,” after “cardlock fuel station,”.

15. In section 2.2.1(a) of the I-3 District Schedule, Council adds “public bike share, shared e-scooter system,” after “transportation and storage uses,”.

16. In section 2.2.1(a) of the IC-1 District Schedule and the IC-2 District Schedule, Council adds “public bike share, shared e-scooter system,” after “gasoline station – split island.”

17. In section 2.2.27 of the HA-1 and HA-1A Districts Schedule, and section 2.2.16 of the HA-3 District Schedule, Council adds “or” after “home-based business”.

18. In the First Shaughnessy District (FSD) District Schedule, Council:

- (a) in section 2.1, under the heading “Office Uses” in the Use column, strikes out “Office” and substitutes “General Office”;
- (b) in section 2.2.4, strikes out “Office” and substitutes “General office”;
- (c) strikes out section 3.2.1.5 and substitutes the following:

“3.2.1.5 Despite section 3.2.1.4 above:

- (a) if a site is less than 1,672 m², the maximum floor area for infill is 63.7 m²; and
 - (b) if a site is 1,672 m² or greater, the maximum floor area for infill must not exceed 279 m², or 50% of the gross floor area of the basement, first and second storey of the principal building, whichever is less.”;
- (d) in section 3.2.2.9, adds “for an infill or” after “side yard width”; and
 - (e) in section 3.2.2.11, adds “for an infill or” after “rear yard depth”.

19. 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.

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

ENACTED by Council this 11th day of March, 2025

Signed _____ “Ken Sim”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk