

BY-LAW NO. 14294

A By-law to amend the Zoning and Development By-law No. 3575 regarding acoustics, horizontal angle of daylight and other miscellaneous amendments

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. Council amends the Zoning District Plan attached as Schedule D to Bylaw No. 3575, and amends or substitutes the boundaries and districts shown on it, by striking out all references to the RM-1N, RM-4N, RM-7N, RM-7AN, RM-8N, RM-8AN, RM-9AN, RM-9N, RM-9BN, RM-10N, RM-11N, RM-12N, RT-4N, RT-4AN, RT-5N, RT-10N, and RT-11N districts and substituting references to the RM-1, RM-4, RM-7, RM-7A, RM-8, RM-8A, RM-9A, RM-9, RM-9B, RM-10, RM-11, RM-12, RT-4, RT-4A, RT-5, RT-10 and RT-11 districts, respectively.
3. Council rezones and moves sites in the RM-1N, RM-4N, RM-7N, RM-8N, RM-8AN, RM-9AN, RM-9N, RM-10N, RM-11N, RT-4N, RT-4AN, RT-5N, RT-10N, and RT-11N districts to the RM-1, RM-4, RM-7, RM-8, RM-8A, RM-9A, RM-9, RM-10, RM-11, RT-4, RT-4A, RT-5, RT-10 and RT-11 districts, respectively.
4. In section 5.1.3, Council strikes out “, RT-10N, RT-11 or RT-11N districts” and substitutes “or RT-11 districts”.
5. In section 10, Council strikes out section 10.2 in its entirety, including the title and section 10.2.1, and substitutes the following:

“Section 10.2 [Reserved]”.
6. In section 1.1 of the RM-1 and RM-1N Districts Schedule, Council strikes out “In the RM-1N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.
7. In section 1.1 of the RM-3A District Schedule, Council strikes out “the RM-3A, RM-4, and RM-4N Guidelines for Social Housing” and substitutes “the RM-3A and RM-4 Guidelines for Social Housing”.
8. In section 1.1 of the RM-4 and RM-4N Districts Schedule, Council:
 - (a) strikes out “In the RM-4N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”; and
 - (b) strikes out “the RM-3A, RM-4, and RM-4N Guidelines for Social Housing” and substitutes “the RM-3A and RM-4 Guidelines for Social Housing”.
9. In the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, Council:
 - (a) in section 1.1, strikes out “Acoustic regulations in Section 10 of this by-law apply to all dwelling units.”;
 - (b) strikes out sections 4.6 in its entirety, including section 4.6.1; and
 - (c) strikes out Map 1 in its entirety.

10. In section 1.1 of the RM-6 District Schedule, Council strikes out “Acoustic regulations in Section 10 of this by-law apply to all dwelling units.”.

11. In section 1.1 of the RM-7, RM-7N and RM-7AN Districts Schedule, Council:

- (a) strikes out “In the RM-7N and RM-7AN districts, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”; and
- (b) strikes out “, RM-7AN Guidelines”.

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

- (a) in section 1.1, strikes out “In the RM-8N and RM-8AN districts, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.
- (b) strikes out “RM-8, RM-8N, RM-8A and RM-8AN” wherever it appears, including the title, and substitutes “RM-8 and RM-8A”;
- (c) in Map 1, strikes out “RM-8N” wherever it appears and substitutes “RM-8”; and
- (d) in Map 2, strikes out “RM-8/RM-8N” wherever it appears and substitutes “RM-8”.

13. In section 1.1 of the RM-9A and RM-9AN Districts Schedule, Council strikes out “In the RM-9AN district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.”.

14. In section 1.1 of the RM-9, RM-9N and RM-9BN Districts Schedule, Council strikes out “In the RM-9N and RM-9BN districts, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.”.

15. In section 1.1 of the RM-10 and RM-10N Districts Schedule, Council strikes out “In the RM-10N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.

16. In the RM-11 and RM-11N Districts Schedule, Council:

- (a) in section 1.1, strikes out “In the RM-11N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.”; and
- (b) in section 5.1:
 - (i) strikes out “the acoustic regulations in Section 10 of this by-law and”, and
 - (ii) strikes out “horizontal angle of daylight” and substitutes “access to daylight”.

17. In the RM-12N District Schedule, Council:

- (a) in section 1.1, strikes out “Acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”; and
- (b) in Map 1, strikes out “RM-12N” wherever it appears and substitutes “RM-12”.

18. In the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule, Council:

- (a) in section 1.1, strikes out “In the RT-4N and RT-4AN districts, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”; and
- (b) strikes out “RT-4, RT-4A, RT-4N and RT-4AN” wherever it appears, including the title, and substitutes “RT-4 and RT-4A”.

19. In section 1.1 of the RT-5 and RT-5N Districts Schedule, Council strikes out “In the RT-5N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.

20. In section 1.1 of the RT-10 and RT-10N Districts Schedule, Council strikes out “In the RT-10N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.

21. In section 1.1 of the RT-11 and RT-11N Districts Schedule, Council strikes out “In the RT-11N district, acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.

22. In section 1.1 of the RR-1 District Schedule, the RR-2A, RR-2B and RR-2C Districts Schedule, the RR-3A and RR-3B Districts Schedule, the FC-2 District Schedule, the IC-3 District Schedule, and the MC-1 and MC-2 Districts Schedule, Council strikes out “Acoustic regulations in Section 10 of this by-law apply to dwelling units close to arterial streets.”.

23. In section 1.1 of the C-2 District Schedule, the C-3A District Schedule, the C-5, C-5A and C-6 Districts Schedule, and the C-7 and C-8 Districts Schedule, Council strikes out “Acoustic regulations in Section 10 of this by-law apply to dwelling units.”.

24. In the C-7 and C-8 Districts Schedule, Council strikes out section 4.3 in its entirety.

25. Council strikes out “RM-1 and RM-1N districts”, “RM-4 and RM-4N districts”, “RM-4 and RM-4N Districts”, “RM-8A and RM-8AN districts”, “RM-9A and RM-9AN districts”, “RM-9A and RM-9AN zoning districts”, “RM-9 and RM-9N districts”, “RM-10 and RM-10N districts”, “RM-10 and RM-10N zoning districts”, “RM-11 and RM-11N districts”, “RM-11 and RM-11N zoning districts”, “RT-4 and RT-4N districts”, “RT-4A and RT-4AN districts”, “RT-5 and RT-5N districts”, “RT-5 and RT-5N Districts”, “RT-10 and RT-10N districts”, and “RT-11 and RT-11N districts” wherever they appear, and substitutes “RM-1 district”, “RM-4 district”, “RM-4 District”, “RM-8A district”, “RM-9A district”, “RM-9A zoning district”, “RM-9 district”, “RM-10 district”, “RM-10 zoning district”, “RM-11 district”, “RM-11 zoning district”, “RT-4 district”, “RT-4A district”, “RT-5 district”, “RT-5 District”, “RT-10 district”, and “RT-11 district”, respectively.

26. Council strikes out “and RM-1N”, “and RM-4N”, “and RM-8AN”, “and RM-9AN”, “and RM-10N”, “and RM-11N”, “and RT-4AN”, “and RT-5N”, “and RT-10N”, and “and RT-11N” wherever they appear, including the titles of the district schedules.

27. Council strikes out “, RM-1N”, “, RM-4N”, “, RM-7N”, “, RM-8N”, “, RM-8AN”, “, RM-9AN”, “, RM-9N”, “, RM-10N”, “, RM-11N”, “, RT-4N”, “, RT-4AN”, “, RT-5N”, “, RT-10N”, and “, RT-11N” wherever they appear.

28. Council strikes out “RM-7AN”, “RM-9BN” and “RM-12N” wherever they appear, including the titles of the district schedules, and substitutes “RM-7A”, “RM-9B” and “RM-12”, respectively.

29. Council strikes out “RM-1N”, “RM-4N”, “RM-7N”, “RM-8N”, “RM-8AN”, “RM-9N”, “RM-9AN”, “RM-10N”, “RM-11N”, “RT-4N”, “RT-4AN”, “RT-5N”, “RT-10N” and “RT-11N” wherever they appear.

30. In section 5.1, Council:

- (a) renumbers section 5.1.4 as section 5.1.5; and
- (b) adds a new section 5.1.4 as follows:

“5.1.4 Except as otherwise specified in this by-law, the Director of Planning or Development Permit Board may relax the provisions of this by-law for a building that provides for public space or activities containing only 1 or more of the following uses:

- (a) ambulance station;
- (b) community centre or neighbourhood house;
- (c) library;
- (d) a public authority use, limited to fire hall and police station;
- (e) rink;
- (f) school – elementary or secondary; or
- (g) swimming pool,

if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and the impact on the liveability of neighbouring residents.”.

31. In section 5.2.1, Council:

- (a) strikes out subsections (e) and (f);
- (b) renumbers subsections (g), (h) and (i) as subsections (e), (f) and (g), respectively; and
- (c) in subsection (e), strikes out “section 5.2.1(g)” and substitutes “section 5.2.1(e)”.

32. In section 10.1.1, Council strikes out “if, except for the items set out in sections 10.1.1(d), 10.1.1(f), 10.1.1(g), 10.1.1(h), they do not in total cover more than 10% of the roof area on which they are located as viewed from directly above, and”.

33. In section 10.33.1(e), Council:

- (a) adds “is limited to a maximum of 88 m², and” after “except that this exclusion”;
- (b) in clause (ii), adds “or” after “under section 10.19.1,”;
- (c) strikes out clause (iii);
- (d) renumbers clause (iv) as clause (iii); and
- (e) in clause (iii), strikes out “December 31, 2025” and substitutes “January 31, 2026”.

34. In section 10, Council adds a new section 10.37 in the correct numerical order as follows:

“10.37 Floor Area Exclusions for Residential Storage

- 10.37.1 Despite section 10.9, for renovations to existing buildings, any floor area excluded for residential storage within a dwelling unit will continue to be excluded from the computation of floor area even if not used as residential storage, if:
- (a) it has been at least 2 years since initial occupancy of the dwelling unit; and
 - (b) no exterior walls are relocated.”.

35. In section 11.4.3, Council:

- (a) strikes out section 11.4.3.2;
- (b) rennumbers section 11.4.3.3 as section 11.4.3.2; and
- (c) in section 11.4.3.2, strikes out “10.7 m” and substitutes “11.5 m”.

36. In section 11.8, Council adds the following new sections in the correct numerical order:

“11.8.13 Tobacco and Electronic Cigarettes

- 11.8.13.1 Retail uses that include the sale of tobacco leaves or products produced from tobacco in any form or for any use are not permitted as a home-based business.
- 11.8.13.2 Retail uses that include the sale of electronic cigarettes, electronic pipes, electronic hookahs, or similar devices that can be used to deliver nicotine or other substances, and replaceable cartridges and refills used with those devices are not permitted as a home-based business.”.

37. In section 4.2 of the RR-3A and RR-3B Districts Schedule, the C-1 District Schedule, the C-2 District Schedule, the C-2B District Schedule, the C-2C District Schedule, the C-2C1 District Schedule, the C-7 and C-8 Districts Schedule, and the HA-3 District Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”; and
- (b) strikes out sections 4.2.3 through 4.2.6.

38. In section 4.3 of the RM-2 District Schedule, the RM-3 District Schedule, the RM-3A District Schedule, the RM-4 District Schedule, the RM-6 District Schedule, the C-3A District Schedule, the C-5, C-5A and C-6 Districts Schedule, and the FC-2 District Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”; and
- (b) strikes out sections 4.3.3 through 4.3.6.

39. In section 4.4 of the RM-11 District Schedule, the RM-12 District Schedule, the RT-2 District Schedule, the RR-1 District Schedule, the RR-2A, RR-2B and RR-2C Districts Schedule, and the HA-1 and HA-1A Districts Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;
and
- (b) strikes out sections 4.4.3 through 4.4.6.

40. In section 4.4 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;
and
- (b) strikes out sections 4.4.3 through 4.4.7.

41. In section 4.5 of the RM-10 District Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;
and
- (b) strikes out sections 4.5.3 through 4.5.6.

42. In section 4.6 of the RM-1 District Schedule, the RM-7 and RM-7A Districts Schedule, the RM-9 and RM-9B Districts Schedule, and the RM-9A District Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;
and
- (b) strikes out sections 4.6.3 through 4.6.6.

43. In section 4.7 of the RM-8 and RM-8A Districts Schedule, Council:

- (a) strikes out “Horizontal Angle of Daylight” and substitutes “Access to Natural Light”;
and
- (b) strikes out sections 4.7.3 through 4.7.6.

44. 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.

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

ENACTED by Council this 1st day of April, 2025

Signed _____ “Ken Sim”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk