

**BY-LAW NO. 14717**

**A By-law to amend the  
Zoning and Development By-law No. 3575  
regarding the repeal of the RR-2C district  
and the enactment of a new RR-3C district**

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 9.1.1, under the heading “Residential Rental”, Council:
  - (a) strikes out “RR-2C”; and
  - (b) adds “RR-3C” after “RR-3B”.
3. In section 9.4.1, Council:
  - (a) in subsection (h), strikes out “RR-2A, RR-2B and RR-2C” and substitutes “RR-2A and RR-2B”;
  - (b) in subsection (i), strikes out “RR-2A, RR-2B and RR-2C” and substitutes “RR-2A and RR-2B”; and
  - (c) in subsection (j), strikes out “RR-3A and RR-3B” and substitutes “RR-3A, RR-3B and RR-3C”.
4. In section 3.1.1 of Schedule J, adds a new row to the table under the row for R5-1, R5-2, R5-3 and R5-4 as follows:

“

|       |     |
|-------|-----|
| RR-2B | 10% |
| RR-3B | 10% |

”

5. In the RR-1 District Schedule, Council:
  - (a) in section 2.1:
    - (i) strikes out “2.2.1,” wherever it appears,
    - (ii) strikes out “2.2.2” wherever it appears and substitutes “2.2.1”,
    - (iii) strikes out “2.2.3” wherever it appears and substitutes “2.2.2”, and
    - (iv) strikes out “2.2.4” wherever it appears and substitutes “2.2.3”;
  - (b) strikes out section 2.2.1;

- (c) renumbers sections 2.2.2 through 2.2.4 as sections 2.2.1 through 2.2.3, respectively;
- (d) renumbers section 3.1.1.1 as section 3.1.1.2; and
- (e) adds a new section 3.1.1.1 as follows:
 

“3.1.1.1 All dwelling units must be secured as residential rental tenure, except that 1 dwelling unit in a townhouse containing up to 8 units or in a triplex may be occupied by a registered owner of the site.”.

6. In the RR-2A, RR-2B and RR-2C Districts Schedule, Council:

- (a) in the title, strikes out “**RR-2A, RR-2B and RR-2C**” and substitutes “**RR-2A and RR-2B**”;
- (b) strikes out section 1.1 and substitutes the following:

**“1.1 Intent**

The intent of this schedule is to permit apartments where all dwelling units are secured as residential rental tenure as follows:

- (a) in the RR-2A district, up to 4 storeys; and
- (b) in the RR-2B district, up to 6 storeys, or up to 8 storeys if:
  - (i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or
  - (ii) 100% of the residential floor area is developed as social housing.

On sites of sufficient depth, 3-storey townhouses may be permitted in combination with an apartment if townhouses are located at the rear of the site.

For the purposes of this schedule, below-market rental dwelling units has the meaning set out in Schedule J: Affordable Housing Schedule.

Without limitation, applicable Council policies and guidelines for consideration include the Residential Rental Districts Schedules Design Guidelines.”

- (c) in section 1.2, strikes out “RR-2A, RR-2B and RR-2C” and substitutes “RR-2A and RR-2B”;
- (d) strikes out the table in section 1.2 and substitutes the following table:

“

| <b>Minimum Site Area</b> | <b>Use</b>                              | <b>Density, Form and Placement Regulations</b> |
|--------------------------|-----------------------------------------|------------------------------------------------|
| 613 m <sup>2</sup>       | Apartment                               | 3.1                                            |
|                          | Apartment in combination with Townhouse | 3.1                                            |

”,  
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- (e) in the table in section 2.1 under the column for Use-Specific Regulations:
- (i) in the line for Apartment, strikes out “, 2.2.3, 2.2.4”,
  - (ii) in the line for Townhouse, strikes out “, 2.2.4, 2.2.5”, and
  - (iii) in the line for Accessory Buildings, customarily ancillary to any use listed in this section 2.1, strikes out “2.2.6” and substitutes “2.2.4”;
- (f) strikes out section 2.2.1;
- (g) rennumbers section 2.2.2 as section 2.2.1;
- (h) strikes out section 2.2.3;
- (i) rennumbers sections 2.2.4, 2.2.5 and 2.2.6 as sections 2.2.2, 2.2.3 and 2.2.4, respectively;
- (j) strikes out section 3.1.1 and substitutes the following:

“

### **3.1.1 Density and Floor Area**

- 3.1.1.1 Developments requiring below-market rental dwelling units or social housing are subject to Schedule J: Affordable Housing Schedule.
- 3.1.1.2 All dwelling units must be secured as residential rental tenure.
- 3.1.1.3 In the RR-2A district, the maximum floor space ratio is set out in the following table:

| <b>Maximum Floor Space Ratio by Minimum Site Area</b>       |                            |                          |                          |
|-------------------------------------------------------------|----------------------------|--------------------------|--------------------------|
|                                                             | <b>1,470 m<sup>2</sup></b> | <b>920 m<sup>2</sup></b> | <b>613 m<sup>2</sup></b> |
| (a) on a site that does not exceed 33.5 m in depth          | 2.00                       | 2.00                     | 2.00                     |
| (b) on a corner site with a minimum site frontage of 40.2 m | 2.00                       | 1.75                     | 1.75                     |
| (c) all other sites                                         | 1.75                       | 1.75                     | 1.75                     |

- 3.1.1.4 In the RR-2B district, the maximum floor space ratio is set out in the following table:

| Maximum Floor Space Ratio by<br>Minimum Site Area           |                      |                    |                    |
|-------------------------------------------------------------|----------------------|--------------------|--------------------|
|                                                             | 1,470 m <sup>2</sup> | 920 m <sup>2</sup> | 613 m <sup>2</sup> |
| (a) on a site that does not exceed 33.5 m in depth          | 2.70                 | 2.70               | 2.40               |
| (b) on a corner site with a minimum site frontage of 40.2 m | 2.70                 | 2.40               | 2.20               |
| (c) all other sites                                         | 2.40                 | 2.40               | 2.20               |

3.1.1.5 Despite sections 3.1.1.4(a) and 3.1.1.4(b) above, the maximum floor space ratio is 3.00 if:

- (a) the site:
  - (i) does not exceed 33.5 m in depth and has a minimum site area of 920 m<sup>2</sup>, or
  - (ii) is a corner site with a minimum site frontage of 40.2 m and has a minimum site area of 1,470 m<sup>2</sup>; and
- (b) either:
  - (i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or
  - (ii) 100% of the residential floor area is developed as social housing.

3.1.1.6 Despite section 3.1.1.4(c) above, the maximum floor space ratio is 2.70 if the site has a minimum site area of 920 m<sup>2</sup> and 100% of the residential floor area is developed as social housing.”;

- (k) in the table in section 3.1.2, strikes out the column for RR-2C in its entirety, including the title of the column;
- (l) strikes out sections 3.1.2.2, 3.1.2.3 and 3.1.2.4 in their entirety;
- (m) rennumbers sections 3.1.2.5 through 3.1.2.25 as sections 3.1.2.2 through 3.1.2.22, respectively, and in the renumbered section 3.1.2.2, strikes out “16.8 m and 5 storeys” and replaces it with “19.8 m and 6 storeys”;
- (n) strikes out the title “**Building Height and Floor-to-Floor Height**” above section 3.1.2.10 and substitutes “**Building Height**”;
- (o) strikes out sections 3.1.2.10, 3.1.2.11 and 3.1.2.12 and substitutes the following:
 

“3.1.2.10 Despite section 3.1.2.2(a) above, the maximum building height is 27.5 m in the RR-2B district for buildings where:

- (a) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area; or
  - (b) 100% of the residential floor area is developed as social housing.
- 3.1.2.11 Despite the maximum building height in section 3.1.2.2(b) above, the third storey of a townhouse must be a partial storey not exceeding 60% of the storey immediately below.
- 3.1.2.12 The Director of Planning may:
  - (a) vary the requirement for a partial storey in section 3.1.2.11 above; and
  - (b) increase the maximum building height,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”;
- (p) in section 3.1.2.13:
  - (i) strikes out “section 3.1.2.7” and substitutes “3.1.2.4”, and
  - (ii) strikes out “section 3.1.2.6” and substitutes “section 3.1.2.3”;
- (q) in section 3.1.2.15, strikes out “section 3.1.2.8(a)” and substitutes “section 3.1.2.5(a)”;
- (r) in section 3.1.2.17, strikes out “section 3.1.2.9” and substitutes “section 3.1.2.6”;
- (s) in section 3.1.2.19, strikes out “section 3.1.2.12(a)” and substitutes “section 3.1.2.9(a)”;
- (t) in section 3.1.2.20, strikes out “sections 3.1.2.12(b) and 3.1.2.12(c)” and substitutes “sections 3.1.2.9(b) and 3.1.2.9(c)”;
- (u) in section 3.1.2.22:
  - (i) strikes out subsections (b) and (c), and
  - (ii) renumbers subsections (d), (e), and (f) as subsections (b), (c), and (d), respectively; and
- (v) strikes out section 4.2.1 and substitutes the following:
 

“4.2.1 No portion of underground parking other than an access ramp is permitted to project into a front or exterior side yard, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”.

7. In the RR-3A and RR-3B Districts Schedule, Council:

- (a) in the title, strikes out “**and RR-3B**” and substitutes “, **RR-3B and RR-3C**”;
- (b) in section 1.1:
  - (i) adds “In the RR-3C district, developments are permitted up to 6 storeys.” after “is secured as below-market rental dwelling units.”, and
  - (ii) adds the following new paragraph under the paragraph starting with “The intent of this schedule”:
 

“For the purposes of this schedule, below-market rental dwelling units has the meaning set out in Schedule J: Affordable Housing Schedule.”;
- (c) in section 1.2, strikes out “RR-3A and RR-3B” and substitutes “RR-3A, RR-3B and RR-3C”;
- (d) strikes out the table in section 2.1 and substitutes the following:

“

| Use                                                                                            | Approval    | Use-Specific Regulations                                                                                                    |
|------------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Cultural and Recreational Uses</b>                                                          |             |                                                                                                                             |
| Cultural and Recreational Uses                                                                 | Conditional | <a href="#">2.2.1</a>                                                                                                       |
| <b>Dwelling Uses</b>                                                                           |             |                                                                                                                             |
| Mixed-Use Residential Building                                                                 | Conditional | <a href="#">2.2.2</a> ,<br><a href="#">2.2.3</a> , <a href="#">2.2.4</a> ,<br><a href="#">2.2.5</a> , <a href="#">2.2.6</a> |
| <b>Institutional Uses</b>                                                                      |             |                                                                                                                             |
| Institutional Uses                                                                             | Conditional | <a href="#">2.2.1</a>                                                                                                       |
| <b>Office Uses</b>                                                                             |             |                                                                                                                             |
| Office Uses                                                                                    | Conditional | <a href="#">2.2.1</a>                                                                                                       |
| <b>Retail Uses</b>                                                                             |             |                                                                                                                             |
| Retail Uses                                                                                    | Conditional | <a href="#">2.2.1</a>                                                                                                       |
| <b>Service Uses</b>                                                                            |             |                                                                                                                             |
| Service Uses                                                                                   | Conditional | <a href="#">2.2.1</a>                                                                                                       |
| <b>uncategorized</b>                                                                           |             |                                                                                                                             |
| Accessory Uses, customarily ancillary to any use listed in this section 2.1                    | Conditional |                                                                                                                             |
| Any other use that is not specifically listed and defined as a use in Section 2 of this by-law | Conditional | <a href="#">2.2.1</a> , <a href="#">2.2.7</a>                                                                               |

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- (e) strikes out sections 2.2.1 and 2.2.2 and substitutes the following:

- “2.2.1 Non-dwelling uses listed in section 2.1 of this schedule may be permitted only in a mixed-use residential building.
  - 2.2.2 Mixed-use residential building may include any non-dwelling use listed in section 2.1 of this schedule.”;
- (f) in section 2.2.6, strikes out “RR-3B district” and substitutes “RR-3B and RR-3C districts”;
- (g) strikes out section 2.2.7 and substitutes the following:
  - “2.2.7 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.”;
- (h) renumbers sections 3.1.1.1 and 3.1.1.2 as sections 3.1.1.3 and 3.1.1.4, respectively;
- (i) adds new sections 3.1.1.1 and 3.1.1.2 as follows:
  - “3.1.1.1 For the RR-3B district:
    - (a) a minimum of 20% of the residential floor area must be secured as below-market rental dwelling units; and
    - (b) the below-market rental dwelling units are subject to Schedule J: Affordable Housing Schedule.
  - 3.1.1.2 All dwelling units must be secured as residential rental tenure.”;
- (j) in section 3.1.1.3:
  - (i) strikes out “RR-3B district” and substitutes “RR-3B and RR-3C districts”, and
  - (ii) strikes out “except that the floor space ratio for non-dwelling uses must be at least 0.35” and substitutes “provided that the floor space ratio for non-dwelling uses is at least 0.35”;
- (k) in section 3.1.1.4:
  - (i) strikes out “section 3.1.1.1” and substitutes “section 3.1.1.3”,
  - (ii) strikes out “RR-3B district” and substitutes “RR-3B and RR-3C districts”,
  - (iii) strikes out subsection (a), and
  - (iv) renumbers subsections (b) and (c) as subsections (a) and (b), respectively;
- (l) strikes out the table in section 3.1.2, and substitutes the following new table:

### “3.1.2 Building Form and Placement

| Regulations |                                                                                                                         | RR-3A                | RR-3B                | RR-3C |
|-------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|-------|
| 3.1.2.1     | Minimum site area                                                                                                       | 920 m <sup>2</sup>   |                      |       |
| 3.1.2.2     | Maximum building height                                                                                                 | 15.3 m and 4 storeys | 23.0 m and 6 storeys |       |
| 3.1.2.3     | Minimum front yard depth                                                                                                | 2.5 m                |                      |       |
| 3.1.2.4     | Minimum side yard width for a side yard that:                                                                           |                      |                      |       |
|             | (a) adjoins the side yard of a site located in an R district, without the intervention of a lane                        | 3.7 m                |                      |       |
|             | (b) does not adjoin the side yard of a site located in an R district                                                    | not required         |                      |       |
| 3.1.2.5     | Minimum rear yard depth for portions of a building not containing dwelling uses, with a building height less than 6.1 m | 1.5 m                |                      |       |
| 3.1.2.6     | Minimum rear setback for portions of a building:                                                                        |                      |                      |       |
|             | (a) not containing dwelling uses, and with a building height of 6.1 m or more                                           | 6.1 m                |                      |       |
|             | (b) containing dwelling uses                                                                                            | 6.1 m                |                      |       |
| 3.1.2.7     | Minimum setback of all exterior walls of the 6th storey from the exterior face of the wall of the storey below          | not applicable       | 2.4 m                |       |

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- (m) rennumbers sections 3.1.2.9 through 3.1.2.19 as sections 3.1.2.8 through 3.1.2.18, respectively;
- (n) strikes out the title “**Building Height and Floor-to-Floor Height**” above section 3.1.2.8 and substitutes “**Building Height**”;
- (o) in section 3.1.2.9:
  - (i) strikes out “sections 3.1.2.3 and 3.1.2.9” and substitutes “3.1.2.2 and 3.1.2.8”, and
  - (ii) strikes out “section 3.1.2.16” and substitutes “section 3.1.2.14”;
- (p) strikes out section 3.1.2.10;
- (q) rennumbers sections 3.1.2.11 through 3.1.2.18 as sections 3.1.2.10 through 3.1.2.17, respectively;
- (r) in section 3.1.2.10, strikes out “and decrease the minimum floor-to-floor height”;



- (s) in section 3.1.2.11:
  - (i) strikes out “section 3.1.2.5” and substitutes “section 3.1.2.4”, and
  - (ii) strikes out “section 3.1.2.4 above and section 3.1.2.19(c) below” and substitutes “section 3.1.2.3 above and section 3.1.2.17(b) below”; and
- (t) in section 3.1.2.13, strikes out “section 3.1.2.6” and substitutes “section 3.1.2.5”;
- (u) in section 3.1.2.14, strikes out “section 3.1.2.7” and substitutes “section 3.1.2.6”;
- (v) in section 3.1.2.15, strikes out “section 3.1.2.7(b)” and substitutes “section 3.1.2.6(b)”; and
- (w) in section 3.1.2.17:
  - (i) strikes out subsection (b), and
  - (ii) renumbers subsections (c) and (d) as subsections (b) and (c), respectively.

8. 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.

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

ENACTED by Council this 2<sup>nd</sup> day of June, 2026

Signed “Ken Sim”  
Mayor

Signed “Jason Twa”  
City Clerk