

BY-LAW NO. 14747

A By-law to amend Zoning and Development By-law No. 3575 to implement changes required by section 634 of the Vancouver Charter

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. Council repeals Schedule F, Schedule G, and Schedule H.
3. In section 2, Council strikes the following terms from column one and their corresponding definitions in column 2:
 - (a) Affordable Housing Share;
 - (b) Amenity Share.
4. In the R1-1 District Schedule, Council:
 - (a) in the table in section 2.1:
 - (i) in the row beginning with "Multiple Dwelling, containing no more than 8 dwelling units", strikes from the third column "2.2.10";
 - (ii) in the row beginning with "Principal Dwelling Unit with Lock-Off Unit", strikes from the third column "2.2.11" and replaces it with "2.2.10";
 - (iii) in the row beginning with "Child Day Care Facility Conversion Dwelling", strikes from the third column "2.2.16" and replaces it with "2.2.15";
 - (iv) in the row beginning with "Community Care or Assisted Living Facility – Class A", strikes from the third column "2.2.12" and replaces it with "2.2.11";
 - (v) in the row beginning with "Farmers' Market", strikes from the third column "2.2.13" and replaces it with "2.2.12";
 - (vi) in the row beginning with "Accessory Buildings, customarily ancillary to any use listed in this section 2.1", strikes from the third column "2.2.14" and replaces it with "2.2.13";
 - (vii) in the row beginning with "Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1", strikes from the third column "2.2.15" and replaces it with "2.2.14";
 - (b) strikes section 2.2.7, renumbers section 2.2.8 as 2.2.7, and then renumbers the following sections sequentially;
 - (c) in section 2.2.14, strikes "2.2.14(b)" and replaces it with "2.2.13(b)";

- (d) strikes section 3.1.1 and replaces it with the following:

“3.1.1 Density and Floor Area

3.1.1.1 Developments requiring social housing are subject to **Schedule J: Affordable Housing Schedule**.

3.1.1.2 The maximum floor space ratio is 1.00.

3.1.1.3 If the form of tenure for the residential floor area:

(a) is secured as 100% residential rental tenure, the maximum number of dwelling units is 8; or

(b) includes any tenure other than residential rental tenure:

(i) the maximum number of dwelling units is 6, and

(ii) if the site:

(A) has an area of 623 m² or more,

(B) has a frontage of 17.1 m or more, and

(C) is located west of the centre lines of Ontario Street or Carrall Street,

a minimum of 5% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided.

3.1.1.4 Despite section 3.1.1.3(a) above, 1 of the dwelling units may be occupied by a registered owner of the site.”;

- (e) strikes section 3.2.1.2;

- (f) strikes section 4.1;

- (g) renumbers sections 4.2, 4.3, and 4.4 as 4.1, 4.2, and 4.3, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;

- (h) in section 4.1.2(g)(ii), strikes “4.2.2(f)” and replaces it with “4.1.2(f)”;

- (i) in section 4.1.2(h), strikes “4.2.2(g)” and replaces it with “4.1.2(g)”;

- (j) in section 4.1.2(i), strikes “4.2.2(i)” and replaces it with “4.1.2(i)”;

- (k) in section 4.1.2(l), strikes “4.2.1(b)” and replaces it with “4.1.1(b)”;

- (l) in section 4.2.3, strikes “4.2.2(f) and 4.2.2(g)” and replaces it with “4.1.2(f) and 4.1.2(g)”;

- (m) in section 4.3.2(c)(i), strikes “4.4.2(b)” and replaces it with “4.3.2(b)”;
- (n) in the last paragraph of section 4.3.2, strikes “4.4.2” and replaces it with “4.3.2”; and
- (o) adds the following after section 4.3.5:

“5 RELAXATIONS

5.1 Despite section 3.2.1.1 of this schedule, the Director of Planning may relax the permitted floor space ratio to a maximum of:

- (a) 0.65 for single detached house and single detached house with secondary suite to facilitate an addition to a character house;
- (b) 0.75 for multiple conversion dwelling to facilitate an addition to a character house; or
- (c) 0.85 for an infill in combination with the retention of a character house,

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

5. In the R3 Districts Schedule, Council:

- (a) in sections 1.1 and 2.2.6(b), strikes “R3-3 district” and replaces it with “R3-3 districts”;
- (b) strikes the table in section 1.2 and replaces it with the following:

Minimum Site Area	Use	Density, Form and Placement Regulations
460 m ²	Low-Rise Apartment	3.1
	Low-Rise Apartment, in combination with Townhouse	
	Low-Rise Mixed-Use Residential Building	
Regulated by the RM-8A district	Townhouse in the R3-1 district containing more than 8 dwelling units	Regulated by the RM-8A district
	Townhouse in the R3-3 district containing more than 8 dwelling units, if section 2.2.1(c)(ii) of this schedule applies	
Regulated by the RR-1 district	Townhouse in the R3-2 district containing more than 8 dwelling units	Regulated by the RR-1 district

	Townhouse in the R3-3 district containing more than 8 dwelling units, if section 2.2.1(c)(i) of this schedule applies	
Regulated by the R1-1 district	Duplex	Regulated by the R1-1 district
	Duplex with Secondary Suite	
	Infill, in combination with the retention of a Character House	
	Laneway House	
	Multiple Conversion Dwelling resulting from the conversion of a Character House	
	Multiple Dwelling, containing no more than 8 dwelling units	
	Principal Dwelling Unit with a Lock-off Unit	
	Single Detached House	
	Single Detached House with Secondary Suite	
--	Other uses in section 2.1 of this schedule	3.2

(c) in section 2.2.1(a):

- (i) strikes sections (i) and (ii);
- (ii) adds a comma before “except that”;
- (iii) strikes the colon after “except that” and replaces it with the following:
“if the site is in the R3-1 district, section 3.1.1.3(b) of the RM-8 and RM-8A Districts Schedule does not apply.”;

(d) in section 2.2.1(c)(ii):

- (i) strikes sections (A) and (B);
- (ii) strikes the colon after “except that” and replaces it with the following:
“section 3.1.1.3(b) of the RM-8 and RM-8A Districts Schedule does not apply.”;

(e) in section 2.2.2(a), strikes “the maximum floor space ratio is 1.00 and section 3.1.1.1” and replaces it with “if the site is in the R3-1, R3-2 or R3-3 district, section 3.1.1.3(b)(ii)”;

- (f) in section 3.1.1.2:
 - (i) after “form of tenure” adds “for the residential floor area”;
 - (ii) before “residential rental tenure” adds “100%”;
 - (iii) strikes “for 100% of the residential floor area”;
- (g) in section 3.1.1.2(b), strikes the second “and”;
- (h) in sections 3.1.1.2(b), 3.1.1.2(c), 3.1.1.4(c), 3.1.1.4(d), 3.1.1.5(c), and 3.1.1.5(d):
 - (i) strikes “may be increased to” and replaces it with “is”; and
 - (ii) strikes out “provided that” and replaces it with “if”;
- (i) in section 3.1.1.3, strikes “any of the residential floor area is” and replaces it with “the residential floor area includes”;
- (j) in section 3.1.1.4(a):
 - (i) after “form of tenure” adds “for the residential floor area”;
 - (ii) before “residential rental tenure” adds “100%”;
 - (iii) strikes “for 100% of the residential floor area”;
- (k) in section 3.1.1.5(a):
 - (i) after “form of tenure” adds “for the residential floor area”;
 - (ii) before “residential rental tenure” adds “100%”;
 - (iii) strikes “for 100% of the residential floor area”;
- (l) in section 3.1.1.5(c)(i):
 - (i) after “form of tenure” adds “for the residential floor area”;
 - (ii) before “residential rental tenure” adds “100%”; and.
 - (iii) strikes “for 100% of the residential floor area”.

6. In the R4 Districts Schedule, Council:

- (a) in the table in section 1.2:
 - (i) in the row beginning with “Regulated by the RM-8A district”, strikes from the third column “section 2.2.2(b) and”;
 - (ii) strikes the row with the Use of “Multiple Dwelling containing no more than 8 dwelling uses”;

- (iii) in the rows beginning with “Regulated by the R1-1 district”, in the second column above “Principal Dwelling Unit with Lock-Off Unit” adds a new row with “Multiple Dwelling containing no more than 8 dwelling units”;
- (b) strikes section 2.2.2(b) and replaces it with the following:
 - “(b) the RM-8A district in all other cases, except that section 3.1.1.3(b) of the RM-8 and RM-8A Districts Schedule does not apply.”;
- (c) in section 2.2.3(a), strikes “the maximum floor space ratio is 1.00 and section 3.1.1.1” and replaces it with “section 3.1.1.3(b)(ii)”;
- (d) in section 3.1.1.2:
 - (i) after “form of tenure” adds “for the residential floor area”;
 - (ii) before “residential rental tenure” adds “100%”; and
 - (iii) strikes “for 100% of the residential floor area”.

7. In the R5 Districts Schedule, Council:

- (a) in the table in section 1.2:
 - (i) in the first row beginning with “Regulated by the RM-8A district”:
 - (A) in the second column, adds below “Townhouse in the R5-1 district containing more than 8 dwelling units” a new row with “Townhouse in the R5-3 and R5-4 districts containing more than 8 dwelling units, if section 2.2.2(c)(ii) of this schedule applies”;
 - (B) strikes from the third column “section 2.2.2(a) and”;
 - (ii) strikes the second row beginning with “Regulated by the RM-8A district”;
 - (iii) strikes the row with the Use of “Multiple Dwelling containing no more than 8 dwelling uses”;
 - (iv) in the rows beginning with “Regulated by the R1-1 district”, in the second column above “Principal Dwelling Unit with Lock-Off Unit” adds a new row with “Multiple Dwelling containing no more than 8 dwelling units”;
- (b) in section 2.2.2(a):
 - (i) strikes sections (i) and (ii);
 - (ii) strikes the colon after “except that” and replaces it with the following:
 - “section 3.1.1.3(b) of the RM-8 and RM-8A Districts Schedule does not apply.”;

- (c) in section 2.2.2(c)(ii):
 - (i) strikes sections (A) and (B);
 - (ii) strikes the colon after “except that” and replaces it with the following:
 “section 3.1.1.3(b) of the RM-8 and RM-8A Districts Schedule does not apply.”;
- (d) in section 2.2.3(a), strikes “the maximum floor space ratio is 1.00 and section 3.1.1.1” and replaces it with “section 3.1.1.3(b)(ii)”;
- (e) in sections 3.1.1.2(a), 3.1.1.2(b), 3.1.1.3(a), 3.1.1.3(b)(i), 3.1.1.4(b), 3.1.1.5(b), 3.1.1.7(a), 3.1.1.7(b), 3.1.1.8(a), and 3.1.1.8(b) strikes “provided that” and replaces it with “if”;
- (f) in sections 3.1.1.2 and 3.1.1.7, adds “, if the form of tenure for the residential floor area” after “high-rise apartment”;
- (g) in sections 3.1.1.2(a), 3.1.1.3(a), 3.1.1.7(a), and 3.1.1.8(a):
 - (i) strikes “if the form of tenure”;
 - (ii) before “residential rental tenure” adds “secured as 100%”;
 - (iii) strikes “for 100% of the residential floor area”;
- (h) in sections 3.1.1.2(b), 3.1.1.3(b), 3.1.1.7(b), and 3.1.1.8(b), strikes “if the form of tenure for any of the residential floor area is” and replaces it with “includes”;
- (i) in sections 3.1.1.3 and 3.1.1.8, strikes “and:” and replaces it with “, and if the form of tenure for the residential floor area:”;
- (j) in section 3.1.1.3(b)(ii), strikes “may be” and replaces it with “is”;
- (k) in sections 3.1.1.4(a), 3.1.1.5(a), and 3.1.1.9(a):
 - (i) after “form of tenure” adds “for the residential floor area”;
 - (ii) adds “secured as 100%” after “must be”;
 - (iii) strikes “for 100% of the residential floor area”; and
- (l) in section 3.1.1.9(b), strikes “Provided that” and replaces it with “if”.

8. In the RT-3 District Schedule, Council:

- (a) renumbers section 3.1.1.3 as 3.1.1.4;
- (b) strikes sections 3.1.1.1 and 3.1.1.2 and replaces them with the following:

“3.1.1.1 The maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of:

- (a) 0.75 for multiple dwelling, duplex, single detached house, single detached house with secondary suite, multiple conversion dwelling, seniors supportive or independent living housing, rooming house, or a development with more than 1 principal building; and
- (b) 0.95 for the overall site for infill to facilitate the retention of an existing building,

if the Director of Planning considers the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views; the amount of open space; the preservation of the character and general amenity desired for the area; and the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 Despite section 3.1.1.1 above, the maximum floor space ratio is 1.00 for multiple dwelling and seniors supportive or independent living housing if a minimum of 25% of the total dwelling units within any building are:

- (a) owned or leased by a government or non-profit housing society; and
- (b) secured as housing for persons with disabilities or individuals and families of low income or providing housing for mixed-income groups.

3.1.1.3 On a site where an existing building is retained, the Director of Planning may relax the permitted floor space ratio in accordance with section 5.1 of this schedule.”;

(c) strikes section 3.1.2.21 and replaces it with the following:

“3.1.2.21 For multiple dwelling or seniors supportive or independent living housing, where the development satisfies the conditions set out in section 3.1.1.2 above, the Director of Planning may vary any of the regulations in this section 3.1 other than the permitted floor space ratio and section 4.4 of this schedule if:

- (a) it is demonstrated that the variation will serve to accomplish the provision of affordable housing, and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”;

(d) adds a new section 5 after section 4.4.10 as follows:

“5 RELAXATIONS

5.1 The Director of Planning may relax any regulation in sections 3.1 and 4.4 of this schedule:

- (a) for multiple conversion dwelling or infill on a corner site, for the purpose of preserving pre-1920 buildings important to the character of the neighbourhood;
- (b) for an existing single detached house, single detached house with secondary suite, or duplex, provided that the building:
 - (i) is consistent with the pre-1920 character of the neighbourhood, and
 - (ii) replicates a previously existing or existing building on the site, including restoration of a building's original form, features, materials and decoration; and
- (c) for any existing building to allow for minor alterations to provide increased efficiency and liveability of the building in order to maintain the pre-1920 building character of the neighbourhood and to recognize that some existing buildings exceed regulations established under this schedule,

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

9. In the RT-5 District Schedule, Council:

- (a) strikes section 3.2.1.1;
- (b) renumbers sections 3.2.1.2 and 3.2.1.3 as 3.2.1.1 and 3.2.1.2, respectively;
- (c) in section 3.2.1.1, strikes “3.2.1.3” and replaces it with “3.2.1.2”;
- (d) before section 3.2.1.4, adds a new section 3.2.1.3 as follows:

“3.2.1.3 On a site where an existing character house is retained, the Director of Planning may relax the permitted floor space ratio in accordance with section 5.2 of this schedule.”;

- (e) after section 5.1, adds a new section 5.2 as follows:

“5.2 Despite sections 3.2.1.1 and 3.2.1.2 of this schedule, on a site with an existing character house that is retained, the Director of Planning may relax the permitted floor space ratio to a maximum of:

- (a) 0.75 to facilitate an addition to that character house; or
- (b) 0.85 for infill in combination with the retention of that character house,

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

10. In the RT-7 District Schedule, Council:

- (a) in the table in section 2.1:
 - (i) strikes the rows beginning with:
 - (A) “Infill in combination with the retention of a character house, containing a combined total of at least 3 dwelling units and no more than 8 dwelling units”;
 - (B) “Multiple Conversion Dwelling, resulting from the conversion of a character house, containing at least 3 dwelling units and no more than 8 dwelling units”;
 - (ii) in the row beginning with “Child Day Care Facility Conversion Dwelling”, in the third column strikes “2.2.13” and replaces it with “2.2.12”;
 - (iii) in the row beginning with “Infill on a site containing a combined total of no more than 8 dwelling units”:
 - (A) in the first column, strikes “on a site containing a combined total of no more than 8 dwelling units”;
 - (B) in the third column, strikes “ , 2.2.4”;
 - (iv) in the row beginning with “Mixed-Use Residential Building”, in the third column strikes “2.2.5” and replaces it with “2.2.4”;
 - (v) in the row beginning with “Multiple Conversion Dwelling, containing 2 dwelling units”, in the third column strikes “2.2.6” and replaces it with “2.2.5”;
 - (vi) in the row beginning with “Multiple Conversion Dwelling, not permitted as an outright approval use and containing no more than 8 dwelling units”:
 - (A) in the first column, strikes “and containing no more than 8 dwelling units”;
 - (B) in the third column, strikes “2.2.4, 2.2.7” and replaces it with “2.2.6”;
 - (vii) in the row beginning with “Multiple Dwelling, containing no more than 8 dwelling units”:
 - (A) in the first column, strikes “ , containing no more than 8 dwelling units”;
 - (B) in the third column, strikes “2.2.4, 2.2.8” and replaces it with “2.2.7”;
 - (viii) in the row beginning with “Community Care or Assisted Living Facility - Class A”, in the third column strikes “2.2.9” and replaces it with “2.2.8”;

- (ix) in the row beginning with “Farmers’ Market”, in the third column strikes “2.2.10” and replaces it with “2.2.9”;
- (x) in the row beginning with “Accessory Buildings, customarily ancillary to any use listed in this section 2.1”, in the third column:
 - (A) before “2.2.11” adds “2.2.10.”;
 - (B) strikes “, 2.2.12”;
- (b) strikes section 2.2.4, renumbers section 2.2.5 as 2.2.4, and then renumbers the following sections sequentially;
- (c) strikes section 3.1.1 and replaces it with the following:

“3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.00.

3.1.1.2 If the form of tenure for the residential floor area:

 - (a) is secured as 100% residential rental tenure, the maximum number of units for the site is 8; or
 - (b) includes any tenure other than residential rental tenure, the maximum number of dwelling units for the site is 6.

3.1.1.3 Despite section 3.1.1.2(a) above, 1 of the dwelling units may be occupied by a registered owner of the site.”
- (d) strikes section 4.1;
- (e) renumbers sections 4.2, 4.3, 4.4, and 4.5 as 4.1, 4.2, 4.3, and 4.4 respectively, and updates the numbering of the sub-sections within these sections to reflect this change;
- (f) in section 4.1.2(i)(ii), strikes “4.2.2(a)” and replaces it with “4.1.2(a)”;
- (g) in section 4.1.2(j), strikes “4.2.2(i)” and replaces it with “4.1.2(i)”;
- (h) in section 4.1.2(k)(ii), strikes “4.2.2(k)” and replaces it with “4.1.2(k)”;
- (i) in section 4.1.2(l), strikes “4.2.1(b)” and replaces it with “4.1.1(b)”;
- (j) in section 4.1.3, strikes “4.2.2” and replaces it with “4.1.2”; and
- (k) in section 4.3.1, strikes “4.2.2(a) and 4.2.2(i)” and replaces it with “4.1.2(a) and 4.1.2(i)”.

11. In the RT-9 District Schedule, Council:

- (a) in the table in section 2.1:

- (i) strikes the rows beginning with:
 - (A) "Infill in combination with the retention of a character house, containing a combined total of at least 3 dwelling units and no more than 8 dwelling units";
 - (B) "Multiple Conversion Dwelling, resulting from the conversion of a character house, containing at least 3 dwelling units and no more than 8 dwelling units";
- (ii) in the row beginning with "Child Day Care Facility Conversion Dwelling", in the third column strikes "2.2.14" and replaces it with "2.2.13";
- (iii) in the row beginning with "Infill on a site containing a combined total of no more than 8 dwelling units":
 - (A) in the first column, strikes "on a site containing a combined total of no more than 8 dwelling units"; and
 - (B) in the third column, strikes ", 2.2.5";
- (iv) in the row beginning with "Mixed-Use Residential Building", in the third column strikes "2.2.6" and replaces it with "2.2.5";
- (v) in the row beginning with "Multiple Conversion Dwelling, containing 2 dwelling units", in the third column strikes "2.2.7" and replaces it with "2.2.6";
- (vi) in the row beginning with "Multiple Conversion Dwelling, not permitted as an outright approval use and containing no more than 8 dwelling units":
 - (A) in the first column, strikes "and containing no more than 8 dwelling units";
 - (B) in the third column, strikes "2.2.5, 2.2.8" and replaces it with "2.2.6, 2.2.7"
- (vii) in the row beginning with "Multiple Dwelling, containing no more than 8 dwelling units":
 - (A) in the first column, strikes ", containing no more than 8 dwelling units";
 - (B) in the third column, strikes "2.2.5, 2.2.9" and replaces it with "2.2.8";
- (viii) in the row beginning with "Community Care or Assisted Living Facility - Class A", in the third column strikes "2.2.10" and replaces it with "2.2.9";
- (ix) in the row beginning with "Farmers' Market", in the third column, strikes "2.2.11" and replaces it with "2.2.10";
- (x) in the row beginning with "Accessory Buildings, customarily ancillary to any use listed in this section 2.1", in the third column:

- (A) adds “2.2.11,” before “2.2.12”; and
 - (B) strikes “, 2.2.13”;
- (b) strikes section 2.2.5, renumbers section 2.2.6 as 2.2.5, and then renumbers the following sections sequentially;
- (c) strikes section 3.1.1 and replaces it with the following:
 - “3.1.1 Density and Floor Area**
 - 3.1.1.1 The maximum floor space ratio is 1.00.
 - 3.1.1.2 If the form of tenure for the residential floor area:
 - (a) is secured as 100% residential rental tenure, the maximum number of units for the site is 8; or
 - (b) includes any tenure other than residential rental tenure, the maximum number of dwelling units for the site is 6.
 - 3.1.1.3 Despite section 3.1.1.2(a) above, 1 of the dwelling units may be occupied by a registered owner of the site.”
- (d) strikes section 4.1;
- (e) renumbers sections 4.2, 4.3, 4.4, and 4.5 as 4.1, 4.2, 4.3, and 4.4 respectively, and updates the numbering of the sub-sections within these sections to reflect this change;
- (f) in section 4.1.2(d)(ii):
 - (i) adds “2.2.11 and” before “2.2.12”;
 - (ii) strikes “and 2.2.13”;
- (g) in section 4.1.2(i)(ii), strikes “4.2.2(a)” and replaces it with “4.1.2(a)”;
- (h) in section 4.1.2(j), strikes “4.2.2(i)” and replaces it with “4.1.2(i)”;
- (i) in section 4.1.2(k)(ii), strikes “4.2.2(k)” and replaces it with “4.1.2(k)”;
- (j) in section 4.1.2(l), strikes “4.2.1(b)”, and replaces it with “4.1.1(b)”;
- (k) in section 4.3.1, strikes “4.2.2(a) and 4.2.2(i)” and replaces it with “4.1.2(a) and 4.1.2(i)”.

12. In the RT-11 District Schedule, Council:

- (a) strikes section 3.1.1.2 and replaces it with the following:

- “3.1.1.2 Despite the maximum floor space ratio in section 3.1.1.1 above, the Director of Planning may increase the permitted floor space ratio to a maximum of 0.85 for all dwelling uses other than duplex and duplex with secondary suite if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.”;
- (b) renumbers sections 3.1.1.4 and 3.1.1.5 as 3.1.1.5 and 3.1.1.6 respectively;
- (c) after section 3.1.1.3 adds a new section 3.1.1.4 as follows:
 - “3.1.1.4 On a site where a building existing on the site prior to January 1, 1940 is retained, the Director of Planning may relax the permitted floor space ratio in accordance with section 5.1 of this schedule.”
- (d) after section 4.6.8, adds a new section 5 as follows:

“5 RELAXATIONS

- 5.1 Despite sections 3.1.1.1 and 3.1.1.2 of this schedule, the Director of Planning may relax the permitted floor space ratio to a maximum of 0.90 for dwelling uses to facilitate the retention of a building existing on the site prior to January 1, 1940 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.”.

13. In the RM-1 District Schedule, Council:

- (a) strikes section 3.3.1.1 and replaces it with the following:
 - “3.3.1.1 The maximum floor space ratio is 0.40 for the overall site.
 - 3.3.1.2 On a site where a character house is retained, the Director of Planning may relax the permitted floor space ratio in accordance with section 5.1 of this schedule.”;
- (b) strikes section 3.3.2.9, renumbers section 3.3.2.10 as 3.3.2.9, and renumbers the following sections sequentially;
- (c) renumbers section 3.4.1.2 as 3.4.1.3;
- (d) strikes section 3.4.1.1 and replaces it with the following:
 - “3.4.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.60 to facilitate the retention of a residential building not existing prior to January 1, 1940 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.4.1.2 On a site where a residential building existing on the site prior to January 1, 1940 is retained, the Director of Planning may relax the permitted floor space ratio in accordance with section 5.3 of this schedule.”

(e) in section 3.4.2.13(a), after “storeys” adds “to facilitate the retention of an existing residential building”;

(f) adds a new section 5 after section 4.7 as follows:

“5 RELAXATIONS

5.1 Despite section 3.3.1.1 of this schedule, the Director of Planning may relax the permitted floor space ratio to a maximum of 0.65 for the overall site for infill duplex or infill single detached house to facilitate the retention of a character house if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

5.2 Despite section 3.3.2.2 of this schedule, the Director of Planning may relax the maximum building height and numbers of storeys on a site that includes retention of a character house if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

5.3 Despite section 3.4.1.1 of this schedule, the Director of Planning may relax the permitted floor space ratio to a maximum of 0.65 for multiple conversion dwelling to facilitate the retention of a residential building existing on the site prior to January 1, 1940 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.”.

14. In the RM-3A District Schedule, Council:

(a) strikes section 3.1.1.1(b);

(b) combines the introductory sentences of section 3.1.1.1 and 3.1.1.1(a) and strikes the semi-colon after “that”, so the introductory sentence of section 3.1.1.1 now reads:

“3.1.1.1 The maximum floor space ratio is 1.00, except that the floor space ratio may be increased:”

(c) in section 3.1.1.1, rennumbers (i), (ii), and (iii) as (a), (b), and (c) respectively;

(d) rennumbers section 3.1.1.1 as section 3.1.1.2;

(e) adds a new section 3.1.1.1 as follows:

“3.1.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.”; and

(f) adds a new section 3.1.1.3 as follows:

“3.1.1.3 Despite section 3.1.1.2 above, the maximum floor space ratio is 3.00 if 100% of the residential floor area is developed as social housing.”.

15. In the RM-4 District Schedule, Council:

(a) strikes section 3.1.1 and replaces it with the following:

“3.1.1 Density and Floor Area

3.1.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.

3.1.1.2 The maximum floor space ratio is 1.45.

3.1.1.3 Despite section 3.1.1.2 above, the maximum floor space ratio is 3.00 if 100% of the residential floor area is developed as social housing.”;

(b) in section 3.1.2.12:

(i) after “section 3.1”, strikes “where” and replaces it with “other than the permitted floor space ratio if”;

(ii) adds a period after “all applicable Council policies and guidelines”, and strikes “, provided that:”;

(iii) strikes sections 3.1.2.12(a) to (e);

(c) in section 3.2.1.1, strikes “0.60, except that the Director of Planning may increase the permitted floor space ratio in accordance with section 3.2.2.7 of this schedule” and replaces it with “1.00”;

(d) in section 3.2.2.7:

(i) after “section 3.2”, strikes “where” and replaces it with “other than the permitted floor space ratio if”;

(ii) strikes “, provided that the floor space ratio does not exceed 1.00”;

(e) strikes section 3.3.1, and replaces it with the following:

“3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 1.45 for the overall site.”

(f) in section 3.3.2.6:

(i) strikes “where” and replaces it with “other than the permitted floor space ratio if”;

(ii) strikes “, provided that the floor space ratio does not exceed 1.45”;

- (g) in section 3.4.1.1, strikes “0.75, except that the Director of Planning may increase the permitted floor space ratio in accordance with section 3.4.2.10 of this schedule” and replaces it with “1.45”;
- (h) in section 3.4.2.10:
 - (i) after “section 3.4”, strikes “where” and replaces it with “other than the permitted floor space ratio if”;
 - (ii) adds a period after “all applicable Council policies and guidelines”, and strikes “, provided that.”;
 - (iii) strikes sections 3.4.2.10(a) to (d);
- (i) in section 3.5.1.1:
 - (i) strikes “Director of Planning may increase the permitted”;
 - (ii) strikes “in accordance with section 3.5.2.10 of this schedule”;
 - (iii) adds “is 1.45” after “existing buildings”;
- (j) in section 3.5.2.10:
 - (i) adds “other than the permitted floor space ratio” after “section 3.5”;
 - (ii) strikes “, provided that the floor space ratio does not exceed 1.45”.

16. In the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule:

- (a) strikes section 3.1.1.2;
- (b) renumbers section 3.1.1.1 as 3.1.1.2;
- (c) renumbers section 3.1.1.3 as 3.1.1.4;
- (d) in section 3.1.1.2(b), strikes “3.1.1.1(a)” and replaces it with “3.1.1.2(a)”;
- (e) strikes sections 3.1.1.2(d) and 3.1.1.2(f);
- (f) renumbers section 3.1.1.2(e) as 3.1.1.2(d);
- (g) before section 3.1.1.2, adds a new section 3.1.1.1 as follows:

“3.1.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.”;
- (h) in section 3.1.1.2(c):
 - (i) strikes “3.1.1.1(a) and 3.1.1.1(b)” and replaces it with “3.1.1.2(a) and 3.1.1.2(b)”;

- (ii) adds “and” after the semi-colon;
- (i) in section 3.1.1.2(d):
 - (i) strikes “sections 3.1.1.1(d) above or” and replaces it with “section”;
 - (ii) strikes “; and” and replaces it with a period;
- (j) before section 3.1.1.4, adds a new section 3.1.1.3 as follows:

“3.1.1.3 Despite sections 3.1.1.2(a) and 3.1.1.2(b) above, in the RM-5D district for multiple dwelling or mixed-use residential building the maximum floor space ratio is 7.00 if a minimum of 20% of the residential floor area is developed as social housing.”
- (k) strikes section 3.1.2.8 and replaces it with the following:

“3.1.2.8 Despite section 3.1.2.1 above, the maximum building height in the RM-5D district for multiple dwellings and mixed-use residential building is 58.0 m if a minimum of 20% of the residential floor area is developed as social housing.”;
- (l) strikes sections 3.2.1.1(d), 3.2.1.1(f), 3.2.1.2, 3.2.2.6, 3.2.2.8, and 3.2.2.9;
- (m) renumbers section 3.2.1.1(e) as 3.2.1.1(d);
- (n) in section 3.2.1.1(c), strikes the semi-colon and replaces it with “; and”;
- (o) in section 3.1.1.2(d), strikes “; and” and replaces it with a period;
- (p) renumbers section 3.2.1.3 as 3.2.1.2;
- (q) renumbers section 3.2.2.7 as 3.2.2.6;
- (r) in section 3.2.1.1(a), before “if the Director of Planning” adds “to facilitate the retention of an existing building”;
- (s) in section 3.2.1.1(d), strikes “sections 3.2.1.1(d) above or” and replaces it with “section”;
- (t) strikes section 4.1;
- (u) renumbers sections 4.2 to 4.5 as 4.1 to 4.4, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;
- (v) in section 4.1(j)(ii), strikes “4.2.2(a)” and replaces it with “4.1.2(a)”;
- (w) in section 4.1(k), strikes “4.2.2(j)” and replaces it with “4.1.2(j)”;

- (x) in section 4.3.2, strikes “4.4.1” and replaces it with “4.3.1”;
- (y) in section 4.4.3, strikes “4.5” and replaces it with “4.4”;
- (z) after section 5.3 adds a new section 5.4 as follows:

“5.4 The Director of Planning or Development Permit Board may relax the floor area, maximum building height to a height not exceeding 18.3 m, minimum side yard width, minimum rear yard depth and maximum site coverage for infill multiple dwelling in the RM-5, RM-5A and RM-5B districts provided that:

- (a) the infill multiple dwelling is developed as secured market rental housing;
- (b) in an infill multiple dwelling with 4 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms;
- (c) in an infill multiple dwelling with 10 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms and at least 10% of the dwelling units contain 3 or more bedrooms; and
- (d) existing buildings, landmarks or features on the site that are listed on the Vancouver Heritage Register or which may have heritage value are conserved, to the satisfaction of the Director of Planning,

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

17. In the RM-7 and RM-7A Districts Schedule, Council:

- (a) Strikes section 3.8.1.1 and replaces it with the following:

“3.8.1.1 The maximum floor space ratio is 0.60 for the overall site.

3.8.1.2 Despite section 3.8.1.1 above, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant, the Director of Planning may increase the permitted floor space ratio to a maximum of 0.85 for the overall site to facilitate the retention of a residential building not existing on the site prior to January 1, 1940, except that no more than 0.20 floor space ratio may be allocated to an infill single detached house at the rear of the site.

3.8.1.3 On a site where a residential building existing on the site prior to January 1, 1940 is retained, the relaxations for the permitted floor space ratio in section 5.1 of this schedule apply.”;

- (b) strikes section 3.8.2.10;
- (c) rennumbers section 3.8.2.11 as 3.8.2.10;
- (d) strikes section 3.9.1.1 and replaces it with the following:

- “3.9.1.1 The maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.85 to facilitate the retention of a building not existing on the site prior to January 1, 1940 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.
- 3.9.1.2 On a site where a building existing on the site prior to January 1, 1940 is retained, the relaxations for the permitted floor space ratio in section 5.3 of this schedule apply.”;

(e) after section 4.7.4, adds a new section 5 as follows:

“5 RELAXATIONS

- 5.1 Despite section 3.8.1.1 of this schedule, the maximum floor space ratio is 0.90 for the overall site for infill single detached house to facilitate the retention of a residential building existing on the site prior to January 1, 1940, except that no more than 0.20 floor space ratio may be allocated to an infill single detached house at the rear of the site.
- 5.2 Despite section 3.8.2.2 of this schedule, the Director of Planning may vary the maximum building height for an infill single detached house if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 5.3 Despite section 3.9.1.1 of this schedule, the maximum floor space ratio is 0.90 for multiple conversion dwelling to facilitate the retention of a building existing on the site prior to January 1, 1940.”.

18. In the RM-8 and RM-8A Districts Schedule, Council:

- (a) strikes sections 3.1.1.1 and 3.1.1.2;
- (b) rennumbers section 3.1.1.3 and 3.1.1.4 as 3.1.1.4 and 3.1.1.5, respectively;
- (c) before section 3.1.1.4, adds new sections 3.1.1.1, 3.1.1.2, and 3.1.1.3 as follows:

“3.1.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.

3.1.1.2 The maximum floor space ratio is 1.20.

3.1.1.3 In the RM-8A district:

- (a) a minimum of 45% of dwelling units, excluding lock-off units, must have floor areas between 83 m² and 112 m²; and
- (b) if the site:

- (i) consists of a single lot on record in the Land Title Office Prior to June 30, 2026,
- (ii) has an area of 623 m² or more,
- (iii) has a minimum site frontage of 17.1 m, and
- (iv) is located west of the centre lines of Ontario Street or Carrall Street,

a minimum of 8% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided.”;

- (d) in section 3.1.1.4, strikes “3.1.1.1(b)” and replaces it with “3.1.1.3(a)”;
- (e) strikes sections 3.2.1.1 and 3.2.1.2;
- (f) renumbers section 3.2.1.3 and 3.2.1.4 as 3.2.1.4 and 3.2.1.5, respectively;
- (g) adds new sections 3.2.1.1, 3.2.1.2, and 3.2.1.3 before section 3.2.1.4 as follows:

“3.2.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.

3.2.1.2 The maximum floor space ratio is 1.20.

3.2.1.3 In the RM-8A district:

- (a) a minimum of 45% of dwelling units, excluding lock-off units, must have floor areas between 83 m² and 112 m²; and
- (b) if the site:
 - (i) consists of a single lot on record in the Land Title Office prior to June 30, 2026,
 - (ii) has an area of 623 m² or more,
 - (iii) has a minimum site frontage of 17.1 m, and
 - (iv) is located west of the centre lines of Ontario Street or Carrall Street,

a minimum of 8% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided.”;

- (h) in section 3.2.1.4, strikes “3.2.1.1” and replaces it with “3.2.1.3(a)”;
- (i) strikes sections 3.3.1.1 and 3.3.1.2;
- (j) renumbers section 3.3.1.3 as 3.3.1.2; and

- (k) adds a new section 3.3.1.1 before section 3.3.1.2 as follows:
- “3.3.1.1 The maximum floor space ratio is 0.75, except that the maximum floor space ratio is 0.90 for a site with a site area that is less than 445 m² or that has a frontage less than 12.8 m.”;
- (l) strikes sections 3.5.1.1 and 3.5.1.2 and replaces them with the following:
- “3.5.1.1 The maximum floor space ratio is 0.85 where no more than 0.25 floor space ratio may be allocated to a second principal building at the rear of the site.”;
- (m) strikes sections 3.6.1.1 and 3.6.1.2 and replaces them with the following:
- “3.6.1.1 The maximum floor space ratio is 0.85 where no more than 0.25 floor space ratio may be allocated to a second principal building at the rear of the site.”;
- (n) strikes sections 3.7.1.1 and 3.7.1.2 and replaces them with the following:
- “3.7.1.1 The maximum floor space ratio is 0.75 for the overall site.
- 3.7.1.2 Despite section 3.7.1.1 above, the maximum floor space ratio is 0.85 for the overall site to facilitate the retention of a residential building not existing on the site prior to January 1, 1940, except that no more than 0.25 floor space ratio may be allocated to an infill single detached house or infill duplex in the rear of the site.
- 3.7.1.3 On a site where a residential building existing on the site prior to January 1, 1940 is retained, the relaxations for the permitted floor space ratio in section 5.1 of this schedule apply.”;
- (o) in section 3.7.2.10, after “infill” adds “to facilitate the retention of an existing building”;
- (p) in section 3.8.1.1, strikes “, except that where a building existing prior to January 1, 1940 is retained, the maximum floor space ratio is 0.90”;
- (q) after section 3.8.1.1 adds a new section 3.8.1.2 as follows:
- “3.8.1.2 On a site where a residential building existing on the site prior to January 1, 1940 is retained, the relaxations for the permitted floor space ratio in section 5.2 of this schedule apply.”
- (r) strikes sections 3.9.1.1 and 3.9.1.2 and replaces them with the following:
- “3.9.1.1 The maximum floor space ratio is:
- (a) 1.20 on sites with a minimum frontage of 12.8 m; and
- (b) 0.90 on sites with a frontage less than 12.8 m.”;

- (s) strikes section 4.1;
- (t) renumbers sections 4.2 to 4.8 as 4.1 to 4.7, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;
- (u) in section 4.1.2(h)(ii), strikes “4.2.2(a)” and replaces it with “4.1.2(a)”;
- (v) in section 4.1.2(k), strikes “4.2.2(k)” and replaces it with “4.1.2(k)”;
- (w) in section 4.1.2(l), strikes “4.2.2(h)” and replaces it with “4.1.2(h)”;
- (x) in section 4.6.2, strikes “4.7.1” and replaces it with “4.6.1”;
- (y) in section 4.7.1, strikes “4.8” and replaces it with “4.7”;
- (z) in section 4.7.2(h), strikes “4.8.2(g)” and replaces it with “4.7.2(g)”;
- (aa) in section 4.7.3, strikes “4.8” and replaces it with “4.7”; and
- (bb) after section 4.7.4 adds a new section 5 as follows:

“5 RELAXATIONS

- 5.1 Despite section 3.7.1.1 of this schedule, the maximum floor space ratio is 0.90 for the overall site for infill single detached house or infill duplex to facilitate the retention of a residential building existing on the site prior to January 1, 1940, except that no more than 0.25 floor space ratio may be allocated to an infill single detached house or infill duplex in the rear of the site.
- 5.2 Despite section 3.8.1.1 of this schedule, the maximum floor space ratio is 0.90 for multiple conversion dwelling to facilitate the retention of a building existing on the site prior to January 1, 1940.”.

19. In the RM-9A District Schedule, Council:

- (a) strikes sections 3.1.1.1 and 3.1.1.2 and replaces them with:
 - “3.1.1.1 The maximum floor space ratio is 0.70, except that the maximum floor space ratio is:
 - (a) 1.20 on sites with a site frontage less than 15.2 m and where the development site consists of locked in lots;
 - (b) 1.50 on sites with a minimum site frontage of 15.2 m;
 - (c) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site; and
 - (d) 2.00 on sites with a minimum site frontage of 27.4 m.”;

- (b) renumbers sections 3.1.1.3 and 3.1.1.4 as 3.1.1.2 and 3.1.1.3, respectively;
- (c) in section 3.1.1.3, strikes “3.1.1.3(c)” and replaces it with “3.1.1.2(c)”;
- (d) strikes sections 3.2.1.1 and 3.2.1.2 and replaces them with the following:

“3.2.1.1 The maximum floor space ratio is 0.70, except that on sites with a site frontage less than 12.8 m, the maximum floor space ratio is 0.90.”;
- (e) renumbers section 3.2.1.3 as 3.2.1.2;
- (f) strikes section 3.5.1.1 and replaces it with the following:

“3.5.1.1 The maximum floor space ratio is 0.70 for the overall site.

3.5.1.2 On a site where a building existing on the site prior to January 1, 1940 is retained, the Director of Planning may relax the permitted floor space ratio in accordance with section 5.1 of this schedule.”
- (g) in section 3.6.1.1, before “if the Director of Planning”, strikes the comma and replaces it with “to facilitate the retention of an existing building”;
- (h) strikes sections 3.7.1.1 and 3.7.1.2 and replaces them with the following:

“3.7.1.1 The maximum floor space ratio is 0.70, except that the maximum floor space ratio is:

 - (a) 1.20 on sites with a site frontage less than 15.2 m where the Director of Planning considers the development site to consist of locked in lots;
 - (b) 1.50 on sites with a minimum site frontage of 15.2 m;
 - (c) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site; and
 - (d) 2.00 on sites with a minimum site frontage of 27.4 m.”;
 - (i) strikes section 4.1;
 - (j) renumbers sections 4.2 to 4.6 as 4.1 to 4.5, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;
 - (k) in section 4.1.2(j)(ii), strikes “4.2.2(a)” and replaces it with “4.1.2(a)”;
 - (l) in section 4.1.2(l), strikes “4.2.2(j)” and replaces it with “4.1.2(j)”;
 - (m) in section 4.5.2, strikes “4.6.1” and replaces it with “4.5.1”.
 - (n) after section 4.6.2, adds a new section 5 as follows:

“5 RELAXATIONS

- 5.1 Despite section 3.5.1.1 of this schedule, the Director of Planning may relax the permitted floor space ratio to a maximum of 0.90 for infill single detached house to facilitate the retention of a building existing on the site prior to January 1, 1940 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.”

20. In the RM-9 and RM-9B Districts Schedule, Council:

- (a) strikes sections 3.1.1.1 and 3.1.1.2 and replaces them with the following:

“3.1.1.1 The maximum floor space ratio is 0.75 in the RM-9 district, and 0.70 in the RM-9B district, except that the maximum floor space ratio is:

- (a) 1.20 on sites with a minimum site frontage of 12.8 m;
- (b) 1.50 on sites with a minimum site frontage of 15.2 m; and
- (c) 2.00 on sites with a minimum site frontage of 27.4 m.”;

- (b) rennumbers sections 3.1.1.3 and 3.1.1.4 as 3.1.1.2 and 3.1.1.3, respectively;

- (c) in section 3.1.1.3, strikes “3.1.1.3(c)” and replaces it with “3.1.1.2(c)”;

- (d) strikes sections 3.2.1.1 and 3.2.1.2 and replaces them with the following:

“3.1.1.1 The maximum floor space ratio is 1.20.”;

- (e) rennumbers section 3.2.1.3 as 3.2.1.2;

- (f) strikes sections 3.3.1.1 and 3.3.1.2 and replaces them with the following:

“3.3.1.1 The maximum floor space ratio is:

- (a) 0.75 in the RM-9 district; and
- (b) 0.70 in the RM-9B district,

except that, on sites that are less than 445 m² in size or with a site frontage less than 12.8 m, the maximum floor space ratio is 0.90.”;

- (g) rennumbers section 3.3.1.3 as 3.3.1.2;

- (h) in section 3.6.1.1:

- (i) strikes the comma at the end of section 3.6.1.1(b) and replaces it with a period;
- (ii) strikes “except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.90, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.”;

- (i) after section 3.6.1.1 adds a new section 3.6.1.2 as follows:
 “3.6.1.2 On a site where a building existing on the site prior to January 1, 1940 is retained, the Director of Planning may relax the permitted floor space ratio in accordance with section 5.1 of this schedule.”;
- (j) in section 3.7.1.1, before “if the Director of Planning” adds “to facilitate the retention of an existing building”;
- (k) strikes sections 3.8.1.1 and 3.8.1.2 and replaces them with the following:
 “3.8.1.1 The maximum floor space ratio is 0.75 in the RM-9 district, and 0.70 in the RM-9B district, except that the maximum floor space ratio is:
 - (a) 1.20 on sites with a minimum site frontage of 12.8 m;
 - (b) 1.50 on sites with a minimum site frontage of 15.2 m; and
 - (c) 2.00 on sites with a minimum site frontage of 27.4 m.”;
- (l) strikes section 4.1;
- (m) rennumbers sections 4.2 to 4.6 as 4.1 to 4.5, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;
- (n) in section 4.1.2(j)(ii), strikes “4.2.2(a)” and replaces it with “4.1.2(a)”;
- (o) in section 4.1.2(l), strikes “4.2.2(j)” and replaces it with “4.1.2(j)”;
- (p) in section 4.5.2, strikes “4.6.1” and replaces it with “4.5.1”;
- (q) after section 4.5.2 adds a new section 5 as follows:

“5 RELAXATIONS

- 5.1 Despite section 3.6.1.1 of this schedule, the Director of Planning may relax the permitted floor space ratio to a maximum of 0.90 for infill single detached house to facilitate the retention of a building existing on the site prior to January 1, 1940 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.”

21. In the RM-10 District Schedule, Council:

- (a) strikes sections 3.1.1.1 and 3.1.1.2 and replaces them with the following:
 “3.1.1.1 The maximum floor space ratio is 0.90, except that the maximum floor space ratio is:
 - (a) 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of

Planning considers the development site to consist of locked in lots;

(b) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m²; and

(c) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1,115 m².”;

(b) strikes sections 3.2.1.1 and 3.2.1.2 and replaces them with the following:

“3.2.1.1 The maximum floor space ratio is 0.90, except that the maximum floor space ratio is:

(a) 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots;

(b) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m²; and

(c) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1,115 m².”;

(c) strikes sections 3.4.1.1 and 3.4.1.2 and replaces them with the following:

“3.4.1.1 The maximum floor space ratio is 0.90, except that the maximum floor space ratio is:

(a) 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots;

(b) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m²; and

(c) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1,115 m².”;

(d) strikes section 4.1;

(e) rennumbers sections 4.2 to 4.5 as 4.1 to 4.4, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;

(f) in section 4.1.2(j)(ii), strikes “4.2.2(a)” and replaces it with “4.1.2(a)”;

(g) in section 4.1.2(l), strikes “4.2.2(j)” and replaces it with “4.1.2(j)”;

(h) in section 4.4.2, strikes “4.5.1” and replaces it with “4.4.1”.

22. In the RM-11 District Schedule, Council:

(a) strikes sections 3.1.1.1 and 3.1.1.2 and replaces them with the following:

“3.1.1.1 The maximum floor space ratio is 0.75, except that on sites with a minimum site frontage of 36.6 m the maximum floor space ratio is 1.70.”;

(b) strikes sections 3.2.1.1 and 3.2.1.2 and replaces them with the following:

“3.2.1.1 The maximum floor space ratio is 0.75, except that, where the Director of Planning considers the development site to consist of locked in lots, the maximum floor space ratio is 1.20.”

(c) strikes sections 3.3.1.1 and 3.3.1.2 and replaces them with the following:

“3.3.1.1 The maximum floor space ratio is 0.75, except that, where the Director of Planning considers the development site to consist of locked in lots, the maximum floor space ratio is 0.90.”

(d) strikes sections 3.4.1.1 and 3.4.1.2 and replaces them with the following:

“3.4.1.1 The maximum floor space ratio is 0.75, except that:

(a) on sites with a minimum site area of 1,000 m² and a minimum site frontage of 36.6 m, the maximum floor space ratio is 1.70; and

(b) where the Director of Planning considers the development site to consist of locked in lots, the maximum floor space ratio is 1.20 if the proposed development:

(i) is on a site with a minimum site area of 566 m²,

(ii) is on a site with a frontage greater than 12.8 m and less than 36.6 m,

(iii) has a maximum building height of 11.5 m,

(iv) has a maximum building height of 10.1 m for rear buildings, and

(v) has a minimum rear yard depth of 1.8 m.”;

(e) strikes section 4.1;

(f) renumbers sections 4.2 to 4.4 as 4.1 to 4.3, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;

(g) in section 4.1.2(j)(ii), strikes “4.2.2(a)” and replaces it with “4.1.2(a)”;

(h) in section 4.1.2(l), strikes “4.2.2(j)” and replaces it with “4.1.2(j)”; and

(i) in section 4.3.2, strikes “4.4.1” and replaces it with “4.3.1”.

23. In the RM-12 District Schedule, Council:

- (a) strikes sections 3.1.1.1 and 3.1.1.2 and replaces them with the following:

“3.1.1.1 The maximum floor space ratio is 1.70.”;

- (b) strikes section 3.2.1.1, 3.2.1.2, and 3.2.1.3 and replaces them with the following:

“3.2.1.1 The maximum floor space ratio is:

(a) 1.45 for townhouse; and

(b) 1.70 for hybrid townhouse.”;

- (c) strikes sections 3.3.1.1 and 3.3.1.2 and replaces them with the following:

“3.3.1.1 The maximum floor space ratio is 0.90.”

- (d) strikes sections 3.4.1.1 and 3.4.1.2 and replaces them with the following:

“3.4.1.1 The maximum floor space ratio is 1.45, except that on sites with a minimum site area of 1,000 m² and a minimum site frontage of 36.6 m, the maximum floor space ratio is 1.70.”

- (e) strikes section 4.1;

- (f) rennumbers sections 4.2 to 4.4 as 4.1 to 4.3, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;

- (g) in section 4.1.2(h)(ii), strikes “4.2.2(a)” and replaces it with “4.1.2(a)”;

- (h) in section 4.1.2(k), strikes “4.2.2(h)” and replaces it with “4.1.2(h)”;

- (i) in section 4.3.2, strikes “4.4.1” and replaces it with “4.3.1”.

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

- (a) in section 1.1, strikes the definition of “below-market homeownership unit”;

- (b) in the table in section 2.1:

- (i) under Dwelling Uses:

(A) in the row beginning with “Infill”, strikes from the third column “2.2.1”;

(B) in the row beginning with “Multiple Conversion Dwelling”, strikes from the third column “2.2.1”;

(C) in the row beginning with “Multiple Dwelling, on a site without protected heritage property”, strikes from the third column “2.2.2, 2.2.3” and replaces it with “2.2.1”;

- (ii) under Office Uses, in the row beginning with “General Office”, strikes from the third column “2.2.4” and replaces it with “2.2.2”;
- (iii) under uncategorized:
 - (A) in the row beginning with “Accessory Buildings, customarily ancillary to any use listed in this section 2.1”, strikes from the third column “2.2.5” and replaces it with “2.2.3”;
 - (B) in the row beginning with “Accessory Uses, customarily ancillary to any use listed in this section 2.1”, strikes from the third column “2.2.6” and replaces it with “2.2.4”;
- (c) strikes sections 2.2.1 and 2.2.2;
- (d) renumbers sections 2.2.3, 2.2.4, 2.2.5, 2.2.6, and 2.2.7 as 2.2.1, 2.2.2, 2.2.3, 2.2.4, and 2.2.5 respectively;
- (e) strikes sections 3.1.1.1, 3.1.1.2, and 3.1.1.3 and replaces them with the following:
 - “3.1.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.
 - 3.1.1.2 The maximum floor space ratio is 0.25 plus 139 m² to a maximum permitted floor area of 911 m² for multiple dwelling containing no more than 3 dwelling units.
 - 3.1.1.3 The maximum floor space ratio is 0.50 for multiple dwelling containing no less than 4 and no more than 8 dwelling units, and if the form of tenure for the residential floor area:
 - (a) is secured as 100% residential rental tenure, the maximum number of dwelling units is 8; or
 - (b) includes any tenure other than residential rental tenure:
 - (i) the maximum number of dwelling units is 6, and
 - (ii) a minimum of 5% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided.
 - 3.1.1.4 Despite section 3.1.1.3(a) above, 1 of the dwelling units may be occupied by a registered owner of the site.”;
- (f) strikes section 3.2.1.6;
- (g) renumbers sections 3.2.1.4 and 3.2.1.5 as 3.2.1.5 and 3.2.1.6, respectively;
- (h) strikes sections 3.2.1.1, 3.2.1.2, and 3.2.1.3 and replaces them with the following:

“3.2.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.

3.2.1.2 On a site with protected heritage property that is conserved:

- (a) the maximum floor space ratio is 0.45; and
- (b) the maximum number of dwelling units is 6 except that on a site with an area of 4,645 m² or more, the maximum number of dwelling units is 8.

3.2.1.3 On a site without a protected heritage property:

- (a) the maximum floor space ratio is 0.25 plus 139 m² to a maximum permitted floor area of 911 m² for a site containing no more than 3 dwelling units; and
- (b) the maximum floor space ratio is 0.45 for a site containing 4 or more dwelling units, and if the form of tenure for the residential floor area:
 - (i) is secured as 100% residential rental tenure, the maximum number of dwelling units is 8, or
 - (ii) includes any tenure other than residential rental tenure:
 - (A) the maximum number of dwelling units is 6, and
 - (B) a minimum of 5% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided.

3.2.1.4 Despite section 3.2.1.3(b)(i) above, 1 of the dwelling units may be occupied by a registered owner of the site.”;

- (i) in section 3.2.1.5, strikes “3.2.1.1,”;
- (j) in section 3.2.1.6, strikes “3.2.1.4” and replaces it with “3.2.1.5”;
- (k) in section 3.3.1.2, strikes “provided this maximum does not exceed a total” and replaces it with “to a maximum permitted”;
- (l) strikes section 4.1;
- (m) renumbers sections 4.2 and 4.3 as 4.1 and 4.2, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;
- (n) in section 4.1.2(g), strikes “4.2.2(f)” and replaces it with “4.1.2(f)”;
- (o) in section 4.1.3, strikes “4.2.1(c)” and replaces it with “4.1.1(c)”;
- (p) after section 5.2 adds a new section 5.3 as follows:

“5.3 Despite section 3.2.1.2(b) of this schedule, the Director of Planning may relax the maximum number of dwelling units to 7 on a site with an area less than 4,645 m² if the Director of Planning considers:

- (a) all applicable Council policies and guidelines;
- (b) the impact of any additional on-site parking on mature trees, existing gardens and landscape design; and
- (c) the impact of the additional unit on the protected heritage property.”.

25. In the C-3A District Schedule, Council:

- (a) in section 3.1.1.1(a)(vii), adds “and” after “guidelines;”;
- (b) strikes section 3.1.1.1(b);
- (c) renumbers section 3.1.1.1(c) as 3.1.1.1(b);
- (d) in section 3.1.1.1(b), strikes “, except that this section 3.1.1.1(c) does not apply to a development where there has been an increase in floor space ratio pursuant to section 3.1.1.1(b) above”;
- (e) strikes section 3.1.1.2;
- (f) renumbers section 3.1.1.3 as 3.1.1.2;
- (g) strikes section 4.1;
- (h) renumbers sections 4.2 and 4.3 as 4.1 and 4.2, respectively, and updates the numbering of the sub-sections within these sections to reflect this change;
- (i) in section 4.2.2, strikes “4.3.1” and replaces it with “4.2.1”.

26. In the C-5, C-5A and C-6 Districts Schedule, Council:

- (a) in section 1.1, strikes “providing density bonuses for social housing and secured market rental housing” and replaces it with “enabling high-density developments containing social housing and residential rental tenure”;
- (b) strikes sections 3.1.1.1, 3.1.1.2, 3.1.1.3, 3.1.1.4, and 3.1.1.6;
- (c) renumbers section 3.1.1.5 as 3.1.1.7;
- (d) adds the following before section 3.1.1.7:
 - “3.1.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.
 - 3.1.1.2 The maximum floor space ratio is:

- (a) 2.20 in the C-5 and C-5A districts; and
 - (b) 2.60 in the C-6 district.
- 3.1.1.3 Despite section 3.1.1.2 above, for a hotel existing on or before February 4, 2014, the floor space ratio must not exceed the greater of the floor space ratio existing on September 30, 1986 or the maximum floor space ratio permitted in section 3.1.1.2 above.
- 3.1.1.4 Despite sections 3.1.1.2 and 3.1.1.3 above, for a hotel existing on September 30, 1986, the Director of Planning may increase the permitted floor space ratio to a maximum of 5% above the maximum permitted floor space ratio if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 3.1.1.5 Despite section 3.1.1.2 above, for mixed-use residential building:
 - (a) the maximum floor space ratio is:
 - (i) 7.00 in the C-5A district, and
 - (ii) 8.75 in the C-6 district, except that the floor space ratio must be at least 1.20 for non-dwelling uses; and
 - (b) either the form of tenure for the residential floor area:
 - (i) is secured as 100% residential rental tenure, or
 - (ii) includes any tenure other than residential rental tenure, where a minimum of 20% of the residential floor area is developed as social housing.
- 3.1.1.6 The Development Permit Board may increase the permitted floor space ratio by a maximum of 10% where the increase results from a transfer of heritage density, except that this increase must not apply to a hotel where the floor area has already been increased pursuant to section 3.1.1.4 above.”;
- (e) in section 3.1.1.7, strikes “3.1.1.3” and replaces it with “3.1.1.6”;
- (f) in section 3.1.2.9, strikes the first “The” and replaces it with “Despite section 3.1.2.2 above, the”;
- (g) strikes section 3.1.2.11 and replaces it with:
 - “3.1.2.11 Despite sections 3.1.2.2 and 3.1.2.9 above, the maximum building height is 91.4 m for building where the form of tenure for the residential floor area:
 - (a) is secured as 100% residential rental tenure; or

- (b) includes any tenure other than residential rental tenure, where a minimum of 20% of the residential floor area is developed as social housing.”;
- (h) strikes section 4.1;
- (i) renumbers sections 4.2, 4.3, and 4.4 as 4.1, 4.2, and 4.3, respectively, and updates the numbering of the sub-sections within these sections to reflect this change; and
- (j) in section 4.2.2, strikes “4.3.1” and replaces it with “4.2.1”.

27. In the FC-2 District Schedule, Council:

- (a) in section 1.1, adds the following paragraph after the second paragraph:

“For the purpose of this schedule, below-market rental dwelling unit has the meaning set out in Schedule J: Affordable Housing Schedule”.
- (b) strikes section 3.2.1.2;
- (c) renumbers section 3.2.1.1 as 3.2.1.2;
- (d) adds the following before section 3.2.1.2:

“3.2.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.”;
- (e) adds the following after section 3.2.1.2:

“3.2.1.3 Despite section 3.2.1.2 above, the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 1.50 if the Director of Planning or Development Permit Board considers:

 - (a) the relationship of the development with nearby residential areas;
 - (b) the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets, and existing views;
 - (c) the amount of open space, including plazas, and the impact of overall design on the general amenity of the area;
 - (d) the impact of the development on traffic in this area;
 - (e) the provision for pedestrian needs;
 - (f) the design and liveability of any dwelling uses; and
 - (g) the intent of this schedule and all applicable Council policies and guidelines.

- 3.2.1.4 The maximum floor space ratio is 2.50 for developments with dwelling uses if:
- (a) the floor space ratio for dwelling uses does not exceed 1.00;
 - (b) 100% of the residential floor area is developed as social housing; and
 - (c) the floor space ratio for non-dwelling uses does not exceed 1.50, except that the floor area for:
 - (i) restaurant – class 1 must not exceed 300 m², and
 - (ii) restaurant – class 2 must not exceed 300 m².”;
- (f) rennumbers sections 3.3.1.1, 3.3.1.2, 3.3.1.3, and 3.3.1.4 to 3.3.1.3, 3.3.1.4, 3.3.1.5, and 3.3.1.6, respectively;
- (g) adds the following before section 3.3.1.3:
- “3.3.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.
- 3.3.1.2 In sub-area C2, all dwelling uses must be developed as social housing.”;
- (h) in section 3.3.1.3(a), strikes “and all dwelling uses must be developed as social housing”;
- (i) in section 3.3.1.4:
- (i) strikes “3.3.1.1” and replaces it with “3.3.1.3”;
 - (ii) strikes “, provided that” and replaces it with “if”;
 - (iii) in section 3.3.1.4(a), strikes “and all dwelling uses are developed as social housing”;
 - (iv) at the end of section 3.3.14(b), deletes the comma and adds “; and”;
 - (v) strikes the final paragraph and replaces it with the following:

“(c) the Director of Planning or the Development Permit Board considers:

 - (i) the relationship of the development with nearby residential areas,
 - (ii) the height, bulk, location and overall design of the building and its impact on the site, surrounding buildings and streets, and existing views,

- (iii) the amount of open space, including plazas, and the impact of overall design on the general amenity of the area,
 - (iv) the impact of the development on traffic in the area,
 - (v) the provision for pedestrian needs,
 - (vi) the design and liveability of any dwelling uses, and
 - (vii) the intent of this schedule and all applicable Council policies and guidelines.”;
- (j) in section 3.3.1.6:
 - (i) strikes “3.3.1.3” and replaces it with “3.3.1.5”;
 - (ii) strikes “, provided that” and replaces it with “if”;
- (k) in section 3.3.1.6(a)(iv), strikes “3.3.1.4(a)” and replaces it with “3.3.1.6(a)”;
- (l) strikes sections 3.4.1.2 and 3.4.1.3;
- (m) rennumbers section 3.4.1.1 as 3.4.1.2;
- (n) adds the following before section 3.4.1.2:

“3.4.1.1 Developments requiring below-market rental dwelling units or social housing are subject to Schedule J: Affordable Housing Schedule.”;
- (o) in section 3.4.1.2(c)(i)(D), strikes “3.4.1.1(c)(i)” and replaces it with “3.4.1.2(c)(i)”;
- (p) adds the following after section 3.4.1.2:

“3.4.1.3 Despite section 3.4.1.2 above, the maximum floor space ratio is 6.50 for mixed-use residential building if:

 - (a) the form of tenure for the residential floor area:
 - (i) is secured as 100% residential rental tenure:
 - (A) a minimum of 30% of the residential floor area is secured as below-market rental dwelling units, or
 - (B) a minimum of 10% of the residential floor area is developed as social housing or a cash in lieu payment may be provided, or
 - (ii) includes any tenure other than residential rental tenure, a minimum of 50% of the residential floor area is developed as social housing; and

- (b) the floor space ratio for non-dwelling uses is equal to 3.00, subject to the allocations in section 3.4.1.2 above and including a minimum floor space ratio of 0.50 combined for any of the uses listed in sections 3.4.1.2(c)(i)(A), 3.4.1.2(c)(i)(B), 3.4.1.2(c)(i)(C), and 3.4.1.2(c)(i)(D) above.”;
 - (q) strikes section 4.1;
 - (r) renumbers sections 4.2 and 4.3 as 4.1 and 4.2, respectively, and updates the numbering of the sub-sections within these sections to reflect this change; and
 - (s) in section 4.2.2, strikes “4.3.1” and replaces it with “4.2.1”.
- 28. In the I-1 District Schedule, Council:
 - (a) in section 3.1.1.2, strikes “area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum additional floor space ratio of 1.50” and replaces it with “space ratio to a maximum of 4.50”;
 - (b) strikes sections 3.1.1.3 and 3.1.1.4;
 - (c) strikes section 4.1; and
 - (d) renumbers sections 4.2 and 4.3 as 4.1 and 4.2, respectively, and updates the numbering of the sub-sections within these sections to reflect this change.
- 29. In the I-1A District Schedule, Council:
 - (a) in section 3.1.1.2, strikes “area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum additional floor space ratio of 2.00, for” and replaces it with “space ratio to a maximum of”;
 - (b) in section 3.1.1.2(a), adds “5.00 for” before “uses”;
 - (c) in section 3.1.1.2(b), adds “3.00 for” before “digital entertainment”;
 - (d) strikes section 3.1.1.3;
 - (e) strikes section 4.1;
 - (f) renumbers sections 4.2 as 4.1 and updates the numbering of the sub-sections within section 4.1 to reflect this change; and
 - (g) in section 4.1.3, strikes “4.2.2” and replaces it with “4.1.2”.
- 30. In the I-1B District Schedule, Council:
 - (a) in section 3.1.1.2, strikes “by 1 m² per amenity share or per affordable housing share (level 1) provided to the City at no cost to the City, to a maximum additional floor space ratio of 2.00, for” and replaces it with “space ratio to a maximum of”;

- (b) in section 3.1.1.2(a), adds “6.00 for” before “uses”;
 - (c) in section 3.1.1.2(b), adds “4.00 for” before “digital entertainment”;
 - (d) strikes sections 3.1.1.3 and 3.1.1.4;
 - (e) strikes section 4.1;
 - (f) renumbers sections 4.2 as 4.1 and updates the numbering of the sub-sections within section 4.1 to reflect this change; and
 - (g) in section 4.1.3, strikes “4.2.2” and replaces it with “4.1.2”.
31. In the I-2 District Schedule, Council strikes section 3.1.1.2.
32. In the I-3 District Schedule, Council:
- (a) in section 3.1.1.2, strikes “by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City”;
 - (b) strikes section 3.1.1.3;
 - (c) strikes section 4.1; and
 - (d) renumbers sections 4.2 to 4.6 as 4.1 to 4.5, respectively, and updates the numbering of the sub-sections within these sections to reflect this change.
33. In the IC-2 District Schedule, Council:
- (a) in section 3.1.1.2, strikes “above a floor space ratio of 3.00 by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City,”;
 - (b) strikes sections 3.1.1.3 and 3.1.1.4;
 - (c) strikes section 4.1;
 - (d) renumbers sections 4.2 to 4.4 as 4.1 to 4.3, respectively, and updates the numbering of the sub-sections within these sections to reflect this change; and
 - (e) in sections 4.2.1 and 4.2.2, strikes “4.3” and replaces it with “4.2”.
34. In the IC-3 District Schedule, Council:
- (a) in the second paragraph of section 1.1:
 - (i) after “additional”, strikes “discretionary”; and
 - (ii) strikes “dwelling units are secured market rental housing” and replaces it with “residential floor area is secured as residential rental tenure”;

- (b) strikes sections 3.1.1.2 and 3.1.1.3;
- (c) renumbers section 3.1.1.1 as 3.1.1.2;
- (d) adds a new section 3.1.1.1 before section 3.1.1.2 as follows:

“3.1.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.”
- (e) in section 3.1.1.2(a), strikes “(provided that the use is not combined with a residential unit)”;
- (f) adds a new section 3.1.1.3 after section 3.1.1.2 as follows:

“3.1.1.3 Despite section 3.1.1.2 above, in sub-area A, the maximum floor space ratio is 4.00 for mixed-use residential building if:

 - (a) the floor space ratio for dwelling uses does not exceed 3.50, and for the purposes of this section 3.1.1.3(a), where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use; and
 - (b) the form of tenure for the residential floor area:
 - (i) is secured as 100% residential rental tenure, or
 - (ii) includes any tenure other than residential rental tenure, where a minimum of 20% of the residential floor area is developed as social housing.”;
- (g) strikes section 3.1.2.4 and replaces it with the following:

“3.1.2.4 Despite section 3.1.2.1 above, in sub-area A, the maximum building height is 30.5 m for a mixed-use residential building where the form of tenure for the residential floor area:

 - (a) is secured as 100% residential rental tenure; or
 - (b) includes any tenure other than residential rental tenure, where a minimum of 20% of the residential floor area is developed as social housing.”;
- (h) adds a new section 5.3 after section 5.2 as follows:

“5.3 For any development where a residential unit associated with and forming an integral part of an artist studio is secured as social housing, the Director of Planning or Development Permit Board may relax the permitted floor space ratio, subject to prior approval by City Council.

In determining the amount of the increase in floor space ratio that may be permitted by this section 5.3, the Director of Planning or Development Permit

Board, with advice from the General Manager of Real Estate, Environment and Facilities Management, must consider:

- (a) the cost to the developer of adhering to the conditions of the housing agreement;
- (b) the value of the increased floor area;
- (c) the value of any relaxation of other regulations;
- (d) the impact on liveability and environmental quality of the neighbourhood; and
- (e) the intent of this schedule and all applicable Council policies and guidelines.”.

35. In the MC-1 and MC-2 Districts Schedule, Council:

- (a) in the second paragraph of section 1.1, after “additional”, strikes “discretionary”;
- (b) in section 3.1, strikes “subject” where it appears the second time;
- (c) strikes section 3.1.1.3;
- (d) renumbers:
 - (i) section 3.1.1.4 as 3.1.1.5;
 - (ii) section 3.1.1.2 as 3.1.1.4;
 - (iii) section 3.1.1.1 as 3.1.1.2;
- (e) adds a new section 3.1.1.1 before section 3.1.1.2 as follows:

“3.1.1.1 Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule.”;
- (f) adds a new section 3.1.1.3 after section 3.1.1.2 as follows:

“3.1.1.3 Despite section 3.1.1.2 above, in sub-area A of the MC-1 district, the maximum floor space ratio is 2.55 if:

 - (a) the form of tenure for the residential floor area is secured as 100% residential rental tenure; and
 - (b) a minimum 0.70 floor space ratio of any cultural and recreational uses, manufacturing uses, transportation and storage uses, utility and communication uses, or wholesale uses is provided.”;
- (g) in section 3.1.1.4:
 - (i) strikes “3.1.1.1” and replaces it with “3.1.1.2”;

- (ii) after “sub-area A” adds “of the MC-1 district”;
- (h) in section 3.1.1.5, strikes “3.1.1.1” and replaces it with “3.1.1.2”;
- (i) in section 3.1.1.5(b), strikes “3.1.1.4(b)” and replaces it with “3.1.1.5(b)”.

36. In Schedule J, Council:

- (a) before section 1, amends the second sentence to add “or official development plan” after “applicable district schedule”;
- (b) after section 3.2.1, adds a new section 3.2.2 as follows:

“3.2.2 Despite section 3.2.1 above, where the portion of the residential floor area to be allocated to social housing results in:

- (a) a single social housing dwelling unit, or
- (b) a single residential unit associated with and forming an integral part of an artist studio in the IC-3 district,

that dwelling unit must be occupied by a household with an income below housing income limits as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication and the maximum rent must not exceed a rate that is equivalent to 30% of the gross income of the household occupying the dwelling unit, except that if the unit is rented at the shelter component of income assistance, the maximum rent is the shelter component of income assistance.”;

- (c) after section 7.2, adds a new section 8 as follows:

“8 CASH IN LIEU

8.1 Payment of Money Instead of Providing Social Housing

- 8.1.1 Where indicated in the applicable district schedule, as an alternative to the provision of social housing within a development, a cash in lieu payment may be provided at the applicable zoning district rate on the proportion of residential floor area that is otherwise required to be developed as social housing:

Zoning District	Cash In Lieu Rate
FC-2 (Sub-Area E)	\$6,558 per m ²
FSD	\$5,920 per m ²
R1-1	\$5,920 per m ²

RM-8A	\$5,920 per m ²
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- 8.1.2 The cash in lieu rates in section 8.1.1 above are estimated capital costs associated with developing the required social housing:
- (a) including planning, professional services, financing and construction costs;
 - (b) excluding costs associated with the creation of air space parcels and certain site-wide costs such as land acquisition, demolition and servicing; and
 - (c) determined after consideration of a financial feasibility analysis and anticipated development viability implications.
- 8.1.3 A cash in lieu payment must be made prior to the issuance of a building permit that authorizes development which would otherwise be subject to a requirement to provide social housing.
- 8.1.4 Despite section 8.1.3 above, where there is a change in tenure or other development that does not require a building permit, a cash in lieu payment must be made prior to the issuance of a development permit that authorizes the development which would otherwise be subject to a requirement to provide social housing.
- 8.1.5 If a building permit is issued in stages, a cash in lieu payment must be made prior to the issuance of the first building permit.
- 8.1.6 If a development takes place in stages authorized by separate building permits, a cash in lieu payment must be made with respect to each building permit that would otherwise be subject to a requirement to provide a portion of the residential floor area as social housing.”.

37. This by-law is to come into force and take effect on June 30, 2026.

ENACTED by Council this 3rd day of June, 2026

Signed _____ “Ken Sim”
Mayor

Signed _____ “Jason Twa”
City Clerk