

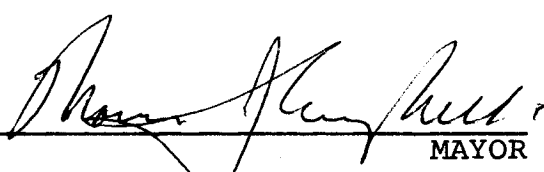
BY-LAW NO. 4625

A By-law to Amend By-law No. 3575,
being the Zoning & Development By-law

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

1. By-law No. 3575 is amended by inserting Appendix 'A' hereof immediately after the (RM-2) Multiple Dwelling District Schedule.
2. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-146 annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
3. This By-law shall come into force and take effect on and after the date of the final passing thereof.

DONE AND PASSED in open Council this 6th day of June, 1972.



 MAYOR



 CITY CLERK

(RM-3A) MULTIPLE DWELLING DISTRICT SCHEDULE: (Medium Density)**1. Uses permitted and regulations:**

Subject to all the provisions of this by-law on any site within any district defined, designated or described in this by-law as an (RM-3A) District the only uses permitted, and the only uses for which development permits may be issued are those contained in Sections 1 and 2 hereof.

A. Uses:

- (1) One-family dwelling but subject to the same regulations as required in the (RS-1) schedule.
- (2) Two-family dwelling but subject to the same regulations as required in the (RT-2) schedule.
- (3) Apartment building.
- (4) Dwelling units in basements, subject to the provisions of Section 11(3), in any building:
 - (a) in respect of which the building permit is dated on or after January 1st, 1951, and
 - (b) which is designed or erected exclusively for use as an apartment building and is not a building converted to such use.
- (5) The keeping of not more than two boarders or lodgers or not more than five foster or day-care children in each dwelling unit.
- (6) Boarding or rooming house.
- (7) Fraternity or Sorority house.
- (8) A building or use customarily accessory to the above uses (except for another dwelling unit), provided that:
 - (a) all accessory buildings are located in the rear yard and in no case are located closer to the flanking street than the width of the side yard required for the principal building;
 - (b) the total accessory buildings do not occupy an area greater than 25 percent of the minimum rear yard prescribed in this schedule, or 460 square feet, whichever is the greater;
 - (c) no accessory building shall exceed 10 feet in height;
 - (d) no more than two-thirds of the width of the rear yard of any lot shall be occupied by accessory buildings;
 - (e) no accessory building shall be closer than 12 feet to any dwelling on the property;
 - (f) no accessory building shall obstruct the daylight access as required by this by-law for any residential use.

B. Height

On any site the height of a building shall not exceed 35 feet. The Technical Planning Board may, in its discretion, permit an increase in the height of a building to a height not exceeding 40 feet.

The height of a building shall be the vertical distance between the finished grades of the site and a hypothetical surface which is parallel to the finished grades of the site. It shall be assumed that the finished grades within the outer walls of the building are formed by straight lines joining contours on the finished grades at the outer wall of the building.

C. Front Yard:

A front yard shall be provided having a depth of not less than 20 feet.

D. Side Yards:

- (1) Side yards shall be provided on each side of the building such that the outer walls of the building be contained within 135 degrees horizontal angles subtended from all points along the side property lines, provided however, in no case shall the side yard be less than 7 feet.

- (2) In the case of a corner site where the side yard adjoins a flanking street, the above containing angle is not applicable but the side yard shall be 20 percent of the width of the site, but in no case shall it be less than 10 feet nor need it be more than 20 feet.

E. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than 35 feet, provided however, this amount may be reduced to 25 feet in the following cases:

- (1) Where the building abutting the rear yard is not more than 30 feet wide nor less than 25 feet from any adjoining site.
- (2) Where the average distance from the rear line of the site to the rear of the building taken over the full width of the site is not less than 35 feet and provided further that no portion of such building, abutting such rear yard so reduced, shall have a width of more than 50 feet nor be less than 25 feet from any adjoining site.

Provided that where the rear of the site abuts a fully or partially dedicated lane the minimum depth of the rear yard or the average depth of the rear yard, as the case may be, may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Daylight Access:

- (1) From the outside of the mid-point of the exterior wall (walls) of every habitable room there shall be an unobstructed view for distance of not less than 30 feet, measured horizontally 3 feet above the floor of the habitable room. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs which in the aggregate contain not less than 70 degrees. For the purpose of this subsection the following shall be considered as obstructions:
 - (a) The theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
 - (b) Part of the same building including permitted projections;
 - (c) Accessory buildings located on the same site as the principal building;
 - (d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.
- (2) For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than 10 percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

G. Floor Space Ratio:

The maximum Floor Space Ratio shall be 1.00 provided however, this amount may be increased as follows:

- (1) Where the site coverage is 50 percent or less an amount equal to 0.012 may be added for each one percent or fraction thereof by which such coverage is reduced below 50 percent.
- (2) Where the area of a site exceeds 9,000 square feet and the frontage of such site is 75 feet or more, an amount may be added equal to 0.002 multiplied by each 100 square feet of site area in excess of 9,000 square feet, but in no case shall this amount exceed 0.25.
- (3) Where parking spaces are provided within the outermost walls of a building or underground (but in no case with the floor of the parking area above the highest point of the finished grade around the building) an amount may be added equal to 0.20 multiplied by the ratio of parking spaces provided which are completely under cover, to the total required parking spaces.

In computing the floor space ratio, all floors, whether earth floors or otherwise, (with ceilings of more than 4 feet in height) of all buildings, shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except for parking areas the floor of which is at or below the highest point of the finished grade around the building. For the purpose of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurement, provided the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area.

Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

For purposes of this section site coverage shall be based on the projected area of the outside of the outermost walls of all buildings.

In the case of a sloping site where a structure is located in or beneath a yard, such structure may be excluded from the site coverage calculation provided that the top of such structure (excluding required earth cover, permitted fence, etc.) is located beneath the average elevation of the portions of the streets, lanes or adjacent sites, located adjacent to such structure, provided in no case shall the top of any portion of such structure extend more than three feet above the adjoining streets, lanes or adjacent sites.

H. Site Area:

A site for a new apartment building, boarding or rooming house or fraternity or sorority house, or the relocation of an existing such building shall have an area of not less than 6,000 square feet except in the case of a lot of not less than 5,400 square feet on record in the Land Registry Office for the Vancouver Land Registration District prior to September 7, 1965.

J. Off-street Parking Spaces:

Off-street parking spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 12 of this by-law.

K. Off-street Loading Spaces:

Loading and unloading spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 13 of this by-law.

L. Advertisements:

No advertisements, bulletin boards or identification signs are permitted in the (RM-3A) District, except as provided in Section 10 (21) of this by-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

With the approval of the Technical Planning Board development permits may be issued for the following uses. If the development permit is granted it shall be subject to such conditions and regulations as the Technical Planning Board may decide.

A. Uses (Group A):

(1) Group Houses subject to the provisions of Section 11(6) of this by-law.

- (2) A new two-family dwelling or the relocation of an existing two-family dwelling on a site of less than 6,000 square feet, or a new apartment building, boarding or rooming house or fraternity or sorority house, or the relocation of an existing such building, on a site of less than 6,000 square feet.
- (3) The conversion into dwelling units of an existing building, other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (4) The conversion of an existing building into housekeeping or sleeping units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (5) A dwelling unit or housekeeping or sleeping unit other than one granted a development permit in accordance with this schedule which has been installed or used prior to June 18th, 1956, with or without one or more of the required City permits, may be granted a development permit limited in time.
- (6) The conversion into a boarding or rooming house of an existing building, other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (7) A building which has been altered or used for a boarding or rooming house, other than one granted a development permit in accordance with clause (6) above, which has been installed or used prior to June 18th, 1956, with or without one or more of the required City permits, may be granted a development permit limited in time.
- (8) School (public or private), kindergarten, day-care school, creche or day nursery.
- (9) Park or playground.
- (10) Golf course.
- (11) Truck gardens, nurseries and greenhouses, for propagating and cultivating.
- (12) Tourist courts, subject to the provisions of Section 11 (5) of this by-law.
- (13) The deposit or extraction of material so as to alter the configuration of the land.
- (14) Home craft or occupation, provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling, that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (15) Parking area (public) ancillary to a principal use on an adjacent site.
- (16) Club, or Lodge (fraternal), provided that no commercial activities are carried on.
- (17) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings, other than those provided for in Section 1 of this schedule.

B. Uses (Group B) which may only be granted by the Technical Planning Board after consultation with the Vancouver City Planning Commission.

- (1) Stadium or similar place of assembly.
- (2) Community centre.
- (3) Church, subject to the provisions of Section 11 (7) of this by-law.
- (4) A new building specifically designed for a Hospital or Personal Care Home, excluding a mental hospital or hospital for the treatment of animals; in granting a development permit the Technical Planning Board shall have regard to the amenity of the neighbourhood.
- (4A) The conversion of an existing building into a Hospital or Personal Care Home, excluding a mental hospital or hospital for the treatment of animals; before granting the development permit for such conversion, the Technical Planning Board shall be satisfied that the existing building is suitable for such use, having particular regard to the size of the site and building, open spaces on the site, proximity of adjacent buildings and the amenity of the neighbourhood, and shall notify adjacent property owners.
- (5) Institution of a religious, philanthropic, or charitable character.
- (6) Public utility.
- (7) Building or use essential in this district required by a public authority.
- (8) Building or use customarily accessory to the above uses.

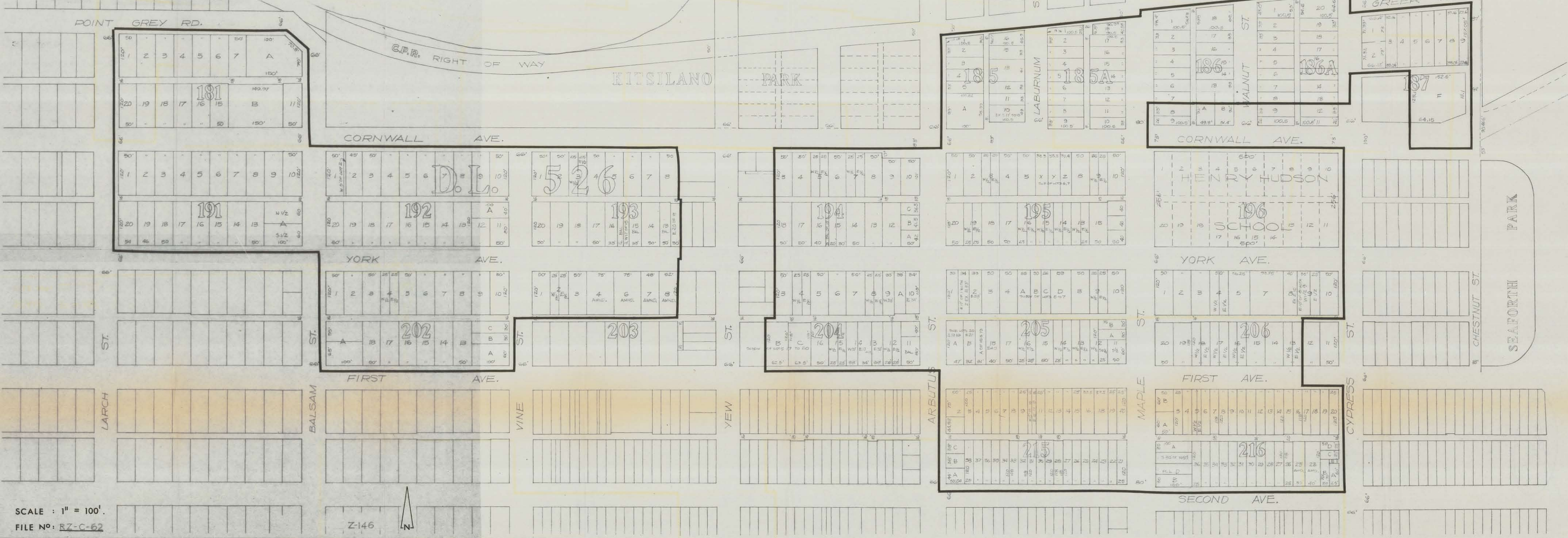
CONSEQUENTIAL TEXT AMENDMENTS TO ZONING AND DEVELOPMENTBY-LAW NO. 3575

<u>Reference Page</u>	<u>Amendments</u>
(1) Table of Contents	under 1. District Schedules, include after (RM-2): <u>(RM-3A) Multiple Dwelling District (Medium Density)</u>
(2) Page 13	Section 9(1) - after (RM-2) Multiple Dwelling District, insert: <u>(RM-3A) Multiple Dwelling District</u>
(3) Page 14	Section 9 (3)(d) - after (RM-2) insert: <u>(RM-3A)</u>
(4) Page 14	Section 9 (3)(e) - after (RM-2) insert: <u>(RM-3A)</u>
(5) Following Page 92	Insert RM-3A Schedule.
(6) Page 179	SCHEDULE 'B', Section 1 (2) - before (RM-3) Multiple Dwelling District, insert: <u>(RM-3A) or...</u>
(7) Page 245	Appendix E, Schedule 1 revise to include after (RM-2): <u>(RM-3A) District Schedule, Section 2A (3) to (7) inclusive</u>

BY-LAW NO 4625 BEING A BY-LAW TO AMEND BY-LAW NO 3575 . BEING THE ZONING AND DEVELOPMENT BY-LAW.

THE PROPERTY SHOWN BELOW (OUTLINED IN BLACK) IS REZONED FROM RM-3 MULTIPLE DWELLING DISTRICT TO RM-3A MULTIPLE DWELLING DISTRICT.

SCHEDULE "D".



SCALE : 1" = 100'
FILE NO: RZ-C-62

Z-146

