

FM-1 District Schedule

1 Intent

The intent of this Schedule is to enhance the small-scale residential character of the Fairview Slopes neighbourhood by encouraging retention of the existing houses and permitting new low-profile residential development which may include some compatible commercial, light industrial, and ancillary uses, designed to optimize the amenities inherent in the topography and location of this Central Area neighbourhood.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 1.5 m from a flanking street;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
- (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
 - (a) no additions shall be permitted;
 - (b) no housekeeping or sleeping units shall be created;
 - (c) the number of dwelling units is limited to two; and
 - (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- One-Family Dwelling.
- Rooming House.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

3.2.A • Accessory Uses to any of the uses listed in this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class A.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D • Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with any of the uses listed in this Schedule.
- Infill, in accordance with section 3.3.2 of this Schedule.
- Multiple Conversion Dwelling, resulting from the conversion of a building existing as of June 18, 1956, provided that:

(a) before making a decision, the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and

(b) building additions resulting in a total floor space ratio greater than 0.6 shall be in keeping with the character of the building,

in accordance with section 3.3.2 of this Schedule.

- Multiple Dwelling, in accordance with section 3.3.2 of this Schedule.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.

- Hospital.
- Public Authority Use essential in this District.
- School - Elementary or Secondary.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

3.2.M [Manufacturing]

- Jewellery Manufacturing.

3.2.O [Office]

- General Office.

3.2.R [Retail]

- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Grocery or Drug Store.
- Grocery Store with Liquor Store.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Retail Store.
- Secondhand Store
- Small-scale Pharmacy.

3.2.S [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Bed and Breakfast Accommodation.
- Laundromat or Dry Cleaning Establishment.
- Repair Shop - Class B.
- Restaurant - Class 1.
- Short Term Rental Accommodation.

3.2.U [Utility and Communication]

- Public Utility.

3.3 Conditions of Use

3.3.1 Before granting a development permit for any of the commercial uses set out in section 3.2.O, 3.2.R or 3.2.S, the Director of Planning or Development Permit Board shall first be satisfied that they are compatible with the residential character, are at a neighbourhood scale, serve the local residential population, and that they do not exceed the maximum permissible floor space as follows:

- (a) **Sub-area 1** -- Up to 50 percent of the gross floor area, in buildings located in the area denoted by the number "1" shown on the map annexed hereto as Figure 1;

- (b) **Sub-area 2** -- Up to 15 percent of the gross floor area, or 130 m², whichever is the less, in buildings located in the area denoted by the number “2” shown on the map annexed hereto as Figure 1;
- (c) **Sub-area 3** -- Up to 100 percent of the gross floor area, in buildings located in the area denoted by the number “3” shown on the map annexed hereto as Figure 1;
- (d) **Heritage Buildings** -- Up to 100 percent of the gross floor area, in buildings designated by Council as Heritage Buildings, subject to such building being renovated to the satisfaction of the Development Permit Board;
- (e) **Existing Residential Buildings** -- Up to 50 percent of the gross floor area or 700 m², whichever is the less, in residential buildings existing prior to December 1, 1973, subject to such building being renovated to the satisfaction of the Director of Planning or Development Permit Board.

3.3.2 Unless its development does not require the demolition or change of use or occupancy of one or more rental housing units, registered owners of Infill Multiple Dwellings, or Multiple Conversion Dwellings consisting of three or more dwelling units, or Multiple Dwellings, must:

- (a) if it is new development that requires demolition of one or more buildings on that site, or if it is an existing development that requires major alterations resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) enter into a housing agreement, satisfactory to Council, that secures:
 - A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council’s intention to maximize the replacement of such rental units; and
 - B. a Tenant Relocation Plan in keeping with the city’s Tenant Relocation and Protection Policy, if applicable, and
 - (ii) ensure that at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:
 - A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
 - B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
 - C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
 - D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

or

- (b) if it is an existing development requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site, but it does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:

- (i) secure, to the satisfaction of the Director Planning, one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
- (ii) provide a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit, a person has demolished or in respect of which has changed the use or occupancy.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be 10.7 m, except that in the case of a site fronting on a street running east and west, no portion of a building shall extend above an envelope formed by a vertical line measuring 7.6 m in height at the south property line and a line extended horizontally from the vertical line to intersect a line representing the maximum height.

4.3.2 Height shall be calculated from the building grades as established by the City Engineer. The measurement of height shall be taken at the ultimate property line at the lane.

4.4 Front Yard

4.4.1 A front yard need not be provided.

4.5 Side Yards

4.5.1 Side yards need not be provided.

4.6 Rear Yard

4.6.1 A rear yard need not be provided.

4.7 Floor Space Ratio

4.7.1 The maximum floor space ratio shall be 0.60 except as follows:

- (a) in the case of a building existing prior to December 1, 1973, and approved for entirely residential use, the floor space may be increased by 20 percent of the existing floor space, provided that in no case shall the maximum floor space ratio exceed 1.0 and the increase in floor space is for residential use only;

- (b) in the case of any development the Director of Planning or the Development Permit Board may permit an increase in the permitted floor space ratio from 0.60 to any figure up to and including 1.5, providing the Director of Planning or the Development Permit Board first considers all applicable policies and guidelines adopted by Council, the nature and size of the site, the adequacy of open space, overall design and the provision of amenities which would result in community benefits.

4.7.2 The following shall be included in the computation of floor space ratio:

- (a) all floors, including earthen floor, having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
- (f) basement and cellar areas in a building existing prior to June 18, 1956, and approved for entirely residential use;
- (g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and
- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.7.4 In computing the floor space ratio, site area shall be measured to the rear property line on sites where there has been no dedication for lane purposes or the ultimate centre line of the lane on sites where land has been dedicated for lane purposes.

- 4.8 Site Coverage -- Not Applicable.**
- 4.9 [Deleted -- see Parking By-law.]**
- 4.10 Horizontal Angle of Daylight -- Not Applicable.**
- 4.11 Vertical Angle of Daylight -- Not Applicable.**
- 4.12 Dedication of Land for Lane Development**
- 4.12.1 Applications for development of a site which does not abut a lane shall be required to dedicate to the City up to a maximum of 3.1 m at the rear of the site for lane purposes, as determined by the City Engineer.
- 4.12.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.
- 5 Relaxation of Requirements**
- 5.1** The Director of Planning or Development Permit Board may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event exceed the maximum prescribed in section 4.3.1 nor shall the floor space exceed the 33½ percent of the gross floor area of the principal use.

Figure 1, Part 1

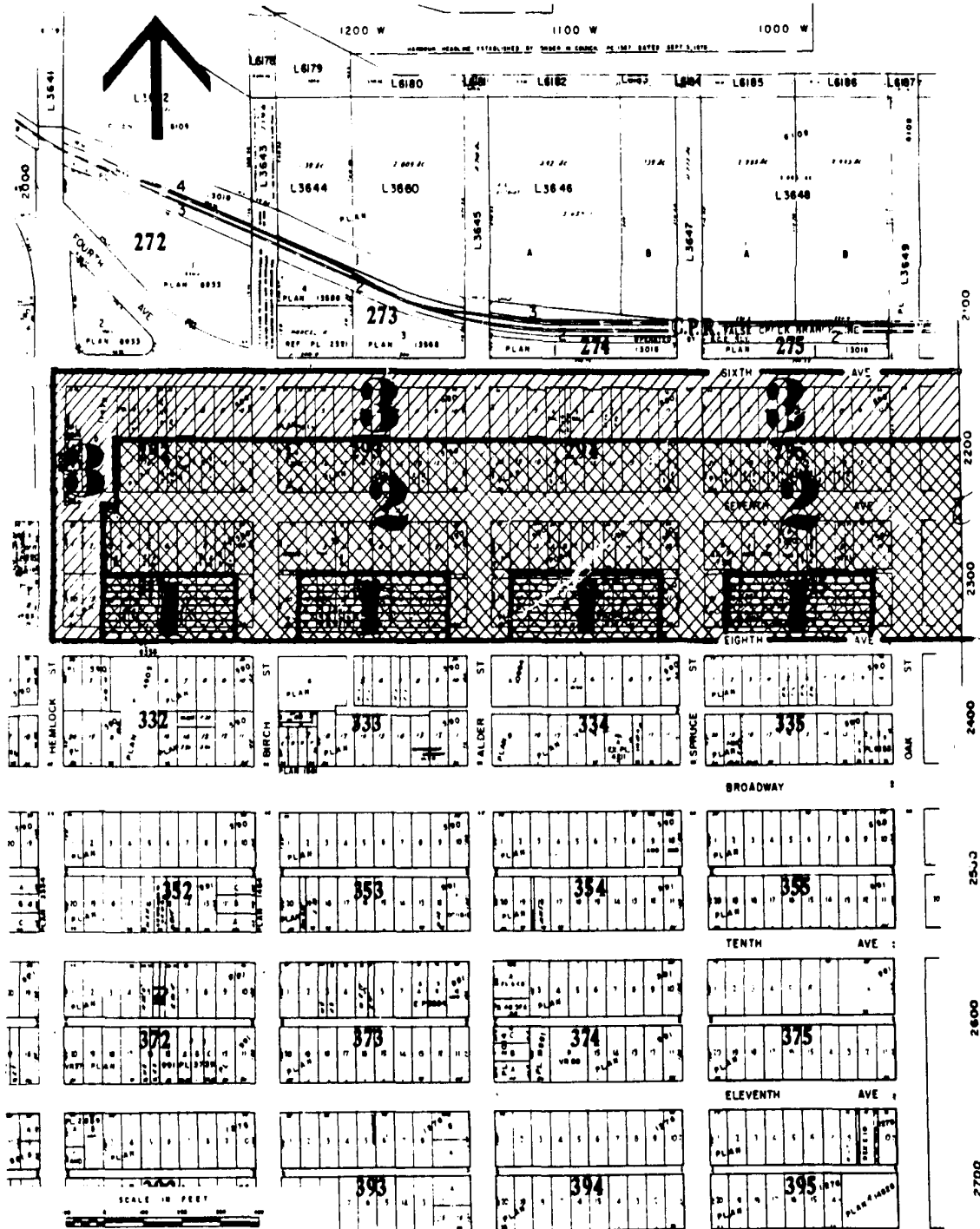
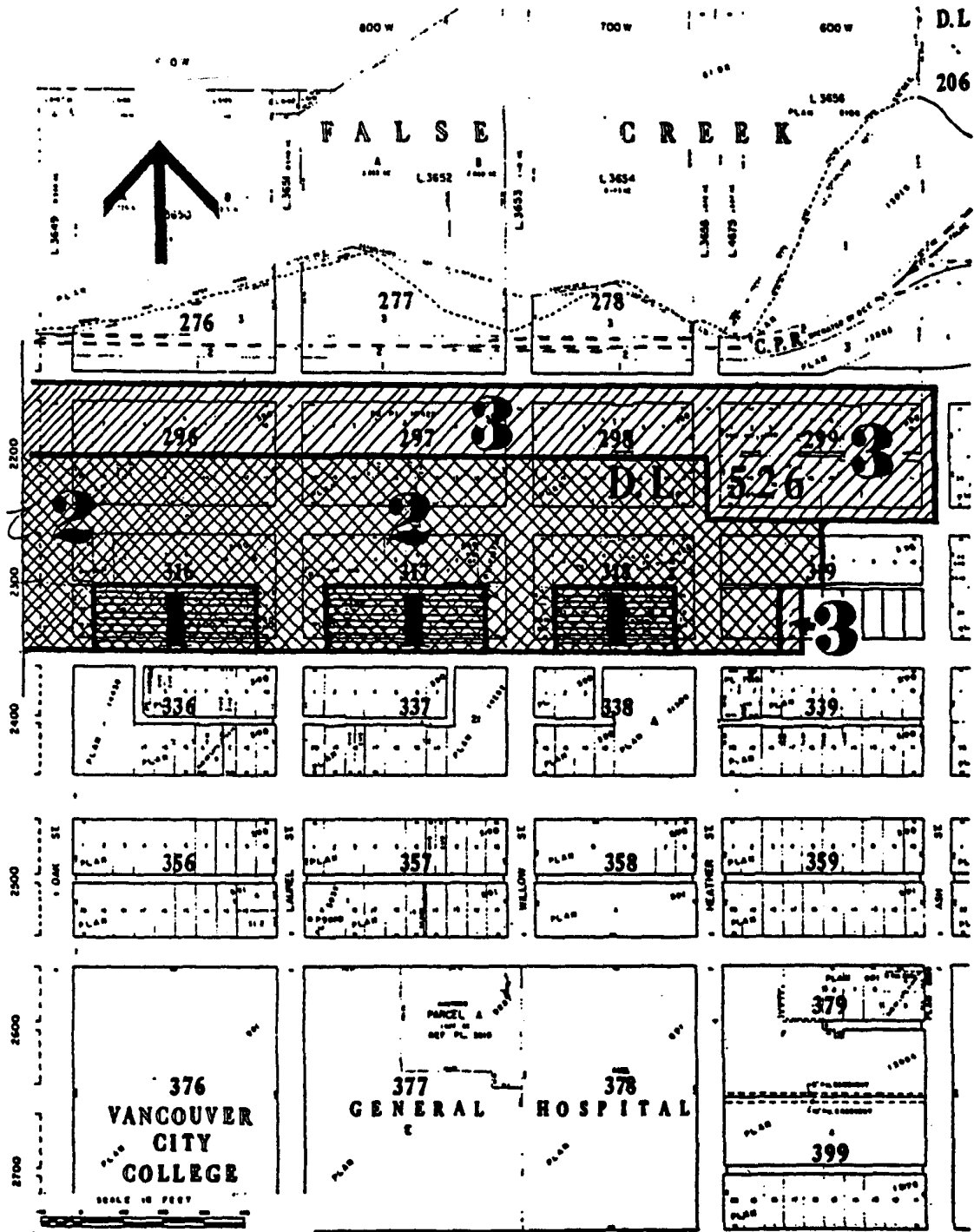


Figure 1, Part 2



- 5.2** The Development Permit Board may relax, subject to approval of Council, the maximum permissible floor space for commercial uses as established in section 3.3.1 with respect to development on consolidated sites, which, by virtue of their size and location, comprise land in two or more Sub-areas as illustrated in Figure 1 provided that:
- (a) any relaxation shall be confined to the transfer of the permitted commercial floor space of one Sub-area to other Sub-areas;
 - (b) the Board considers the overall quality of the development, the surrounding developments and potential for redevelopment both within the FM-1 District and other zoning districts that are adjacent to the consolidated site, surrounding traffic patterns, and the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (c) there shall be no transfer of permitted floor space across future lanes, irrespective of existing property consolidation.
- 5.3** The Development Permit Board may relax, subject to approval of Council, the maximum height of a building as established in section 4.3.1 with respect to any development provided that the Board takes into account the following:
- (a) the height, bulk, location and overall design of the building and its effects on the site, surrounding buildings and streets, and views;
 - (b) the amount of open space and the effects of overall design on the general amenity of the area;
 - (c) peculiarities of the site with respect to traffic, surrounding developments, topography, the potential for development both within the FM-1 District and other zoning districts that are adjacent to the site, and other factors not characteristic of the FM-1 District; and
 - (d) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the compatibility of the development with adjacent buildings.