

Section 2

Definitions

In this By-law, unless the context otherwise requires, the term in the left column of the table below has the meaning provided in the adjacent right column of the table below.

[Note: Individual land uses that fall within one of the twelve defined general land use categories, which are in bold below, are indicated with the corresponding letter and colour as follows:

- | | |
|---|--|
| A Agricultural Uses | P Parking Uses |
| C Cultural and Recreational Uses | R Retail Uses |
| D Dwelling Uses | S Service Uses |
| I Institutional Uses | T Transportation and Storage Uses |
| M Manufacturing Uses | U Utility and Communication Uses |
| O Office Uses | W Wholesale Uses |

The letter and colour markers are for information purposes only and do not form part of this By-law. Any individual land use that is included in a general land use category and not separately defined will have the ordinary dictionary definition.]

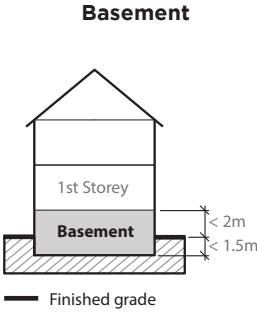
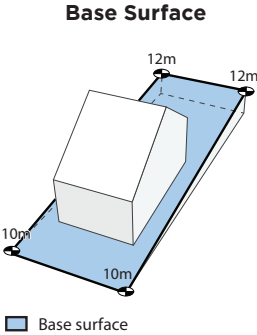
[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]

Term	Definition
A	
Accessory Building	<p>A building:</p> <p>(a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a dwelling unit already existing; or</p> <p>(b) which is ancillary to the principal use being made of the site on which such accessory use is located.</p>

Accessory Use	A use which is: (a) ancillary to the principal building, or use of the principal building, situated on the same site; or (b) ancillary to the principal use being made of the site upon which such accessory use is located.	
Adult Magazine	Any pamphlet or magazine which: (a) contains a visual image or representation of the pubic, perineal or perianal areas, the buttocks, or the female breast; (b) depicts sexual conduct or sadomasochistic behaviour.	
Adult Retail Store	The use of premises to display or retail either or both of the following: (a) a sex object; (b) adult magazines using more than 3.0 linear metres of shelving, being a maximum of 0.6 m in depth.	R
Affordable Housing Share	A financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this By-law, that is paid in exchange for a specified increase in the permitted floor area of a development and that is to be used for the provision of social housing.	
Agricultural Uses	Any or all of the following land uses: Greenhouse; Nursery, Field Crop or Fruit Farm; Stable; Urban Farm - Class A; Urban Farm - Class B.	A
Aircraft Landing Place	The use of premises or an open area of water for the taking off or landing of aircraft where any license or permit issued pursuant to the provisions of the <i>Aeronautics Act</i> is conditional upon obtaining the approval of the City, or where the consent of the City is required prior to the issuance of the license or permit.	T
Amenity Share	A financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this By-law, that is paid in exchange for a specified increase in the permitted floor area of a development, and that is to be used towards the conservation or provision of an amenity as specified in the applicable district schedule regulations.	
Animal Clinic	The use of premises for the care of birds, fish, or animals except horses, including veterinary treatment, grooming, training, breeding or boarding.	S

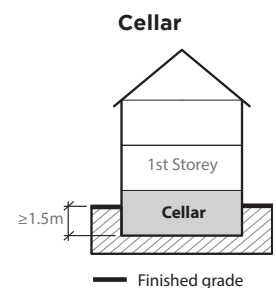
Animal Products Processing	The use of premises for the processing of hides, skins, tankage, feathers, bristles, human hair, or other crude, inedible animal products, or for the tanning, curing, or dressing of furs, hides or skins.	M
Arcade	The use of premises for four or more machines on which games are played for amusement or entertainment and for which a coin or token must be inserted or a fee is charged for use.	C
Artist Studio	Where used without a qualifier, both an artist studio - class A and an artist studio - class B.	C
Artist Studio - Class A	The use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, none of which involves amplified sound or one or more of the materials or processes specified under artist studio - class B.	C
Artist Studio - Class B	The use of premises for the production of: (a) dance or live music involving electronically amplified sound; (b) moving or still photography (excluding video) involving on-site film processing; or (c) paintings, drawings, pottery or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or one or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics.	C
Arts and Culture Indoor Event	An event of an artistic or cultural nature, including but not limited to visual, performing, media, literary, craft or interdisciplinary arts, for a maximum of 250 persons, which occurs not more than three days per month in a building.	C
Auction Hall	The use of premises for the sale of goods where the purchasers are invited to make competitive bids for the goods offered for sale.	S
Awning	A semi-rigid or retractable framed structure that: (a) projects from a building face; (b) generally provides weather and shade protection; (c) is covered in a flexible material; and (d) is entirely supported by the building.	

B		
Balcony	A platform providing useable outdoor space that: (a) projects from a building or is recessed into a building; (b) is only accessed from within the building; (c) may be covered by a roof or floor above; and (d) is not enclosed, except for a required guard, or where it is recessed between adjacent walls.	
Balcony, Enclosed	A platform that is enclosed on all sides to provide protection from weather or noise that: (a) projects from a building or is recessed into a building; (b) is only accessed from within the building; and (c) is not conditioned by heat or air conditioning.	
Barber Shop or Beauty Salon	The use of premises for the styling, cutting, or chemical treatment of hair.	S
Base Surface	The hypothetical surface determined by joining the official established building grades at all corners of the site, except that if official established building grades cannot be obtained through application to the City Engineer, or if the Director of Planning determines that the official established building grades are incompatible with grades on adjoining sites, existing grades may be used to determine the base surface.	
Basement	A space between two floors, with the lower floor located less than 1.5 m below finished grade and the floor surface of the storey above located not more than 2.0 m above finished grade.	
Beauty and Wellness Centre	The use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes fitness centre.	S
Bed and Breakfast Accommodation	The use of one or two bedrooms in a dwelling unit as temporary accommodation where the room rate includes breakfast provided on the premises, but does not include short term rental accommodation.	S



Bingo Hall	The use of premises for the purpose of playing bingo and where the operation is conducted and managed by, and the proceeds are distributed to, one or more charitable organizations, but does not include bingo where the player is not playing the same game and responding to the same caller as and with other players in the hall or the use of player-oriented video lottery terminals or slot machines.	C
Board of Variance	The Board of Variance appointed pursuant to the provisions of section 572 of the <i>Vancouver Charter</i> (British Columbia).	
Body-rub Parlour	The use of premises for the practice of manipulating, touching or stimulating by any means of a person's body or part thereof but does not include: (a) medical, therapeutic or cosmetic massage treatment given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities other than the <i>Vancouver Charter</i> (British Columbia); or (b) a health enhancement centre.	S
Booming Ground	The use of premises or an open area of water for the collection, sorting, booming, rafting or storage of logs.	T
Brewing or Distilling	The use of premises for the brewing or distilling of alcoholic beverages or beverage products with alcoholic content exceeding 1% by volume, where the use may involve the milling of grain, rice or malt.	M
Building Envelope Professional	A member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia.	
Building Height	The vertical distance between the highest point or points of a building and the point on the base surface, as determined by interpolation, that is directly beneath the highest point or points of a building, unless otherwise specified in a district schedule.	
Bulk Data Storage	The use of a wholly enclosed building, for the storage of information on operating data servers.	T
Bulk Fuel Depot	The use of premises to wholesale gasoline, fuel oil, heating oil, petroleum, propane, kerosene, coal, coke, fuel wood, natural gas or similar fuels.	W
C		
Cabaret	The use of premises for dancing by customers and where entertainment may be provided.	S

Cannabis Store	The use of premises for the sale of cannabis, including any products containing cannabis, for consumption off premises, and includes a compassion club as defined in the License By-law.	R
Canopy	A rigid, roof-like structure that: (a) projects from a building face; (b) generally provides weather and shade protection; and (c) is entirely supported by the building.	
Cardlock Fuel Station	The use of premises for the sale of motor fuels for vehicles registered as commercial vehicles, where motor fuel is dispensed by the customer who has been supplied with a card, key or other device for the operation of the fuel dispensing equipment.	W
Casino - Class 1	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the <i>Gaming Control Act</i> (British Columbia) but does not include player-operated video lottery terminals, slot machines, bingo halls, pari-mutuel betting, non-player-operated video lottery terminals, or casino - class 2.	C
Casino - Class 2	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the <i>Gaming Control Act</i> (British Columbia), and may include player-operated video lottery terminals or slot machines, but does not include bingo halls, pari-mutuel betting, and non-player-operated video lottery terminals.	C
Catering Establishment	The use of premises for the preparation of food for consumption off premises but does not include a retail store or restaurant selling food directly to the public.	S
Cellar	A space between two floors, with the lower floor located 1.5 m or more below finished grade.	
Character House	An existing building that, in the opinion of the Director of Planning, has sufficient heritage character to justify its conservation.	
Chemicals or Chemical Products Manufacturing - Class A	The use of premises for the manufacturing of chemicals, plastics, paints, fertilizers, synthetic rubber, synthetic resins or related chemical products, but does not include linoleum or coated fabrics manufacturing or plastic products manufacturing.	M



Chemicals or Chemical Products Manufacturing - Class B	The use of premises for the manufacturing of cosmetics, toilet preparations, pharmaceuticals, medicines, disinfectants, deodorants, soaps, cleaning compounds, polishes, inks, adhesives, household tints or dyes, or similar products, but does not include chemicals or chemical products manufacturing - class A.	M
Child Day Care Facility	The use of premises to provide care, supervision, social or educational training to children as defined by the <i>Community Care and Assisted Living Act</i> (British Columbia) and the Child Care Licensing Regulation made pursuant to that Act. It includes but is not limited to group day care, preschool, special needs day care, out of school care, emergency care, child minding or overnight care but does not include the provision of licensed care in premises where up to eight children are cared for.	I
Church	The use of premises for religious worship, including, but not limited to a mosque, synagogue, temple, chapel or religious meeting room.	I
City Building Inspector	The city official appointed as such by Council or the Chief Building Official appointed as such by Council and includes the authorized representatives of the City Building Inspector.	
Clothing Manufacturing	The use of premises for the manufacturing of clothing or garments, including leather clothing, but does not include plastic products manufacturing, rubber products manufacturing, or shoes or boots manufacturing.	M
Club	The use of premises by a non-profit society, association or corporation organized solely for the promotion of some common object and which is operated for club members and their guests only, but does not include church, hospital, social service centre, community care facility and group residence or premises used for residential or administrative purposes.	C
Community Care Facility	Where used without a qualifier, both a community care facility - class A and a community care facility - class B.	I
Community Care Facility - Class A	The use of premises operated as a community care facility by a licensee under the <i>Community Care and Assisted Living Act</i> (British Columbia) to provide residential care to six or fewer persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I

Community Care Facility - Class B	The use of premises operated as a community care facility by a licensee under the <i>Community Care and Assisted Living Act</i> (British Columbia) to provide residential care to seven or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I
Comprehensive Development	A development containing any number of buildings or uses or a combination of sites planned or developed in an integrated fashion and requiring special regulations with the approval of Council.	
Creative Products Manufacturing	The use of premises for the creation, development, prototyping and ancillary marketing of products produced in a physical or digital form that are the result of a customised design process, including but not limited to: clothing design, furniture design, industrial product design, technological equipment design, and similar uses.	M

<p>Cultural and Recreational Uses</p>	<p>Any or all of the following land uses:</p> <p>Arcade;</p> <p>Artist Studio;</p> <p>Artist Studio – Class A;</p> <p>Artist Studio – Class B;</p> <p>Arts and Culture Indoor Event;</p> <p>Billiard Hall;</p> <p>Bingo Hall;</p> <p>Bowling Alley;</p> <p>Casino – Class 1;</p> <p>Casino – Class 2;</p> <p>Club;</p> <p>Community Centre or Neighbourhood House;</p> <p>Fitness Centre;</p> <p>Fitness Centre – Class 1;</p> <p>Fitness Centre – Class 2;</p> <p>Golf Course or Driving Range;</p> <p>Hall;</p> <p>Library;</p> <p>Marina;</p> <p>Museum or Archives;</p> <p>Park or Playground;</p> <p>Plaza;</p> <p>Riding Ring;</p> <p>Rink [Curling, Ice, Roller];</p> <p>Stadium or Arena;</p> <p>Swimming Pool;</p> <p>Theatre;</p> <p>Zoo or Botanical Garden.</p>	<p>C</p>
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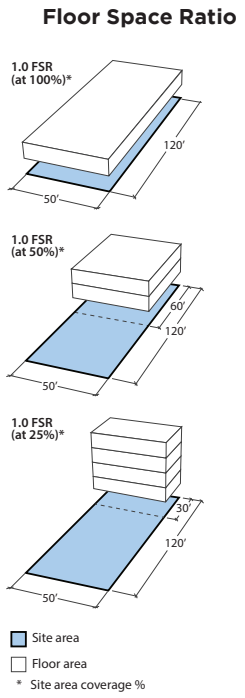
D		
Deck	A platform providing useable outdoor space that: (a) projects from a building and is generally supported on posts; (b) is accessed from within the building, and may also be accessed from grade; (c) generally has a surface height, at any point, greater than 600mm above grade; and (d) is not enclosed, except for a required guard.	
Decorative Roof	An architecturally designed roof element that enhances the overall appearance of the building and screens and integrates mechanical equipment without adding to the floor area otherwise permitted.	
Detoxification Centre	The use of premises for drug or alcohol detoxification or rehabilitation.	I
Development Permit Board	The Development Permit Board of the City established under the provisions of the Development Permit Board and Advisory Panel By-law.	
Digital Entertainment and Information Communication Technology	The use, design or development of technology to process digital information and/or deliver a broad range of digital products and services, including but not limited to business applications, data security, data storage, management and processing, entertainment and gaming, interactive educational, communications, e-commerce, social media, software and mobile applications, and may include the use of information technology and telecommunications infrastructure, for hosting, storing and processing digital media, information and applications.	
Director of Planning	The city official appointed as such by Council and includes the authorized representatives of the Director of Planning.	
Director of Licenses and Inspections	The city official appointed as such by Council and includes the authorized representatives of the Director of Licenses and Inspections.	
Drive-through Service	The use of premises where customers order and receive services, food or other goods in their motor vehicles via one or more designated drive-through lanes, but does not include uses which involve the fuelling, service, repair or washing of vehicles.	S
Dwelling Unit	A self-contained housekeeping unit.	D

<p>Dwelling Uses</p>	<p>Any or all of the following land uses:</p> <ul style="list-style-type: none"> Dwelling Unit; Freehold Rowhouse; Infill; Infill Multiple Dwelling; Infill One-Family Dwelling; Infill Two-Family Dwelling; Laneway House; Lock-off Unit; Micro Dwelling; Multiple Conversion Dwelling; Multiple Dwelling; One-Family Dwelling; One-Family Dwelling with Secondary Suite; Principal Dwelling Unit with Lock-off Unit; Rooming House; Secondary Suite; Seniors Supportive or Assisted Housing; Temporary Modular Housing; Two-Family Dwelling; Two-Family Dwelling with Secondary Suite. 	
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E

<p>Electrical Products or Appliances Manufacturing</p>	<p>The use of premises for the manufacturing or remanufacturing of small electrical appliances, both electrical and non-electrical major household appliances, lighting fixtures, table or floor lamps, radios, televisions, small component electrical or electronic equipment, electric wire or cable, or transmission cable, but does not include batteries manufacturing or motor vehicle parts manufacturing.</p>	<p>M</p>
<p>Entry, Porch and Verandah</p>	<p>A platform that is located at an entrance to a building that:</p> <ul style="list-style-type: none"> (a) projects from the building or is recessed into the building; (b) is covered by a roof or floor above to provide weather protection; (c) may be supported on posts; (d) is at grade or has stairs from grade; and (e) is open, other than with a required guard, on at least one side. 	

F		
Family	<p>Either:</p> <p>(a) one or more individuals all related to one another by blood, marriage, or adoption; or</p> <p>(b) a maximum of three unrelated individuals living together as a household.</p> <p>For the purposes of this definition, two people living together in a common-law relationship shall be deemed to be in a marriage relationship and each of the blood relatives of the parties to a common-law relationship shall be considered to be related to the partners and to the other blood relatives thereof.</p>	
Farmers' Market	An open air or fully or partly covered market, for the sale directly by producers or by their representatives who are involved in production, of: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.	R
Financial Institution	The use of premises by banks, credit unions and trust companies.	O
Fitness Centre	Where used without a qualifier, both a fitness centre - class 1 and a fitness centre - class 2.	C
Fitness Centre - Class 1	The use of premises, which do not exceed 200 m ² of gross floor area, for the development, on a one-to-one basis or in a group session, of physical fitness including health centres, gymnasia, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports.	C
Fitness Centre - Class 2	The use of premises, which exceed 200 m ² of gross floor area, for the development, on a one-to-one basis or in a group session, of physical fitness including health centres, gymnasia, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports.	C
Floor Space Ratio	The figure obtained when the area of the floors of the buildings on a site is divided by the area of the site.	
Food or Beverage Products Manufacturing - Class A	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, but does not include bakery products manufacturing, brewing or distilling, or dairy products manufacturing.	M



Food or Beverage Products Manufacturing - Class B	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, where the use does not involve the milling of grain, rice or malt, the refining of sugar, the canning of meat, fish or poultry, the pickling of fruits or vegetables, the refining of vegetable oil, the processing of fats, bones, hides, skins, offal or animal products of a like nature, the use of fish, or the use of live animals or live poultry, but does not include bakery products manufacturing, brewing or distilling, or dairy products manufacturing.	M
Freehold Rowhouse	A dwelling unit, in a row of at least three side by side dwelling units, which shares a party wall with an adjoining dwelling unit, and is located on its own lot which abuts a street and a lane.	D
Furniture or Appliance Store	The use of premises with a floor area greater than 500 m ² to retail household furniture, major household appliances, or household furnishings such as carpets and draperies.	R
Furniture or Fixtures Manufacturing	The use of premises for the manufacturing of furniture, mattresses or related non-electrical fixtures such as mirrors, curtain rods, cabinets, counters or lampshades, but not stone, concrete or marble furniture.	M
G		
Gasoline Station Full Serve	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by an attendant for the customer and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs.	R
Gasoline Station - Split Island	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by the customer, and which includes at least one pump island at which all types of gasoline and diesel fuels sold by the station are dispensed by an attendant for the customer at all times the station is open for business, and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs.	R
General Office	The use of premises for any office use, including digital entertainment and information communication technology but does not include financial institution, health care office, health enhancement centre, or temporary sales office.	O

Grade	The elevation of the surface of the ground at any point on a site.	
Grade, Existing	The elevation of the surface of the existing undisturbed ground at any point on a site.	
Grade, Finished	The elevation of the surface of the ground at any point on the site of a completed development between the site boundaries and the buildings. For the purpose of determining a basement or cellar, finished grade means the average elevation of the surface of the ground adjoining a building at all exterior walls of a completed development, as determined by the City Building Inspector.	
Grade, Official Established Building	The intended elevations of the street or lane along the property line of the site related to city datum, as established by the City Engineer.	
Grocery or Drug Store	The use of premises to retail food or drugs, including food and drugs manufactured on the premises as an integral part of the retail operation but which excludes neighbourhood grocery store or specialty shops such as bakeries, butchers, delicatessens, candy shops, and ice cream parlours which limit sales to a particular type of food.	R
Grocery Store with Liquor Store	A grocery store that has an area of at least 929 m ² , with a liquor store located within it.	R
Groundwater	Water occurring below the surface of the ground within voids in a rock or soil matrix.	
Groundwater Management Plan	A written plan that sets out a comprehensive approach to the planning, design, implementation and operation of on-site groundwater management techniques to meet the requirements imposed on the development.	
Groundwater Management System	A system or technique for preventing the discharge of groundwater from a site into the city collection system.	
Group Residence	The use of premises operated as a facility to provide accommodation to six or more persons not related by blood or marriage to the operator of the facility or, if the operator is a corporation, to any director, officer or member of the corporation, where: <i>[continued on the next page...]</i>	I

	<p>(a) legislation other than the <i>Community Care and Assisted Living Act</i> (British Columbia) requires such persons to reside in the facility, but does not include a facility in a hospital; or</p> <p>(b) the facility provides a rehabilitation program in which all such persons, as a condition of residence, must participate; or</p> <p>(c) the facility provides accommodation for fewer than 30 days, and may provide personal services, but does not include a hotel, rooming house, or boarding house.</p>	I
H		
Health Care Office	The use of premises by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional Chinese medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists but which excludes beauty and wellness centre, detoxification centre, health enhancement centre, hospital, laboratory, social service centre, and community care facility and group residence.	O
Health Enhancement Centre	The use of premises to enhance health through therapeutic touch techniques including shiatsu, reflexology, bio kinesiology, hellework, polarity, reiki, rolfing, and trager but which excludes fitness centre, beauty and wellness centre.	O
Hen	A domesticated female chicken that is at least four months old.	
Homecraft	A craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit.	
Hotel	Premises providing temporary accommodation by way of furnished sleeping, housekeeping or dwelling units, but does not include bed and breakfast accommodation or short term rental accommodation.	S

Housekeeping Unit	A sleeping unit containing facilities for cooking.	
Hydrogeological Study	A written review, certified by a professional engineer or geoscientist, of the occurrence, distribution and effect of groundwater on a proposed development site and may include a groundwater management plan.	
I		
Impact Assessment	A written report that sets out any potential or realized environmental impacts which may or will result from infiltration or extraction of groundwater on the development site.	
Infill	When used by itself without reference to any other dwelling term, any one or all of the following uses: infill one-family dwelling, infill two-family dwelling, and infill multiple dwelling.	D
Infill Multiple Dwelling	A building containing only three or more dwelling units on a site already containing one or more existing buildings some or all of which are retained, but does not include a community care facility and group residence.	D
Infill One-Family Dwelling	A building consisting of only one dwelling unit on a site already containing one or more existing buildings some or all of which are retained.	D
Infill Two-Family Dwelling	A building consisting of only two dwelling units on a site already containing one or more existing buildings some or all of which are retained.	D
Information Communication Technology Manufacturing	The production of electrical, electronic or communications equipment, including but not limited to computer-enabled devices, computer hardware, infrastructure, semiconductors, fibre cables and telecommunications equipment.	M

Institutional Uses	Any or all of the following land uses: Ambulance Station; Child Day Care Facility; Church; Community Care Facility; Community Care Facility – Class A; Community Care Facility – Class B; Detoxification Centre; Group Residence; Hospital; Public Authority Use; School – Elementary or Secondary; School – University or College; Social Service Centre.	I
J		
Jewellery Manufacturing	The use of premises for the manufacturing of jewellery, metal badges, silverware, or precious metal alloys or products, the cutting or polishing of industrial diamonds, plating with precious metals, lapidary work, or engraving on metals except for printing purposes.	M
Junk Yard or Shop	The use of premises for the sale of scrap or waste materials such as rubber, tires, metal, paper, sacks, wire, ropes, rags, machinery, or motor vehicle parts, including associated wrecking, dismantling, recycling or processing.	W
L		
Laboratory	The use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include photofinishing or photography laboratory.	S
Lane	A public thoroughfare or way not more than 10.1 m in width which affords only a secondary means of access to a site, at the side or rear.	
Laneway House	A detached one-family dwelling constructed in the rear yard of a site on which is situate a one-family dwelling or one-family dwelling with secondary suite.	D
Laundromat or Dry Cleaning Establishment	The use of premises with a maximum floor area of 300 m ² for the laundering or cleaning of clothing, draperies or related small household goods.	S

Laundry or Cleaning Plant	The use of premises for the laundering, cleaning or dyeing of textiles, knit goods, draperies, clothing, garments, or related goods, but does not include laundromat or dry cleaning establishment.	S
Leather Products Manufacturing	The use of premises for the manufacturing of luggage, handbags or small leather goods, but does not include animal products processing, clothing manufacturing, or shoes or boots manufacturing.	M
Linoleum or Coated Fabrics Manufacturing	The use of premises for the manufacturing of linoleum, oil cloth, artificial leather, asphalt-felt-base floor covering, pyroxylin or vinyl-coated fabrics or other similar coated fabrics.	M
Liquor Store	The use of premises for the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume, for consumption off premises.	R
Live-Work Use	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) a dwelling unit; (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio – class A; or (c) any use referred to in subsection (b) in conjunction with a dwelling unit use, <p>but does not include:</p> <ul style="list-style-type: none"> (d) any dating service, entertainment service, exotic dancer business, social escort business, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; or (e) any tattooing, piercing, branding, or other similar service, as determined by the Director of Planning in consultation with the Vancouver Coastal Health Authority. 	
Lock-off Unit	A smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a secondary suite.	D
Locked in Lots	A lot or lots that, as a result of development of any adjoining lots, is or are unlikely to be consolidated with an adjoining lot to increase the site size.	

Low Operational Cost Housing	A building that is designed for certification under the Passive House standard or the International Living Future Institute's Zero Energy standard in order to lower energy use, reduce greenhouse gas emissions and energy costs, and is therefore considered to be a form of affordable housing under section 565.1(2) (b) of the <i>Vancouver Charter</i> (British Columbia).	
Lumber and Building Materials Establishment	The use of premises to wholesale and retail merchandise consisting primarily of lumber, plywood, millwork and related building materials.	W
M		
Machinery or Equipment Manufacturing	The use of premises for the manufacturing of machinery or equipment primarily intended for industrial or commercial use, including business or office equipment only secondarily intended for household use, but does not include electrical products or appliances manufacturing, motor vehicle parts manufacturing, or transportation equipment manufacturing.	M

Manufacturing Uses	<p>Any or all of the following land uses:</p> <ul style="list-style-type: none"> Animal Products Processing; Bakery Products Manufacturing; Batteries Manufacturing; Brewing or Distilling; Chemicals or Chemical Products Manufacturing – Class A; Chemicals or Chemical Products Manufacturing – Class B; Clothing Manufacturing; Creative Products Manufacturing; Dairy Products Manufacturing; Electrical Products or Appliances Manufacturing; Food or Beverage Products Manufacturing – Class A; Food or Beverage Products Manufacturing – Class B; Furniture or Fixtures Manufacturing; Ice Manufacturing; Information Communication Technology Manufacturing; Jewellery Manufacturing; Leather Products Manufacturing; Linoleum or Coated Fabrics Manufacturing; Machinery or Equipment Manufacturing; Metal Products Manufacturing – Class A; Metal Products Manufacturing – Class B; Miscellaneous Products Manufacturing – Class A; Miscellaneous Products Manufacturing – Class B; Motor Vehicle Parts Manufacturing; Non-metallic Mineral Products Manufacturing – Class A; Non-metallic Mineral Products Manufacturing – Class B; Paper Manufacturing; Paper Products Manufacturing; Petroleum Products or Coal Products Manufacturing; Plastic Products Manufacturing; Printing or Publishing; Pulp Manufacturing; Rubber Manufacturing; Rubber Products Manufacturing; Shoes or Boots Manufacturing; Textiles or Knit Goods Manufacturing; Tobacco Products Manufacturing; Transportation Equipment Manufacturing; Vegetable Oil Manufacturing; 	M
	<i>[continued on the next page...]</i>	

	Wood Products Manufacturing - Class A; Wood Products Manufacturing - Class B.	M
Marina	The use of premises for the mooring of pleasure craft, but does not include repairing or building boats.	C
Marine Terminal or Berth	The use of premises for the mooring of boats, ships, float planes, ferries and other water vessels, but not including pleasure craft, for the land or water trans-shipment of goods or transfer of passengers, for the operations of a water taxi service, piloting service, boat rental or charter service, or for related marine services including stevedoring, salvaging, dredging or diving.	T
Mass Timber Building	A building where the majority of structural members are made of wood with a minimum dimension of 96 mm.	
Metal Products Manufacturing - Class A	The use of premises for the manufacturing of metal ingots, shapes, pigs or powders from ore or scrap, for the alloying, extruding, casting or rolling of metals, or for the manufacturing of metal structural shapes or metal castings, but does not include jewellery manufacturing.	M
Metal Products Manufacturing - Class B	The use of premises for the manufacturing of boilers, metal tanks, fabricated structural metal products, non-electrical wire or wire products, hardware, tools, cutlery, heating equipment or other fabricated metal products, or for the machining, stamping, pressing, coating, welding or smithing of metal or metal products, but does not include electrical products or appliances manufacturing, machinery or equipment manufacturing, metal products manufacturing - class A, motor vehicle parts manufacturing, or transportation equipment manufacturing.	M
Micro Dwelling	A self-contained residential unit which measures no less than 23.2 m ² and no more than 29.7 m ² .	D
Mini-storage Warehouse	The use of a wholly enclosed building for the storage of personal property in self-contained, self-storage units, each of which units has separate and exclusive access from either the exterior or interior of the building.	T
Miscellaneous Products Manufacturing - Class A	The use of premises for the manufacturing of any product not included in any other manufacturing uses included in this section 2.	M

Miscellaneous Products Manufacturing - Class B	The use of premises for the manufacturing of toys, games, bicycles, novelties, ornaments, decorations, brooms, brushes, scientific or professional equipment, dentures and dental supplies, eye glasses, contact lenses, orthopaedic and other health care devices, clocks, signs, displays, sporting goods, recreational equipment, musical instruments, office or artists' supplies other than paper products, marking devices, awnings, window shades, blinds, umbrellas, notions, or wax products not involving the manufacturing of wax.	M
Motor Vehicle Parts Manufacturing	The use of premises for the manufacturing of parts for motor vehicles, but does not include batteries manufacturing, rubber manufacturing, or rubber products manufacturing.	M
Motor Vehicle Repair Shop	The use of premises for the repairing of motor vehicles or motor vehicle parts including tires, or for the painting or repairing of motor vehicle bodies.	S
Motor Vehicle Wash	The use of premises for the washing of motor vehicles.	S
Multiple Conversion Dwelling	A building converted to contain only two or more residential units, but does not include a community care facility and group residence or a one-family dwelling with secondary suite.	D
Multiple Dwelling	A building containing only three or more dwelling units, but does not include a multiple conversion dwelling or a community care facility, and group residence.	D
Mural	A use of land constituting a work of art or graphic depiction of any kind which is painted, inscribed, inlaid or otherwise placed on, affixed to, or formed as an element of the design of an exterior wall, roof, fence, or hoarding, but does not include a sign as defined in the Sign By-law.	
N		
Neighbourhood Grocery Store	The use of premises in a residential district for the primary purpose of selling groceries and convenience goods, and may include selling and serving prepared food and beverages for consumption on or off the premises, but does not include the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume.	R

Non-metallic Mineral Products Manufacturing - Class A	The use of premises for the manufacturing of cement, clay, concrete, gypsum, glass, stone products, clay or concrete bricks, tiles or blocks, or other non-metallic mineral products.	M
Non-metallic Mineral Products Manufacturing - Class B	The use of premises for the manufacturing of china, crockery, porcelain products, stone or concrete furniture or monuments, statuary, glass or glass products other than within glassworks, or abrasives, but does not include non-metallic mineral products manufacturing - class A.	M
Nursery, Field Crop or Fruit Farm	The use of land for the growing of plants, shrubs, trees, vegetables, field crops, berry or bush crops, or orchard crops.	A
O		
Office Uses	Any or all of the following land uses: Financial Institution; General Office; Health Care Office; Health Enhancement Centre; Temporary Sales Office.	O
One-Family Dwelling	A building containing only one dwelling unit.	D
One-Family Dwelling with Secondary Suite	A building containing only two dwelling units, a larger principal dwelling unit and a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, principal dwelling unit with lock-off unit, two-family dwelling, or two-family dwelling with secondary suite.	D
P		
Packaging Plant	The use of premises for the boxing, crating or related packaging of goods or material brought specifically to the premises for that purpose.	T
Paper Manufacturing	The use of premises for the manufacturing of paper.	M
Paper Products Manufacturing	The use of premises for the manufacturing of paper products, but does not include paper manufacturing, pulp manufacturing, petroleum products or coal products manufacturing, or printing or publishing.	M
Parking Area	An open area of land other than a street or lane, used or intended to be used to provide space for the parking or storage of motor vehicles, and includes <i>[continued on the next page...]</i>	P

	parking spaces, loading spaces, manoeuvring aisles and other areas providing access to parking or loading spaces, but does not mean an area providing no more than four spaces accessory to a residential use.	P
Parking Garage	A structure or a portion of a structure which is principally used or intended to be used for the parking or storage of motor vehicles, but does not mean a structure providing no more than four spaces accessory to a residential use.	P
Parking Uses	Any or all of the following land uses: Parking Area; Parking Garage.	P
Passive House	A building that has been designed to meet the Passive House standard and achieve certification by the Passive House Institute of Darmstadt, Germany, as verified by a Passive House building certifier.	
Passive House Building Certifier	A person internationally accredited by the Passive House Institute in Darmstadt, Germany for the purpose of certifying buildings as being designed in accordance with its Passive House standards.	
Patio	A platform providing useable outdoor space that: (a) is not enclosed; and (b) generally has a surface height, at any point, no greater than 600 mm above finished grade.	
Pawnshop	The use of premises for the retailing of goods and chattels in pawn.	R
Petroleum Products or Coal Products Manufacturing	The use of premises for the manufacturing of petroleum products, coal products, tar products or derivatives, tarpaper or asphalt roofing or siding material, and for the recycling or re-refining of oil.	M
Photofinishing or Photography Laboratory	The use of premises for photofinishing or photography but does not include photofinishing or photography studio.	S
Photofinishing or Photography Studio	The use of premises with a maximum floor area of 300 m ² for photofinishing or portrait photography.	S
Plastic Products Manufacturing	The use of premises for the manufacturing of plastic products, including plastic clothing and footwear, but does not include chemicals or chemical products manufacturing – class A.	M

Plaza	An open space for use by the public, generally provided with amenities such as seating, drinking and ornamental fountains, weather-proofing, art, trees, and landscaping. Plazas may support passive or active uses. Plazas may be publicly owned, or privately owned with a secured right-of-access for the public.	C
Porch	See definition for Entry, Porch and Verandah.	
Principal Dwelling Unit with Lock-off Unit	A larger principal dwelling unit, containing a smaller dwelling unit which must have separate external access and shared internal access, and which can be locked off from the larger principal dwelling unit.	D
Print Shop	The use of premises with a maximum floor area of 300 m ² for printing or lithographing.	S
Printing or Publishing	The use of premises for printing, lithographing, or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied to the printing or publishing industries; but does not include print shop.	M
Production or Rehearsal Studio	The use of premises for the production of motion pictures, videos, television or radio programs or sound recordings or for the rehearsal of dance, music or drama, but does not involve the presence of an audience and does not include artist studio - class A, artist studio - class B, or theatre.	S
Public Bike Share	A use of premises that provides the general public with an opportunity to rent bicycles through an automated system, on a short-term basis for use within the City as part of a network comprised of no fewer than 50 public bike share stations located on separate sites.	R
Public Bike Share Station	A bicycle sharing facility where bicycles are stored and from which the general public may rent and return bicycles and other objects or equipment necessary for or appurtenant to the operation of a public bike share service.	
Pulp Manufacturing	The use of premises for the manufacturing of pulp, woodfibre, fibreboard or paperboard.	M

R		
Radio-communication Station	The use of premises for the transmitting or receiving of radio, television, satellite, microwave or related communications, but not when used for domestic purposes.	U
Railway Station or Rail Yard	The use of premises as a depot or station for passengers awaiting use of rail transport (non-commuter), for the servicing, cleaning or live storage of railroad cars, engines and other rolling stock, for the marshalling of trains, and including related storage of goods pending transport.	T
Rainwater	Rainfall and other natural precipitation.	
Rainwater drainage	Runoff resulting from rainwater or from melting snow or ice.	
Rainwater Management Plan	A hydrological and hydraulic study, certified by a professional engineer, that sets out a comprehensive approach to the planning, design, implementation and operation of a rainwater management system in a manner that balances and optimizes environmental impacts and drainage efficiency and sets out the size, location and configuration of the rainwater management system on the site as well as associated methodology, calculations, and plan drawings that demonstrate how the requirements imposed on the development will be met.	
Rainwater Management System	A system for collecting, retaining, detaining, treating or conveying rainwater and rainwater drainage, including catch basins, sewers and pumps and the storm drainage facilities, structures or devices used for storage, management and treatment to buffer the effects of runoff or improve the quality of the rainwater and rainwater drainage, including natural ecosystem based facilities, structures, and devices.	
Recycling Depot	The use of premises for the collection and sorting of garbage, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage, but does not include animal products processing, junk yard or shop, or waste disposal facility.	U

Rental Housing Unit	<p>For the purposes of section 4.3.9 of this By-law, and for the purposes of section 3.3.1 of the RM-2, RM-3, RM-3A, RM-4 and RM-4N District Schedules, section 3.3.2 of the RM-6, and FM-1 District Schedules, section 3.3.3 of the C-2 District Schedule, section 3.3.4 of the C-2B, RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedules, and section 3.3.5 of the C-2C District Schedule, and section 3.3.6 of the C-2C1 District Schedule, a dwelling unit, housekeeping unit, or sleeping unit on a site that a tenant rents, or has rented, for the purpose of living accommodation but does not include:</p> <ul style="list-style-type: none"> (a) a unit rented by a not for profit housing cooperative to a member of the cooperative; (b) a unit in a community care facility or group residence; (c) a unit in a hotel; (d) units in an equity co-op where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the building was operated as an equity co-op within the last three years; or (e) units in a strata titled building where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the majority of the units were within the last three years individually owned and: <ul style="list-style-type: none"> (i) for which a petition has been filed with the Supreme Court of BC to dissolve the strata corporation; or (ii) for which all the strata lots within the corporation are now under single ownership. 	
Repair Shop - Class A	The use of premises for the repairing of products or goods not included in motor vehicle repair shop or repair shop - class B.	S
Repair Shop - Class B	The use of premises for the repairing of household goods, including, but not limited to, the repairing of jewellery, leather goods, sporting goods, clothing, shoes, toys, bicycles or other household items capable of being carried to the premises by the customer, or for the sharpening of blades, cutting of keys, or re-upholstering or mending of household furniture.	S

Residential Rental Accommodation	Any building or part thereof which (a) is being used; or (b) having been used, has ceased to be used, as habitable living accommodation on a landlord and tenant basis; but does not apply to any building which has been lawfully changed to any other use from such use prior to the 26th of October, 1989.	
Residential Storage Space	Floor area within or accessory to a dwelling unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards.	
Residential Unit	A sleeping unit, housekeeping unit or dwelling unit.	
Restaurant	Where used without a qualifier, both a restaurant - class 1 and a restaurant - class 2.	S
Restaurant - Class 1	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables, but excluding patron participation such as karaoke, dancing and open microphone performing, may be available.	S
Restaurant - Class 2	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables and patron participation such as karaoke, dancing and open microphone performing may be available.	S
Restaurant - Drive-in	The use of premises for the sale of prepared food to the public where parking is provided and customers are encouraged to eat in their motor vehicles on the site, but does not include drive-through service.	S
Retail	To offer to sell or rent, or to sell or rent, merchandise to a consumer who buys or rents the merchandise as the ultimate consumer or end user, being the last person in the chain of distribution, for personal consumption or use and not for further sale or rent.	

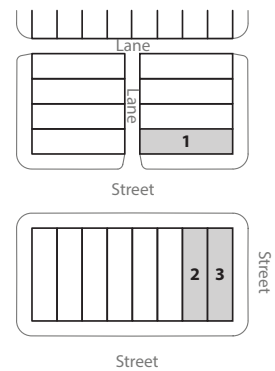
Retail Store	The use of premises to retail merchandise, including merchandise manufactured on the premises, if the total floor area used for manufacturing does not exceed 300 m ² , but which excludes any other retail uses listed in this section 2 or included in a lumber and building materials establishment.	R
Retail Uses	Any or all of the following land uses: Adult Retail Store; Cannabis Store; Farmers' Market; Furniture or Appliance Store; Gasoline Station – Full Serve; Gasoline Station – Split Island; Grocery or Drug Store; Grocery Store with Liquor Store; Liquor Store; Neighbourhood Grocery Store; Pawnshop; Public Bike Share; Retail Store; Secondhand Store; Small-scale Pharmacy; Vehicle Dealer.	R
Riding Ring	The use of a building for practising equestrian skills.	C
Roof Deck	A platform providing useable outdoor space that: (a) is located in such a way as to form a roof over an existing or proposed floor below; (b) is primarily accessed from within a building; (c) is not covered; (d) is not enclosed, except for a required guard, or where it is located next to a portion of the same building or an adjacent building; and (e) may include a garden or planted area.	
Rooming House	A building containing three or more sleeping units, but does not include a multiple conversion dwelling or a community care facility and group residence.	D
Rubber Manufacturing	The use of premises for the manufacturing of rubber from raw material or for the manufacturing of tires.	M
Rubber Products Manufacturing	The use of premises for the manufacturing of rubber products, including rubber clothing and footwear, or for the retreading of tires, but does not include rubber manufacturing.	M

S		
School - Arts or Self-Improvement	The use of premises for training or instruction other than as included in any other use in this By-law, including, but not limited to, training or instruction in drama, music, art, driving, cooking, sewing, language, or similar forms of self-improvement.	S
School - Business	The use of premises for training or instruction in business skills, including, but not limited to, secretarial, teller, bookkeeping, key punching, computer programming, business machine operating or general sales skills, but does not include school - elementary or secondary, or school - university or college.	S
School - Vocational or Trade	The use of premises for training or instruction in particular vocations or trades, including, but not limited to, barbering, beauty culture, hairdressing, broadcasting, charm or modelling, salesmanship in a particular vocation, driving (commercial transport), piloting (commercial transport), woodworking, metalworking, construction or other trade or technical occupations or vocations, but does not include school - elementary or secondary, or school - university or college.	S
Secondary Suite	A smaller dwelling unit within a larger one-family dwelling or two-family dwelling, which must have separate external access and may have shared internal access, but does not include a lock-off unit.	D
Secondhand Store	The use of more than 2.5 m ² of floor area in premises for the retailing of (a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers, printers or fax machines; or (b) two or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools.	R
Secured Market Rental Housing	A development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the City and the owner.	
Seniors Supportive or Assisted Housing	The use of a building for residential units designed to accommodate seniors as they age including separate common areas for dining and socializing, and the provision of meals, housekeeping and personal care but does not include a community care facility and group residence.	D

<p>Service Uses</p>	<p>Any or all of the following land uses:</p> <ul style="list-style-type: none"> Animal Clinic; Auction Hall; Barber Shop or Beauty Salon; Beauty and Wellness Centre; Bed and Breakfast Accommodation; Body-rub Parlour; Cabaret; Catering Establishment; Drive-through Service; Funeral Home; Hotel; Laboratory; Laundromat or Dry Cleaning Establishment; Laundry or Cleaning Plant; Motor Vehicle Repair Shop; Motor Vehicle Wash; Neighbourhood Public House; Photofinishing or Photography Laboratory; Photofinishing or Photography Studio; Print Shop; Production or Rehearsal Studio; Repair Shop - Class A; Repair Shop - Class B; Restaurant; Restaurant - Class 1; Restaurant - Class 2; Restaurant - Drive-in; School - Arts or Self-Improvement; School - Business; School - Vocational or Trade; Short Term Rental Accommodation; Sign Painting Shop; Wedding Chapel; Work Shop. 	<p>S</p>
<p>Sex Object</p>	<p>Any of the following:</p> <ul style="list-style-type: none"> (a) a replica of a penis, vagina, buttocks, anus, or female breast; (b) a device, machine or instrument intended for the stimulation primarily of the penis, the vagina or the anus by vibration or suction; <p style="text-align: right;"><i>[continued on the next page...]</i></p>	

	<p>(c) a pill, lotion or other medication intended to prolong or enhance the erection of the penis or the desire for sex, except when dispensed by or under the direction of a pharmacist licensed by the College of Pharmacists of British Columbia; and</p> <p>(d) a whip or implement intended for use in the enactment of human bondage or sadomasochistic activities when displayed in conjunction with or on the same premises as any of the objects referred to in clauses (a), (b) or (c) above.</p>	
Shoes or Boots Manufacturing	The use of premises for the manufacturing of shoes or boots, including leather footwear, but does not include plastic products manufacturing or rubber products manufacturing.	M
Short Term Rental Accommodation	The use of a dwelling unit, or one or more bedrooms in a dwelling unit, as temporary accommodation, but does not include bed and breakfast accommodation or hotel.	S
Site	An area of land consisting of one or more adjoining parcels or lots abutting on a street not being a lane, but does not include a strata lot or a leasehold parcel created under section 99(1)(k) of the <i>Land Title Act</i> (British Columbia).	
Site, Corner	A site located at the intersection or junction of two or more streets.	
Site, Double Fronting	A site abutting two parallel or approximately parallel streets.	
Sleeping Unit	One or more rooms equipped to be used for sleeping and sitting purposes.	
Small-scale Pharmacy	A drug store that has a total gross store area of less than 600 m ² .	R
Social Housing	<p>Rental housing:</p> <p>(a) in which at least 30% of the dwelling units are occupied by households with incomes 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;</p> <p>(b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	

Site Configurations

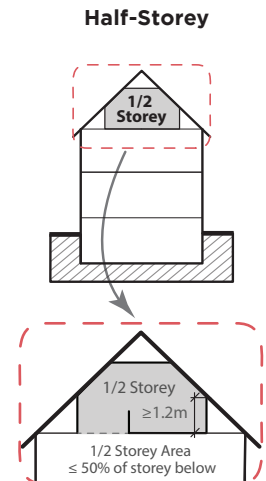


Site Configurations

- 1 Corner site
- 2 Double fronting site
- 3 Corner double fronting site

	<p>(c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require;</p> <p>except that in the HA-2 District; in the area of the FC-1 District located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A Districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown Eastside Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:</p> <p>(d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;</p> <p>(e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and</p> <p>(f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require.</p>	
<p>Social Service Centre</p>	<p>The use of premises by a non-profit society:</p> <p>(a) providing information, referral, counselling, advocacy or health care services; or</p> <p>(b) dispensing aid in the nature of food or clothing; or</p> <p>(c) providing drop in or activity space, but does not include premises used for residential purposes or detoxification centre.</p>	<p>I</p>
<p>Stable</p>	<p>The use of premises for the keeping, breeding, raising, training or boarding of horses, but does not include a riding ring.</p>	<p>A</p>

Storage Warehouse	The use of a wholly enclosed building, or portion thereof, for the storage of goods, material, machinery, or equipment, but not any storage that is ancillary to a principal use of premises, but does not include cold storage plant or grain elevator.	T
Storage Yard	The use of a partially enclosed building, or portion thereof, or an open area of land for the storage of goods, material, machinery or equipment, but not any storage that is ancillary to a principal use of the premises.	T
Storey	That portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A storey shall not include a basement or cellar.	
Storey, Half-	The uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 50% of the storey immediately below.	
T		
Taxicab or Limousine Station	The use of premises as a base of operations for a taxicab, limousine, charter bus, or other land-vehicle passenger transport service, or for a pilot car service.	T
Temporary Modular Housing	Demountable structures, not permanently affixed to land, containing three or more residential units and accessory uses, but does not include a multiple conversion dwelling, community care facility or group residence.	D
Temporary Sales Office	The use of a building in a RS or RT district, for a period not exceeding three years, for the sole purpose of marketing and selling dwelling units associated with a residential development.	O
Textiles or Knit Goods Manufacturing	The use of premises for the manufacturing of textiles, textile products or knit goods, including, but not limited to, carpets, mats, rugs, canvas products, cotton bags, jute bags, automobile fabrics, draperies, silk fabrics, linen fabrics, thread, cordage, twine or similar products, but does not include clothing manufacturing, or linoleum or coated fabrics manufacturing.	M
Theatre	A facility for performing arts, motion pictures, other media arts or presentations before a live audience, excluding cabaret.	C



<p>Transportation and Storage Uses</p>	<p>Any or all of the following land uses: Aircraft Landing Place; Booming Ground; Bulk Data Storage; Cold Storage Plant; Grain Elevator; Marine Terminal or Berth; Mini-storage Warehouse; Packaging Plant; Railway Station or Rail Yard; Stockyard; Storage Warehouse; Storage Yard; Taxicab or Limousine Station; Truck Terminal or Courier Depot; Weighing or Inspection Station; Works Yard.</p>	<p>T</p>
<p>Transportation Equipment Manufacturing</p>	<p>The use of premises for the manufacturing of aircraft, railroad rolling stock, ships, boats, truck or bus bodies, truck trailers, snowmobiles or motor vehicles.</p>	<p>M</p>
<p>Truck Terminal or Courier Depot</p>	<p>The use of premises for the parking and servicing of trailers, containers, trucks and other motor vehicles involved in commercial transport, cartage, moving, delivery or related goods movement.</p>	<p>T</p>
<p>Two-Family Dwelling</p>	<p>A building containing only two dwelling units, but does not include a multiple conversion dwelling or a one-family dwelling with secondary suite.</p>	<p>D</p>
<p>Two-Family Dwelling with Secondary Suite</p>	<p>A building containing two larger principal dwelling units, one of which must contain and one of which may contain a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, multiple dwelling, or principal dwelling unit with lock-off unit.</p>	<p>D</p>
<p>U</p>		
<p>Urban Farm - Class A</p>	<p>The use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale.</p>	<p>A</p>
<p>Urban Farm - Class B</p>	<p>The use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales.</p>	<p>A</p>
<p>Under-utilized Lots</p>	<p>A lot or lots in RT-5, RT-5N and RT-6 districts under developed to less than 0.45 FSR on January 16, 2018, but excludes lots on the Council approved Vancouver Heritage Register.</p>	

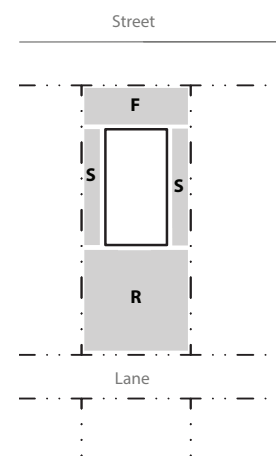
Unnecessary Hardship	Hardship that results from unique physical circumstances that are peculiar to the site and does not include mere inconvenience, preference for a more lenient standard or a more profitable use, or self-induced hardship resulting from the actions of the owner or applicant.	
Utility and Communication Uses	Any or all of the following land uses: Public Utility; Radiocommunication Station; Recycling Depot; Waste Disposal Facility.	U
V		
Vehicle Dealer	The use of premises to retail motor vehicles, boats, or recreational trailers.	R
Verandah	See definition for Entry, Porch and Verandah.	
W		
Waste Disposal Facility	The use of premises for the treatment, reduction, recycling, incineration or disposal of refuse, garbage, sewage or other waste material, but does not include animal products processing, junk yard or shop, or recycling depot.	U
Water Table	The level below which the ground is saturated with water at a pressure of one atmosphere or greater.	
Wedding Chapel	The use of premises for wedding ceremonies only.	S
Weighing or Inspection Station	The use of premises for the weighing or inspection of vehicles.	T
Wholesale	To offer to sell or rent, or to sell or rent, merchandise other than at retail.	
Wholesale Uses	Any or all of the following land uses: Bulk Fuel Depot; Cardlock Fuel Station; Junk Yard or Shop; Lumber and Building Materials Establishment; Wholesaling - Class A; Wholesaling - Class B.	W

Wholesaling - Class A	The use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for storage space exceeds the floor area for showroom or display space, but which excludes any other wholesale uses included in this section 2.	W
Wholesaling - Class B	The use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for showroom or display space exceeds the floor area for storage space, but which excludes any other wholesale uses listed in this section 2 and an office for an import agent or broker, manufacturer's agent or similar establishment.	W
Wood Products Manufacturing - Class A	The use of premises for the manufacturing of wood products which involves the use or milling of logs, including, but not limited to the operations of sawmills, planing mills, shingle mills, veneer mills or plywood mills, but does not include paper manufacturing or pulp manufacturing.	M
Wood Products Manufacturing - Class B	The use of premises for the manufacturing of wood products which does not involve the use or milling of logs, but does not include furniture or fixtures manufacturing, paper manufacturing, pulp manufacturing, or wood products manufacturing - class A.	M
Work Shop	The use of wholly enclosed premises for the storing, maintenance, and assembly of equipment and material for audio, electrical, plumbing, construction, and related trades.	S
Works Yard	The use of a partially enclosed building, or a portion thereof, or an open area of land for the storing, repairing, or cleaning of supplies, materials, equipment, or vehicles of any business which conducts construction, installation, cleaning, repair or other industrial trade services off-site.	T

Y

Yard, Exterior Side	That portion of a corner site extending from the front yard to the rear yard and lying between the side property line adjacent to the flanking street and the closest side of the principal building.	
Yard, Front	That part of the site lying between the front property line and the front of the principal building and extending across the full width of the site.	

Yards (Front, Rear, Side)



- Site Yards**
- R** Rear Yard
 - S** Side Yard
 - F** Front Yard
 - - - Property Line

Yard, Rear	That part of the site lying between the rear property line and the rear of the principal building and extending across the full width of the site.	
Yard, Side	That part of the site extending from the front yard to the rear yard and lying between the side property line and the closest side of the principal building.	