

CITY OF BURNABY

BYLAW NO. 14746

A BYLAW to amend various
sections of the Zoning Bylaw

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 9, 2025.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

(a) in the Table of Contents, by deleting the reference to “101. Small-Scale Multi-Unit Housing District (R1)” and substituting the following:

“101. Small-Scale Multi-Unit Housing District (R1)

102. Townhouse District (R2) (R2r)

103. Low-Rise Apartment 1 District (R3) (R3r)

104. Low-Rise Apartment 2 District (R4) (R4r)

105. Mid-Rise Apartment 1 District (R5) (R5r)

106. Mid-Rise Apartment 2 District (R6) (R6r)

107. High-Rise Apartment 1 District (R7) (R7r)

108. High-Rise Apartment 2 District (R8) (R8r)”

(b) in the Table of Contents, by deleting the subheading titled “200. MULTIPLE FAMILY RESIDENTIAL DISTRICTS” and substituting the following:

“200. LEGACY MULTIPLE FAMILY RESIDENTIAL DISTRICTS”

(c) in the Table of Contents, by adding the following after “309. Urban Village Commercial District (C9) (C9a)”:

“310. Interim Neighbourhood Commercial District (CM1)

311. Interim General Commercial District (CM2)”

- (d) at Section 3, by repealing the definitions of “ACCESSORY USE”, “HOSPITAL”, “MOBILE RETAIL CART”, “PARKING GARAGE”, “RESTAURANT”, “RETAIL”, and “TRANSIT ORIENTED DEVELOPMENT AREA” and substituting the following in alphabetical order:

“**ACCESSORY USE**” means a subordinate use that serves and is exclusively devoted to the principal or secondary use of a lot.

“**HOSPITAL**” means a hospital as defined in the *Hospital Act* and/or a facility for ambulance services as defined in the *Emergency Health Services Act*.

“**MOBILE RETAIL AND RESTAURANT**” means a truck, stand, or cart used for the retail of goods or services, including the sale of food prepared for immediate consumption, that is designed to be movable and is temporary in nature.

“**PARKING GARAGE**” means a structure, above or below grade, used for public, client, customer, and/or employee parking or temporary storage of vehicles. This use does not include vehicle repair, servicing, or dedicated fleet storage.

“**RESTAURANT**” means use of a premises for the sale of prepared food and/or beverages for immediate consumption during all hours of operation.

“**RETAIL**” means the sale or rental of goods, merchandise, and other materials to the public, including sales centres, showrooms, and limited on-site storage that supports the store's operation. This use excludes warehousing and the sale of gasoline.

“**TRANSIT ORIENTED AREA**” means a lot that is located within 800 m (2,624.67 ft.) of a passenger rail station, as defined in the *Local Government Act* and regulations thereto, or 400 m (1,312.34 ft.) of a bus exchange, as defined in the *Local Government Act* and regulations thereto.”

- (e) at Section 3, by adding the following definitions in alphabetical order:

“ACTIVE MOBILITY HUB” means an area of land or of a building that provides space, shelter and other ancillary facilities for transportation modes other than private vehicles, such as cycling, ride-hailing, and shared vehicles.

“ANIMAL CARE” means a premises operated for the care, veterinary treatment, training, grooming, boarding or shelter of animals.

“ARTIST STUDIO” means a premises for the production and/or display of art and small-batch crafting-related activities, including painting, jewelry making, pottery, photography, recording studio, rehearsal space or similar.

“CIVIC FACILITY” means a government-owned facility used for public-serving functions, including government offices, community centres, public recreation facilities, public museums, public libraries, courts of law, fire halls and other civic centres.

“COMMERCIAL KITCHEN” means a facility equipped for the preparation, cooking, and storage of food on a larger scale for commercial purposes, primarily for off-site consumption. A commercial kitchen is typically equipped with professional-grade appliances, ventilation systems, food storage areas, and sanitation features.

“COMMUNITY GARDEN” means land used for the growing of plants, other than for commercial purposes.

“EDUCATIONAL SERVICES” means services that provide training, instruction, and education. This use includes, but is not limited to, private schools, public schools, commercial schools, colleges, universities, vocational institutions, and other facilities dedicated to academic, technical, or professional education. This does not include dormitories, student housing, or trade schools.

“ENERGY GENERATION” means the use of equipment and facilities for

generating and distributing energy from renewable, sustainable, and/or low-emission sources, including but not limited to solar panels and district energy systems, that are of a scale and intensity that minimize conflict with residential uses in areas of mixed development.

“FINANCIAL INSTITUTION” means a bank, insurance company, credit union, financial advisor or broker, cash chequing company, payday loan service, or similar business that provides on-site customer service.

“GAMING ESTABLISHMENT” means a premises used for wagering on games of chance that are licensed in accordance with the British Columbia Gaming Commission or by such other person or authority as the Province of British Columbia may specify for the purpose of licensing gaming.

“HEALTH CARE FACILITY” means a premises for the provision of services by at least one person licensed under the *Health Professions Act*.

“INDUSTRIAL, HEAVY” means industries involving the manufacturing, processing, or handling of materials that may produce significant external impacts such as noise, vibration, smoke, dust, odors, heat, or emissions. Heavy industrial uses include, but are not limited to, chemical manufacturing, petroleum refining, metallurgical processing, pulp and timber milling, cement production, and other heavy manufacturing processes, as well as facilities involved in the recycling, recovery, and shipment of hazardous or non-hazardous waste.

“LIVE-WORK UNIT” means a premises that includes space for the operation of a commercial use with the remainder being a dwelling unit in which the primary operator of the commercial use resides.

“MEZZANINE” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.

“NIGHTCLUB” means a commercial assembly and entertainment establishment

that operates primarily during evening hours, provides entertainment predominantly in the form of recorded or live music and dancing, has a dance floor, and typically serves alcoholic beverages with limited food service.

“NON-MARKET RENTAL HOUSING” means rental housing secured at specific below-market rental rates through a housing agreement or a lease agreement with the City.

“OFFICE” means the use of a premises for general office use, where the primary function is administrative, clerical, technical, or managerial, and where on-site customer service is not a principal activity.

“PERSONAL AND BUSINESS SERVICES” means an establishment for personal care, cleaning or repair of personal items, or other business services, where the primary function is on-site customer service, including beauty salons, tattoo parlours, mailing services, printing services, dry cleaning, and other similar uses.

“RECREATION AND FITNESS” means an outdoor or indoor premises for the use of health, fitness, and sports activities, including day spas, group fitness classes, weightrooms, child play centres, lawn sports, court sports, and similar uses and activities.

“RECYCLING CENTRE” means a premises used for the collection and temporary storage of household items intended for reuse or off-site processing.

“RESEARCH AND DEVELOPMENT” means investigation, design, testing, and development of new products, technologies, and processes, including laboratories, prototyping, and technological innovation. Does not include the manufacturing or sale of products except as incidental to the primary activity.

“SECONDARY USE” means an additional permitted use that may only be established where a use permitted as a principal use on the lot is present.

“SERVICE STATION” means a premises used for the repair or servicing of vehicles. Servicing can include car washes, charging or fueling stations, fluid maintenance, auto body repair, and similar services.

“STORAGE FACILITY” means the use of a completely enclosed building for the storage of personal property in self-contained, self-storage units, which are rented to customers having exclusive and independent access to their respective units.

“TRANSPORTATION FACILITY” means a premises used for the operation and maintenance of transit systems, services, or related infrastructure, including gondola systems, rapid transit infrastructure, bus transit infrastructure, commercial fleet storage and dispatch, marinas, and similar uses, but does not include freight handling and distribution.

“VISITOR ACCOMMODATION” means a premises for the temporary accommodation of visitors. This use does not include Short Term Rental accommodation; Dormitories; or Boarding, Lodging, and Rooming Houses.

“YARD, LANE” means an area created by a building setback from a lot line, or segment of a lot line, that abuts a lane.”

- (f) at Section 5.1, by deleting the rows for Schedule Number II and Schedule Number III and substituting the following:

“Schedule Number II LEGACY MULTIPLE FAMILY RESIDENTIAL (RM)
Schedule Number III COMMERCIAL (C AND CM)”

- (g) by repealing Section 6.1 in its entirety and marking it “Repealed”.
- (h) by repealing subsections 6.3(1)(a) and (b) and substituting the following:

“(a) In RM, C8, C9, and R Districts other than the R1 District, twice the overlap in either the horizontal or vertical direction. Such distance shall be not less than 7.5 m (24.61 ft.), but need not exceed 15.0 m (49.21 ft.) for buildings 3

storeys or less in height, nor 15.0 m (49.21 ft.) plus 900 mm (2.95 ft.) per storey for buildings greater than 3 storeys in height.

- (b) In all zoning districts, except R and RM Districts and developments in the C8 and C9 Districts that include a residential component, equal to the overlap in either the horizontal or vertical direction. Such distance shall be not less than 4.5 m (14.76 ft.), but need not exceed 7.5 m (24.61 ft.).”
- (i) by repealing subsections 6.3(2)(a) and (b) and substituting the following:
 - “(a) In RM, C8, C9, and R Districts other than the R1 District, equal to the overlap in either the horizontal or vertical direction. Such distance shall be not less than 3.5 m (11.48 ft.) but need not exceed 7.5 m (24.61 ft.).
 - (b) In all zoning districts, except R and RM Districts and developments in the C8 and C9 Districts that include a residential component, no detached accessory building shall be located closer than 1.8 m (5.91 ft.) to a residential use building.”
- (j) by deleting subsection 6.4(2) and substituting the following:
 - “(2) Except in the C2, CM, R, RM6 and P11 Districts, the height of a principal building shall be measured from the front average elevation to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4); and where no front yard setback is required the height shall be measured from the curb.”
- (k) by deleting subsection 6.4(6) and substituting the following:
 - “(6) Except in the R and CM Districts, the height of a detached accessory building shall be measured from the calculated average natural grade of all sides of the building to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4), except that the height of a detached

garage or carport may be measured from the finished grade at the point used for vehicular access.”

(l) after Section 6.4, by adding the provisions in Schedule “A” attached to and forming part of this bylaw as Section 6.4.1.

(m) by repealing subsection 6.6 (3) in its entirety and substituting the following:

“(3) Non-Residential Districts (C, CM, M and P):

(a) On a corner lot in the C, M, or P District, an accessory building shall be located not closer to the flanking street than the principal building on the same lot, nor closer than the required setback from the flanking street of the principal building on an adjoining lot, whether or not a lane intervenes.

(b) An accessory building in the C, M, or P District shall be located not closer than 3.0 m (9.84 ft.) to the rear property line of an adjoining lot in an A, R or RM District.

(c) An accessory building in the C, M, or P District shall not have more than one storey nor exceed 3.7 m (12.13 ft.) in height.

(d) Notwithstanding Section 6.6(1)(b), a street canopy attached to a building in a C, CM, or M District that:

(i) has a front yard setback of less than 2.0 m (6.56 ft.), and,

(ii) is lawfully non-conforming with respect to the front yard setback may project over the front lot line with the approval of the Director Engineering if it is constructed with a building permit and projects no more than 1.5 m (4.92 ft.) into the road allowance and has a minimum height clearance of 2.7 m (8.86 ft.) from ground level to the lowest point of the canopy.”

(n) by repealing the opening paragraph of subsection 6.8A (1) and substituting the following:

“(1) In RM, P11, and R Districts other than the R1 District, a home-based child care facility shall be permitted only.”

- (o) by repealing the opening paragraph of subsection 6.10(2.1) and substituting the following:

“(2.1) Notwithstanding subsection (2) of this section, the minimum floor area of a dwelling unit in the P11e District, or a rental unit in the RM, C, CM, P11, and R Districts other than the R1 District, and all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, shall be as follows.”

- (p) by repealing subsection 6.12(1)(e) and substituting the following:

“(e) An uncovered patio or terrace, which may be open or enclosed, in any yard in an A, R or RM District subject to the fence height limitations as specified in Section 6.14.2 of this Bylaw. The provision of an awning or similar temporary covering for such a terrace shall be permitted.”

- (q) by repealing the closing paragraph at the end of subsection 6.12(1) and substituting the following:

“For lots in C1, C2, C4, C7, and CM Districts, street canopies that do not exceed 2.0 m (6.56 ft.) in depth may project into the required front yard.”

- (r) by repealing subsection 6.12(3)(e) and substituting the following:

“In M Districts, where a lot abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom, the required side yard may be reduced to minimum of 20 percent of the lot width, but need not exceed 3.0 m (9.84 ft.) in M4 Districts.”

- (s) by repealing the closing paragraph of subsection 6.13(1) and substituting the following:

“no structure other than a permitted street canopy in a C2, C3, C4, or CM District or a permitted principal building shall be erected to a greater height than 1.07 m (3.51 ft.) and no hedge, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance.”

(t) by repealing subsection 6.15(1)(a) and substituting the following:

“(a) In R, RM, C5 and P Districts, any part of a lot not used for building, parking or loading facilities or outdoor recreation or, in the case of a lot in the P4 or P12 District, not used for any permitted use, shall be fully and suitably landscaped and properly maintained.”

(u) by repealing subsections 6.15(1)(c) and (d) and substituting the following:

“(c) In all zoning districts where the side line of a lot abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom, all those portions of a required side yard not used for permitted parking or outdoor play area shall be fully and suitably landscaped and properly maintained.

(d) Where the rear line of a lot in an M District abuts a lot in an A, R or RM District, or is separated by a lane therefrom, the required rear yard shall be fully and suitably landscaped and properly maintained.”

(v) by repealing subsection 6.15(2)(a) and substituting the following:

“(a) No storage yard or area shall be permitted in a required front yard nor any required yard which abuts a lot in an R or RM District, or is separated by a street or lane therefrom.”

(w) by repealing subsection 6.15(2)(b)(i) and substituting the following:

“(i) In A, C4, CM, and M Districts, any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be

piled to extend above such screening in A, C4, CM, M1 or M4 Districts. In the case of M2, M3 or M6 Districts, material may be piled to a maximum height of 3.5 m (11.48 ft.)”

(x) by repealing subsections 6.15(3)(a) and (b) and substituting the following:

“(a) Except in the R1 District, any parking area, loading area or display yard shall be separated from an adjoining street, or from a directly abutting lot in an A, R or RM District, by a fully and suitably landscaped and properly maintained strip of not less than 1.8 m (5.91 ft.) in width.

(b) Except in the R1 District, screening of 1.8 m (5.91 ft.) in height shall be provided and properly maintained:

(i) where any parking or loading area abuts a lot in an A, R, or RM District, or is separated therefrom by a street or lane, except however, that where a parking area abuts a lane, the screening along the lane shall be not less than 800 mm (2.62 ft.) nor more than 1 m (3.28 ft.) in height for a distance of not less than 6.0 m (19.69 ft.) from all points of ingress and egress to and from such parking area;

(ii) where any display yard, industrial fueling installation, or public utility installation abuts a lot in an A, R, or RM District, or is separated therefrom by a lane; and

(iii) where any storage tank or equipment, listed in Sections 6.27(22) and 6.27(23) of this Bylaw, is located outside of an enclosed building, in the R, RM, C, CM, M, B, and P Districts.”

(y) at Section 6.17, by repealing the heading and substituting the following:

“6.17 Parking or Storage of Commercial Vehicles, Recreation Vehicles, Trucks, Trailers, Boats or Equipment in R and RM Districts:”

- (z) by repealing the opening paragraph of subsection 6.17(1) and substituting the following:

“(1) No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked automobile, boat, recreation vehicle, trailer or any similar vehicle, conveyance, craft or equipment shall be parked or stored in the open in an R or RM District, except the following which may be parked or stored in the rear yard only.”

- (aa) by repealing the opening paragraph of Section 6.27 and substituting the following:

“In R, C, CM, M, B, and P9 Districts, all permitted uses other than the following uses must only be carried out within a completely enclosed building.”

- (bb) by repealing subsection 6.27(7) and substituting the following:

“(7) Agricultural uses, including urban agriculture but excluding commercial nurseries and greenhouses.”

- (cc) by repealing subsection 6.27(12) and substituting the following:

“(12) Transportation facilities and active mobility hubs.”

- (dd) by repealing subsection 6.27(15) in its entirety and marking it “Repealed”

- (ee) by repealing subsection 6.27(17) and substituting the following:

“(17) Mobile retail and restaurant as a secondary or accessory use, provided that they are operated with the permission of the owner or manager of the property on which they are located.”

- (ff) by adding the following after subsection 6.27(23):

“(24) Community gardens.
(25) Energy generation.
(26) Outdoor recreation and fitness areas.”

- (gg) by repealing the opening paragraph of Section 6.28 and substituting the following:

“In C, CM, M, B, P and A Districts, all of their sub-districts, and the CD Comprehensive Development Districts, or portion thereof, based on the above noted Districts, temporary uses may be permitted, by the issuance of a temporary use permit under s. 493 of the *Local Government Act*, subject to the following conditions:”

- (hh) by repealing the opening paragraph of subsection 6.29(1) and substituting the following:

“(1) Short-term rental is permitted as an accessory use to a small-scale multi-unit housing, rowhouse dwellings, town house dwellings, multiple family dwellings, and live-work units in R, RM, CM, C8, C9, P11 and A Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, subject to the following conditions:”

- (ii) by adding the following after Section 6.30:

“6.31 Uses Permitted in All Districts:

- (1) The following uses shall be permitted in all districts:

- (a) public transit corridors, stations, exchanges, and related public-serving uses;
- (b) publicly provided utility infrastructures, provided they have a setback of not less than 3 m from the lot line of an abutting lot with a residential use; and
- (c) civic facilities.”

- (jj) at Schedule Number I, by adding the following after the heading “101. Small-Scale Multi-Unit Housing District (R1)”:

“102. Townhouse District (R2) (R2r);

103. Low-Rise Apartment 1 District (R3) (R3r)

- 104. Low-Rise Apartment 2 District (R4) (R4r)
- 105. Mid-Rise Apartment 1 District (R5) (R5r)
- 106. Mid-Rise Apartment 2 District (R6) (R6r)
- 107. High-Rise Apartment 1 District (R7) (R7r)
- 108. High-Rise Apartment 20 District (R8) (R8r)”

(kk) at Schedule Number I, after the regulations for the Small-Scale Multi-Unit Housing District (R1) Zoning District, by adding the regulations for the R2 to R8 Zoning Districts contained in Schedule “B” attached to and forming part of this bylaw:

(ll) at Schedule Number II, by repealing the heading “200. MULTIPLE FAMILY RESIDENTIAL DISTRICTS (RM)” and substituting the following:

“200. LEGACY MULTIPLE FAMILY RESIDENTIAL DISTRICTS (RM)”

(mm) at Schedule Number III, by repealing the heading “300. COMMERCIAL DISTRICTS (C)” and the opening paragraph and substituting the following:

“300. COMMERCIAL DISTRICTS (C AND CM)”

Subject to all other provisions of this Bylaw, on any lot, in any district designated as C or CM District, the following regulations shall apply:”

(nn) at Schedule Number III, after the regulations for the C9 Zoning District, by adding the regulations for the CM1 and CM2 Zoning Districts contained in Schedule “C” attached to and forming part of this bylaw.

(oo) by repealing subsection 700.1(2) and substituting the following:

“(2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8, C9, CM1 and CM2 Districts including the Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g”, “h”, or “i” suffix.”

(pp) by repealing subsection 700.1(6) in its entirety and marking it “Repealed”.

(qq) by adding the following after subsection 700.1(6):

“(7) Where a change of use occurs on a site with an approved comprehensive development plan, the use shall be permitted within the CD District, or a portion thereof, provided:

(a) the plan explicitly permits that use or references a District which includes that permitted use;

(b) the plan does not explicitly exclude the use or contain conditions that would prevent the use; and

(c) the use complies with all applicable regulations under the relevant District and this Bylaw.”

(rr) by repealing subsection 700.2(2) and substituting the following:

“(2) Exceptions to the applicable bicycle parking, vehicle parking and loading, carwash facility, screening and landscaping, fence and retaining wall, minimum frontage of a business, projection into required yards and bulk regulations of this Bylaw may be permitted, provided that the:

(a) floor area ratio and density; or

(b) height

for the development as a whole are in conformity with the applicable requirements of this Bylaw, and that such exception results in an improved relationship between the various parts of the proposed development.”

(ss) by repealing subsections 800.4(1) and (1a) and substituting the following:

“(1) Residential uses located within a transit-oriented area or frequent transit network area	No parking required
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(1a) Small-scale multi-unit housing or rowhouse dwellings	On a lot with 3 or more primary dwelling units, 0.5 spaces for each primary dwelling unit. For clarity, on a lot with a rowhouse dwelling or with 2 or fewer primary dwelling units, a parking space is not required”
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(tt) by repealing subsections 800.4(20), (20a) and (20b) and substituting the following:

“(20) Commercial uses other than in the C1, C2, CM, and R Districts	1 for each 55 m ² (592.02 sq.ft.) of gross floor area
(20a) Commercial uses in the C1, CM1, and R Districts	No parking required
(20b) Commercial uses in the C2 and CM2 Districts	No parking is required for lots with 250 m ² (2690.98 sq.ft.) or less of commercial gross floor area. For lots with more than 250 m ² (2690.98 sq.ft.) of commercial gross floor area, parking shall be provided in accordance with Section 800.4(20).”

(uu) by repealing subsection 800.4(30) and substituting the following:

“(30) Mini-warehouses and storage facilities	One space for each ten storage units, or one for each 186 m ² (2,002.15 sq.ft.) of gross floor area, whichever is greater”
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(vv) by repealing subsection 800.6(2)(b) and substituting the following:

“(b) A side yard in a C, CM, or P District which is separated by a street from a lot in an A, R, RM, C8, C9 or CD based upon A, R, or RM District, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.)”

(ww) by repealing subsection 800.9(1) and substituting the following:

“(1) In the R, RM1, RM2, RM3, RM4, RM5, RM6, RM7, C8, C9, CM, and P11 Districts, the following minimum number of car wash facilities shall be provided:

Total Provided Residential Off-Street Vehicle Parking Spaces	Car Wash Facilities Required
1-10	0
11-300	1
For each additional 300 parking spaces provided or part thereof.	1 additional facility”

(xx) by repealing subsection 900.4(1) and substituting the following:

“(1) On every lot used as a retail store, business, industry, warehouse or other similar use, except lots with C1, CM1, or R District zoning, the minimum number of spaces shall be as follows, or as set out in a loading management plan that has been approved by the Director of Planning and Building::

Total Gross Floor Area of Bldg(s)	Loading Spaces Required
Up to 250 m ² (2690.98 sq.ft.)	0
Over 250 m ² (2690.98 sq.ft.) to 460 m ² (4,951.56 sq.ft.)	1
460 m ² (4,951.56 sq.ft.) to 2,300 m ² (24,757.80 sq.ft.)	2
2,300 m ² (24,757.80 sq.ft.) to 4,600 m ² (49,515.61 sq.ft.)	3
Each additional 4,600 m ² (49,515.61 sq.ft.) or fraction	1 Additional ”

(yy) by repealing the row for subsection 1000.5(1)(a) and substituting the following:

“(a) Multiple family dwelling, except in the R1 District	2 for each dwelling unit	A minimum of two spaces for any development containing up to 20 dwelling units, and one additional space for every additional 20 dwelling units”
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Public Notice Dates this 15th day of May, 2025, and 22nd day of May, 2025

Read a first time this 27th day of May, 2025

Read a second time this 27th day of May, 2025

A Public Hearing held this N/A

Read a third time day of , 2025

Reconsidered and adopted this day of , 2025

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

6.4.1 Height of Buildings in the R (Except R1) and CM Districts

6.4.1.1 Height Calculation

- (1) In the R and CM Districts, excluding the R1 District, the height of a building is equal to the number of storeys contained between the roof of the building and the floor of the first storey, as measured through the vertical cross section(s) of the building containing the greatest number of storeys.
- (2) For the purpose of this section, the first storey shall be:
 - (a) any horizontal portion of a building storey that is 50% or more above the adjacent finished grade as measured from its finished floor to the underside of the joists of the floor next above it; or
 - (b) as determined in accordance with the British Columbia Building Code.

Diagram: Elevation View - Determination of Above and Below Grade Portions of a Storey as per (2)(a)

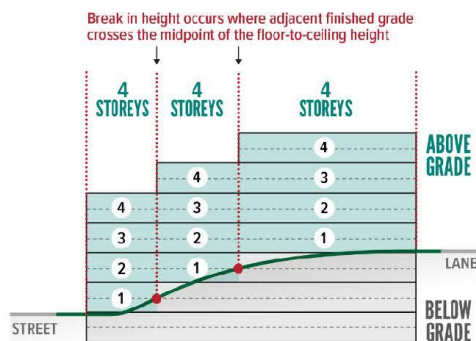
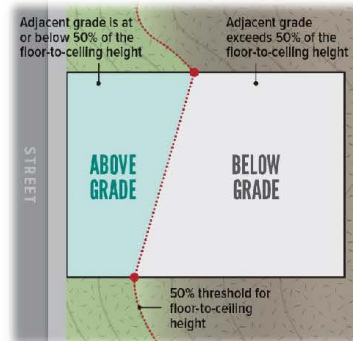
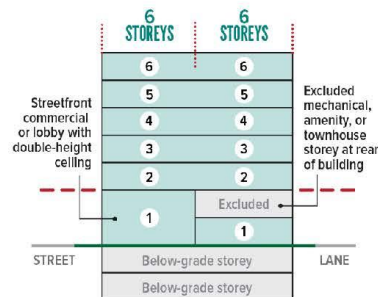


Diagram: Plan View - Determination of Above and Below Grade Portions of a Storey as per (2)(a)



- (3) The following shall be excluded from the height calculation:
 - (a) rooftop access, mechanical penthouses, and elevator overruns;
 - (b) enclosed rooftop amenity areas of no more than one storey in height, provided these areas do not exceed 25% of the total roof area that is at the maximum permitted building height;
 - (c) one of two storeys containing townhouse dwellings and/or communal uses, such as circulation, mechanical, or amenity space, where the total floor-to-ceiling height of the two storeys combined does not exceed the floor-to-ceiling height of an adjacent single-storey ground-level commercial unit or entrance lobby within the same building; and

Diagram: Example exclusion when partial double-height first storey as per (3)(c)



- (d) mezzanines in first storey commercial and live-work units provided they are not considered a storey under the British Columbia Building Code. For clarity, mezzanines located in residential dwelling units or above the first storey in commercial and live-work units will be counted as a storey for the purpose of calculating building height.
- (4) Where sites are rezoned to the CD (Comprehensive Development) District and are based on an R District in combination with a CM District:
 - (a) The maximum permitted building height is determined by the district with the greatest allowable height.
 - (b) R District residential uses cannot exceed the number of storeys permitted by their respective R District regulations.
 - (c) At least one commercial storey is required at ground level, with any additional required commercial storeys permitted in any other above-grade portion of the building.

6.4.1.2 Conditional Height Increases

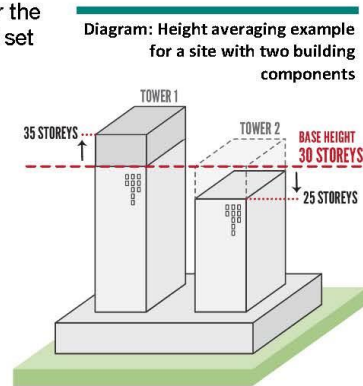
- (1) Sites are eligible for conditional height increases in compliance with Table 6.4.1.2 and Sections 6.4.1.3 and 6.4.1.4.
- (2) Where a site is eligible for multiple conditional height increases, they are to be applied in the order shown under the Eligible Additional Height section of Table 6.4.1.2 and may not cumulatively exceed the maximum additional height shown in Row E of Table 6.4.1.2 for any given building.

Table 6.4.1.2 Conditional Height Increases (in Storeys)										
D = Discretionary U = Unrestricted										
Row	Zoning District:	R1	R2	R3	R4	R4 (TOA)	R5	R6	R7	R8
	Base Height									
A	Maximum Height	4	4	4	6	8	12	20	30	40
	Eligible Additional Height									
B	Height Averaging	0	0	0	0	0	4	5	5	5
C	Voluntary Commercial	0	0	0	0	0	8	10	10	U
D	Community Benefit Bonus	0	0	D	D	D	D	10	10	U
E	Maximum Additional Height	0	0	2	6	4	8	10	10	U
F	Maximum Height w/ Eligible Increase	4	4	6	12	12	20	30	40	U

6.4.1.3 Height Averaging

- (1) In the R5, R6, R7, and R8 Districts, the height of a building or separate portions of the same building that are 12 storeys or taller (both referred to as “building components” for the purpose of this section) can be increased by way of height averaging, subject to the following:
 - (a) Only those proposed building components that are permitted to a height of 12 storeys or taller are eligible for height averaging and shall be used to calculate the average height for the site;
 - (b) The average height of the building components must not exceed the maximum base height for the applicable zoning district;

- (c) The maximum number of additional storeys for the applicable zoning district shall not exceed that set out in Row B of Table 6.4.1.2;
- (d) The floorplate of a building component receiving additional height cannot exceed the floorplate of the building component(s) offsetting that height, excluding the area of elevator cores; and
- (e) Eligible buildings are restricted to:
 - (i) the same lot;
 - (ii) contiguous lots that form one development site; or
 - (iii) sites approved as part of a master plan.



6.4.1.4 Voluntary Commercial

- (1) On sites rezoned to the CD (Comprehensive Development) District that are based on the R5, R6, R7, or R8 District in combination with the CM1 or CM2 District, an increase to the maximum building height is permitted where voluntary commercial storeys are provided in addition to the minimum commercial storey requirements, subject to the following:
 - (a) The increase in building height is equivalent to the number of voluntary commercial storeys provided, up to the maximum number of additional storeys permitted in Row C of Table 6.4.1.2.
 - (b) The additional height is restricted to the building in which the voluntary commercial storeys are located.
 - (c) The floorplate size of additional residential storeys cannot exceed the floorplate size of the provided voluntary commercial storeys.
 - (d) Voluntary commercial storeys shall not be converted to another use.
 - (e) Voluntary commercial storeys may contain:
 - (i) Any CM1 District principal use, excluding active mobility hubs, emergency shelters, and live-work units.
 - (ii) Any CM2 District principal use, excluding parking garages, service stations, and storage facilities.

SCHEDULE "B"

102. TOWNHOUSE DISTRICT (R2)

102.1 Intent

The intent of this district is to provide ground-oriented residential townhouse and rowhouse forms of up to 4 storeys that can sensitively integrate with lower-density housing forms, while providing opportunities for limited neighbourhood-serving commercial uses.

102.2 Permitted Uses

102.2.1 R2 District

Use	Conditions
Principal	
Uses permitted in the R1 District	101
Townhouse Dwelling	-
Dormitory	102.3
Emergency Shelter	6.25
Live-Work Units	102.3
Supportive Housing	102.3
Secondary	
Active Mobility Hub	102.3
Child Care Facility	102.3
Community Garden	102.3
Energy Generation	102.3
Personal and Business Services	102.3
Restaurant	102.3
Retail	102.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

102.2.2 R2r Sub-District

- (1) Uses permitted in the R2 District are permitted in the R2r Sub-District provided that residential uses are restricted to purpose-built rental.

102.3 Conditions of Use

Use	Conditions
Principal Uses	
Dormitories	Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units	<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A	<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B	<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses	
All Secondary Uses	<ol style="list-style-type: none"> 1. Secondary uses are subject to the CM1 District conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	2. Secondary uses are subject to: <ul style="list-style-type: none"> • a maximum of one storey above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R2 District.
Child Care Facilities	Child care facilities are restricted to a maximum of 25 children.

102.4 Built Form and Siting

Regulations	R2
Height	
Maximum Height	4 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.1}	3.0 m
Lane Yard ^{.1}	1.2 m
Interior Side Yard	1.2 m
Interior Rear Yard	3.0 m

^{.1} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

102.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

103. LOW-RISE APARTMENT 1 DISTRICT (R3)

103.1 Intent

The intent of this district is to provide low-rise residential apartment forms of up to 4 storeys, with opportunities for ground-oriented residential and limited neighbourhood-serving commercial uses.

103.2 Permitted Uses

103.2.1 R3 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	103.3
Emergency Shelter	6.25
Live-Work Units	103.3
Supportive Housing	103.3
Secondary	
Active Mobility Hub	103.3
Child Care Facility	103.3
Community Garden	103.3
Energy Generation	103.3
Personal and Business Services	103.3
Restaurant	103.3
Retail	103.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

103.2.2 R3r Sub-District

- (1) Uses permitted in the R3 District are permitted in the R3r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

103.3 Conditions of Use

Use	Conditions
Principal Uses	
Dormitories	Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units	<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A	<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B	<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses	
All Secondary Uses	<ol style="list-style-type: none"> 1. Secondary uses are subject to the CM1 District conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. Secondary uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of one storey above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R3 District.

103.4 Built Form and Siting

Regulations	R3
Height	
Maximum Height ^{.1}	4 storeys
Maximum Height for Non-Market Rental Housing	6 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard	1.2 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

103.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities



104. LOW-RISE APARTMENT 2 DISTRICT (R4)

104.1 Intent

The intent of this district is to provide low-rise residential apartment forms ranging from 6 to 8 storeys, with opportunities for ground-oriented residential and limited commercial uses.

104.2 Permitted Uses

104.2.1 R4 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	104.3
Emergency Shelter	6.25
Live-Work Units	104.3
Supportive Housing	104.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	104.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

104.2.2 R4r Sub-District

- (1) Uses permitted in the R4 District are permitted in the R4r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.
-

104.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R4 District.

104.4 Built Form and Siting

Regulations	R4
Height ¹	
Maximum Height	6 storeys
Maximum Height within Transit-Oriented Areas (TOAs)	8 storeys
Minimum Lot Line Setbacks	
Street Yard ²	3.0 m
Lane Yard ²	1.2 m
Interior Side Yard	1.2 m
Interior Rear Yard	3.0 m

¹ Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

² The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

104.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities



105. MID-RISE APARTMENT 1 DISTRICT (R5)

105.1 Intent

The intent of this district is to provide mid-rise residential apartment buildings of up to 12 storeys that offer a transition in scale and form between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.

105.2 Permitted Uses

105.2.1 R5 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	105.3
Emergency Shelter	6.25
Live-Work Units	105.3
Supportive Housing	105.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	105.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

105.2.2 R5r Sub-District

- (1) Uses permitted in the R5 District are permitted in the R5r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

105.3 Conditions of Use

Use	Conditions
Principal Uses	
Dormitories	Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units	<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A	<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B	<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses	
CM1 District Uses	<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R5 District.

105.4 Built Form and Siting

Regulations	R5
Height	
Maximum Height ^{.1}	12 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback from the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

105.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

106. MID-RISE APARTMENT 2 DISTRICT (R6)

106.1 Intent

The intent of this district is to provide for mid-rise residential buildings of up to 20 storeys, typically in the form of apartment towers with podiums that offer a transition in scale and form between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.

106.2 Permitted Uses

106.2.1 R6 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	106.3
Emergency Shelter	6.25
Live-Work Units	106.3
Supportive Housing	106.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	106.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

106.2.2 R6r Sub-District

- (1) Uses permitted in the R6 District are permitted in the R6r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

106.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R6 District.

106.4 Built Form and Siting

Regulations	R6
Height	
Maximum Height ^{.1}	20 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback from the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

106.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

107. HIGH-RISE APARTMENT 1 DISTRICT (R7)

107.1 Intent

The intent of this district is to provide for high-rise residential buildings of up to 30 storeys, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses.

107.2 Permitted Uses

107.2.1 R7 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	107.3
Emergency Shelter	6.25
Live-Work Units	107.3
Supportive Housing	107.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	107.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

107.2.2 R7r Sub-District

- (1) Uses permitted in the R7 District are permitted in the R7r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

107.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R7 District.

107.4 Built Form and Siting

Regulations	R7
Height	
Maximum Height ^{.1}	30 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback along the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

107.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

108. HIGH-RISE APARTMENT 2 DISTRICT (R8)

108.1 Intent

The intent of this district is to provide for high-rise residential buildings of up to 40 storeys, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses.

108.2 Permitted Uses

108.2.1 R8 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	108.3
Emergency Shelter	6.25
Live-Work Units	108.3
Supportive Housing	108.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	108.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

108.2.2 R8r Sub-District

- (1) Uses permitted in the R8 District are permitted in the R8r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

108.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R8 District.

108.4 Built Form and Siting

Regulations	R8
Height	
Maximum Height ^{.1}	40 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback from the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

108.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

SCHEDULE "C"

310. INTERIM NEIGHBOURHOOD COMMERCIAL DISTRICT (CM1)

310.1 Intent

The intent of this district is to provide pedestrian-oriented, local-serving commercial uses of a scale and intensity that meet the day-to-day needs of the surrounding neighbourhood, such as corner stores, small grocers, and coffee shops.

310.2 Permitted Uses

310.2.1 CM1 District

Use	Conditions
Principal	
Active Mobility Hub	-
Animal Care	310.3
Artist Studio	-
Child Care Facility	-
Education Services	310.3
Emergency Shelter	6.25
Financial Institution	310.3
Health Care Facility	-
Live-Work Units	310.3
Office	310.3
Personal and Business Services	-
Public Assembly and Entertainment	310.3
Recreation and Fitness	-
Recycling Centre	-
Restaurant	310.3
Retail	310.3
Visitor Accommodation	310.3
Secondary	
Commercial Kitchen	-
Community Garden	-
Energy Generation	-
Mobile Retail and Restaurant	-
Accessory	
Accessory Buildings, Structures, and Uses	6.6, 310.3

310.3 Conditions of Use

Use	Conditions
All Permitted Uses	
All CM1 District Uses	<ol style="list-style-type: none"> 1. Ground-level commercial units fronting a street corner are restricted to personal and business services, restaurant, and retail uses. 2. Ground-level windows and/or fenestration of any ground-level commercial units must not be permanently covered, concealed, and/or obstructed in any way, including, without limitation, by the use of spandrel glass to screen non-structural building components, glazing, frosting, and/or tinting. 3. No parking shall be permitted above the surface of the finished grade between the front lot line and the building face.
Principal Uses	
Animal Care	<p>Permitted uses exclude:</p> <ul style="list-style-type: none"> • cremation services; and • the keeping or boarding of animals overnight, with the exception of animals receiving medical care.
Education Services	<ol style="list-style-type: none"> 1. Principal education service uses must be located above the ground-level storey with the exception of an associated lobby entrance. 2. Permitted uses exclude public schools and private schools.
Financial Institution	A payday loan or cheque cashing business must be located more than 400 m away from any payday loan or cheque cashing business or from a gaming establishment.
Live-Work Units	<ol style="list-style-type: none"> 1. Live-work units are not permitted in the portion of the building within the minimum required commercial building height. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Office	Principal office uses must be located above the ground-level storey with the exception of an associated lobby entrance.
Public Assembly and Entertainment	Permitted uses exclude nightclubs.
Retail	<ol style="list-style-type: none"> 1. Each liquor store must be located not less than 1.0 km away from another liquor store. 2. Each cannabis store must be located not less than 1.0 km away from another cannabis store.

Use	Conditions
Restaurant	New drive-thru or drive-in restaurants are restricted to sites with existing drive-thru or drive-in restaurants.
Visitor Accommodation	<ol style="list-style-type: none"> 1. Visitor accommodation must be located above the ground-level storey, with the exception of an associated lobby entrance. 2. The maximum length of stay is no more than 90 consecutive days.
Accessory Uses	
Accessory Buildings, Structures, and Uses	The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.

310.4 Built Form and Siting

Regulations	CM1
Height	
Maximum Height	4 storeys
Minimum Height ^{.1}	1 storey
Minimum Lot Line Setbacks	
Street Yard ^{.2}	2.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Minimum height requirements do not apply to active mobility hubs or uses permitted outside of an enclosed building as per Section 6.27.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient public right-of-way to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback along the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 2.0 m.

310.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

311. INTERIM GENERAL COMMERCIAL DISTRICT (CM2)

311.1 Intent

The intent of this district is to provide a wide range of city-serving commercial goods and services of a scale and intensity that meet the needs of multiple neighbourhoods, such as larger format retail, major office space, entertainment venues, and limited vehicle-oriented uses.

311.2 Permitted Uses

311.2.1 CM2 District

Use	Conditions
Principal	
Principal uses permitted in the CM1 District	310.3, 311.3
Gaming Establishment	311.3
Hospital	-
Parking Garage	311.3
Research and Development	311.3
Service Station	311.3
Storage Facility	311.3
Secondary	
Secondary uses permitted in the CM1 District	310.3, 311.3
Accessory	
Accessory Buildings, Structures, and Uses	6.6, 311.3

311.3 Conditions of Use

Use	Conditions
Principal Uses	
CM1 District Principal Uses	CM1 District principal uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level commercial units fronting a street corner are not restricted to personal and business services, restaurant, and retail uses. • Education services can include public schools and private schools. • Nightclubs are a permitted assembly and entertainment use.
Gaming Establishment	Gaming establishments must be located more than 400 m away from any payday loan or cheque cashing business.
Parking Garage	Parking garage use is not permitted within a ground-level storey, with the exception of pedestrian and vehicle entrances and associated maneuvering areas.

Use	Conditions
Research and Development	Principal research and development uses must be located above the ground-level storey with the exception of an associated lobby entrance.
Service Station	<ol style="list-style-type: none"> 1. New gasoline service stations are restricted to sites with existing gasoline service stations, with the exception of service stations that solely provide alternative, non-petroleum fuels, such as electric charging and hydrogen. 2. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 3. Fuel service pumps or pump islands shall be located no less than 4.5 m from any property line, with the exception of electric vehicle charging infrastructure. 4. For gasoline service stations, repair services, oil change establishments, and carwash facilities, the service area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.
Storage Facility	Storage facilities must be located above the ground-level storey, with the exception of an associated lobby entrance.
Secondary Uses	
CM1 District Secondary Uses	CM1 District secondary uses are subject to the conditions of use in Section 310.3.
Accessory Uses	
Accessory Buildings, Structures, and Uses	The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.

311.4 Built Form and Siting

Regulations		CM2
Height		
Maximum Height		8 storeys
Minimum Height ^{.1}		2 storeys
Minimum Lot Line Setbacks		
Street Yard ^{.2}		2.0 m
Lane Yard ^{.2}		1.2 m
Interior Side Yard ^{.3}		0.0 m
Interior Rear Yard		3.0 m

- ^{.1} Minimum height requirements do not apply to service stations or uses permitted outside of an enclosed building as per Section 6.27.
- ^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient public right-of-way to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.
- ^{.3} Where the interior side yard abuts a lot with a residential use, the setback from the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

311.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities
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