

# Virtual Vancouver Zoning Tour

N. Lauster

Spring 2021

**Via Google Maps:** <https://www.google.com/maps/place/49%C2%B005'44.0%22N+123%C2%B006'53.1%22W>  
You can switch between dropping into streetview & satellite view

## Other Resources:

Metro Vancouver Zoning Map: [https://mountainmath.ca/zoning\\_map](https://mountainmath.ca/zoning_map)

City of Vancouver Historical Zoning Maps: [https://mountainmath.ca/cov\\_zoning\\_history](https://mountainmath.ca/cov_zoning_history)

MountainMath 2020 Assessment Map: <https://mountainmath.ca/map/assessment>

Heritage Foundation Map: <https://www.vancouverheritagefoundation.org/map/>

VanMap: <https://vancouver.ca/your-government/data-and-maps.aspx>

VanMap (I'm using Legacy here, but feel free to try out the new one!)

RT-6 Zone: <https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-rt-6.pdf>

RM-4 Zone: <https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-rm-4.pdf>

C-3A Zone: <https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-c-3a.pdf>

I-1 Zone: <https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-i-1.pdf>

FM-1 Zone: <https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-fm-1.pdf>

FCCDD Profile: <https://vancouver.ca/files/cov/false-creek-south-community-profile.pdf>

## Select CD Zone Schedules:

CD-1 (46): [https://cd1-bylaws.vancouver.ca/CD-1\(046\).pdf](https://cd1-bylaws.vancouver.ca/CD-1(046).pdf)

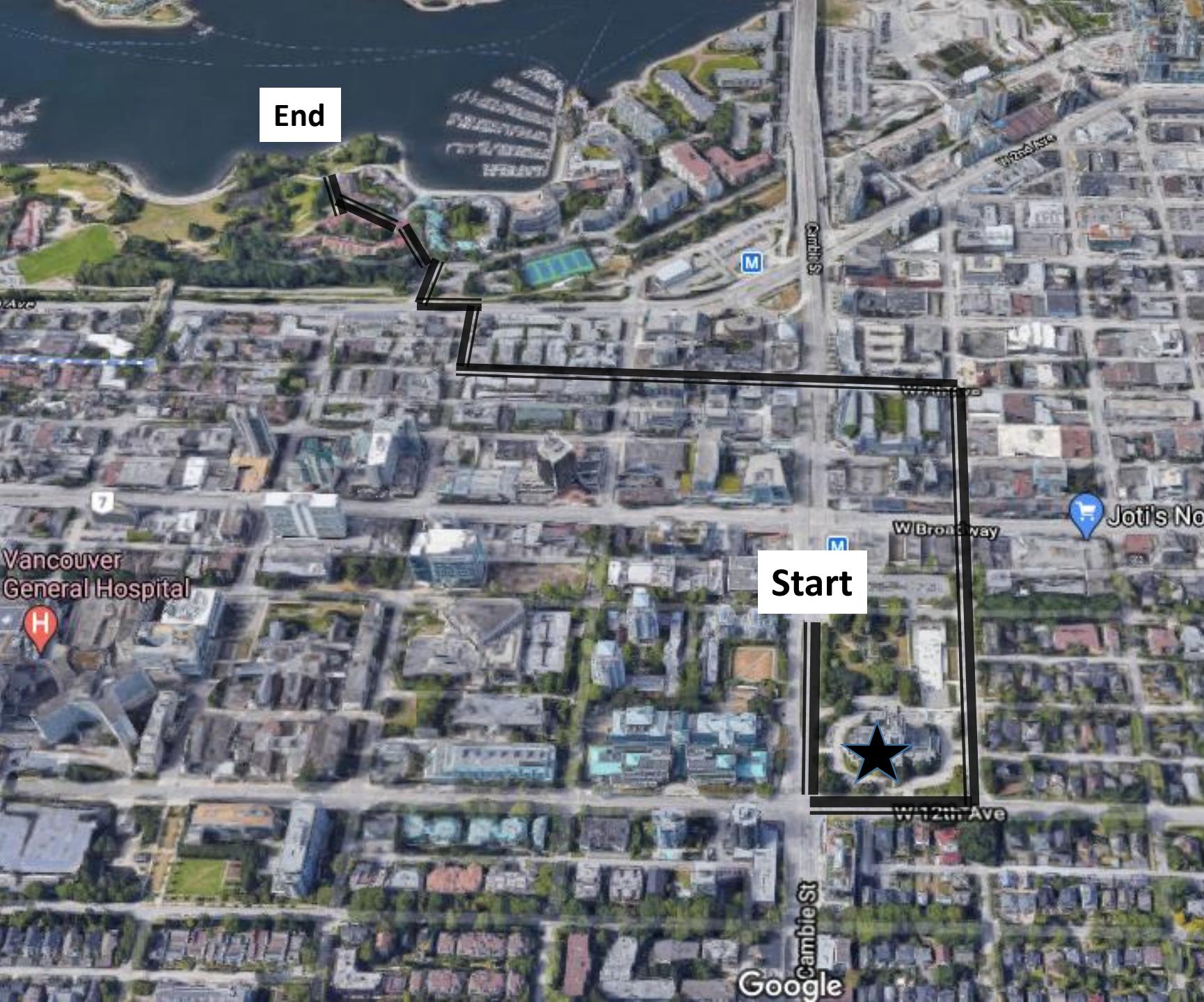
CD-1 (62): [https://cd1-bylaws.vancouver.ca/cd-1\(062\).PDF](https://cd1-bylaws.vancouver.ca/cd-1(062).PDF)

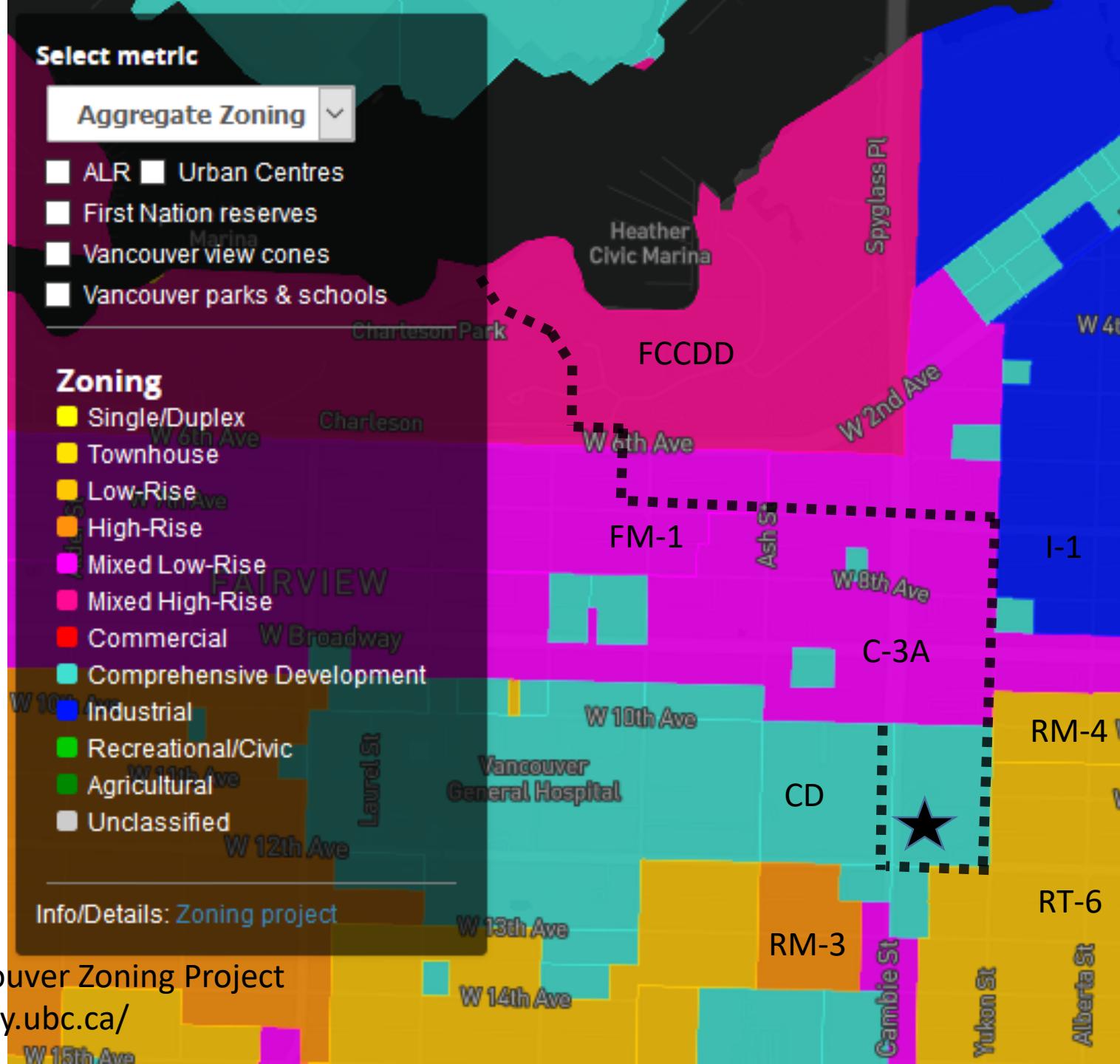
CD-1 (187): [https://cd1-bylaws.vancouver.ca/cd-1\(187\).PDF](https://cd1-bylaws.vancouver.ca/cd-1(187).PDF)

CD-1 (602): [https://cd1-bylaws.vancouver.ca//CD-1\(602\).pdf](https://cd1-bylaws.vancouver.ca//CD-1(602).pdf)

N. Lauster's  
Virtual Vancouver  
Zoning Tour  
2021

Homefreesociology.com





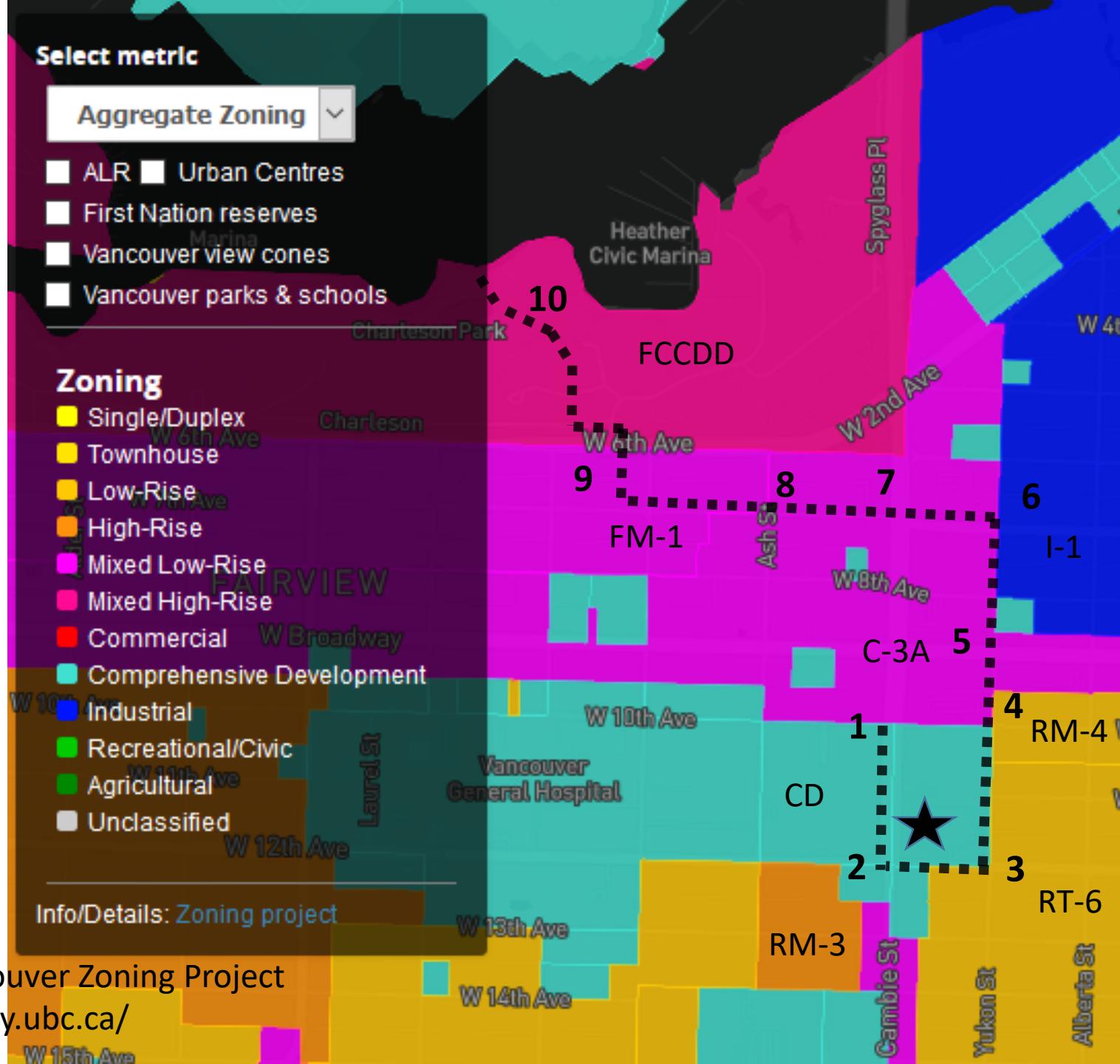
**Zones in Tour**

- CD: Comprehensive Development
- RT-6: Character Residential
- RM-4: Medium Density Residential
- C-3A: Commercial (Mixed)
- I-1: Industrial
- FM-1: Fairview (Mixed Residential)
- FCCDD: False Creek (Mixed Residential)

## Numbered Stations (1-10)

Roughly Guide  
Along tour...

(will appear on  
each slide that  
follows)



## Zones in Tour

CD: Comprehensive  
Development

RT-6: Character  
Residential

RM-4: Medium  
Density Residential

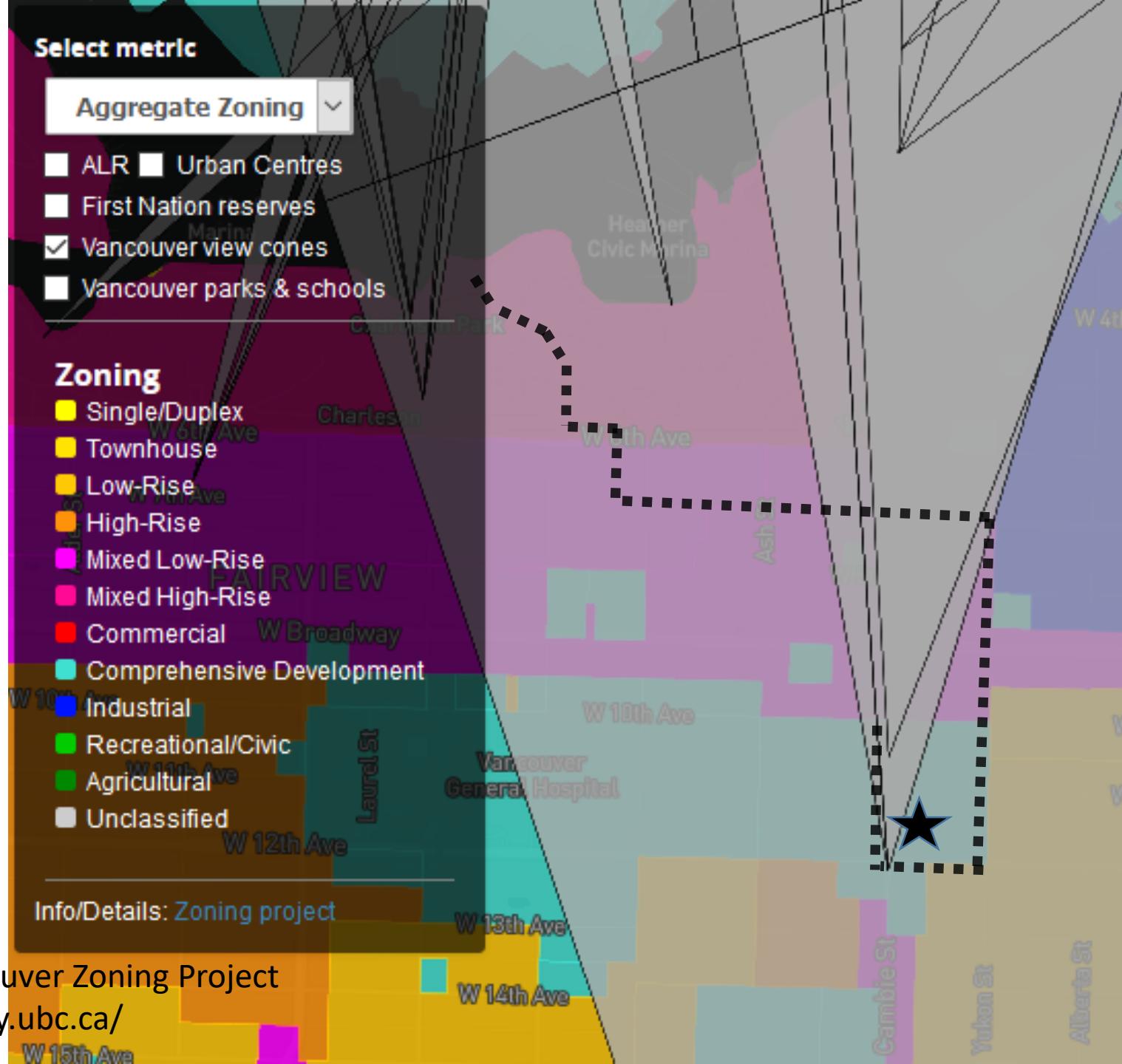
C-3A: Commercial  
(Mixed)

I-1: Industrial

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(Mixed Residential)

FCCDD: False Creek  
(Mixed Residential)

1.



The entirety of our tour takes place within the shadow of Vancouver's protected View Corridors!

These (as with shadowing regulations) are layered over zoning to limit heights that might impede views.

Some start right at:

Cambie & 10<sup>th</sup> &  
Cambie & 12<sup>th</sup>

but the really big one begins at:

Queen Elizabeth Park

2.

CD-1 (602)  
“The Spot”  
Mixed Condo /  
Restaurant / Retail  
(built 2020)



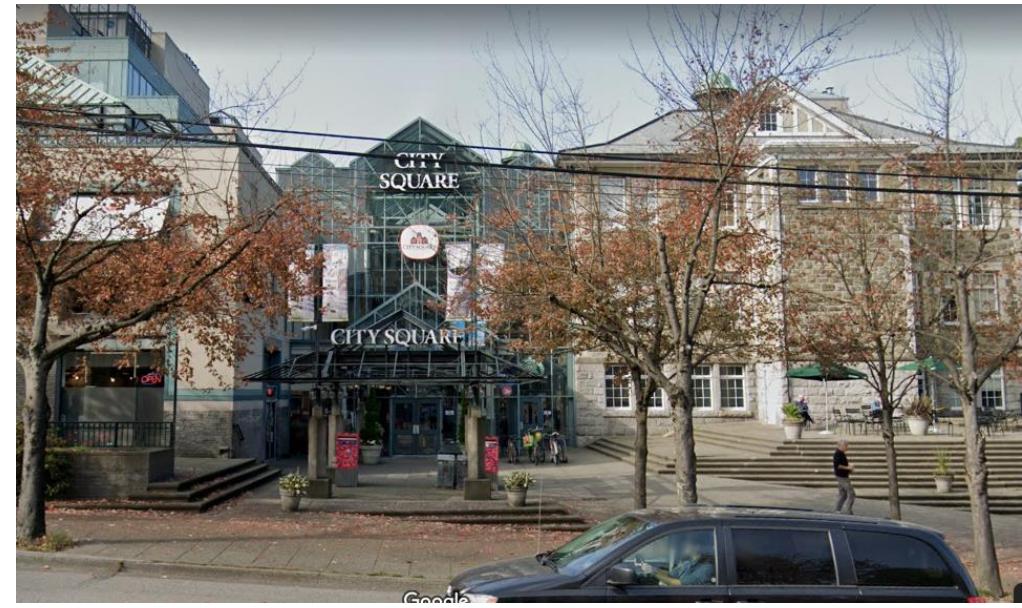
CD-1 (62)  
Plaza 500 Tower Rentals  
(formerly hotel)  
& Yuk Yuk's Comedy Club  
(built 1977)

CD-1 (46)  
City Hall (built 1935-1936, retroactive CD)



Four Corners of  
Comprehensive  
Development (CD)  
“Spot” Zoning

CD-1 (187)  
City Square (built 1989)  
Absorbing Model & Normal Schools



## RT-6 Zone

Many notable heritage-listed properties within the surround the SE Corner of City Hall, including:

410 W. 12<sup>th</sup> “Golden Court” (B) built 1910 (subdivided into rental apartments)

2812 Yukon “Yukon Manor” (B) built 1909 (former B&B)

2740 Yukon St “Mayor Baxter’s” (M) built 1913

All within RT-6 Zone meant to conserve “character” of neighbourhood

## 2740 Yukon Street - Mayor Baxter's Residence



Photo Credit: Thomas Rasmussen

### ADDRESS

2740 Yukon St, Vancouver BC

### NEIGHBOURHOOD

Mount Pleasant

### TYPE

Residential

T. S. Baxter, Businessman and Mayor (1913-1914) during perhaps biggest RE crash in Vancouver's history. Noted auto-enthusiast.

(City Hall remained at old site, 425 Main St, during his tenure)

3.b

Heritage Registered Properties

Graded by Vancouver Heritage Foundation in terms of...

A: Primary Heritage

B: Significant Heritage

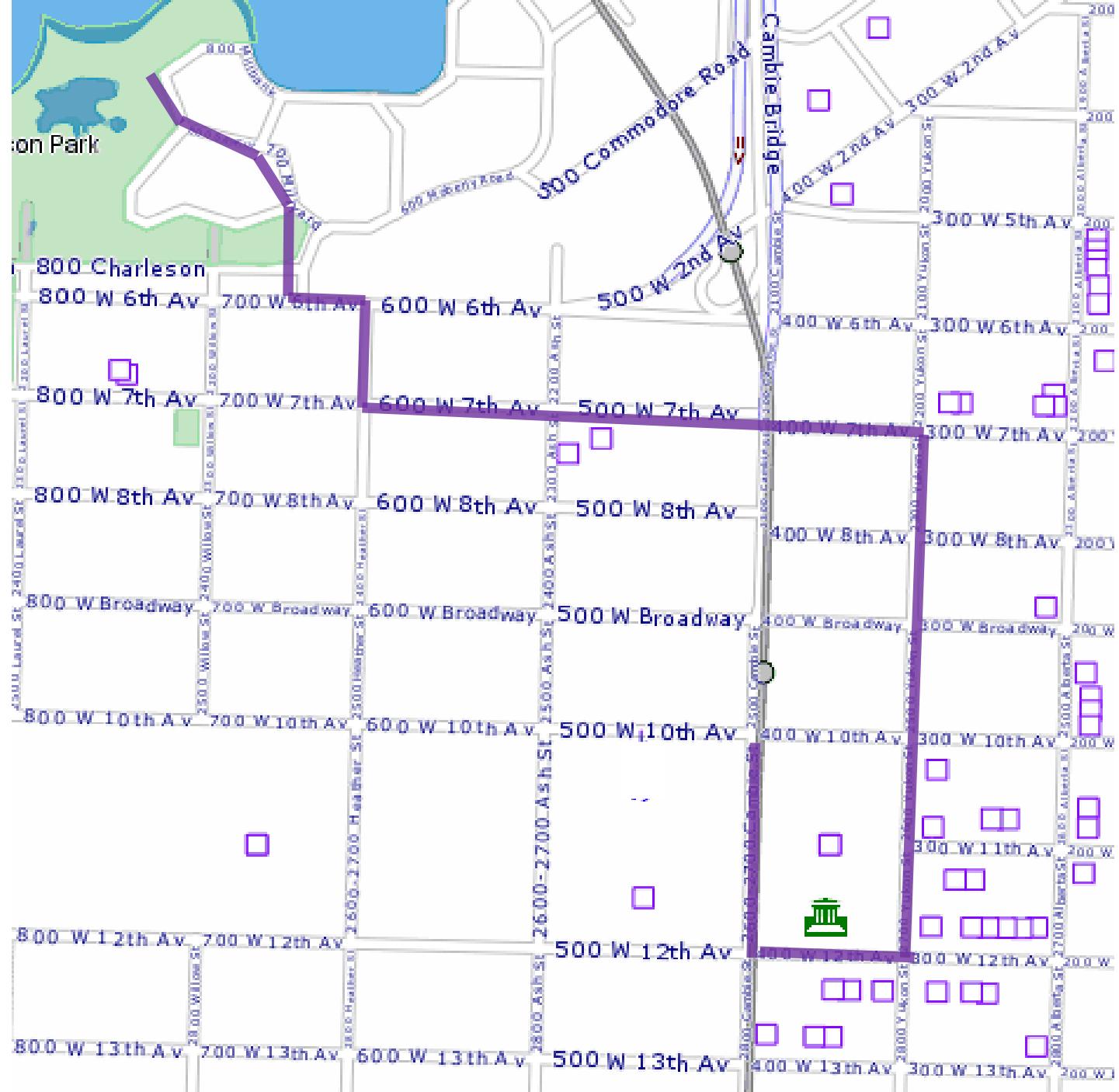
C: Contextual Heritage

Some specifically Designated for Protection by Government or Covenant...

F: Federal

P: Provincial

M: Municipal



## RT-6 District Schedule

1

### Intent

The intent of this Schedule is to encourage the retention, renovation and restoration of existing residential buildings which maintain the historic architectural style and building form consistent with the area. New development has an emphasis on preserving consistency with existing lot patterns, and compatibility with neighbourhood character while also providing variety in housing choices. Emphasis is placed on requiring the external design of buildings and additions to buildings to follow the proportions, rhythm and details of historic architectural features of the area.

Emphasis on compatibility with Neighbourhood Character, especially design elements

### Common organization of a standard zoning schedule

1. Intent
2. Outright Approval Uses
3. Conditional Approval Uses
4. Regulations

**Site Area** ; Frontage ; Height ; Front Yard ; Side Yards ; Rear Yard ;  
 Floor Space Ratio ; Site Coverage ; Building Depth ; External  
 Design ; **Dwelling Unit Density** ; Number of Buildings on Site

5. Relaxation of Regulations

#### Outright Approval Use:

Turning existing building into two dwellings

#### Conditional Approval Use:

Much broader uses, but...

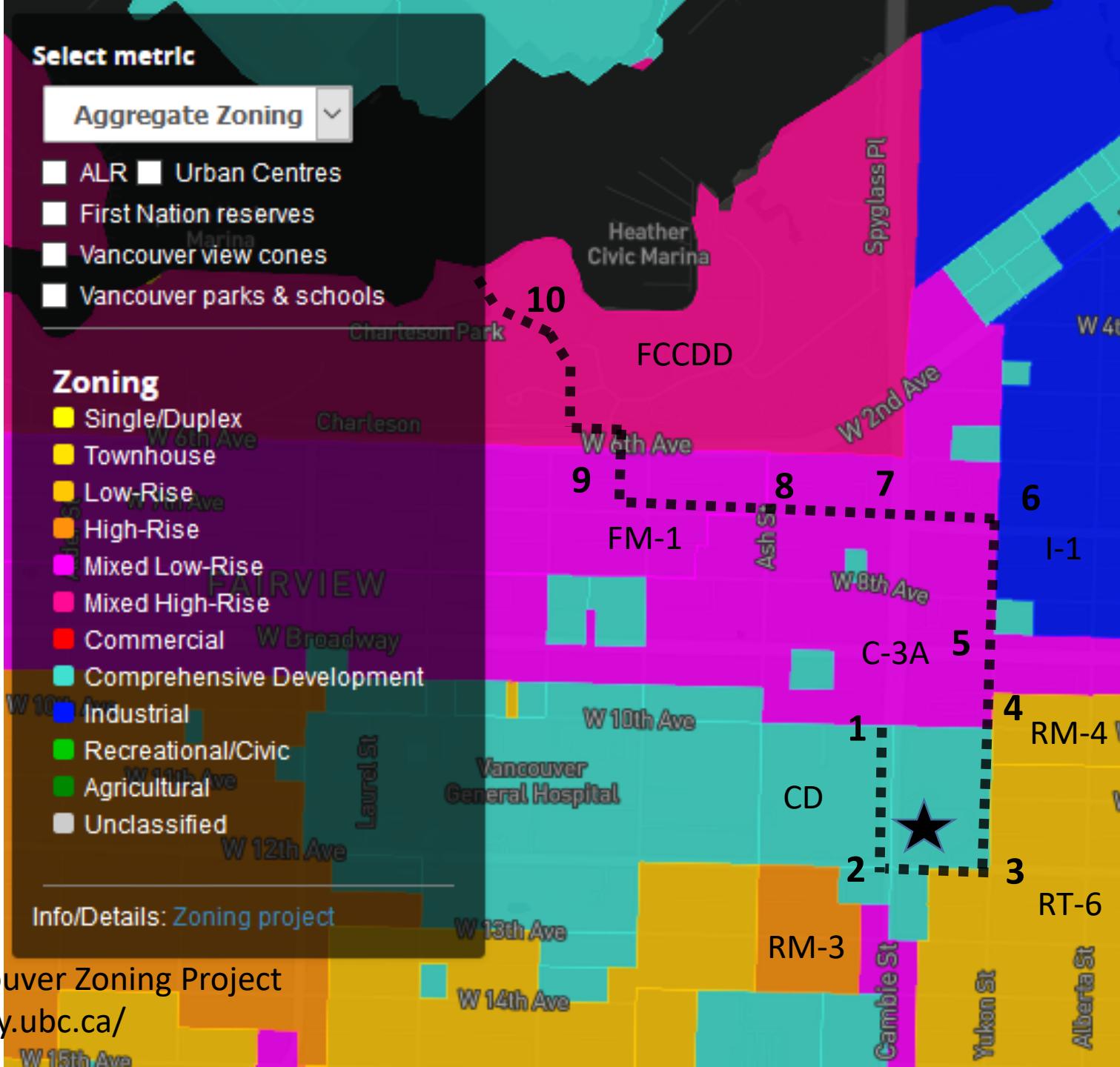
Regulations tied to **lot size** limit number of dwellings to three on a standard (33' x 122') lot (now less than allowed on many standard RS – single family lots) with more on bigger lots.

# Numbered Stations (1-10)

# Roughly Guide Along tour...

(will appear on each slide that follows)

Map from Metro Vancouver Zoning Project  
<https://zoning.sociology.ubc.ca/>



## Zones in Tour

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4.a



Lutheran Manor (1976)  
**Social Housing** (Elderly)

*Grandparented 7 storeys  
Not allowed under zoning  
today*

RM-4 District  
Max Height: (35 ft)

Initially RM-3 (40 ft)  
Upzoned within code to (100 ft) in 1961  
Downzoned to RM-3a then RM-4 (35 ft)  
between 1976 and 1990

Townhouse Complex (1998)

Extra density (18 units)  
linked to heritage deal for  
restoring Grauer House  
(1909) tucked behind it

## RM 4 and RM 4N Districts Schedule

1

### Intent

The intent of this Schedule is to permit medium density residential development, including a variety of multiple dwelling types, to encourage the retention of existing buildings and good design, and to achieve a number of community and social objectives through permitted increases in floor area. The RM-4N District differs from the RM-4 District in that it requires evidence of noise mitigation for residential development.

### Common organization of a standard zoning schedule

1. Intent
2. Outright Approval Uses
3. Conditional Approval Uses: Conditions of Use
4. Regulations

Variance limits ; Site Area ; Frontage ; **Height** ; Front Yard ; Side Yards ; Rear Yard ; **Floor Space Ratio** ; Site Coverage ; Horizontal Angle of Daylight ; Acoustics (only RM-4N)

#### Outright Approval Use:

Turning existing building into two dwellings ; single-family ; two-family ; rooming house

#### Conditional Approval Use:

Includes apartment buildings!  
But if redeveloping for greater density, embeds Replacement of existing rentals & Protection for existing tenants (*not required for outright*)

#### Limiting Regulations:

Maximum height 10.7m (35 ft): ~3 storeys  
Maximum floor space ratio: 0.75 – 1.45


**CITY OF  
VANCOUVER Legacy VanMap**

### Non-market Housing



Non-market Housing includes Cooperatives, Public Housing & Social Housing, with the latter mostly geared toward seniors, as with Lutheran Manor, but also targeting Families with Children & Specific Other Clientele

Supportive Social Housing in Vancouver remains difficult to build in most parts due to exclusionary zoning regulations

#### Mount Pleasant

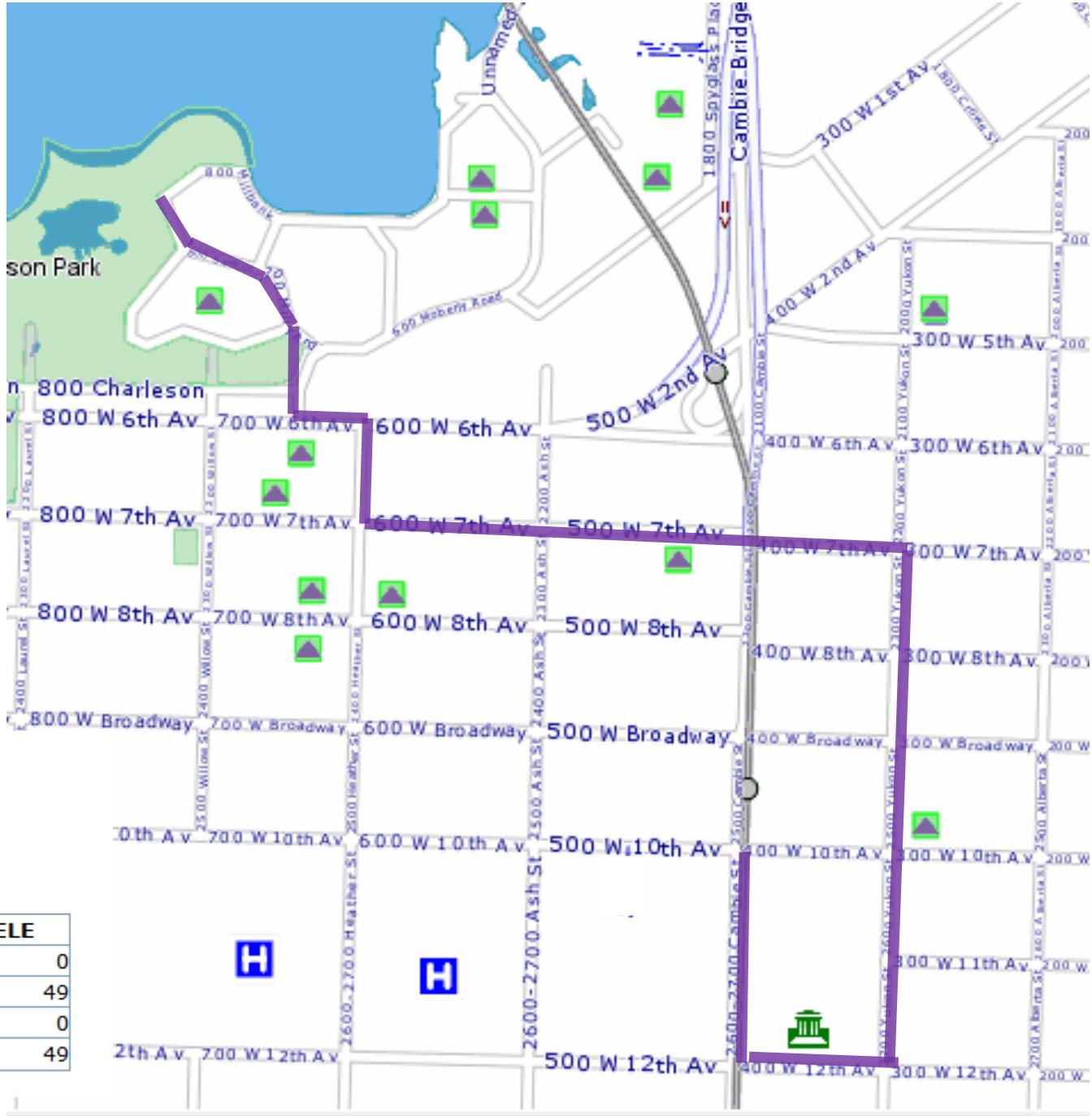
##### 61: Lutheran Manor

**Address:** 375 W 10th Ave

**Occupancy Date:** January 1, 1977

**Primary Sponsor:** Lutheran Manor Society of Vancouver

UNIT	Room	Studio	1-Bed	2-Bed	3-Bed	4-Bed	CLIENTELE
Standard	0	36	13	0	0	0	Families 0
Accessible	0	0	0	0	0	0	Seniors 49
Adaptable	-	-	0	0	0	0	Other 0
Total	0	36	13	0	0	0	Total 49



5.a



South Block Owned by City of  
Vancouver

Includes City Hall Sky Train Stop

C-3A Zoning  
Commercial

Block mostly  
built out in the  
1920s and  
1940s-1950s

North Block very shallow lot  
low-rise Commercial

## C-3A District Schedule

1

### Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses.

Note: Dwellings (above 1<sup>st</sup> floor)  
also a conditional use

Max Height:  
9.2m (30 ft) + (conditional)  
FSR: 1.0 to 3.0 (conditional)

### A selection of Outright Uses

2.2.0 [Office]

- Financial Institution.
- General Office.
- Health Care Office.

2.2.R [Retail]

- Furniture or Appliance Store.
- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Catering Establishment.
- Laboratory.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- School - Business.
- School - Vocational or Trade.
- Sign Painting Shop.

### A selection of Conditional Uses

3.2.R [Retail]

- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Adult Retail Store.
- Cannabis Store.
- Gasoline Station - Full Serve.
- Gasoline Station - Split Island.
- Grocery Store with Liquor Store.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.

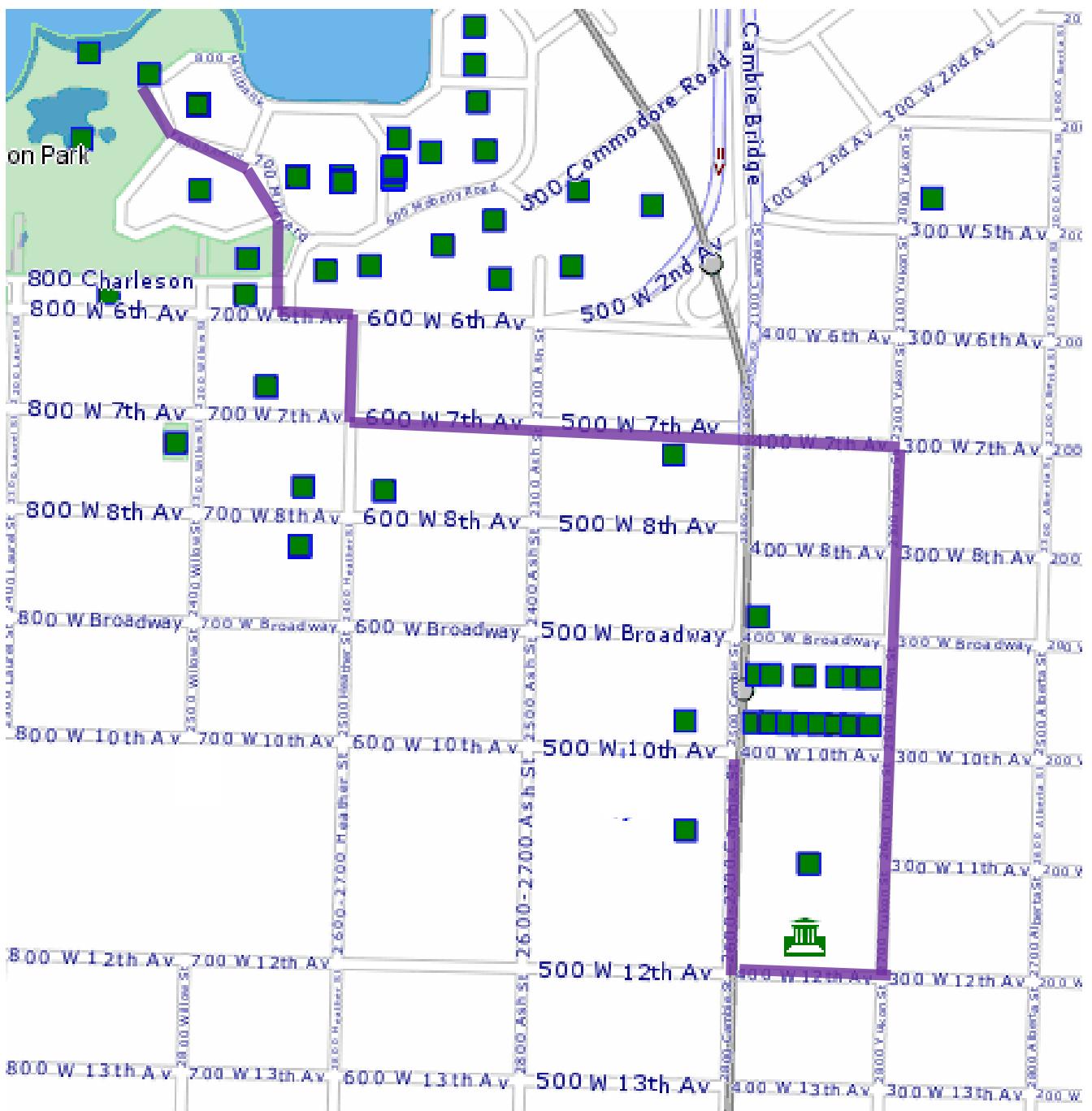
5.c

 CITY OF  
VANCOUVER Legacy VanMap

City-Owned Lots



The City is a major landholder throughout the area on our tour!



5.d



C-3A Zoning  
Commercial  
On Left

I-1 Zoning  
Industrial  
On Right

Except for  
La Tacqueria  
building in a  
CD-1 zone  
(330)

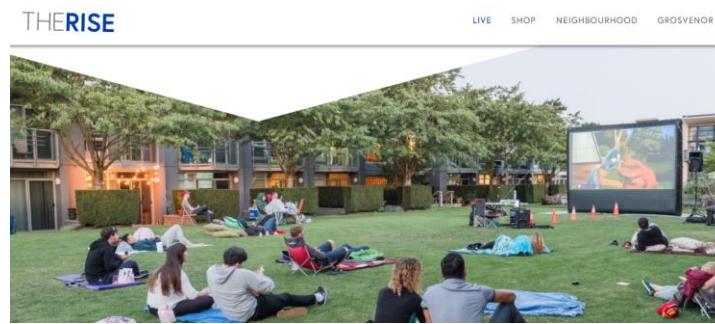
And the lot on  
Broadway (still  
C-3A Zoning  
Commercial)

6.a



C-3A Zoning

THE RISE Live-Work Rental  
Townhouses w/ courtyard above  
Big-box Commercial (2008)



2021 Asking Rents: \$2400-\$2800 (via Zumper)

I-1 Zoning  
Industrial  
On Right

## I-1 District Schedule

1

### Intent

The primary intent of this Schedule is to permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts. It is also the intent to permit advanced technology industry, and industry with a significant amount of research and development activity. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations in this schedule.

Dwelling Uses allowed  
only for:

caretaker dwellings  
work/live studio dwellings  
pre-existing dwellings

### A selection of Outright Uses

### A selection of Conditional Uses

#### 2.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Information Communication Technology Manufacturing.
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Printing or Publishing.

#### 3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class A.
- Food or Beverage Products Manufacturing - Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Machinery or Equipment Manufacturing.

#### 3.2.O [Office]

- General Office.
- Health Care Office
- Health Enhancement Centre.

#### 3.2.S [Service]

- Repair Shop – Class B.
- Restaurant – Class 1.
- Restaurant – Class 2.

6.c

## I-1 Light Industrial Zoning

**Solly's** case for being an Industrial Land Use  
Outright: “Bakery Products Manufacturing”

Maybe also Conditional: “Restaurant Class  
1 or 2” (17+ seats)

Note: in addition to zoning, most business  
also have to comply with municipal  
licensing regimes

**This old house** (1905) has no case for being  
an Industrial Land Use, but it was here  
before the neighbourhood was zoned as  
industrial... residential use is  
“grandparented”

Heritage B

2020 Assessed Land Value: \$3,871,000  
2020 Assessed Structure Value: \$86,900



6.d

From *Goad's Atlas of the City of Vancouver 1912*

Portions of:

Plate 26 (N): Map342.a27

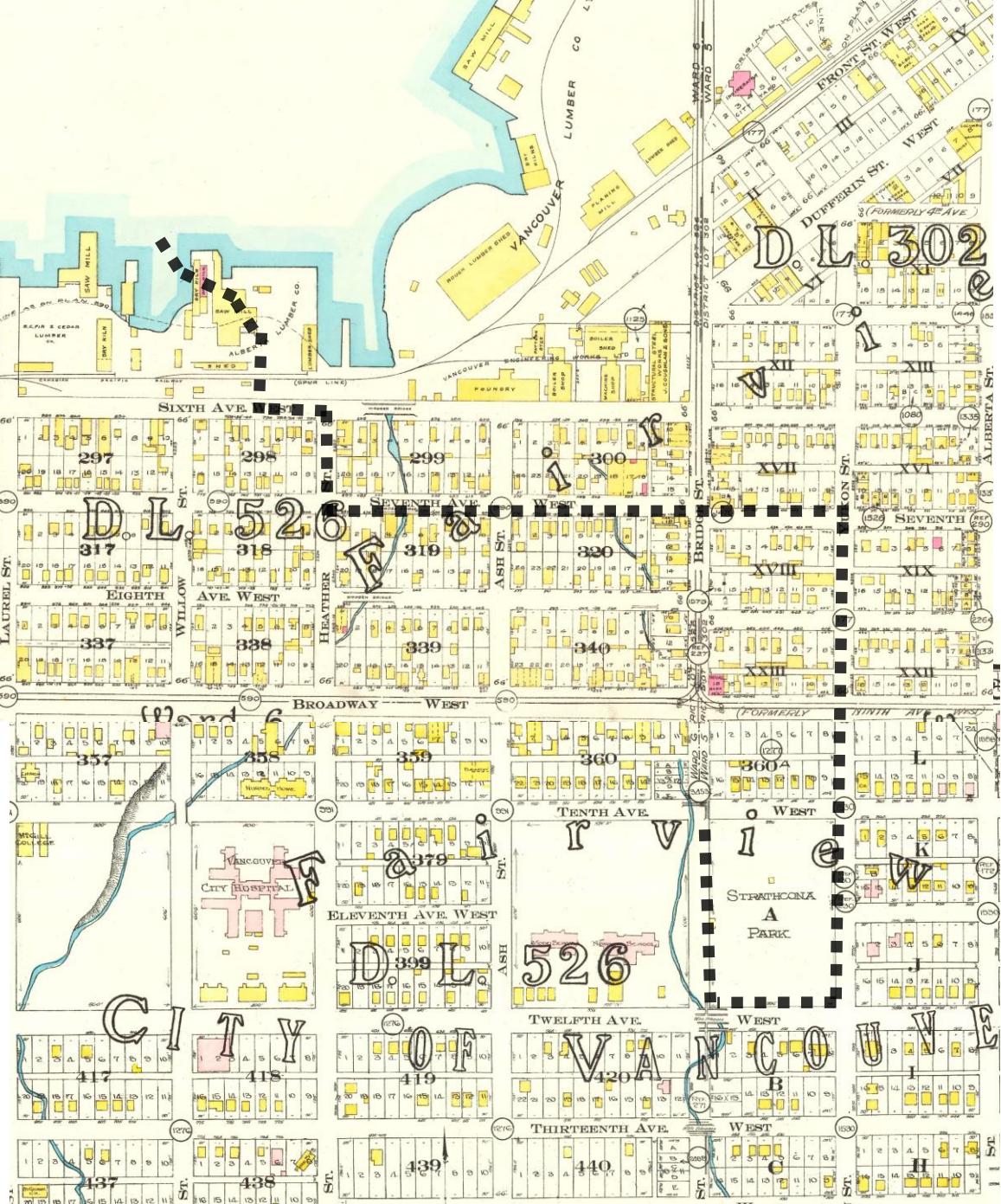
& Plate 28 (S): Map342.a29

Vancouver Archives links:

<https://searcharchives.vancouver.ca/plate-26-fairview-ontario-street-false-creek-oak-street-broadway-ninth-avenue>

<https://searcharchives.vancouver.ca/plate-28-fairview-ontario-street-broadway-ninth-avenue-oak-street-nineteenth-avenue>

Also take a look at these creeks that got buried!



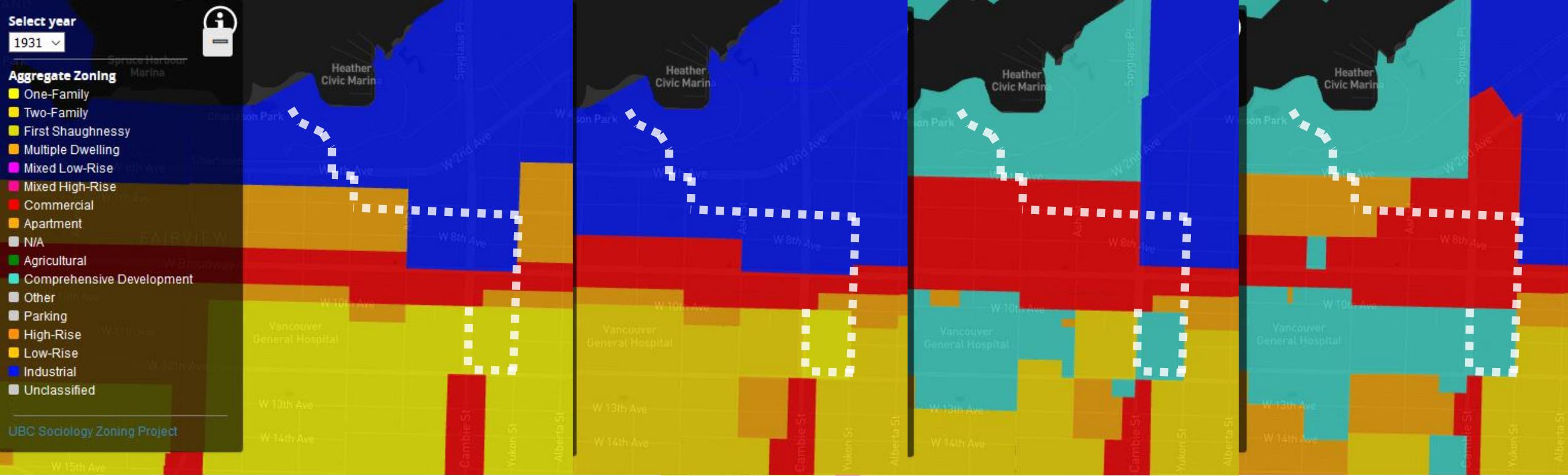
The old house and its neighbor actually pre-date zoning entirely (it begins mid-1920s), & appear on this map from 1912

Most of our tour area was mixed residential suburb in 1912, bordered (at 16<sup>th</sup>) by former municipalities of Point Grey & South Vancouver, with Cambie as divider.

But heavy industries (lumber mills, kiln, foundry) along False Creek.

Vancouver General Hospital and the Model and Normal Schools that would become City Square appear in 1912.

City Hall was still down at 425 Main Street



Zoning 1931

Industrial Zoning begins set along False Creek creeping down Cambie to Broadway

(Note also post-1963 expansion of CD zoning from VGH Hospital to City Hall)

Zoning 1963

Industrial Zoning Expands, jumping into Fairview & Mt. Pleasant Residential

Zoning 1976

Industrial Zoning Retreats from False Creek (replaced FCCDD) & Fairview (replaced by CRM-3 - mixed)

Zoning 1990

Industrial Zoning Retreats from Cambie (replaced by C-3A) & Fairview specific Zoning (FM-1)

6.f

Zoning Shifts and Industrial Expansion & Contraction help explain the timing of when different parts of our tour were built out and/or frozen in place.

So far...

Character RT: early 1910s  
Multi-Family: 1970s & 1990s  
Bdway Comm: 1920s & 1940s  
Industrial: 1950s & 1960s

Now we move through newer post-industrial!

Building Ages from Assessment Map from Jens von Bergmann's MountainMath Collection

<https://mountainmath.ca/map/assessment>

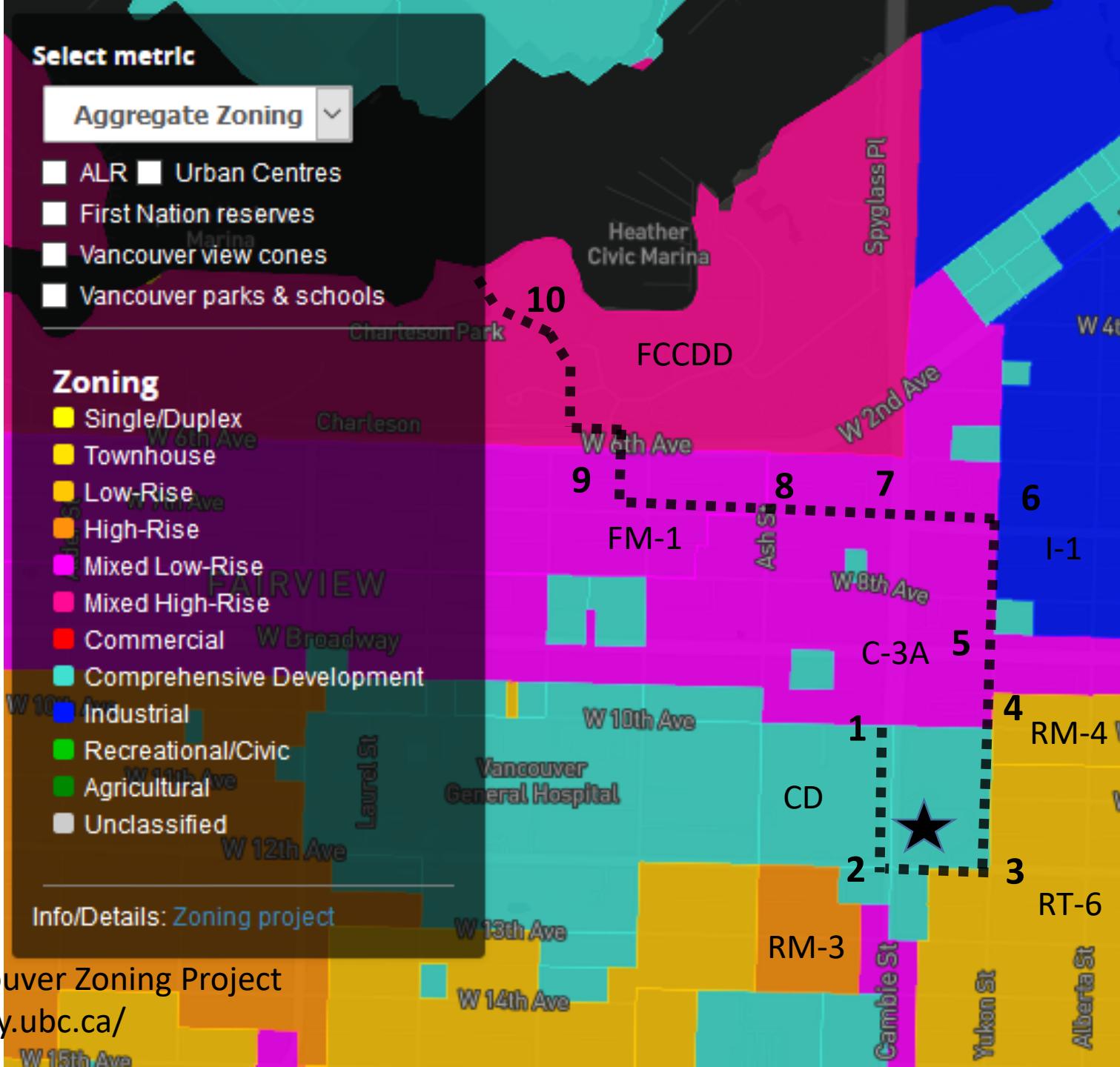


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Map from Metro Vancouver Zoning Project  
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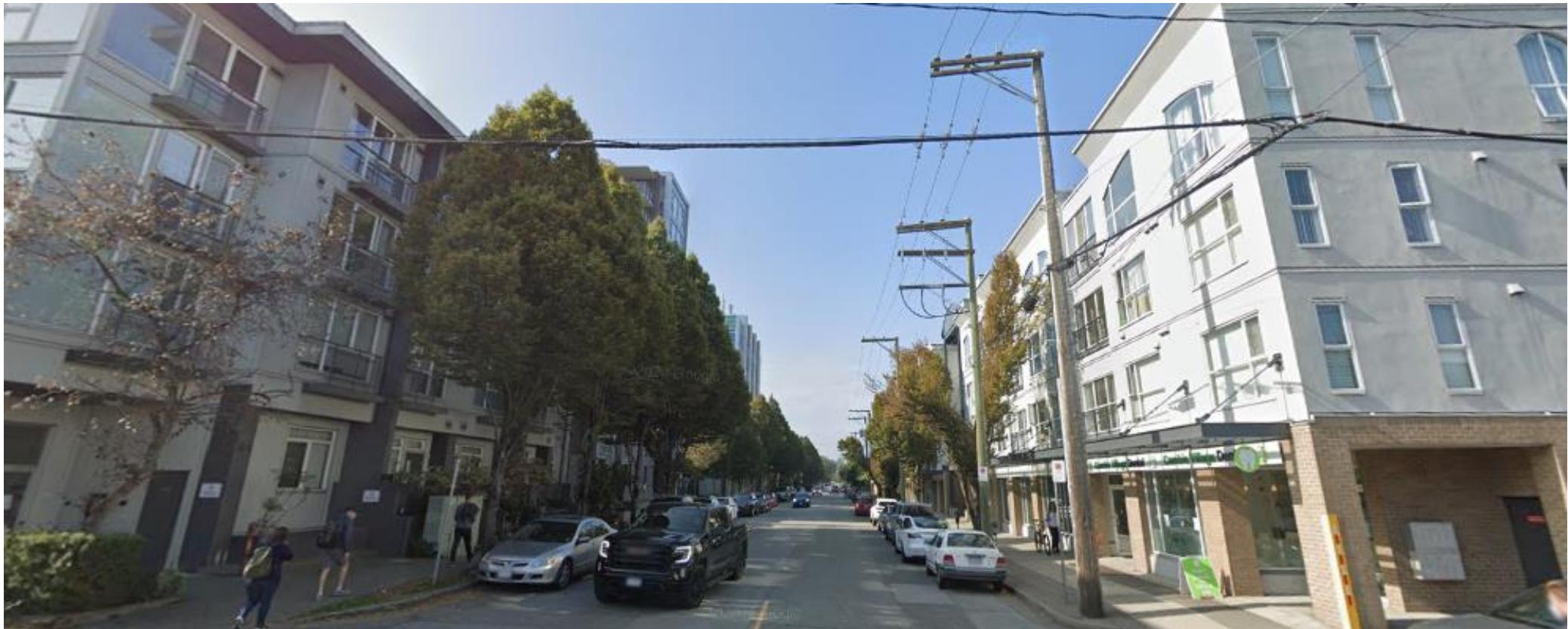
7.a



C-3A Zoning  
Older Commercial  
(1966)

C-3A Zoning  
Newer Commercial  
(1990s-2000s)

7.b



### Fairview

**387: Glynn Manor**

**Address:** 520 W 7th Ave

**Occupancy Date:** May 16, 2001

**Primary Sponsor:** Brightside Community Homes Foundation

**Sponsor Website:** <http://www.housingfoundation.ca/projects/index.html>

### Social Housing

### C-3A Zoning

### Commercial with Residential Above (1990s – 2000s)

UNIT	Room	Studio	1-Bed	2-Bed	3-Bed	4-Bed	CLIENTELE	
							Families	Seniors
Standard	0	48	1	0	0	0	Families	0
Accessible	0	0	0	0	0	0	Seniors	0
Adaptable	-	-	0	0	0	0	Other	49
Total	0	48	1	0	0	0	Total	49



End of C-3A zoning heralded  
by Caffe Cittadella

Commercial use for the  
– James Shaw House (1895) –  
Heritage Agreement tied to  
extra height on adjoining lot

## FM-1 District Schedule

1

### Intent

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

Begins to the NW

Mostly built up 1980s-1990s  
Low-Rise / Townhouse  
stepped to slope for views



9.a

FM-1 Zoning has  
Distinct Spacing  
for Predominant  
Residential

#### 4.4 Front Yard

4.4.1 A front yard need not be provided.

#### 4.5 Side Yards

4.5.1 Side yards need not be provided.

#### 4.6 Rear Yard

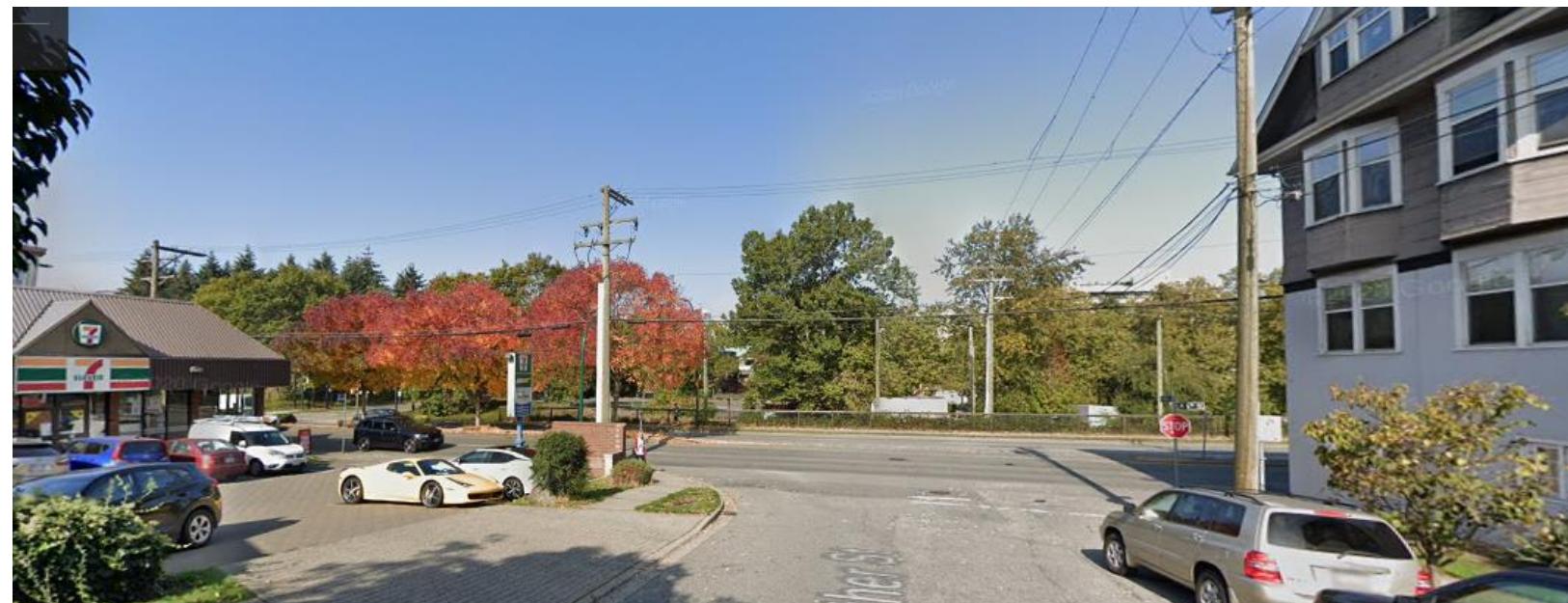
4.6.1 A rear yard need not be provided.



### Some Conditional Uses

#### 3.2.R [Retail]

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



#### 3.2.S [Service]

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

9.b

Sneaking around the 7-11 we find Non-market in the form of (non-equity) Co-operative Housing

Run by its residents in the form of the Co-Op Housing Association

If accepted into Co-Op by Association, residents purchase a share that entitles them to a share of the Co-op and a unit in the building, but not tied to the unit.

Various support agreements (provincial & federal) mandate a portion of housing be subsidized & set aside for lower-income households



### Fairview

**37: Stan Strong Noble House**

**Address:** 730 W 6th Ave

**Occupancy Date:** January 29, 1992

**Primary Sponsor:** Stan Strong Noble House Co-op Housing Association

UNIT	Room	Studio	1-Bed	2-Bed	3-Bed	4-Bed	CLIENTELE
Standard	0	0	6	6	2	0	Families 10
Accessible	0	0	5	2	0	0	Seniors 6
Adaptable	-	-	0	0	0	0	Other 5
Total	0	0	11	8	2	0	Total 21

10.a

**(FCCDD) False Creek Comprehensive Development District**

**By-Law No. 4783**

False Creek South

City-owned Land Leased for Residential Use  
Redeveloped from Industrial Land in 1976 in  
cooperation with CMHC (Granville Island)

Creek Village (brown) Leasehold Market Condo  
Heather Pointe (grey) Leasehold Market Condo  
False Creek Co-operative (red roof)



**Fairview**

**240: False Creek Co-op**

**Address:** 711 Millyard

**Occupancy Date:** September 1, 1977

**Primary Sponsor:** False Creek Co-op Housing Association

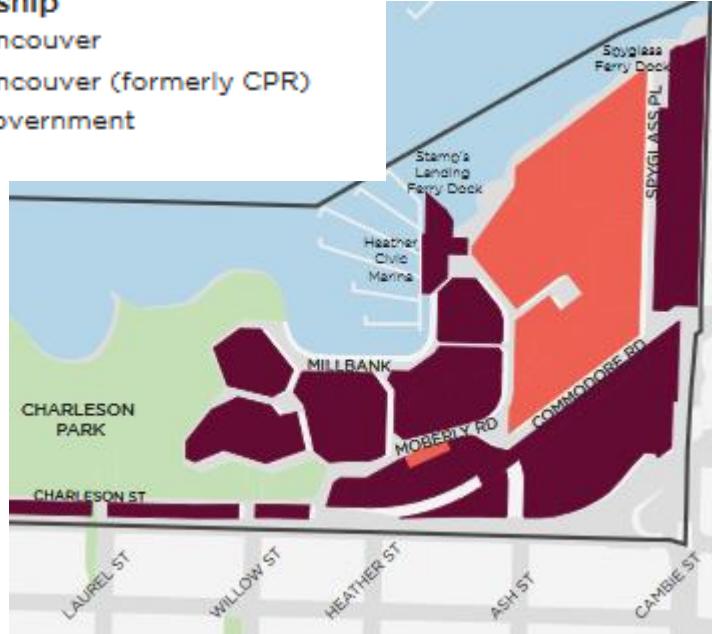
UNIT	Room	Studio	1-Bed	2-Bed	3-Bed	4-Bed	CLIENTELE
Standard	0	4	12	29	15	22	Families 66
Accessible	0	0	0	0	0	0	Seniors 0
Adaptable	-	-	0	0	0	0	Other 16
Total	0	4	12	29	15	22	Total 82



10.b

### Land Ownership

- City of Vancouver
- City of Vancouver (formerly CPR)
- Federal Government
- Private



Leases  
coming up  
for renewal!

And the  
whole of  
FCCDD is  
being re-  
considered  
now in terms  
of priorities  
for the area  
and mix that  
is currently  
older, whiter,  
& higher  
income than  
expected.



### False Creek South Neighbourhood Planning Program

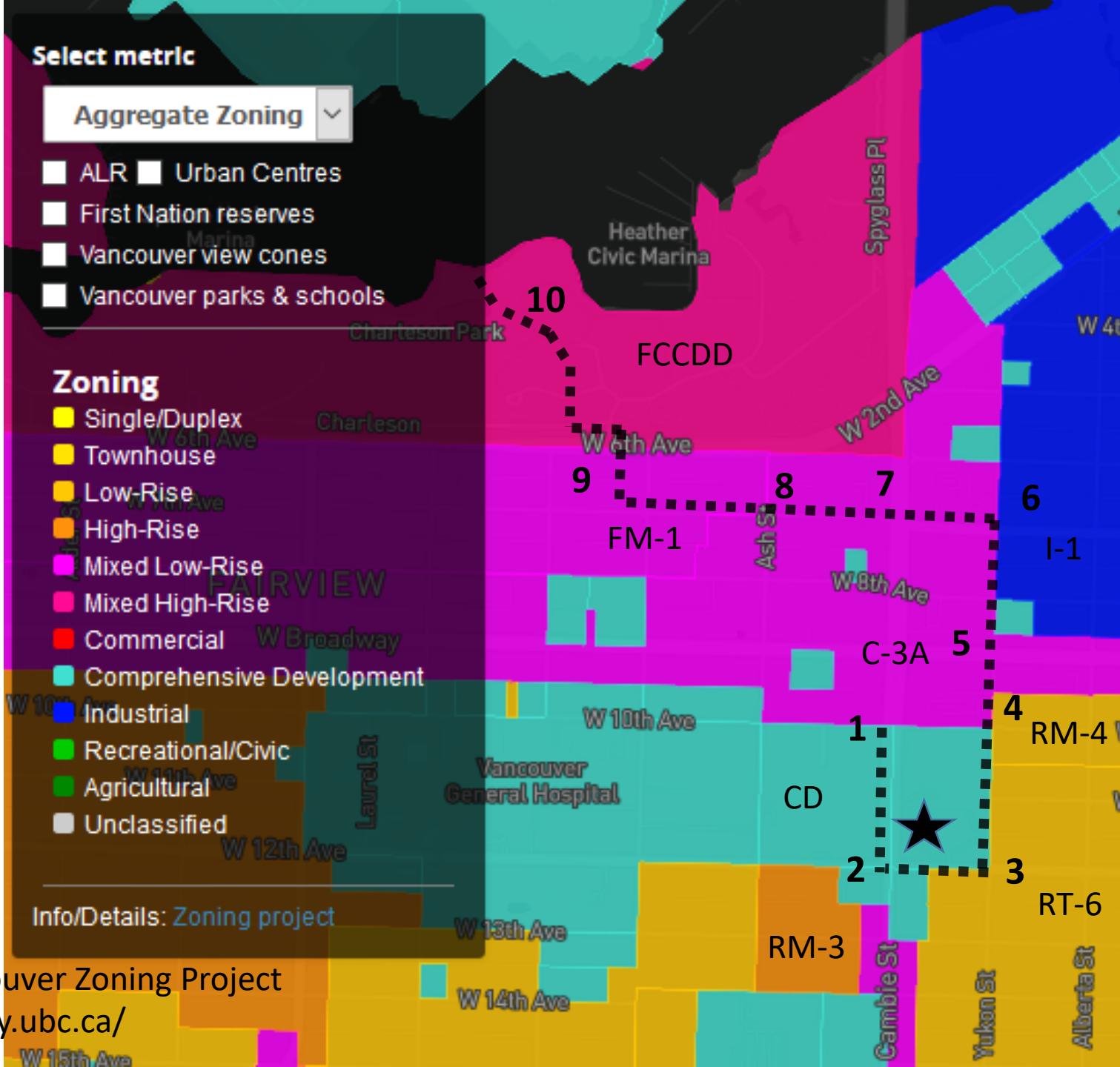


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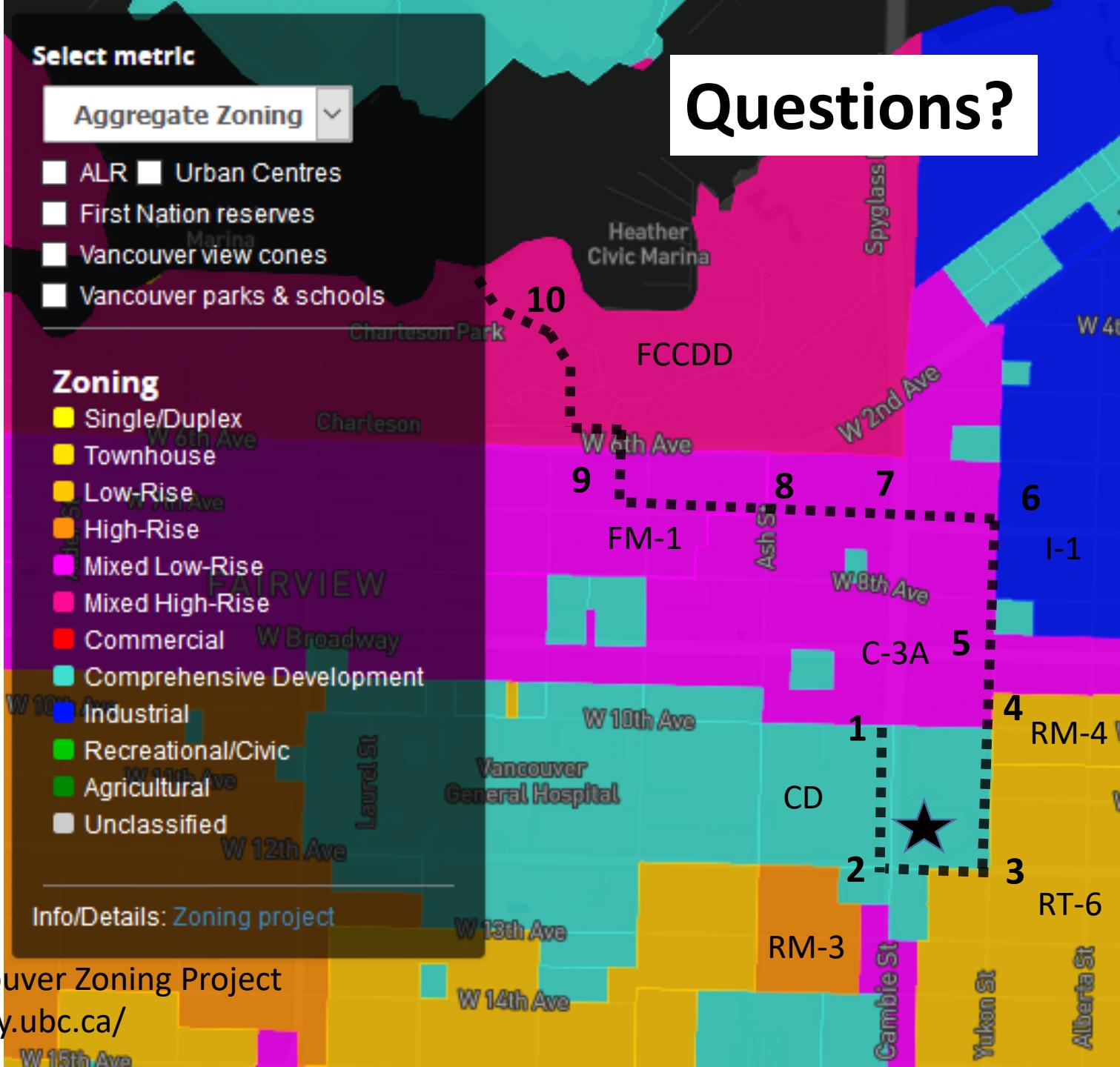
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# Questions?

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