

Virtual Vancouver Zoning Tour

N. Lauster
Spring 2021

Via Google Maps: <https://www.google.com/maps/place/49%C2%B015'44.0%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

City of Vancouver Historical Zoning Maps: 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)

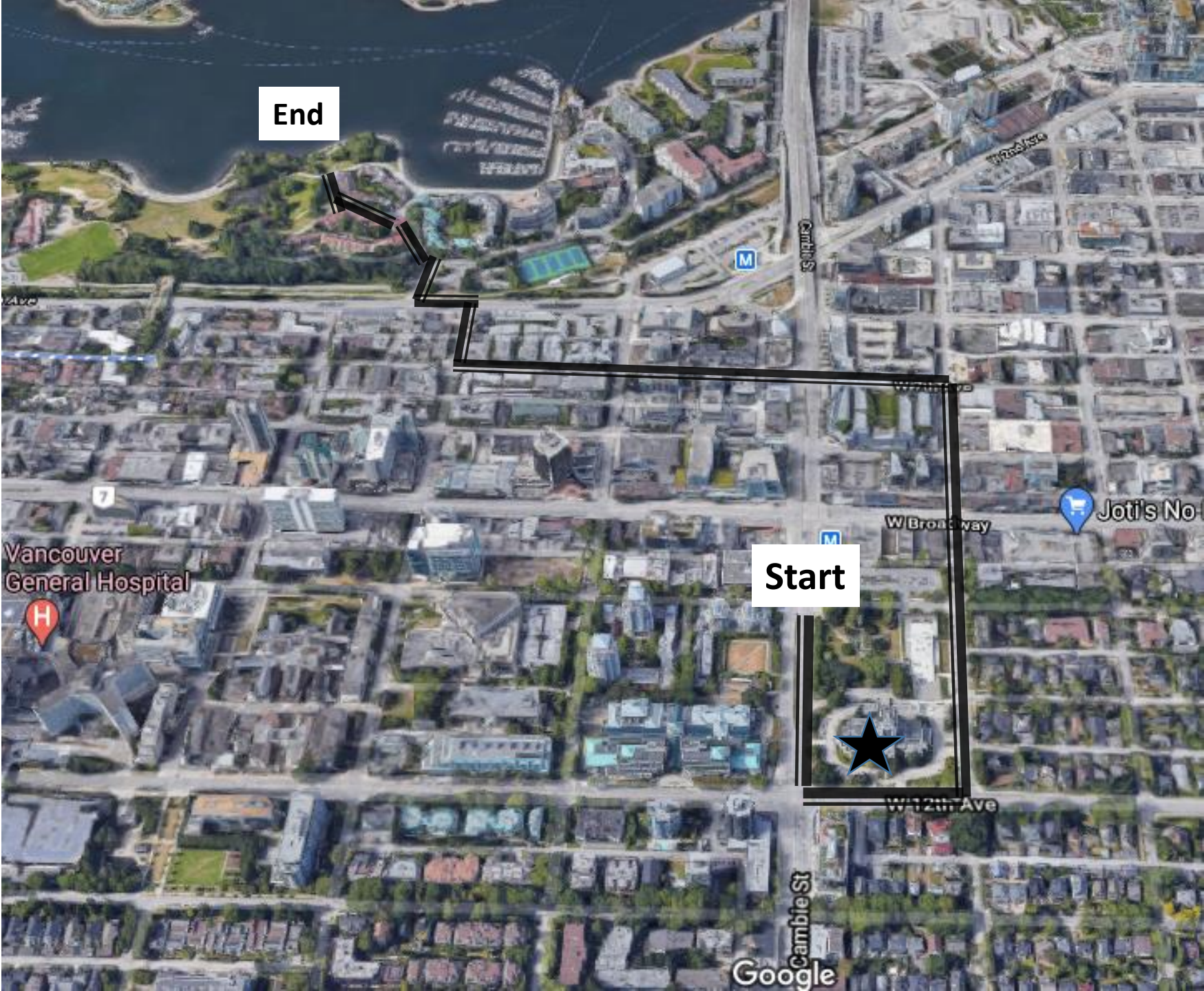
CD-1 (62): [https://cd1-bylaws.vancouver.ca/cd-1\(062\).PDF](https://cd1-bylaws.vancouver.ca/cd-1(062).PDF)

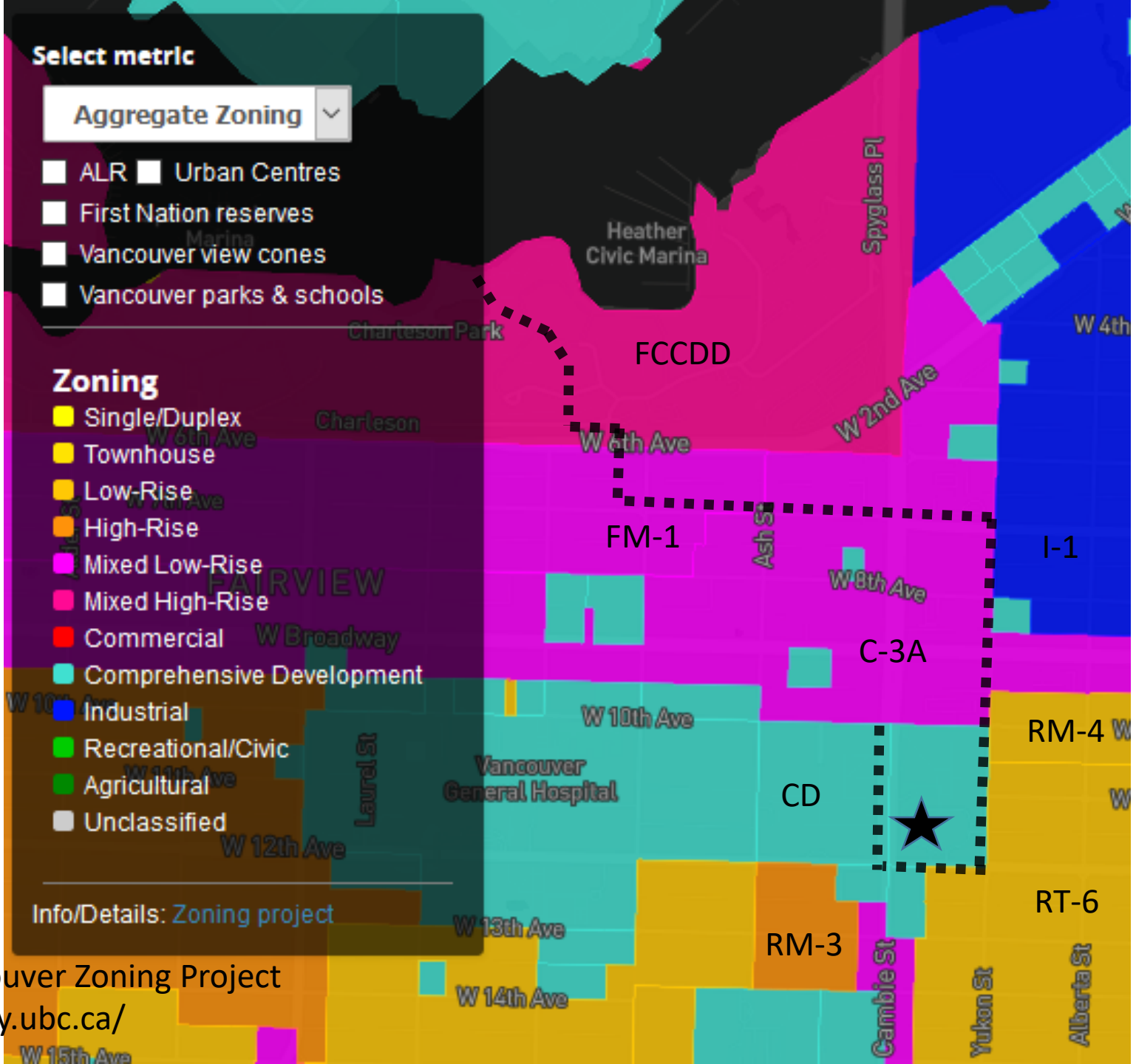
CD-1 (187): [https://cd1-bylaws.vancouver.ca/cd-1\(187\).PDF](https://cd1-bylaws.vancouver.ca/cd-1(187).PDF)

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

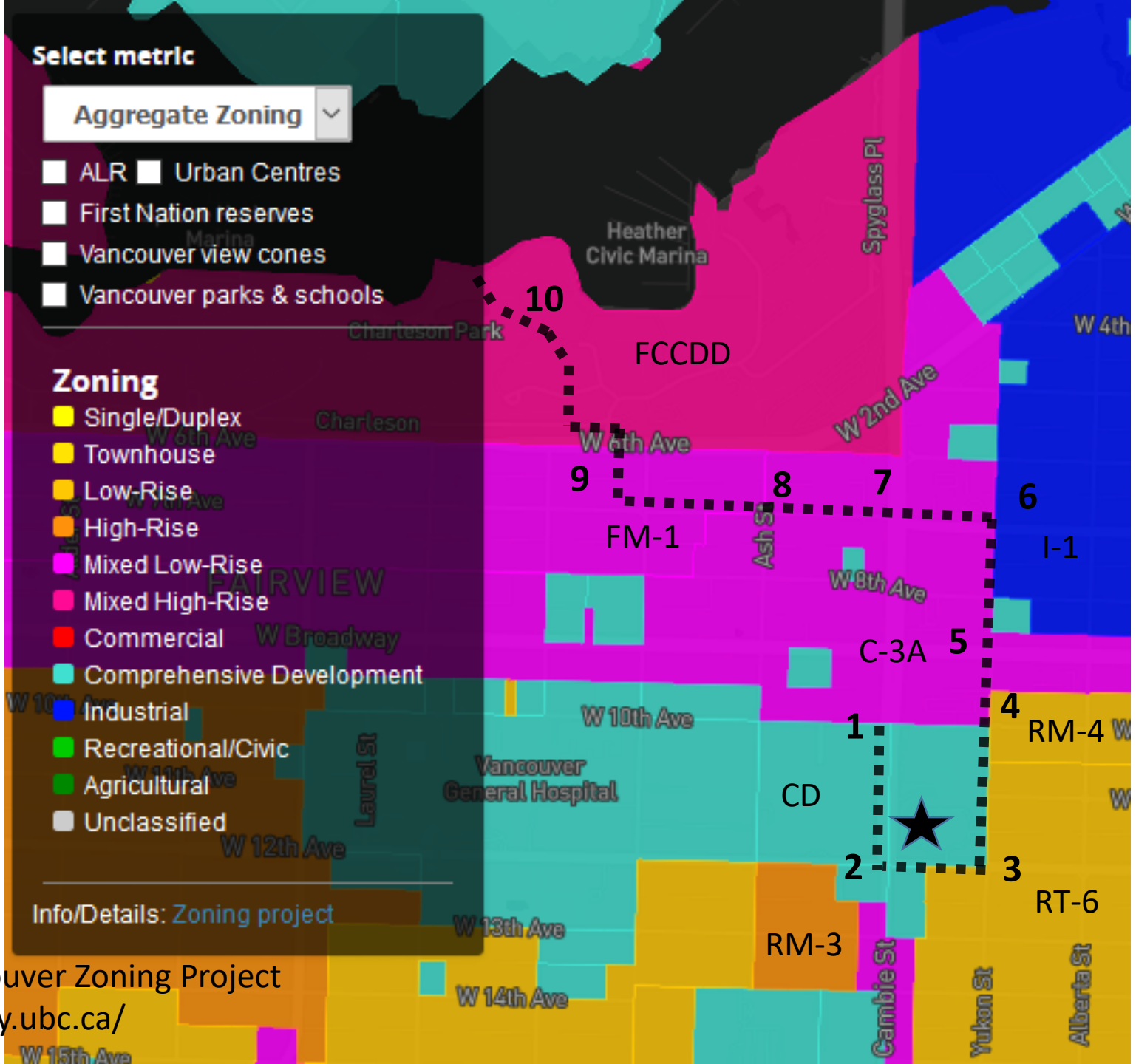
FM-1: Fairview
(Mixed Residential)

FCCDD: False Creek
(Mixed Residential)

Numbered
Stations
(1-10)

Roughly Guide
Along tour...

(will appear on
each slide that
follows)



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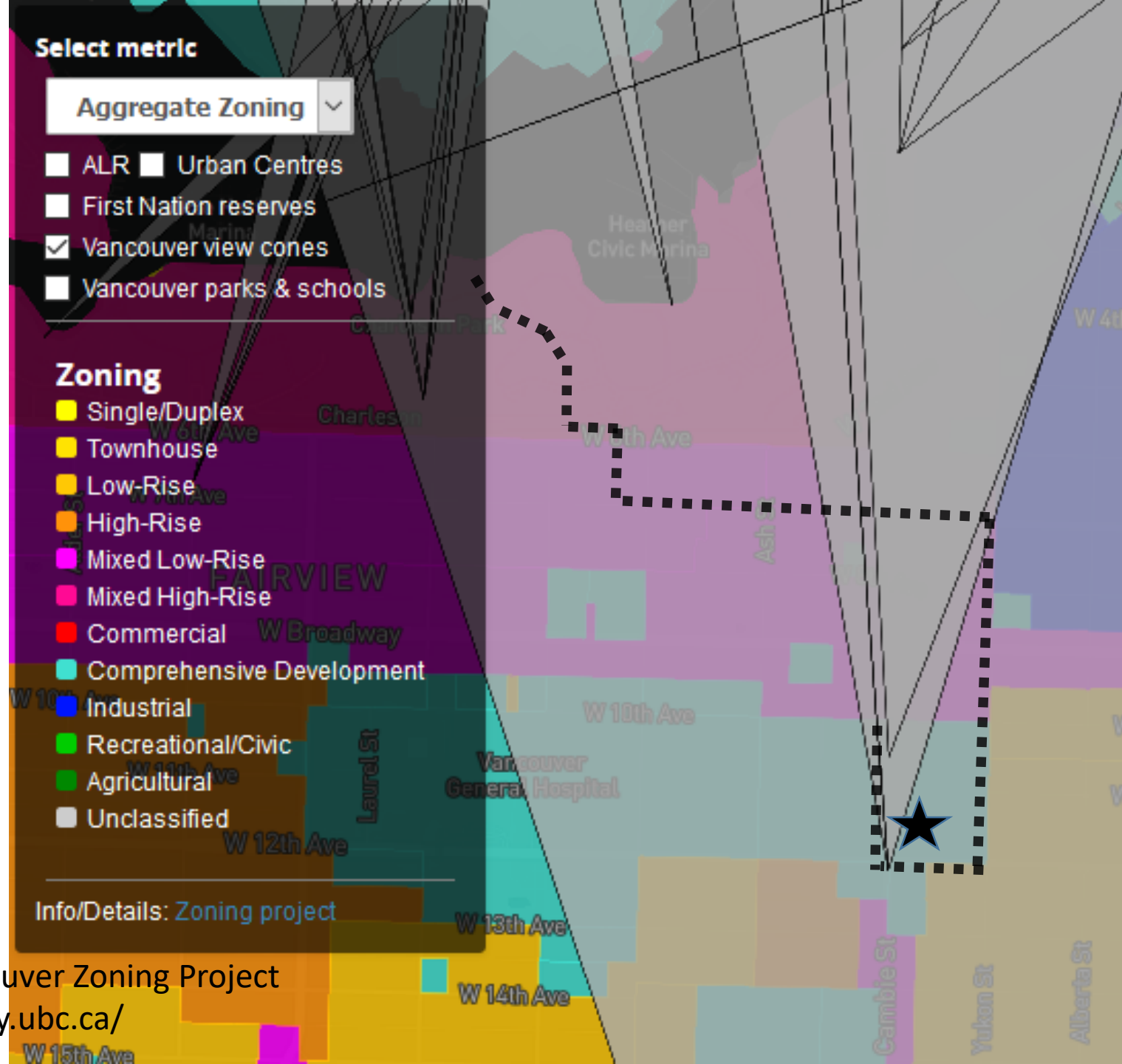
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1.



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 & 10th &
Cambie & 12th

but the really big one begins at:

Queen Elizabeth Park

2.

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



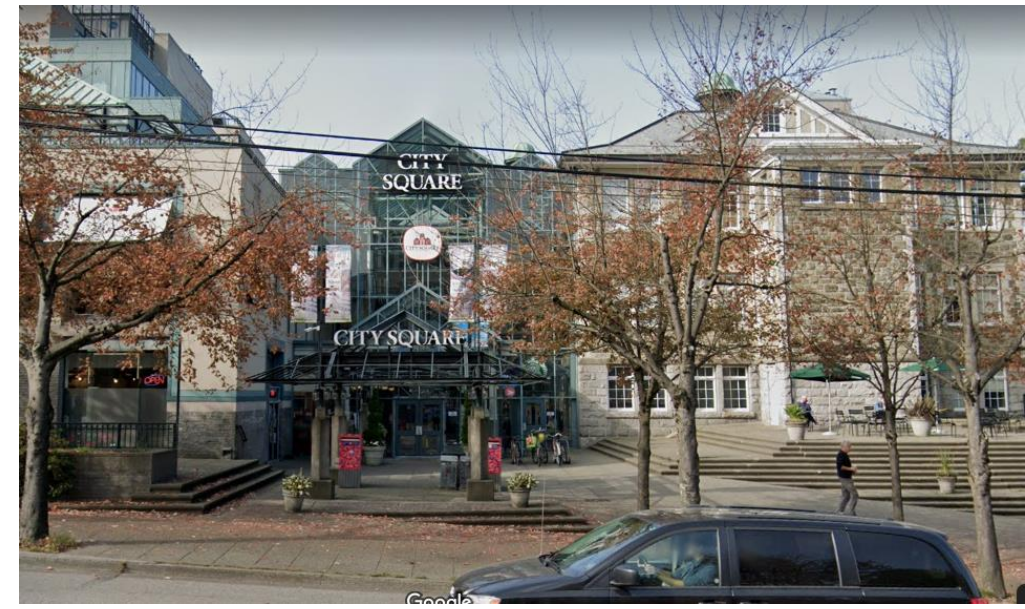
CD-1 (62)
Plaza 500 Tower Rentals
(formerly hotel)
& Yuk Yuk’s Comedy Club
(built 1977)

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



3.a

RT-6 Zone

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

410 W. 12th “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

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)

ADDRESS	NEIGHBOURHOOD	TYPE
2740 Yukon St, Vancouver BC	Mount Pleasant	Residential

3.b

Heritage Registered Properties 

Graded by Vancouver Heritage
Foundation in terms of...

A: Primary Heritage

B: Significant Heritage

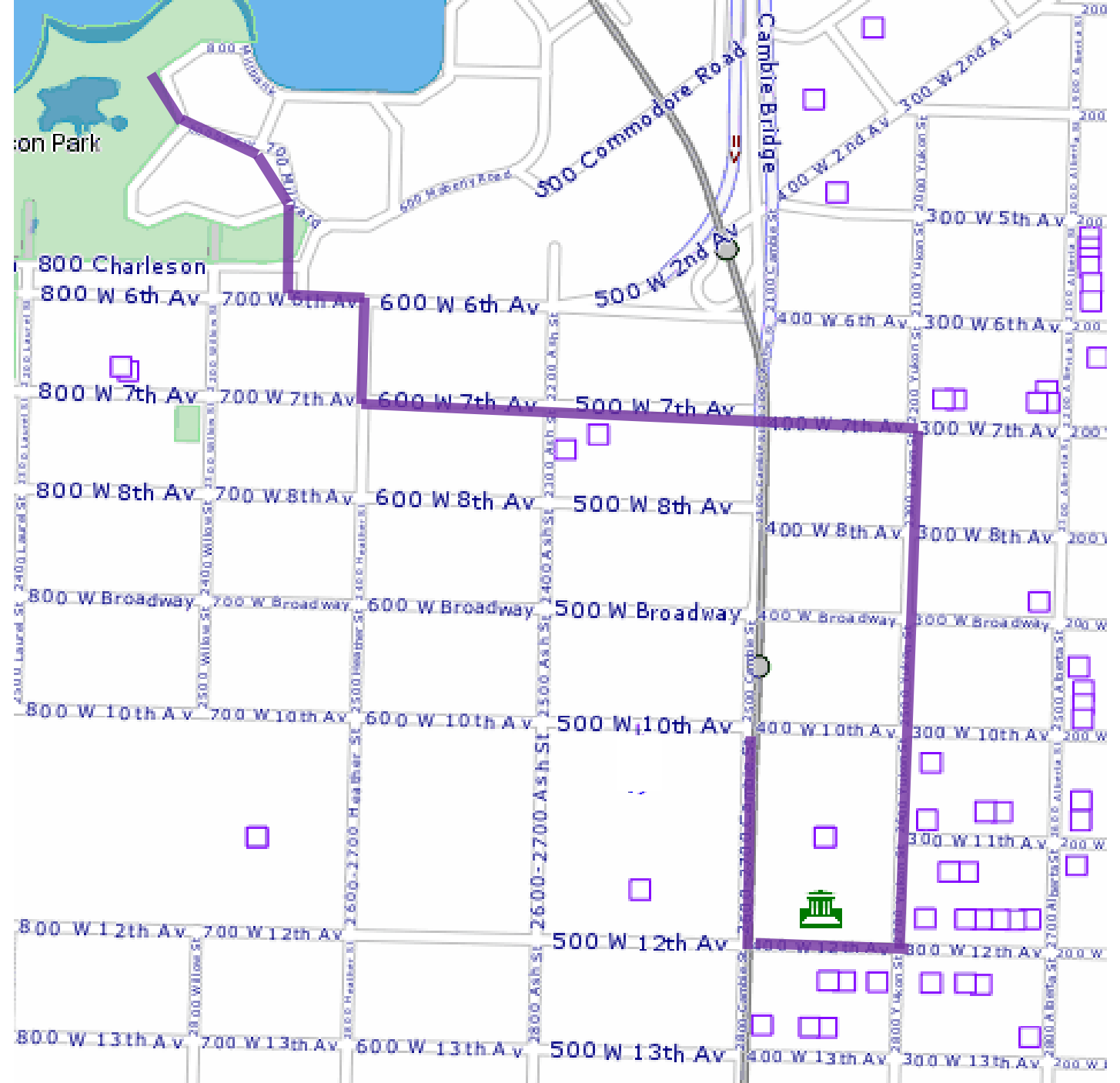
C: Contextual Heritage

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

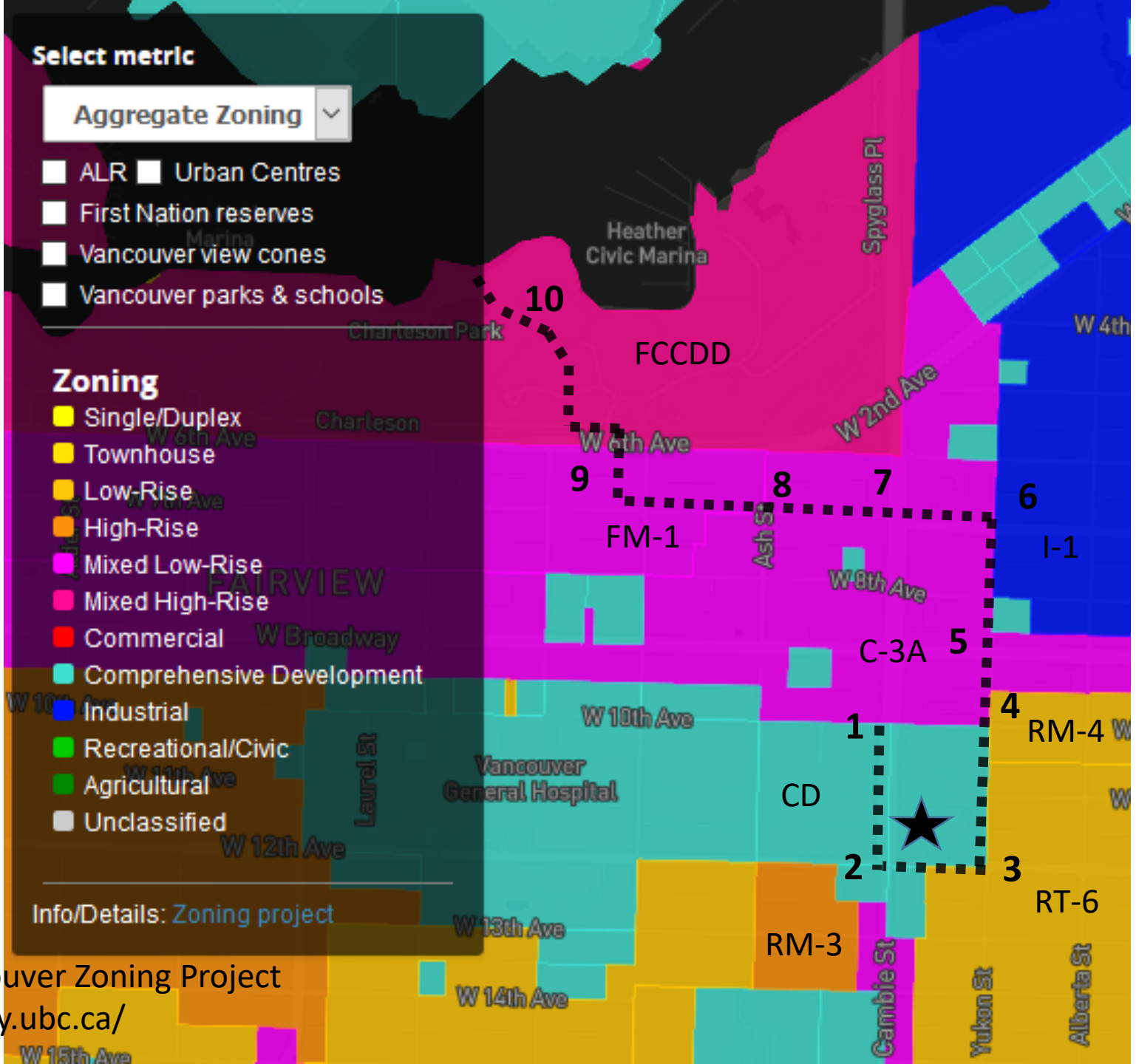
Conditional Approval Use:
Much broader uses, but...

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.

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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

4.c

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

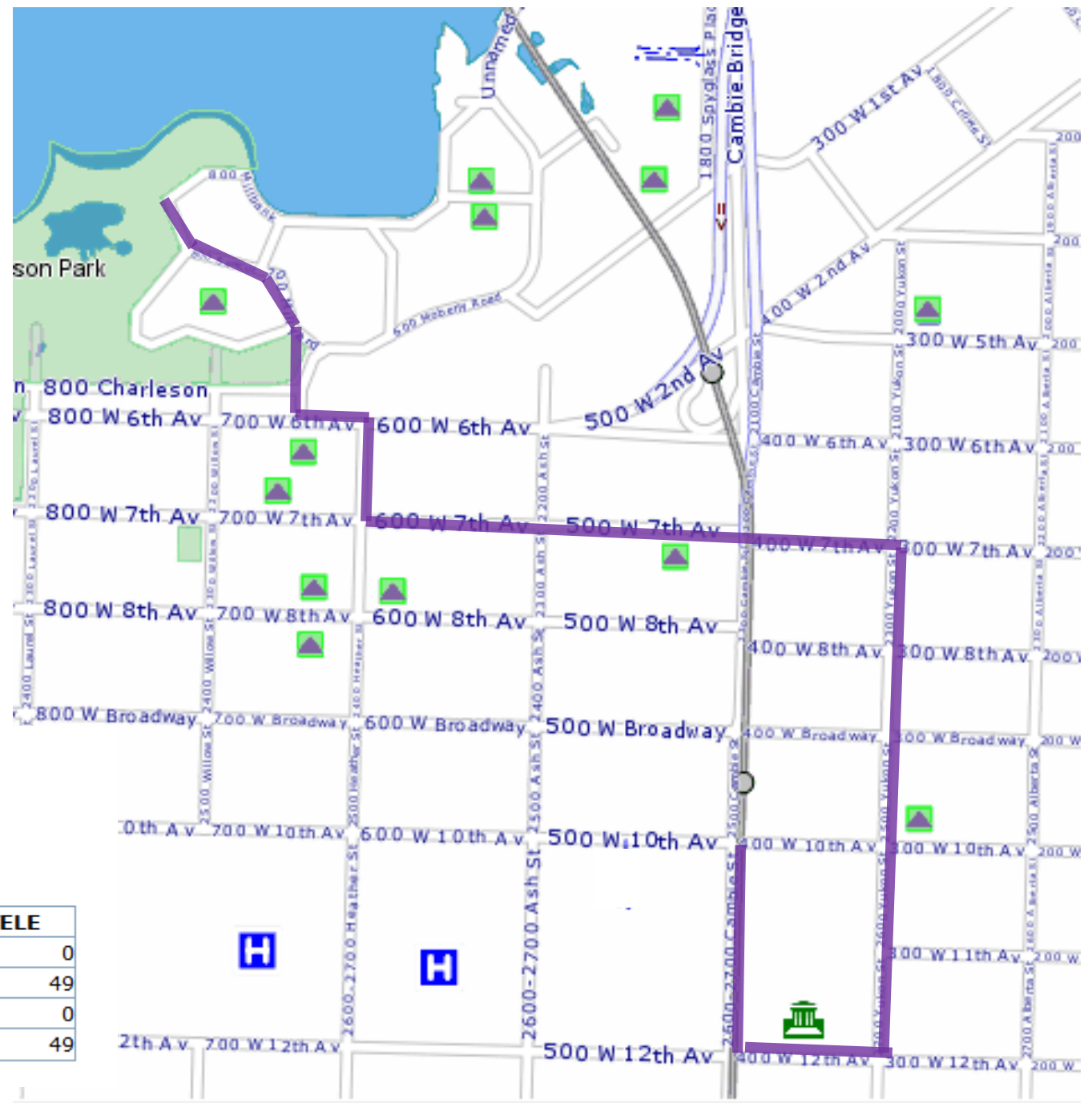
61: Lutheran Manor

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

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 1st 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.

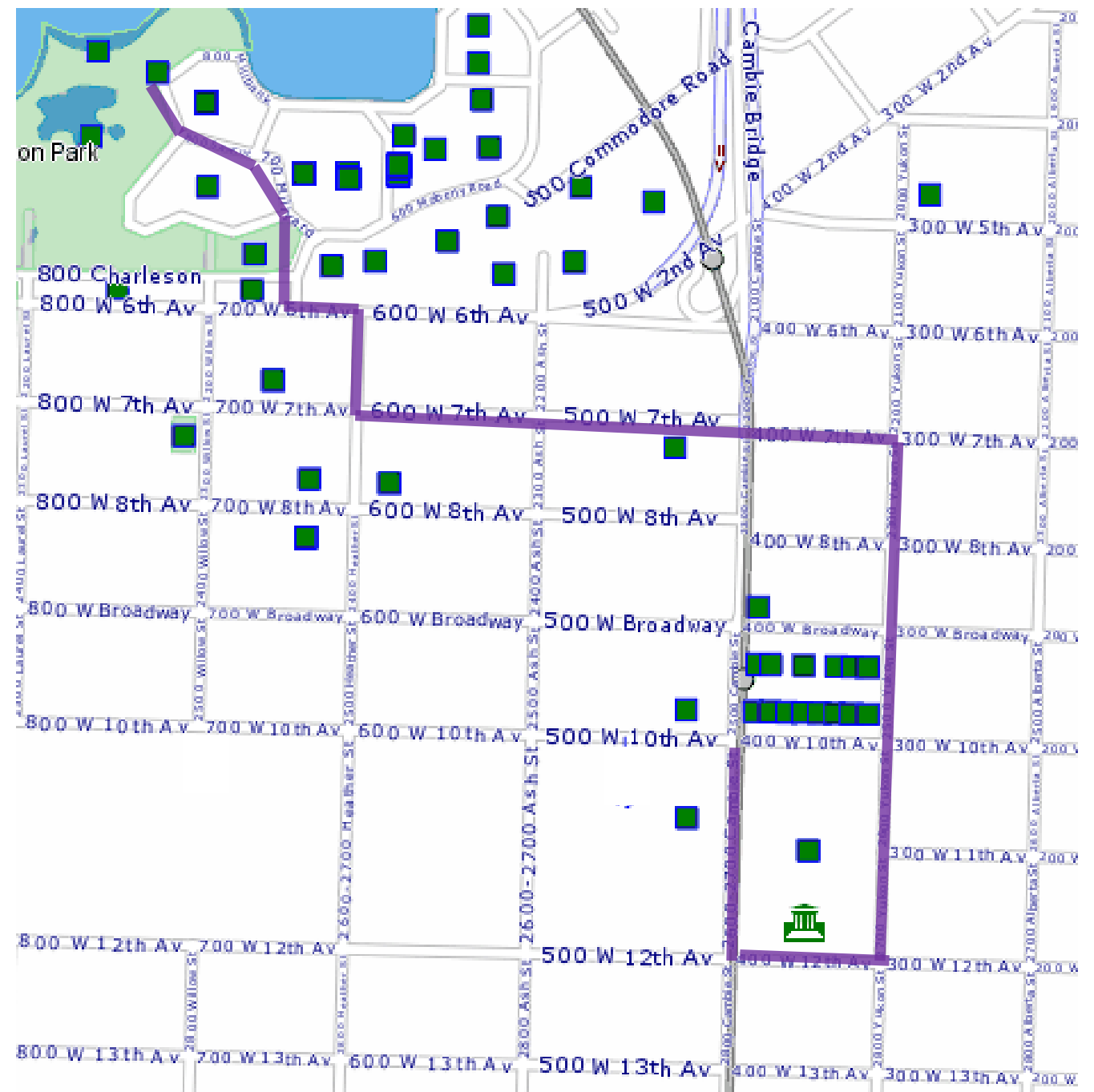
A selection of Conditional Uses

- 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-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)

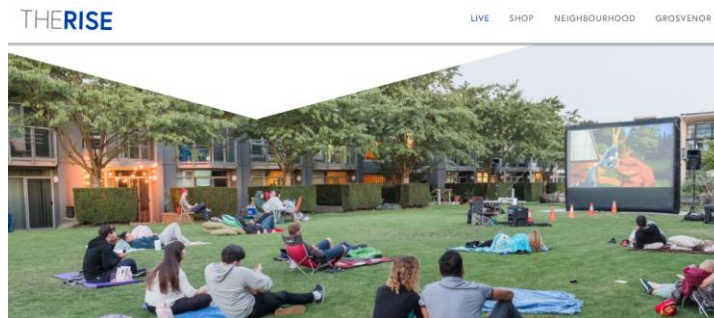
6.a



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

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

- 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.

A selection of Conditional Uses

- 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

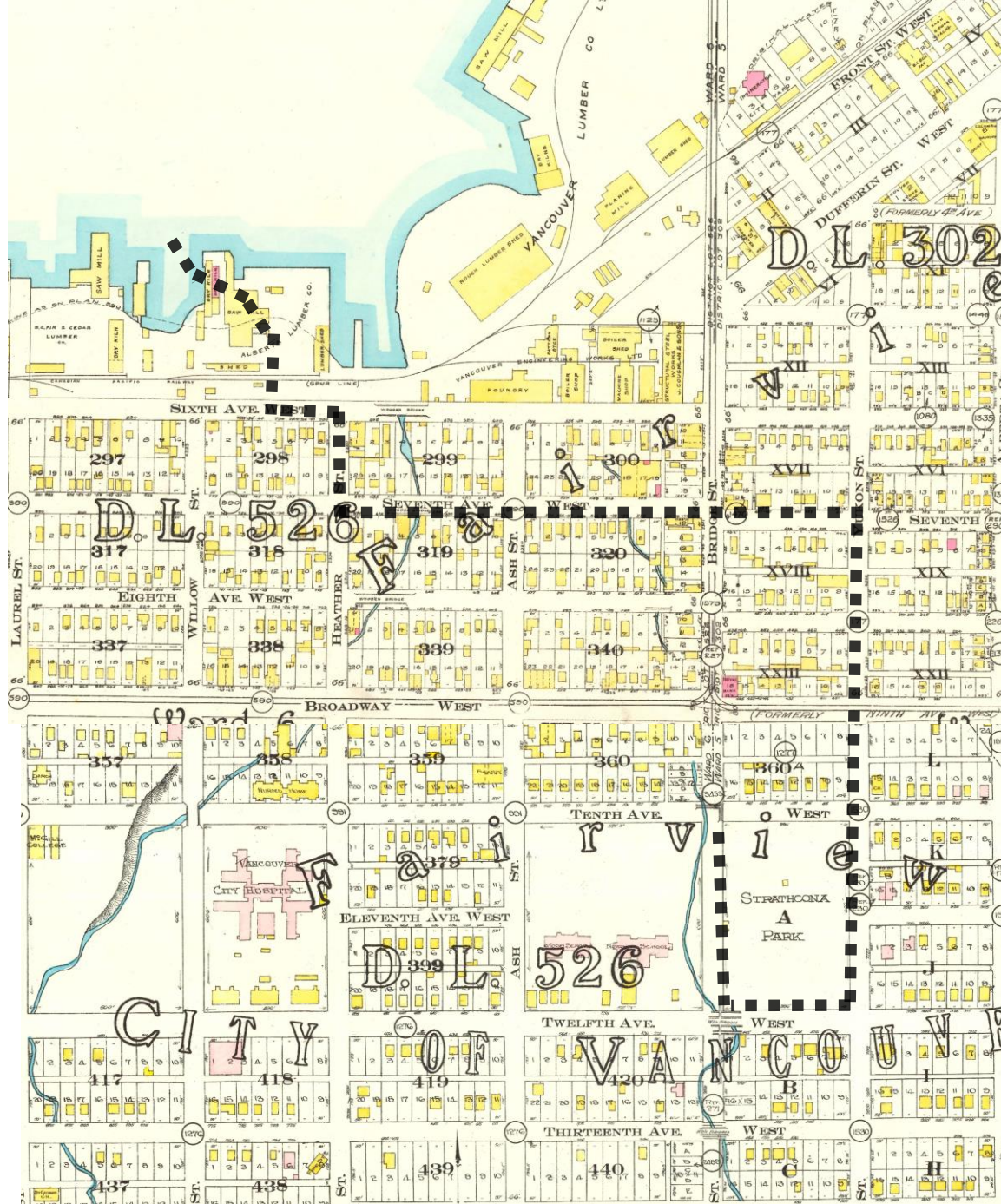
& Plate 28 (S): Map342.a29

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!



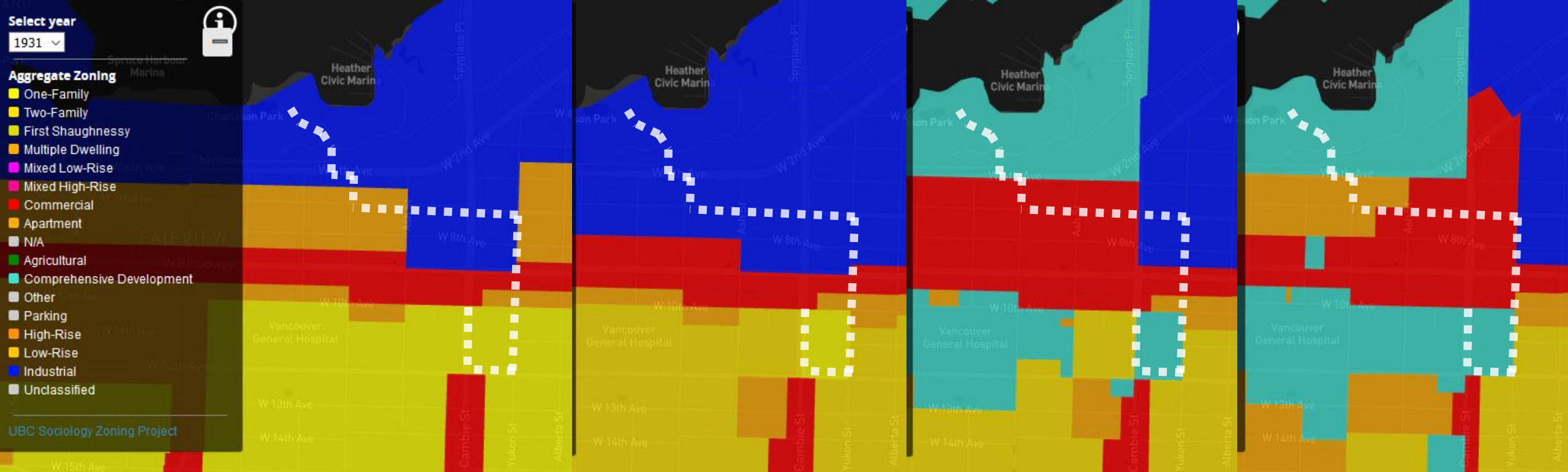
The old house and its neighbor actually pre-date zoning entirely (it begins mid-1920s), & appear on this map from 1912

Most of our tour area was mixed residential suburb in 1912, bordered (at 16th) 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

Zoning 1963

Zoning 1976

Zoning 1990

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

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

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

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

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

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

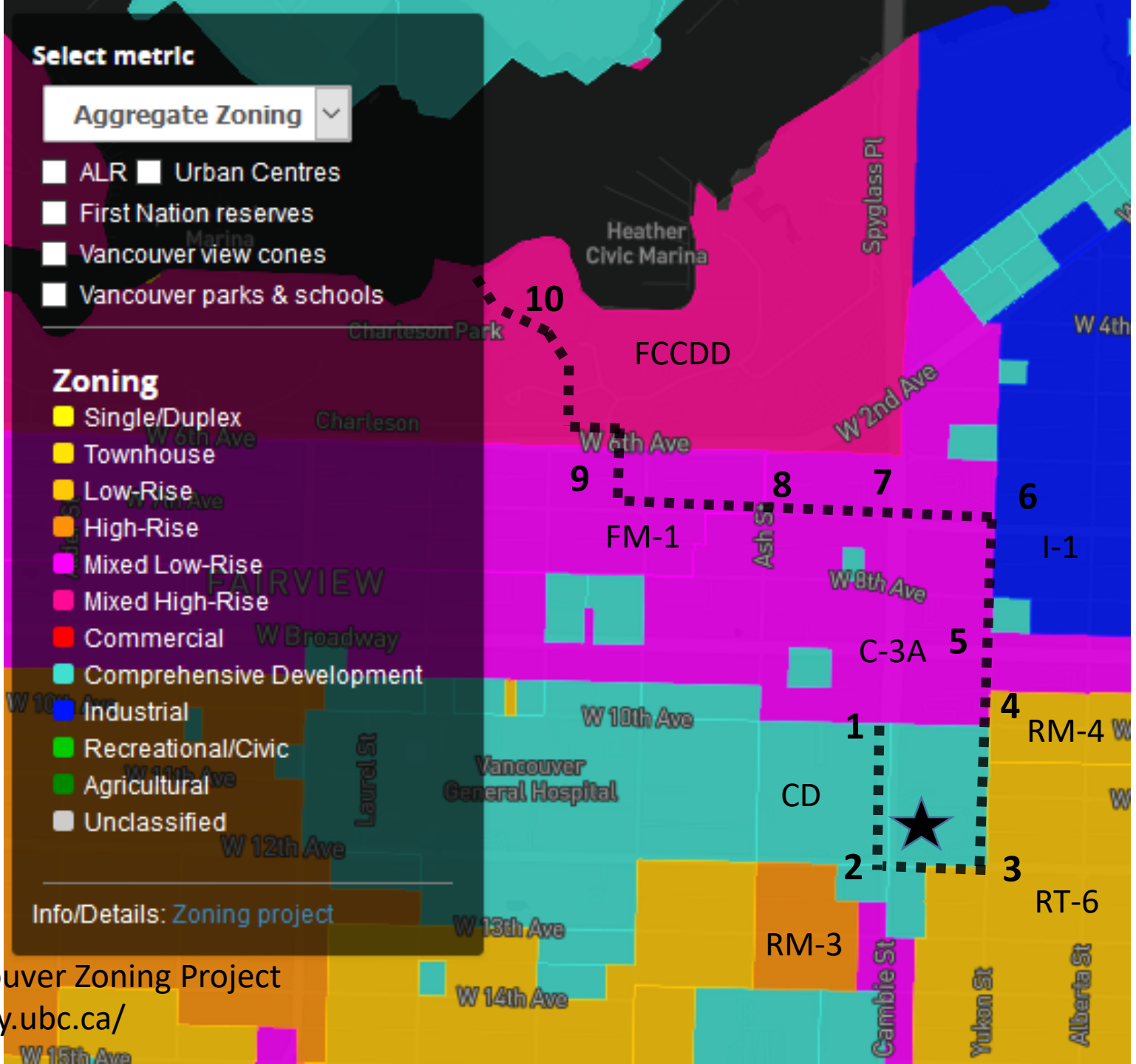
<https://mountainmath.ca/map/assessment>



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7.a



C-3A Zoning
Older Commercial
(1966)

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



Fairview

Social Housing

C-3A Zoning

Commercial with Residential Above
(1990s – 2000s)

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>

UNIT	Room	Studio	1-Bed	2-Bed	3-Bed	4-Bed	CLIENTELE	
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



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

End of C-3A zoning heralded
by Caffè Cittadella

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



9.a

4.4 Front Yard

FM-1 Zoning has
Distinct Spacing
for Predominant
Residential

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.



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 Stronge Noble House
Address: 730 W 6th Ave
Occupancy Date: January 29, 1992
Primary Sponsor: Stan Stronge 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

(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

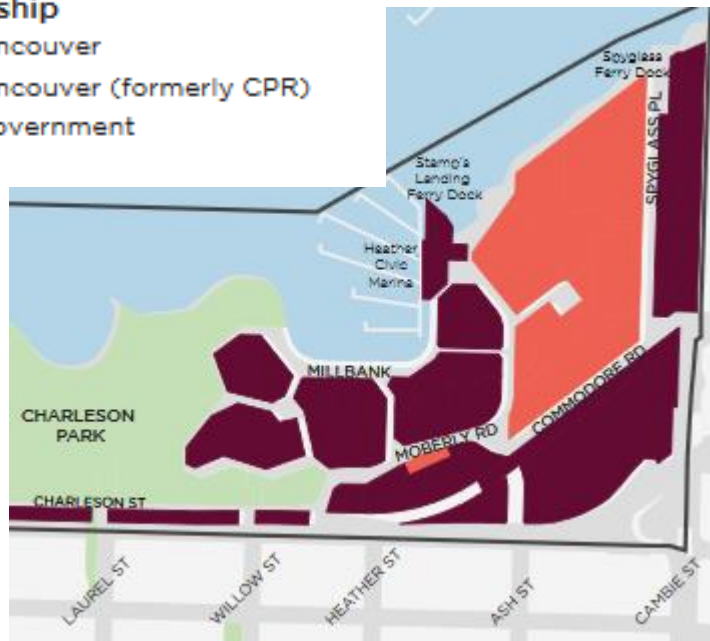
UNIT	Room	Studio	1-Bed	2-Bed	3-Bed	4-Bed	CLIENTELE	
Standard	0	4	12	29	15	22	Families	66
Accessible	0	0	0	0	0	0	Seniors	0
Adaptable	-	-	0	0	0	0	Other	16
Total	0	4	12	29	15	22	Total	82



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.



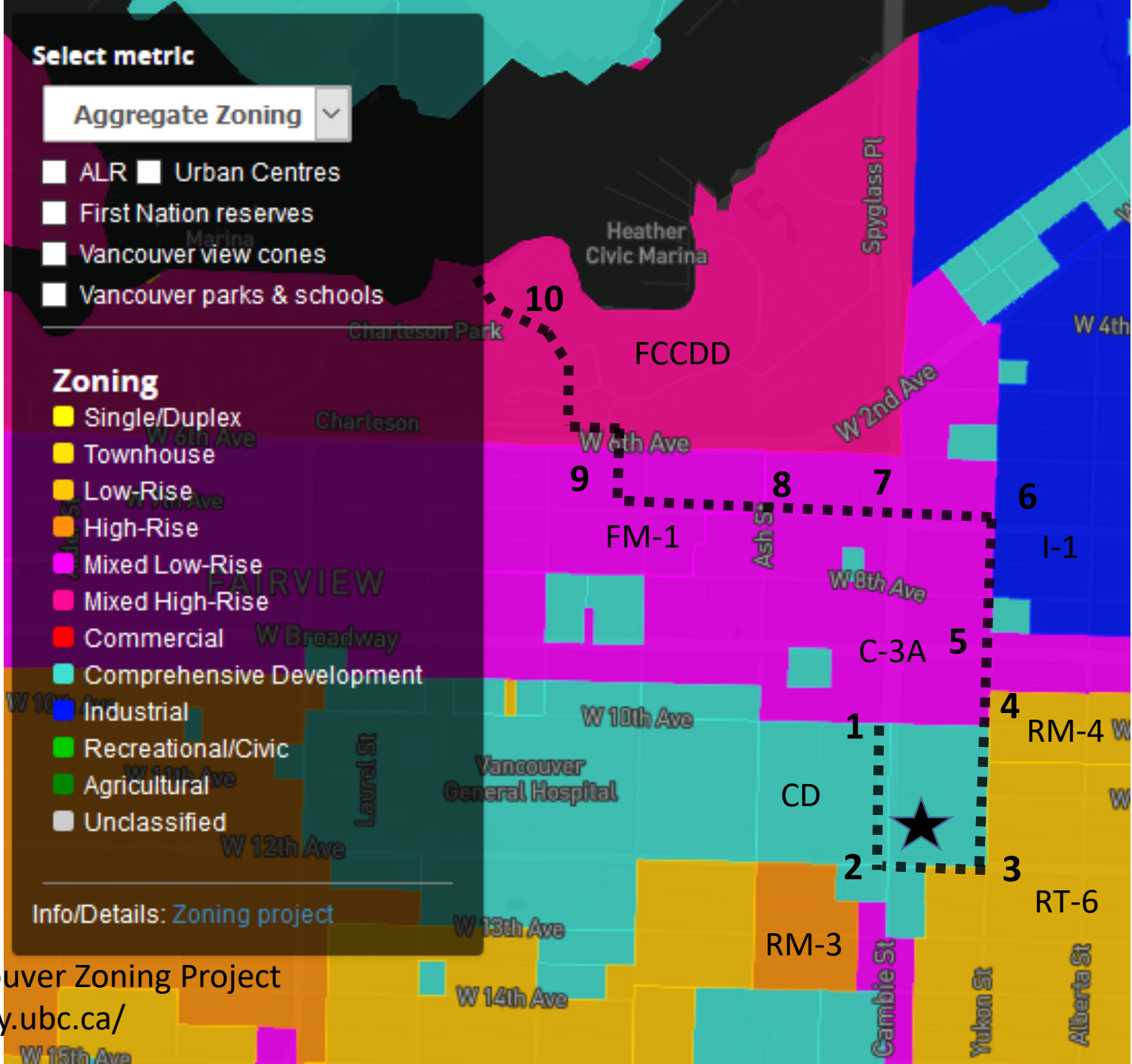
False Creek South Neighbourhood Planning Program



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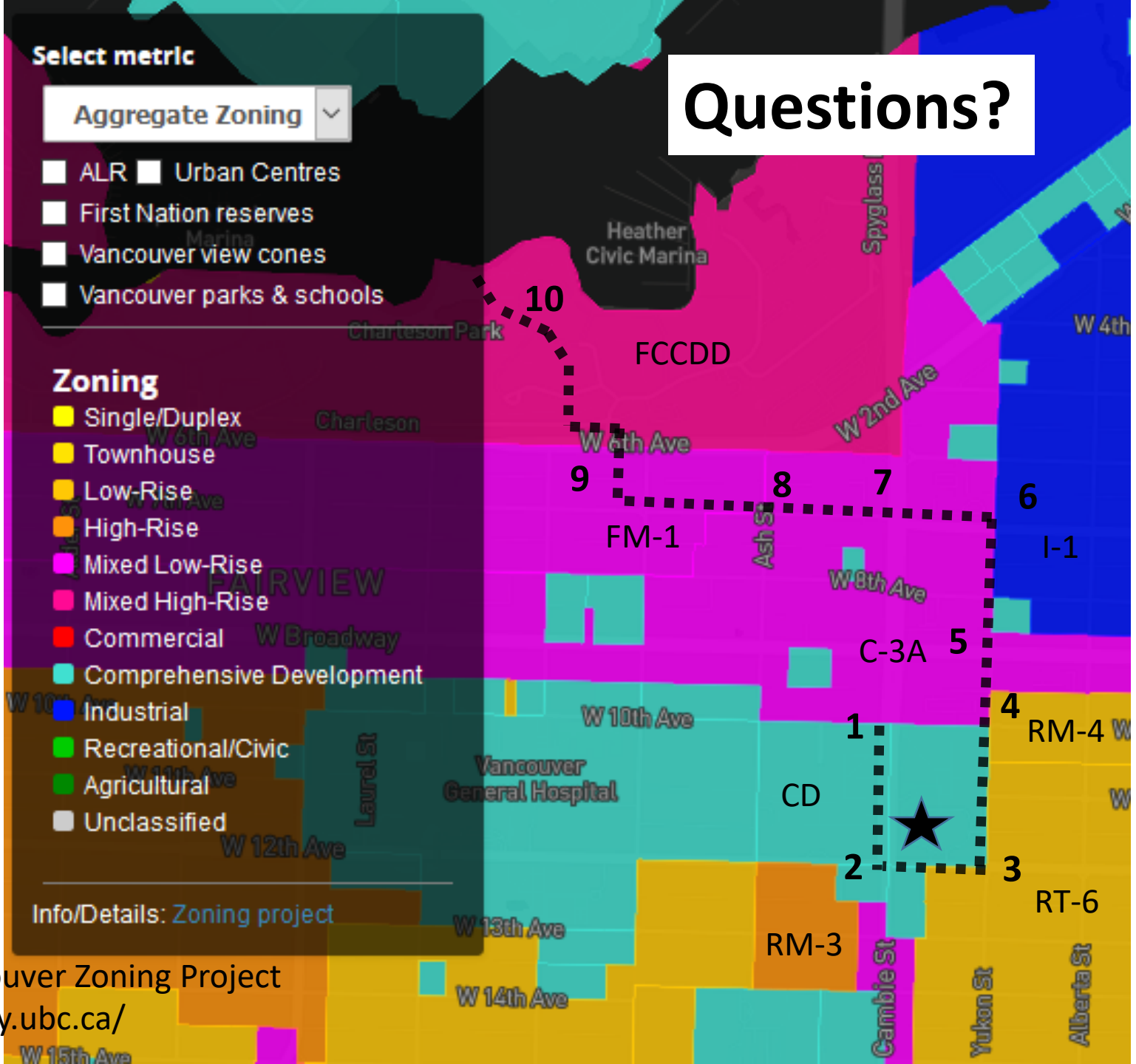
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Questions?

- Zones in Tour**
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 - 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)