

CITY OF VANCOUVER
BRITISH COLUMBIA

ZONING AND
DEVELOPMENT BY-LAW

No. 3575.

~~To June 1, 1956~~

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CITY OF VANCOUVER

ZONING AND DEVELOPMENT BY-LAW


By-law
~~The purpose of this By-law is~~ to regulate, within the City of Vancouver, the development of land, as defined herein, with respect to the use of the same, and the location, design, construction, and use of buildings and structures for residence, commerce, trade, industry, recreation, culture, and other purposes; to regulate and limit the height, number of storeys and the size of buildings and other structures to be erected hereafter or the alterations of existing buildings and structures; to regulate and determine the size of yards, courts and other open spaces; to prescribe building lines, to regulate and limit the density of population; to conserve and stabilize the value of property; to provide adequate open spaces for light and air; to protect and improve amenity; to lessen congestion on streets; to promote health, safety and the general welfare; and for all or any of the said purposes to divide the City into districts of such number, shape and area as may be deemed best suited to carry out these regulations in accordance with a Town Plan and to provide for the granting or refusal of development permits in accordance therewith including where necessary the imposition of conditions relative to the granting of such permits, and to provide for the enforcement of this By-law and to prescribe penalties for the violation of its provisions.

R.P.T.

THE MAYOR AND COUNCIL of the City of Vancouver, in open meeting, hereby enact as follows:

1. This By-law may be cited as the "Zoning and Development By-law."

2. In this By-law, unless the context otherwise requires:

"Accessory Building" shall mean

- (a) a building, the use, or intended use of which is ancillary to that of the principal building situate on the same site, or
- (b) a building which is ancillary to the principal use being made of the site upon which such building is located;

"Accessory Use" shall mean

- (a) a use which is ancillary to the principal building, or use of the principal building, situate on the same site, or
- (b) a use which is ancillary to the principal use being made of the site upon which such accessory use is located;

"Apartment Building" shall mean any building divided into not less than three dwelling units each of which is occupied, or intended to be occupied, as the permanent home or residence of one family as distinct from a hotel, motel, or tourist court;

R.P.T.

"Automobile ^{and parts} ~~Salesroom or~~ Showroom" shall mean an enclosed building within which motor vehicles are displayed for sale;

"Automotive Repair Shop" shall mean a building or land used or intended to be used for major repairs to motor vehicles but shall not include truck manufacture or body building;

"Basement" shall mean a space between two floors, the lower floor of which is placed more than one foot, but less than five feet, below the average finished grade of the adjoining ground as determined by the Chief Building Inspector;

"Boarding House" shall mean a building, other than a hotel, motel, or tourist court, containing not more than fifteen sleeping units and where lodging and meals for three or more persons are provided for remuneration and for definite periods by prearrangement or by agreement.

"Car Sales Lot" shall mean an open area on which motor vehicles are displayed for sale;

"Cellar" shall mean a space between two floors, the lower of which is placed five feet or more below the average finished grade of the adjoining ground as determined by the Chief Building Inspector;

"Corner Site" shall mean a site at the intersection or junction of two or more streets, or of a street and a lane which is not less than 20 feet in width;

R.P.T.

"Development" shall mean ^{a change in} the use of any land, building or structure for any purpose and shall include the carrying out of any building, engineering, constructional, or other operations in, on, over or under land, or the construction, addition, or alteration of any building or structure;

"Dwelling, One-Family" shall mean any building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family;

"Dwelling, Two-Family" shall mean any building divided into two dwelling units each of which is occupied or intended to be occupied as the permanent home or residence of one family;

"Dwelling, Duplex" shall mean a two-family dwelling, the dwelling units of which are placed one above the other;

- "Dwelling, Semi-Detached"** shall mean a two-family dwelling, the dwelling units of which are placed side by side under one roof;
- "Dwelling Unit"** shall mean one or more habitable rooms, constituting a self-contained unit with a separate entrance, and used or intended to be used together for living and sleeping purposes for not more than one family and containing a separate and properly ventilated kitchen with a sink and cooking facilities and a bathroom with a water closet, wash basin and a bath or shower;
- "Floor Space Ratio"** shall mean the figure obtained by dividing the total area of all the floors within all the buildings on a site including accessory buildings, by the area of the site less any proposed street or lane dedications. Basements and cellars shall not be included as floor area for the purpose of computing floor space ratio except where such basement comprises habitable accommodation;
- "Garage, Private"** shall mean a detached accessory building or portion of a principal building used solely for the parking or temporary storage of vehicles of occupants of the premises, provided that this definition shall not be deemed to prohibit the renting of garage space in an RA, RS, or RT District where such is surplus to the number of automobiles used by persons living on the site;
- "Gasoline Filling Station"** shall mean any building or land used or intended to be used for the retail sale of gasoline and lubricating oils, and may include the servicing and minor repairing of motor vehicles and the sale of automobile accessories;
- "Group Houses"** shall mean a group of three or more One-Family or Two-Family dwellings located on a single site and constituting the principal use thereon;
- "Height of Building"** shall mean the vertical distance from the average curb level of the fronting street to the highest point of the roof surface if a flat roof, to the deck line of a mansard roof, and to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof. When a building is situated on ground above the curb level, such height shall be measured from the average elevation of the finished grade of the site along the front of the building. On double fronting sites, 132 feet or less in depth, the height of a building may be measured from the curb level on either street. On double fronting sites more than 132 feet in depth, the height regulations and basis of height measurements for the street permitting of the greater height shall apply for a depth of not more than 132 feet from that street;
- "Hotel"** shall mean a building containing not less than 16 sleeping units or housekeeping units which are occupied as the temporary abode of individuals who are lodged with or without meals;
- "Housekeeping Unit"** shall mean one or more habitable rooms used or intended to be used together for living and sleeping purposes for not more than one family and having its own separate and properly ventilated kitchen or kitchenette with a sink and cooking facilities, but relative to which a water closet, wash basin and a bath or shower may be shared;
- "Interior Site"** shall mean a site other than a corner site;
- "Lane"** shall mean a public thoroughfare or way, not more than 33 feet in width, which affords only a secondary means of access to a site, at the side or rear;
- "Lodging House"** shall mean a building containing not more than 15 sleeping units, where lodging for three or more persons is provided;
- "Motel"** shall mean a building comprising not less than 10 sleeping units or dwelling units, occupied or intended to be occupied temporarily by automobile tourists or transients, with each unit having its own parking space conveniently located on the site and each sleeping unit being self-contained and having its own bathroom with a water closet, wash basin and a bath or shower;

"Parking Area, Private" shall mean an open area of land used or intended to be for the same purpose as a private garage;

"Parking Area, Public" shall mean an open area of land, other than a street, used for the parking of vehicles and available to the public, or as an accommodation to clients or customers with or without a fee being charged;

"Parking Space" shall mean a space within a building or a private or public parking area, exclusive of driveways, ramps, columns, office and work areas for the parking of one vehicle;

"Site" shall mean an area of land consisting of one or more adjoining parcels or lots abutting on a street not being a lane;

"Site, Double Fronting" shall mean a site abutting two parallel or approximately parallel streets;

"Sleeping Unit" shall mean one or more habitable rooms used or intended to be used for sleeping, or sleeping and living purposes, but not including a sink or cooking facilities and relative to which a bathroom containing a water closet, wash basin and a bath or shower may be shared;

"Stable, Private" shall mean a detached accessory building for the keeping of horses, cows, goats, or sheep, which are owned by the occupants of the principal building and not kept for remuneration, hire or sale;

"Stable, Public" shall mean a building other than a private stable for the keeping of horses, cows, goats, or sheep;

"Storey" shall for the purpose of this By-law not include a basement or cellar;

"Technical Planning Board" shall mean the Technical Planning Board of the City appointed by virtue of the power contained in Section 306 (k) (iii) of the "Vancouver Charter;"

~~**"Terrace"** shall mean any building divided into not less than three dwelling units located side by side under one roof;~~

"Tourist Court" shall mean a group of detached buildings comprising not less than 10 sleeping units or dwelling units, occupied or intended to be occupied temporarily by automobile tourists or transients, each unit having its own parking space conveniently located on the site and each sleeping unit being self-contained and having its own bathroom with a water closet, wash basin, and a bath or shower;

"Yard" shall mean any part of a site unoccupied and unobstructed from the ground to the sky;

"Yard, Front" shall mean that portion of the site between the front line of the site and the front of the building, and extending across the full width of the site;

"Yard, Rear" shall mean that portion of the site between the rear line of the site and the rear of the building, and extending across the full width of the site;

"Yard, Side" shall mean that portion of the site extending from the front yard to the rear yard and lying between the side line of the site and the side of the building;

The Director of Planning and the Technical Planning Board—Duties and Powers

3. (1) It shall be the duty of the Director of Planning to carry out and enforce the provisions of this By-law.
- (2) It shall be the duty of the Technical Planning Board to exercise on behalf of Council such powers as are hereby expressly delegated to them.

- (3) (a) The Director of Planning may make rules and regulations for the management of the Planning and Development Department, and shall order, direct and supervise all the work of the staff of such Department.
- (b) The Director of Planning shall keep an account of all moneys that may be received by him on behalf of the City.
- (4) It shall be the duty of the Director of Planning to insure that all projects in respect of which a development permit has been issued are carried out in conformity with the terms of such development permit for which purpose he may inspect or cause to be inspected any of such projects.
- (5) The Director of Planning or his accredited representatives shall have the right of entry and may enter onto any land, or into any building at all reasonable hours, in order to inspect the same, and to ascertain whether the provisions of this By-law are being, or have been, carried out, or to enforce or compel observance of the said provisions. Any person interfering with, or obstructing, the entry of the Director of Planning or his accredited representatives onto any such land, or into any such building, which said entry is made or attempted to be made pursuant to the provisions of this By-law, shall be deemed to be guilty of an infraction of this By-law.
- (6) The Director of Planning shall keep a register of all applications for development permits and there shall be entered therein the terms upon which a permit is issued, or the reasons for refusing the same, as the case may be, with respect to each application; such register shall be considered a public record and shall be open for inspection by any member of the public during normal working hours.
- (7) The power to approve or disapprove applications for development permits relevant to buildings or uses for which the consent of the Technical Planning Board is required shall be vested in such Board.
- (8) In dealing with applications for development permits the Technical Planning Board may in every case and in accordance with the provisions of this By-law grant such permits either unconditionally, or subject to conditions, including a limitation in time, or may refuse such permits.
- (9) (a) The Technical Planning Board ^{unnecessary} may relax the provisions of this By-law where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in ~~undue~~ hardship in any of the following cases:
- (i) Alterations or additions to an existing building which lacks minimum yards required by the appropriate district schedule. Any relaxation in this case shall be with respect to yard requirements only and in no case shall such yard requirements be reduced to less than sixty per cent (60%) of the amount specified in the district schedule;
 - (ii) Erection of more than one principal building on one site or structural alterations or additions to two or more principal buildings existing on the same site and located in a C or M District;
 - (iii) Developments which lack the minimum parking or loading space required by this By-law;
- (b) The Technical Planning Board before granting any relaxation shall be satisfied that any property owner who is likely to be adversely affected is notified; such notification shall be in the form appropriate to the circumstances;
- (c) If any property owner so notified shall object then such relaxation shall not be granted but the applicant for such relaxation may then exercise his right of appeal to the Zoning By-law Board of Appeal at which time the representations of the Technical Planning Board and of any such property owner shall be heard;

PROVIDED ALWAYS in granting any relaxation pursuant to the above powers, the Board shall adhere to the spirit of the By-law.

- (10) (a) Any application may be referred to a Design Panel appointed by the City Council to consider and advise on architectural design.
- (b) The Design Panel shall consist of:
 - (i) The Director of Planning, who shall be the Chairman.
 - (ii) The Chief Building Inspector.
 - (iii) Three members of the Architectural Institute of British Columbia.
 - (iv) One member of the Association of Professional Engineers of the Province of British Columbia.
- (11) In the granting or refusal of development permits, and in the granting of relaxations or the imposition of conditions, due regard shall be given to the intent of the By-law as the same applies to the particular development under consideration.
- (12) Notwithstanding the provisions of this By-law a development permit may be refused, if the development in respect of which application is made:
 - (a) Does not conform to an amendment to the Zoning and Development By-law for which a formal application has been made prior to the application for the development permit.
 - (b) Refers to a site or a portion thereof required for any civic purpose, in which event the Technical Planning Board shall refer the application to the City Council for authority either to negotiate with the applicant or to issue the development permit.
 - (c) Would prejudice the future subdivision of the property.
 - (d) Refers to a site where adequate drainage, sanitary facilities or water supply are not available.
 - (e) Would in the opinion of the City Engineer adversely affect the public safety.
 - (f) Would in the opinion of the Technical Planning Board adversely affect public amenity. If matters of design are involved, the Technical Planning Board may refer the application to the Design Panel to consider and advise.

Board of Appeal—Procedure

4. The procedure in appeals before the Board of Appeal constituted pursuant to the Town Planning Act shall be as follows:
- (1) The Council shall appoint a Secretary to the Board to record the decisions and to have charge of the records of the Board and to fulfill the duties customary to such office; the decisions of the Board of Appeal shall be filed with the said Secretary, who shall communicate the same to the appellant and to such city officials as may be concerned therewith and they shall give effect to such decision.
 - (2) An appeal to the Board shall be filed with the Secretary and shall state in writing in a simple manner the grounds of the appeal; the appeal shall be filed within 15 days of the granting or refusal of a development permit, as the case may be.
 - (3) The Secretary of the Board of Appeal shall notify the Chairman of such Board of such Notice of Appeal and the Chairman shall fix a convenient date for the hearing of such appeal. Five days notice of such hearing shall be mailed by the Secretary to the appellant.
 - (4) Notice of such hearing shall be given by the Secretary of the Board of Appeal to the Director of Planning and also to such owners of neighbouring property as the Board may deem to be affected by the said appeal; the Chairman of the Board shall provide for the reasonable expression of the opinion of such owners.
 - (5) The proceedings before the Board of Appeal shall be informal, and evidence need not be given under oath. The Board of Appeal may, in all cases, inspect the premises in

respect of which an appeal is made. Any person whose property is affected by any appeal shall be entitled to be heard at the hearing thereof.

Enforcement

5. (1) Every person who violates any of the provisions of this By-law, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this By-law, or who carries out or who suffers, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this By-law shall be deemed to be guilty of an infraction of this By-law and shall be liable to the penalties hereby imposed. For each day that a violation is permitted to exist, it shall constitute a separate offence.
- (2) Whenever any development has taken place in violation of this By-law, the Director of Planning may give notice in writing to the owner, agent or person in charge, specifying the violations, ordering the cessation thereof, and requiring to be done such remedial work both within such time and as the notice may specify. In the event of default, neglect, failure or refusal to comply with the said notice within the time specified and according to the terms thereof, the Director of Planning may bring the matter to the attention of Council, and if Council shall so require, then the Director of Planning may cause such work to be done and the cost of such work shall be recoverable by the City by summary process at law in any court of competent jurisdiction and if the person defaulting appears by the Collector's Roll to be the owner or owner under agreement, then the cost of such work shall also be a charge upon the said property and the said costs when certified by the City Comptroller, if not before collected, shall be entered by the City Tax Collector in the Collector's Roll next prepared after receipt of such certificate, and collected in the same manner as the taxes shown on the said roll.

Penalties

6. (1) Any person who shall violate any of the provisions of this By-law shall be liable to punishment in a summary way by fine, not exceeding one hundred dollars, in the discretion of the convicting magistrate, and costs; or for any such violation, or for the non-payment of a fine imposed as aforesaid, it shall be lawful for the convicting magistrate to commit the offender to the common gaol for a period not exceeding two months, with or without hard labour, in the discretion of the convicting magistrate.
- (2) Where any offence against this By-law is of a continuing nature, it shall be lawful for the convicting magistrate, in his discretion, to impose a fine against the offender, not exceeding fifty dollars for each day such offence is continued. ~~by him.~~

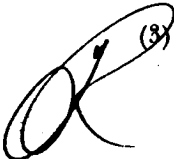
General Operative Clause

7. It shall be unlawful for any person (in any capacity whatsoever) to undertake any development unless and until a development permit has first been issued ~~except~~
~~(1) As provided for in Schedule "A" to this By-law.~~
~~(2) For those lawful premises or uses, existing at the time of the passing of this By-law, including those lawful non conforming uses which, in accordance with Section 18 of the Town Planning Act, may be continued.~~

Development Permit Applications

8. (1) (a) Every applicant for a development permit or an amendment thereto shall submit to the Director of Planning an application therefor in writing on forms furnished for

such purpose, and the Director of Planning may require the correctness of the information supplied in said application to be verified by statutory declaration.

- (b) Every such application shall state the legal description and location of the site, and the purpose of the proposed development together with such further or additional information as the Director of Planning may require.
 - (c) Every such application shall be accompanied by plans or drawings in triplicate sufficient to identify the site and by such other plans or drawings in triplicate as are necessary to describe fully the proposed development. Two sets of such plans or drawings shall become the property of the City. The Director of Planning may, however, accept the submission of an application without plans or drawings if in his opinion the development is of a minor nature. The Director of Planning may, if he deems it necessary, require the applicant to furnish a plan of survey of the site verified by a British Columbia Land Surveyor.
 - (d) All plans or drawings submitted shall be drawn on substantial paper or cloth to a scale of not less than $\frac{1}{8}$ of an inch to one foot or such lesser scale as the Director of Planning may approve, and shall be fully dimensioned, accurately figured, explicit and complete.
- (2) If within thirty days, or such longer period as may be agreed by the applicant, from the date on which the applicant has furnished all the information and material required by the Director of Planning in accordance with the last preceding Section, no development permit has been issued to such applicant, then the issue of the development permit shall be deemed to have been refused, so as to enable such applicant to exercise his right of appeal, provided always that if the Council pursuant to the terms of Section 15 (1) of the Town Planning Act has withheld or has authorized its proper officer to withhold the issuance of a building permit relative to the property in question then the issue of a development permit shall not be deemed to have been refused during such period that issuance of such building permit so continues to be withheld.
-  (3) (a) When such application for a development permit and also the terms of the proposed development conform to the provisions of this By-law the Director of Planning shall issue a development permit, return one set of the plans to the applicant and issue a copy of the application, plans and development permit to the Chief Building Inspector. The application and one copy of the development permit and one set of the plans or drawings shall be retained by the Director of Planning.
- (b) The approval of plans or drawings and the issuing of a development permit and any inspection in connection therewith made by the Director of Planning or his accredited representatives shall not in any way relieve the applicant from full responsibility for the carrying out of the development in accordance with the provisions of this By-law.
 - (c) The approval of any application and plans or drawings, or the issuing of a development permit shall not prevent the Director of Planning from thereafter requiring the correction of errors, or from prohibiting a development being carried out when the same is in violation of this or any other By-law.
 - (d) Save and except as provided in this By-law, it shall be unlawful for any person to erase, alter, or modify any development permit including the application therefor or any plans or drawing accompanying the same.
 - (e) The issue of a development permit shall not absolve the applicant from complying with all City By-laws.
 - (f) In the event of a discrepancy between any written description and the plans or drawings the written description shall prevail.
- (4) If at any time it is desired to alter in any manner, or deviate from the particulars of the application or plans or drawings previously submitted for which a development permit has already been issued, a new application shall be made. However, if an amendment is of a minor nature whereby a new application is deemed to be unnecessary, the Director of Planning may waive this requirement and endorse any necessary amendment to the application, plans or drawings, and development permit, accordingly.

- (5) (a) Any development permit issued shall be void 180 days after the date of issue of same unless:
- (i) the development authorized thereunder shall meanwhile have been commenced
 - or
 - (ii) a building permit has been issued and is unexpired.
- (b) Any development permit issued shall be void 24 months after the date of issuing unless the development authorized thereunder shall meanwhile have been completed in compliance with all conditions attached thereto.
- (c) The Director of Planning is hereby empowered to allow an extension, or extensions, of the periods specified in clauses (a) and (b) above for additional periods, if the same is warranted by the circumstances.
- (d) The Technical Planning Board is hereby empowered in the case of a public utility to grant a development permit valid to such date as it may set but in no case for a period longer than 120 months after the date of issue of said permit.
- (6) Notwithstanding the provisions of any other By-law, no building permit issued for any operation with respect to which a development permit is required under this By-law shall be valid unless and until a development permit has been issued.

Zoning Districts

9. (1) For the purpose of this By-law the territorial area of the City of Vancouver is hereby classified or divided into districts, and such districts are hereby designated and described by the following classifications:

- (RA-1) Limited Agricultural District
- (RS-1) One-Family Dwelling District
- (RS-2) One-Family Dwelling District
- (RS-3) One-Family Dwelling District
- (RT-1) Two-Family Dwelling District
- (RT-2) Two-Family Dwelling District
- (RM-1) Multiple Dwelling District
- (RM-2) Multiple Dwelling District
- (RM-3) Multiple Dwelling District
- (RM-4) Multiple Dwelling District
- (C-1) Commercial District
- (C-2) Commercial District
- (C-3) Commercial District
- (CM-1) Commercial District
- (M-1) Industrial District
- (M-2) Industrial District
- (CD-1) Comprehensive Development District

The boundaries of such districts referred to above, together with explanatory legend, notations, and references in respect thereof, are designated, described, delimited and specified in particularity as shown upon the plan annexed hereto, and which said plan is hereby made and declared to be an integral part of this By-law as if embodied herein, such plan being designated as the "Zoning District Plan" and marked as Schedule "D" to this By-law.

- (2) Whenever in this By-law letters are used in reference to any Zoning District such reference shall be as follows:

- 9 (2) No development shall be carried out in any of the said districts except in accordance with the regulations set out in the district schedule applicable thereto.**

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- (e) "R" shall include (RA-1), (RS-1), (RS-2), (RS-3), (RT-1), (RT-2), (RM-1), (RM-2), (RM-3) and (RM-4) as set out in subsection (1) above;
- (f) "C" shall include (C-1), (C-2), (C-3) and (CM-1) as set out in subsection (1) above;
- (g) "M" shall include (M-1) and (M-2) as set out in subsection (1) above.

GENERAL REGULATIONS:

10. (1) Minimum Yards Required for Development:

No portion of any yard or other open space required about any development shall provide any portion of a yard or open space for any other development.

(2) Projections Into Required Yards and Into Daylight Access Setbacks:

(a) Front Yards:

The following features may project into a required front yard:

- (i) Steps.
- (ii) Eaves, cornices, sills, belt courses and chimneys provided such projections do not exceed 21 inches.
- (iii) Canopies over entrances to buildings provided such projections are cantilevered, and do not exceed 48 inches, and are not located closer than one foot measured horizontally from any window of a habitable room where any part of such window is located below the level of such canopy.

(b) Side Yards:

The following features may project into a required side yard:

- (i) Eaves, cornices, sills, belt courses and chimneys provided such projections do not exceed 21 inches.
- (ii) Steps in side yards adjoining a flanking street provided such projection does not exceed 50 percent of the width of the required side yard.
- (iii) Canopies over entrances to buildings in side yards on flanking streets subject to the same regulations as set out in clause (a) (iii) above.

(c) Rear Yards:

The following features may project into a required rear yard:

- (i) Steps.
- (ii) Fire escapes.
- (iii) Eaves, cornices, sills, belt courses and chimneys, provided such projections do not exceed 21 inches.
- (iv) Canopies over entrances to buildings subject to the same regulations as set out in clause (a) (iii) above.

(d) Daylight Access Setbacks:

The following features may project into a required daylight access setback:

- (i) Steps.
- (ii) Fire escapes.
- (iii) Eaves, cornices, sills, belt courses, and chimneys, provided such projections do not exceed 21 inches.
- (iv) Canopies over entrances to buildings subject to the same regulations as set out in Clause (a) (iii) above.

(3) Corner Sites:

In the case of a corner site on a flanking street, the frontage of the site shall be taken on the shortest boundary thereof abutting on a street, provided however in the case of a corner site composed of more than one lot the frontage of the site shall be taken on the same street as the frontage of the corner lot. Where the two boundaries of a corner site on a flanking street are equal, the frontage of the site shall be determined by the Director of Planning.

(4) Double Fronting Sites:

In the case of a double fronting site, the design of the building and accessory buildings in relation to the site shall be subject to the approval of the Technical Planning Board.

(5) Number of Principal Buildings Permitted on a Site:

Not more than one principal building shall be placed upon any one site.

(6) Main Access and Rear Access:

The main access to every principal building or principal use shall be directly from a street; on a corner site on a flanking street no rear access to any dwelling shall face a street.

(7) Fence Limitations:

Where land is used for the erection or placing of a fence or wall over six feet in height above the adjoining ground level of the site, or for any other structure not being a building, such fence or wall shall comply with the height and yard regulations as if such fence or wall were a building; provided further that in any R or (C-1) District, a fence or wall erected in a front yard or on the boundaries of a front yard shall not exceed four feet in height.

(8) Buildings Raised from Existing Foundations:

In any case where a building is moved off its existing foundations, such building, when replaced on foundations, shall conform to the regulations of the district in which such building is to be located.

(9) Living Accommodation in Basements and Cellars:

No dwelling unit, housekeeping unit, sleeping unit, bedroom, or living quarters of any kind shall be permitted in any basement or cellar except as provided for in Section 11(3) to this By-law.

(10) Equipment Parked or Stored in R Districts:

No truck or bus or any similar ~~such~~ vehicle, or any equipment or material shall be parked or stored in any R district except as hereunder provided:

- (a) One truck not exceeding one-half ton rated capacity.
- (b) Trucks or equipment required for the construction, repair, servicing or maintenance of the premises or which, in the opinion of the Technical Planning Board, can be considered as incidental to the reasonable enjoyment of a private dwelling, as such.

(11) Adjustment of Building Heights Permitted:

Chimneys, monuments, cupolas, domes, spires, masts and antennae, and any other such items which are similar to the above, including necessary mechanical appurtenances incidental thereto, may exceed the limitation in respect of the height of buildings specified in this By-law provided that:

- (a) they do not exceed 10 percent of the roof area of the principal building, and
- (b) such exception is approved by the Technical Planning Board.

(12) Measurement of Yards or Streets Where a Building Line Has Been Established:

Where a Building Line has been established the width or depth of a required yard, as the case may be, or the width of the street where used for the purpose of determining the permitted height of a building, shall be measured from the prescribed Building Line in place of the boundaries of the site.

(13) Applications for an Amendment to the Zoning and Development By-law:

No application for an amendment to the Zoning and Development By-law shall be considered, where a similar application for an amendment has been refused, until a period of 12 months has elapsed from the date of the previous application which has been denied, provided, however, the Council may waive this regulation if due extraordinary circumstances the Council considers that the proposed amendment would benefit the public interest.

(14) Requirements for Housekeeping Units:

All housekeeping units shall comply with the following provisions:

- (a) Every housekeeping unit shall include a main habitable room having a floor area of not less than 120 square feet.
- (b) The kitchen or kitchenette shall have adequate space for the storage and keeping of food to conform to the Lodging House By-law.
- (c) There shall be not less than one complete plumbing unit comprising one water closet, one wash basin and one bath tub or shower for every 700 square feet of floor area used for housekeeping units but in no case need there be more than one plumbing unit for each housekeeping unit, and in no case less than one for every three housekeeping units.

(15) Minimum Floor Area for Dwelling Units:

All dwelling units shall have a minimum floor area of 400 square feet except as provided for in Section 11(8) of this By-law.

(16) Stables, Buildings or Runs for Poultry, Pigeons or Animals:

Stables, buildings or runs for the shelter or accommodation of live poultry, pigeons, or animals are permitted in all districts, provided:

- (a) Such stables, buildings or runs are located not less than 30 feet from any dwelling, and otherwise conform to the provisions of this By-law.
- (b) Not more than two horses, or two cows, or two goats shall be placed in any private stable, situated on a site having an area of 5,000 square feet, or less; provided, however, the capacity of a private stable for the shelter of horses may be increased where the site has an area of 5,000 square feet for the first two horses and an additional 2,500 square feet for each additional horse.
- (c) The keeping or housing of horses, cows, or goats for domestic purposes, or the keeping or housing of animals for breeding or commercial purposes, or the keeping or housing of more than 12 live poultry for domestic, wholesale or retail purposes shall be subject to the approval of the City Council.

(17) Vision Clearance at Intersections:

On any corner site on which a front yard is required by this By-law, no hedge, shrub or other growth shall be maintained within such required front yard space so as to obstruct the vision of any driver of a vehicle approaching the intersection.

(18) Aviaries:

~~Aviaries for the keeping or housing of caged birds not exceeding Fifty (50) adults and Fifty (50) chicks, provided:~~

- ~~(a) Such aviaries are located not less than 30 feet from any dwelling, and otherwise conform to the provisions of this By-law.~~
- ~~(b) No retailing or wholesaling of such caged birds shall be permitted in any dwelling district.~~

(19) Plumbing Units for Tourist Courts:

Every tourist court sleeping unit shall include a plumbing unit consisting of a bathroom with a water closet, wash basin, and a bath or shower.

(20) Minimum Floor Areas for Tourist Court Units:

The floor area of each tourist court dwelling unit shall be not less than 400 square feet, and the floor area of each tourist court sleeping unit shall be not less than 240 square feet.

(21) Advertisements and Signs:

- (a) No advertisement, sign or bulletin board is permitted on any site located in an R District except as follows:

- (i) One sign board, not exceeding two square feet in area, appertaining to identification or direction;
- (ii) One advertisement or sign, not exceeding six square feet in area, appertaining to the sale or rental of a building or site;
- (iii) One sign of identification or bulletin board not exceeding 12 square feet in area appertaining to a church, school, library, museum, golf course, park, stadium, community centre, hospital, or institution;
- (iv) Temporary signs relating to buildings under construction, provided however that signs exceeding 12 square feet in area shall be subject to special approval by the Chief Building Inspector;

provided that:

such advertisement, sign or bulletin board provided for in sub-clauses (ii) or (iii) above shall comply with the yard and building line regulations of ~~the~~ ^{this} Zoning By-law for the District in which it is located, in the same way as if it were a building; and shall not exceed a height of six feet above the level of the adjoining ground; and such advertisement, sign or bulletin board provided for in clause (a) above shall not be illuminated.

- (v) One sign of identification on the site of a Tourist Court, provided that:
 - such sign shall be non-flashing;
 - the total superficial area of such sign shall not exceed forty (40) square feet and no one face thereof shall exceed twenty (20) square feet;
 - such sign shall be mounted on a pole or affixed to the wall of a building;
 - no portion of such sign shall be more than twenty (20) feet above the adjoining ground level;
 - no portion of such sign shall be less than ten (10) feet above the adjoining ground level;
 - such sign shall be wholly located on the site;
 - the location of such sign on the site shall require the prior approval of the Technical Planning Board.

(b) No advertisement, sign or bulletin board is permitted on any site in a (C-1) Commercial District except as follows:

- (i) Signs, advertisements or bulletin boards as provided for in Section 10(21) (a) above;
- (ii) Signs which relate only to the name of the person or company carrying on the business and the nature or character of the business conducted on the premises;

provided always:

- not more than two signs shall be displayed on any one premises at any time except as provided for below;
- that in the case of a corner site on one or more flanking streets, one additional sign may be placed along the flankage of the site;
- where a sign is located on a roof, the top of the same above the level of the roof shall not be more than 2½ feet above the level of such roof and such sign shall be located not more than three feet behind the outer edge of said roof facing a street;
- where a sign is not attached to a building, the height of the same or of any support shall not exceed 25 feet above the adjoining ground level, and the total superficial area of such sign shall not exceed 70 square feet and no one face shall exceed 35 square feet;
- signs shall be non-flashing;
- signs may be allowed in a front yard but in all other respects must comply with yard, daylight access and landscaping regulations for buildings.

(c) On sites located in Districts other than residential or (C-1) Commercial, advertisements, signs and bulletin boards shall be permitted provided they conform to the yard, height, daylight access and landscaping regulations of the Zoning By-law in the same way as if they were a building.

SPECIAL PROVISIONS:

11. (1) A Side Yard Adjoining a Front Yard on a Flanking Street:

In the case of a corner site in an RA, RS, RT or (C-1) District at the rear of which (whether a lane intervenes or not) is a site fronting on a street which flanks such corner site, the width of the side yard on the corner site along the flanking street shall be not less than half of the depth of the front yard on the site in the rear of such corner site but need not exceed 12 feet; provided, however, this requirement need not reduce the building width on such corner site to less than 26 feet. All accessory buildings located on such corner site shall be set back 24 feet from the flanking street except as otherwise approved by the Director of Planning.

(2) Landscaped Setbacks in Industrial Districts:

On all sites located in an (M-1) or (M-2) Industrial District and which also abut any portion of the streets, lanes or other areas as set forth in Schedule "C" to this By-law, upon development a landscaped setback shall be provided and maintained in accordance with the following requirements:

- (a) The depth of such setback shall be as set forth in the said Schedule "C."
- (b) Except as provided for in clause (d) to this section the prescribed setback shall be graded and landscaped in an adequate and proper manner, over its full width and depth, by the planting of shrubs and lawn thereupon.
- (c) No building, structure, sign or advertisement of any kind, or area for parking or loading or any other like purpose shall be permitted within such landscaped area.
- (d) The foregoing conditions shall not prohibit the use of a portion of the landscaped area for such walks or driveways as may be necessary for the purpose of giving access to any building or use situate on the balance of the site, and shall not prohibit the erection of an open ornamental fence thereon not exceeding three feet in height, if considered necessary for the protection of such shrubs or lawn as may be planted in such area, or to prevent trespass thereon.

(3) Living Accommodation in Basements:

Basements may be used for living accommodation in the following cases:

- (a) In a one or two-family dwelling, extra bedrooms only may be located in a basement.
- (b) In any building in respect of which the building permit is dated on or after January 1st, 1951, and which building is designed or erected exclusively for use as an apartment building, (but not including buildings converted to such use), dwelling units may be permitted in basements, subject to the consent of the Technical Planning Board. In every such case, dwelling units shall be subject to the following:
 - (i) Not more than one-half of the gross floor area of the basement shall be occupied by the dwelling unit or units.
 - (ii) No part of the basement sub-floor beneath any dwelling unit located in a basement and used for living quarters shall be more than one foot below the finished grade of the adjoining ground, notwithstanding that the balance of such floor used for storage, garage, or similar purpose may be below the adjoining ground.
 - (iii) Dwelling units located in basements shall be subject to all the provisions of the appropriate RM schedule.

Provided always that the use of basements as provided for in clause (b) above, shall, in every case, be permissive only, and subject to the prior consent of the Technical Planning Board including such further reasonable requirements as the said Board may deem requisite.

(4) Comprehensive Unit Development:

A Comprehensive Unit Development containing any number of buildings and uses and

planned as an integrated project may be approved as a conditional use by the Technical Planning Board subject to such conditions and regulations as they deem requisite; provided that the scheme conforms to the following general requirements:

- (a) That the scheme is consistent with the intent and purposes of this By-law and any official Town Plan;
- (b) That the necessary legal instruments are provided to ensure that all features related to each individual development are used, operated and maintained in accordance with the scheme as approved.

(5) Tourist Courts:

All Tourists Courts shall be subject to the following special regulations:

- (a) A tourist court shall be established only on a site which abuts one of the following streets:
 - (i) That portion of Marine Drive east of Cambie Street.
 - (ii) That portion of Main Street south of King Edward Avenue East.
 - (iii) That portion of Fraser Street south of King Edward Avenue East.
 - (iv) That portion of Victoria Drive south of Kingsway.
 - (v) That portion of Hastings Street east of Victoria Drive.
 - (vi) That portion of Grandview Highway east of Victoria Drive.
 - (vii) That portion of Kingsway east of Victoria Drive.provided always that no tourist court or portion thereof shall be permitted in any M District.
- (b) The site area shall be not less than one and one-half acres.
- (c) The frontage of any site abutting the above mentioned streets shall be not less than 200 feet.
- (d) No building shall exceed one storey in height, except in the case of the one building containing an administration office, in which case it shall be not more than two storeys in height.
- (e) Not more than six sleeping units, or dwelling units shall be placed under any one roof.
- (f) The floor space ratio for the site shall in no case exceed 0.25.
- (g) The number of sleeping units shall not exceed the number of dwelling units.
- (h) A front yard shall be provided for each tourist court in accordance with the regulations of the district in which such tourist court is located.
- (i) Side yards shall be provided each of which shall be not less than 15 feet in width.
- (j) A rear yard shall be provided the minimum depth of which shall be not less than 25 feet; provided, however, that where the rear line of a site adjoins a dedicated lane the minimum depth of the rear yard may be reduced by an amount equal to the distance from the ultimate centre line of the lane to the rear line of the site.
- (k) No required yard shall be used for parking, and no required side or rear yard shall be used for a driveway other than for entrance or exit.
- (l) Such tourist court may contain one office and one restaurant provided that:
 - (i) The floor area of the office shall not exceed 300 square feet.
 - (ii) The floor area of the restaurant shall not exceed 10 percent of the total developed floor area on the site.
 - (iii) The above floor areas shall be included in calculating the floor space ratio.
- (m) There shall be an open space of not less than 10 feet between buildings and this space shall be kept clear at all times from the ground upwards.
- (n) Where a driveway is provided the width of such driveway shall be not less than 18 feet, and such driveway shall be additional to any area which this By-law designates for any other purpose.

- (o) Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.
- (6) **All Developments Comprising Group Houses shall conform to the following provisions:**
 - (a) A front and rear yard shall be provided for the site, the depths of which shall be not less than the required front or rear yard, as the case may be, for the district in which such development is located.
 - (b) A side yard shall be provided for the site of not less than 15 feet.
 - (c) The distance between the walls of adjoining buildings, measured at right angles thereto, shall in no case be less than 30 feet, and the minimum distance between adjoining buildings measured in any other direction shall in no case be less than five feet.
 - (d) In the (RT-1) Two-Family Dwelling District the height of a building shall not exceed 20 feet or one storey; in all other districts the height shall not exceed 35 feet or 2½ storeys.
 - (e) The floor space ratio shall in no case exceed 0.45.
- (7) **Churches:**

All churches located in R or (C-1) Districts shall be subject to the following special regulations:

 - (a) The site on which a church is situated shall have a frontage of not less than 66 feet.
 - (b) A front yard shall be provided equal to the front yard requirement of the district in which it is located.
 - (c) A side yard shall be provided of not less than 15 feet, which shall be increased by one foot for every two feet by which the height of the building exceeds 35 feet; provided however that a side yard on a flanking street or lane shall be the same as for the district in which it is located.
 - (d) A rear yard shall be provided in accordance with the provisions for the district in which it is located.
 - (e) Parking and loading spaces shall be provided in accordance with the provisions of Sections 12 and 13, respectively, of this By-law.
- (8) **Reduction in Minimum Floor Area for Dwelling Units:**

Dwelling units having a floor area of less than 400 square feet but not less than 320 square feet may be permitted by the Technical Planning Board if the design and location of such dwelling units provide satisfactory living accommodation having regard to the type of occupancy proposed.

12. OFF-STREET VEHICULAR PARKING FACILITIES:

(1) Required Vehicular Parking Spaces:

In all districts, except the (CM-1) Commercial District, at the time that any new development on any site takes place, or at the time that any existing development on any site is enlarged or increased in capacity, off-street vehicular parking spaces, based on the total development, both existing and proposed on such site, shall be provided and maintained in accordance with the following requirements:

(a) Number of Spaces:

The number of off-street vehicular parking spaces required for any development shall be as set out in Schedule "B" to this By-law.

(b) Size:

All off-street parking spaces shall be of sufficient size, satisfactory to the Director of Planning, to accommodate the type of vehicles to be parked.

In the case of all automobiles, parking spaces shall have a clear length of not less than 18 feet, a clear width of not less than eight feet, and a clear height of not less than seven feet. When a parking space adjoins a structure over one foot in height beyond a distance of four feet from either end of the parking space, the width of the parking space shall be increased by one foot on the side or sides which abut such structures to enable the opening of vehicular doors.

(c) Access:

Adequate provision shall be made for individual ingress and egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles. In the case of automobiles the manoeuvring aisles shall be not less than 22 feet in width for right angle parking; for angle parking the manoeuvring aisles may be reduced in width to a standard satisfactory to the Director of Planning.

(d) Location:

Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be measured by accessible street or lane from the nearest point of the parking area to the nearest point of the building that such facility is required to serve:

- (i) For all dwellings: on the same site with the building they are required to serve.
- (ii) For all other uses: not over 150 feet from the building they are required to serve.

(e) Units of Measurement:

Where gross floor area is used as a unit of measurement it shall include the floor area of accessory buildings and basements except where they are used for parking or heating facilities.

(f) Change in Use—Additions and Enlargements:

Whenever there is a change in use or an increase in floor area or in the number of employees or other unit of measurement specified hereinafter to indicate the number of required off-street parking spaces, and such change or increase creates a need for an increase of more than ten (10) percent in the number of off-street parking spaces as required by Schedule "B" of this By-law, additional off-street parking spaces shall be provided on the basis of the increased requirements of the new use, or on the basis of the total increase in gross floor area or in the number of employees or other unit of measurement specified.

(g) Mixed Occupancies and Uses Not Specified:

In the case of a use not specifically mentioned in Schedule "B", the requirements for off-street parking facilities shall be the same as for a similar use. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use.

(h) Collective Provision:

Except in the case of dwellings located in R Districts nothing in this clause shall be construed to prevent collective provision of off-street parking facilities for two or more buildings or uses, subject to the approval of the Director of Planning, provided that the total of such off-street parking spaces supplied collectively shall be not less than the sum of the requirements for the various uses computed separately.

(2) (a) Development and Maintenance requirements for all public and private parking areas in all Districts:

Every parcel of land or portion thereof used as a public or private parking area shall be developed and maintained as follows:

(i) Setbacks:

If on the same site as the principal building, or use, no parking area shall be located within the required front yard, or the required side yard on a flanking street of a corner site. Where a parking area is located in a side yard in an R District it shall be set back five feet from the side lot lines for a distance of 90 feet from the street in front.

If not on the same site as the principal building, or use, the parking area shall not be closer to any street line or side lot line than the least depth of the front or side yard which would be required for a principal building; provided, however, where a parking area is located on a site in an R District which adjoins or faces any site located in a C or M District without the intervention of a street, no side yard shall be required.

(ii) Minimum Distances from Dwellings:

If located on the same site as a principal building, or use, no part of any parking area shall be located closer than 10 feet to any dwelling unless screened by a uniformly painted solid fence, wall or compact evergreen hedge not less than four feet and not more than six feet in height, in which case it shall be not closer than five feet to any dwelling.

(iii) Screening and Landscaping:

Except for points of ingress and egress thereto, all vehicular parking areas for more than four vehicles shall be effectively screened from view along the following boundaries which adjoin or face any site in an R District:

—the front boundary of the parking area;

—the side boundary of the site except where a side yard adjoins a flanking street;

—the side boundary of the parking area where a side yard adjoins a flanking street;

—the rear boundary of the site.

Such screen shall consist of a uniformly painted fence, wall or compact evergreen hedge not less than four feet in height and shall be maintained in good condition at all times.

Where a parking area is located in, or adjoins, an R District and is required by subclause (i) above, to be set back from the boundary of the site, the area lying between the said boundary and the parking area shall be properly landscaped and maintained with lawns, flowers or shrubs in keeping with the residential area.

(iv) Surface of Parking Area:

Every off-street parking area for more than four vehicles shall be surfaced with an asphaltic, coal tar, Portland cement or similar binder pavement so as to provide a surface that is durable for the purpose, and dust-free.

(v) Curbs:

All parking areas shall be provided with adequate curbs to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.

(vi) **Lighting:**

In any R District any lighting used to illuminate any off-street parking area shall be so arranged that all direct rays of light are reflected upon the parking area only and not on any adjoining premises.

(vii) **Entrances and Exits:**

The location of all points of vehicular ingress and egress to a site shall be subject to the approval of the Director of Planning and the City Engineer.

(viii) On every site used as a car sales lot or service station any portion or portions of such site used for the parking of more than four vehicles shall be subject to the above provisions of Section 12(2) (a).

(b) **Additional Development and Maintenance Requirements for Public Parking Areas Located in R Districts:**

A public parking area located in an R District shall be subject to the following requirements, in addition to those specified in Section 12(2) (a) when approved as a conditional use by the Technical Planning Board.

- (i) Such parking area shall be used solely for the parking of private passenger vehicles.
- (ii) Except in case of emergency, no commercial repair work or service of any kind shall be conducted on such parking area.
- (iii) No signs of any kind, other than signs of not over two square feet in area designating entrances and exits, shall be maintained on such parking area.
- (iv) In addition to the above requirements, such parking area shall comply with such further conditions for the protection of the residential district as the Technical Planning Board may decide.


13. OFF-STREET VEHICULAR LOADING AND UNLOADING FACILITIES:

In all districts, at the time that any new development on any site takes place, or at the time that any existing development on any site is enlarged or increased in capacity, off-street vehicular loading and unloading spaces, based on the total development both existing and proposed on such site, shall be provided and maintained in accordance with the following requirements:

- (1) Excluding those sites used for the purposes listed in subsection (2) below, on every site used as a retail store, business, or other undertaking, industry, warehouse, or for any other similar use, the minimum number of spaces shall be as follows:

Total Gross Floor Area of Buildings)	Spaces Required
Less than 5,000 sq. ft.	1
5,000 sq. ft. to 25,000 sq. ft.	2
Each additional 25,000 sq. ft. or fraction thereof in excess of 12,500 square feet.	1 additional

- (2) On every site used as an office building, place of public assembly, hospital, convalescent home, institution, club or lodge, public utility, school, or for any other similar use, the minimum number of spaces shall be as follows:



Total Gross Floor Area of Building(s)	Spaces Required
Up to 30,000 sq. ft.	1
Each additional 30,000 sq. ft. or fraction thereof in excess of 15,000 square feet.	1 additional

- (3) Where the site abuts a lane, vehicular access to the loading space shall be provided from such lane; otherwise from a street.
- (4) All off-street loading and unloading spaces shall be located on the site in such a way that all materials and commodities loaded or unloaded can be collected or distributed within the site to or from all tenants or occupants.
- (5) Every off-street loading and unloading space shall be of adequate size, and with adequate access thereto, to accommodate the types of vehicles which will be loading and unloading, but in no case shall be insufficient to accommodate a vehicle 26 feet in length, 8 feet in width and 11½ feet in height.
- (6) Each loading space shall be surfaced with an asphaltic, coal tar, Portland cement, or similar binder pavement so as to provide a durable and dust-free surface.
- (7) Gross floor area shall include the floor area of accessory buildings and basements except where they are used for parking or heating facilities.
- (8) In the case of mixed uses, the total requirements for off-street loading facilities shall be the sum of the requirements for the various uses computed separately. Off-street loading facilities for one use shall not be considered as providing required loading facilities for any other use.

14. BUILDING LINES:

- (1) Building lines are hereby prescribed on sites adjoining the streets or portions of streets set forth in schedule "E" to this By-law, the said building lines to be as described in the said schedule.
- (2) No development permit or building permit shall be issued to carry out any development upon or over any part of a site between any building line prescribed by this By-law and the limit of the adjoining street.

15. REPEAL OF PREVIOUS BY-LAWS:

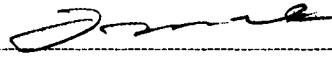
By-laws Nos. 41*, 61*, 19*, 727* and 931* of the former Municipality of Point Grey; By-laws Nos. 1714*, 1735*, 1741*, 1746*, 1769* and 1968* of the original City of Vancouver; By-laws Nos. 1339*, 1383*, 1612* and 1933* of the former Municipality of South Vancouver; By-laws Nos. 2074*, 2105, 2173, 2215*, 2216, 2252*, 2285, 2299, 2323*, 2324, 2359, 2371, 2376, 2386, 2389, 2415, 2420*, 2421*, 2466, 2468, 2496*, 2497, 2512, 2516, 2703*, 2951*, 3039*, 3058*, 3059*, 3122*, 3142*, 3143*, 3164*, 3188*, 3189*, 3226*, 3236*, 3282*, 3410*, 3534*, 3567*, of the City of Vancouver are repealed but not so as to revive any provision not contained herein, and in any case where development was carried out prior to the passing of this By-law in contravention of any zoning or street widening By-law repealed hereby, then the provision of this By-law respecting enforcement shall apply thereto as if such development had been carried out after the operative date of this By-law and in contravention thereof.

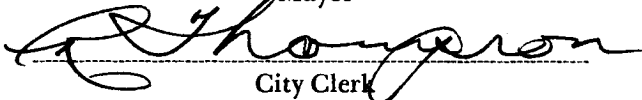
*Building Line By-laws.

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16. This By-law shall come into force and take effect on and after June 1, 1956.

Done and passed in open Council this 17th day of May, 1956.



 Mayor


 City Clerk

CITY CLERK'S OFFICE	
DATES OF BYLAW READINGS	
1st Reading	<u>May 17 1956</u>
2nd "	<u>May 17 1956</u>
3rd "	<u>May 17 1956</u>



SCHEDULES

1. DISTRICT SCHEDULES

(RA-1)LIMITED AGRICULTURAL DISTRICT SCHEDULE:

1. Uses permitted and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated or described in this By-law as an (RA-1) Limited Agricultural District, development permits will be issued only for development comprising the following uses:

- (1) Truck garden, nursery, field crops, berry or bush crops, orchard, pasture land;
- (2) Uses of land accessory to the above, but excluding the erection or placing of buildings;
- (3) One-Family Dwelling provided such dwelling conforms to the regulations of the (RS-1) One-Family Dwelling District and the ground floor area of such dwelling does not exceed 2,000 square feet;
- (4) The keeping of not more than two boarders or lodgers or not more than four foster children in a dwelling unit.

B. Site Area:

Sites for all purposes in this district shall have an area of not less than two and one-quarter acres, except in the case of a lot of lesser area on record in the Land Registry Office for the Vancouver Land Registration District on or before October 3, 1955.

C. Off-street Parking Spaces:

Automobile parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

D. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

E. Advertisements:

Advertisements, bulletin boards, or identification signs are not permitted in the (RA-1) District except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of subsection 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):

- (1) The conversion of an existing building into dwelling units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its

present use; in the granting of a development permit the Technical Planning Board shall have regard to the regulations for the (RM-1) and (RM-2) schedules and also to the amenity of the neighbourhood, and shall notify such adjoining property owners as the said Board deem necessary.

- (2) A dwelling unit other than one granted a development permit in accordance with clause (1) above, or a housekeeping unit, which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time; in the granting of a development permit for such conversion the Technical Planning Board shall notify such adjoining property owners as the said Board deem necessary.
 - (3) A one-family dwelling, the ground floor area of which exceeds 2,000 square feet.
 - (4) Greenhouse.
 - (5) Stable, barn or the keeping, breeding, raising, training, boarding of horses, or cattle.
 - (6) Aviaries.
 - (7) Apiaries.
 - (8) Buildings or runs for the hatching and raising of live poultry, fowl or rabbits.
 - (9) Any other agricultural building or use similar to the foregoing, which would not be obnoxious or detrimental to the general welfare, having regard to the nature of the District.
 - (10) Parking area (public) ancillary to a principal use on an adjacent site.
 - (11) Park or playground.
 - (12) Golf course.
 - (13) Buildings or uses customarily accessory to the above uses, and accessory buildings or uses other than those provided for in Section 1 of this schedule.
- B. Uses (Group B); which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:**
- (1) Public utility.
 - (2) Building or use essential in this district required by a public authority.
 - (3) Building or use customarily accessory to the above uses.

(RS-1) ONE-FAMILY DWELLING DISTRICT SCHEDULE:

1. Uses permitted and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated, or described in this By-law as an (RS-1) One-Family Dwelling District, development permits will be issued only for development comprising the following uses:

- (1) One-family dwelling.
- (2) The keeping of not more than two boarders or lodgers or not more than four foster children in a dwelling unit.
- (3) A building or use customarily accessory to the above uses (except for another dwelling unit) provided that:
 - (a) All accessory buildings are located in the rear yard and in no case are less than five feet from a flanking street subject also to the provisions of Section 11(1) of this By-law.
 - (b) The accessory buildings do not occupy an area of greater than 25 percent of the minimum rear yard prescribed in this schedule.
 - (c) No accessory building shall exceed one storey or 12 feet in height.

B. Height:

The height of a building shall not exceed 35 feet nor 2½ storeys.

C. Front Yard:

A front yard shall be provided of not less than 24 feet in depth, except in the case where the front yard of a building on an adjoining site is greater than 24 feet in depth in which case a front yard shall be provided of not less than the average depth of the front yards of the two adjoining sites but in no case shall it be less than 24 feet; the depth of a front yard on a site of an existing building shall in no case be taken as less than 12 feet nor greater than 40 feet. When the adjoining land is:

- (1) vacant, or
- (2) the rear of an abutting site, or
- (3) a flanking street or lane,

a distance of 24 feet shall be used in computing the average depth.

D. Side Yards:

- (1) A side yard of not less than 10 percent of the width of the site shall be provided on each side of the building; provided that the maximum width of such side yard need not exceed five feet.
- (2) In the case of a corner site at the rear of which, whether a lane intervenes or not, is a site fronting on a street which flanks such corner site, the minimum width of the side yard on the corner site along the flanking street shall be in accordance with the provisions of Section 11(1) of this By-law.

E. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than 35 feet; provided however that where the rear of a site abuts a fully or partially dedicated lane, this distance may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Site Area:

A site either for a new one-family dwelling or the relocation of an existing one-family dwelling shall have an area of not less than 4,800 square feet, except in the case of a lot of lesser area, on record in the Land Registry Office for the Vancouver Land Registration District.

G. Floor Space Ratio:

The floor space ratio shall in no case exceed 0.45.

H. Off-street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

J. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

K. Advertisements:

Advertisements, bulletin boards, or identification signs are not permitted in the (RS-1) District except as provided for in Section 10(21) of this By-Law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this Schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):

- (1) The conversion of an existing building into dwelling units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; in the granting of a development permit the Technical Planning Board shall have regard to the regulations for the (RM-1) and (RM-2) schedules and also to the amenity of the neighbourhood, and shall notify such adjoining property owners as the said Board deem necessary.
- (2) A dwelling unit other than one granted a development permit in accordance with clause (1) above, or a housekeeping unit, which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time; before granting a development permit for such conversion the Technical Planning Board shall notify such adjoining property owners as the said Board deem necessary.
- (3) School (public or private), kindergarten, day-care school, creche or day nursery.
- (4) Park or playground.
- (5) Golf course.
- (6) Truck garden, nursery, or greenhouse for propagating and cultivating.
- (7) Tourist court subject to the provisions of Section 11(5) of this By-law.
- (8) The deposit or extraction of material so as to alter the configuration of the land.

- (9) Home craft or occupation provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (10) Parking area (public) ancillary to a principal use on an adjacent site.
- (11) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings other than those provided for in Section 1 of this Schedule.

B. Uses (Group B) which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:

- (1) Stadium or similar place of assembly.
- (2) Community centre.
- (3) Church, subject to the provisions of Section 11(7) of this By-law.
- (4) Hospital, sanitorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
- (5) Institution of a religious, philanthropic, or charitable character.
- (6) Public utility.
- (7) Building or use essential in this district required by a public authority.
- (8) Building or use customarily accessory to the above uses.

(RS-2) ONE-FAMILY DWELLING DISTRICT SCHEDULE:

1. Uses Permitted and Regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site in any district defined, designated, or described in this By-law as an (RS-2) One-Family Dwelling District, development permits will be issued only for development comprising the following uses:

- (1) One-family dwelling.
- (2) The keeping of not more than two boarders or lodgers or not more than four foster children in a dwelling unit.
- (3) A building or use customarily accessory to the above uses (except for another dwelling unit) provided that:
 - (a) all accessory buildings are located in the rear yard and in no case are less than five feet from a flanking street subject also to the provisions of Section 11(1) of this By-law;
 - (b) the accessory buildings do not occupy an area of greater than 25 percent of the minimum rear yard prescribed in this schedule;
 - (c) no accessory building shall exceed one storey or 12 feet in height.

B. Height:

The height of a building shall not exceed 35 feet nor 2½ storeys.

C. Front Yard:

A front yard shall be provided of not less than 24 feet in depth except in the case where the front yard of a building on an adjoining site is greater than 24 feet in depth, in which case a front yard shall be provided of not less than the average depth of the front yards of the two adjoining sites but in no case shall it be less than 24 feet; the depth of a front yard on a site of an existing building shall in no case be taken as less than 12 feet nor greater than 40 feet. When the adjoining land is:

- (1) vacant, or
- (2) the rear of an abutting site, or
- (3) a flanking street or lane,

a distance of 24 feet shall be used in computing the average depth.

D. Side Yards:

- (1) A side yard of not less than 10 percent of the width of the site shall be provided on each side of the building; provided that the maximum width of such side yard need not exceed five feet.
- (2) In the case of a corner site at the rear of which, whether a lane intervenes or not, is a site fronting on a street which flanks such corner site, the minimum width of the side yard on the corner site along the flanking street shall be in accordance with the provisions of Section 11(1) of this By-law.

E. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than 35 feet; provided however that where the rear of a site abuts a fully or partially dedicated lane this distance may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Site Area:

A site either for a new one-family dwelling or the relocation of an existing one-family dwelling shall have an area of not less than 4,800 square feet, except in the case of a lot of lesser area, on record in the Land Registry Office for the Vancouver Land Registration District.

G. Floor Space Ratio:

The floor space ratio shall in no case exceed 0.45.

H. Off-Street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

J. Off-Street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

K. Advertisements:

Advertisements, bulletin boards, or identification signs are not permitted in the (RS-2) district except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):

- (1) The conversion of an existing building into dwelling units or housekeeping units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; in the granting of a development permit the Technical Planning Board shall have regard to the regulations for the (RM-1) and (RM-2) schedules and also to the amenity of the neighbourhood, and shall notify such adjoining property owners as the said Board deem necessary.
- (2) A dwelling unit or housekeeping unit other than one granted a development permit in accordance with clause (1) above which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time; before granting a development permit for such conversion the Technical Planning Board shall notify such adjoining property owners as the said Board deem necessary.
- (3) The conversion of an existing building into a boarding or lodging house in any case where such existing building, by reason of its age and size is deemed to be unsuitable for its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of the RM schedules and also to the amenity of the neighbourhood, and shall notify such adjoining property owners as the said Board deem necessary.
- (4) A dwelling which has been altered or used for a boarding or lodging house, other than one granted a development permit in accordance with clause (3) above, which

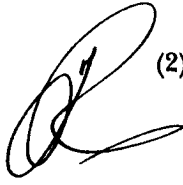
has been installed or used prior to January 1, 1951, with or without one or more of the required City permits, may be granted a development permit limited in time; before granting a development permit for such conversion the Technical Planning Board shall notify such adjoining property owners as the Board deem necessary.

- (5) School (public or private), kindergarten, day-care school, creche or day nursery.
 - (6) Park or playground.
 - (7) Golf course.
 - (8) Truck gardens, nurseries, and greenhouses for propagating and cultivating.
 - (9) Tourist courts subject to the provisions of Section 11(5) of this By-law.
 - (10) The deposit or extraction of material so as to alter the configuration of the land.
 - (11) Home craft or occupation provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
 - (12) Parking area (public) ancillary to a principal use on an adjacent site.
 - (13) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings other than those provided for in Section 1 of this schedule.
- B. Uses (Group B) which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:**
- (1) Stadium or similar place of assembly.
 - (2) Community centre.
 - (3) Church, subject to the provisions of Section 11(7) of this By-law.
 - (4) Hospital, sanitorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
 - (5) Institution of a religious, philanthropic, or charitable character.
 - (6) Public utility.
 - (7) Building or use essential in this district required by a public authority.
 - (8) Building or use customarily accessory to the above uses.

3. Uses which may be permitted subject to special approval by the City Council:

Notwithstanding the provisions of Sections 1 and 2 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the City Council. Before giving such approval Council shall refer the application for such permit to the Town Planning Commission and Technical Planning Board for consideration and report, and the Technical Planning Board shall notify any persons whose property is deemed to be affected with a view to them making representation to the City Council. If a development permit is granted it shall be subject to such conditions and regulations as the City Council may decide having due regard to the amenity of the district and to the intentions of the By-law as the same applies to the particular development under consideration:

(1) A two-family dwelling on a site not less than 9000 square feet in area, but otherwise subject always to the regulations for an (RT-2) Two-Family Dwelling District;



(2) An apartment ~~or terrace~~ not more than two storeys or 30 feet in height on a site not less than 12,000 square feet in area, but otherwise subject always to the regulations for an (RM-1) Multiple Dwelling District.

(RS-3) ONE-FAMILY DWELLING DISTRICT SCHEDULE:

1. Uses permitted and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated, or described in this By-law as an (RS-3) One-Family Dwelling District, development permits will be issued only for development comprising the following uses:

- (1) One-family dwelling.
- (2) The keeping of not more than two boarders or lodgers or not more than four foster children in a dwelling unit.
- (3) A building or use customarily accessory to the above uses (except for another dwelling unit) provided that:
 - (a) All accessory buildings are located in the rear yard and in no case are less than five feet from a flanking street subject also to the provisions of Section 11(1) of this By-law;
 - (b) The accessory buildings do not occupy an area of greater than 25 percent of the minimum rear yard prescribed in this schedule;
 - (c) No accessory building shall exceed one storey or 12 feet in height.

B. Height:

The height of a building shall not exceed 35 feet nor 2½ storeys.

C. Front Yard:

A front yard shall be provided of not less than 24 feet in depth, except in the case where the front yard of a building on an adjoining site is greater than 24 feet in depth, in which case a front yard shall be provided of not less than the average depth of the front yards of the two adjoining sites but in no case shall it be less than 24 feet; the depth of a front yard on a site of an existing building shall in no case be taken as less than 12 feet nor greater than 40 feet. When the adjoining land is:

- (1) vacant, or
- (2) the rear of an abutting site, or
- (3) a flanking street or lane,

a distance of 24 feet shall be used in computing the average depth.

D. Side Yards:

- (1) A side yard of not less than 10 percent of the width of the site shall be provided on each side of the building; provided that the maximum width of such side yard need not exceed five feet.
- (2) In the case of a corner site at the rear of which, whether a lane intervenes or not, is a site fronting on a street which flanks such corner site, the minimum width of the side yard on the corner site along the flanking street shall be in accordance with the provisions of Section 11(1) of this By-law.

E. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than 35 feet; provided, however, that where the rear of a site abuts a fully or partially dedi-

cated lane, this distance may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Site Area:

A site either for a new one-family dwelling or the relocation of an existing one-family dwelling shall have an area of not less than one acre, except in the case of a lot of lesser area, on record in the Land Registry Office for the Vancouver Land Registration District on or before October 3, 1955.

G. Floor Space Ratio:

The floor space ratio shall in no case exceed 0.45.

H. Off-street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

J. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

K. Advertisements:

Advertisements, bulletin boards, or identification signs are not permitted in the (RS-1) District except as provided in Section 10 (21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this Schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):

- (1) The conversion of an existing building into dwelling units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; in the granting of a development permit the Technical Planning Board shall have regard to the regulations for the (RM-1) and (RM-2) schedules and also to the amenity of the neighbourhood, and shall notify such adjoining property owners as the said Board deem necessary.
- (2) A dwelling unit other than one granted a development permit in accordance with clause (1) above, or a housekeeping unit, which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time; before granting a development permit for such conversion the Technical Planning Board shall notify such adjoining property owners as the said Board deem necessary.
- (3) School (public or private), kindergarten, day-care school, creche or day nursery.
- (4) Park or playground.
- (5) Golf course.
- (6) Truck garden, nursery, or greenhouse for propagating and cultivating.

- (7) The deposit or extraction of material so as to alter the configuration of the land.
- (8) Home craft or occupation provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (9) Parking area (public) ancillary to a principal use on an adjacent site.
- (10) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings other than those provided for in Section 1 of this Schedule.

B. Uses (Group B) which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:

- (1) Community centre.
- (2) Church, subject to the provisions of Section 11(7) of this By-law.
- (3) Hospital, sanatorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
- (4) Institution of a religious, philanthropic, or charitable character, excluding those for animals.
- (5) Public utility.
- (6) Building or use essential in this district required by a public authority.
- (7) Building or use customarily accessory to the above uses.

(RT-1) TWO-FAMILY DWELLING DISTRICT SCHEDULE: (Semi-Detached)

1. Uses permitted and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site in any district defined, designated, or described in this By-law as an (RT-1) Two-Family Dwelling District, development permits will be issued only for development comprising the following uses:

- (1) One-family dwelling.
- (2) Two-family semi-detached dwelling with separate entrance from the street.
- (3) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.
- (4) A building or use customarily accessory to the above uses (except for another dwelling unit) provided that:
 - (a) all accessory buildings are located in the rear yard and in no case are less than five feet from a flanking street subject also to the provisions of Section 11(1) of this By-law;
 - (b) the accessory buildings do not occupy an area of greater than 25 percent of the minimum rear yard prescribed in this Schedule;
 - (c) no accessory building shall exceed one storey or 12 feet in height.

B. Height:

The height of a building shall not exceed 20 feet nor one storey.

C. Front Yard:

A front yard shall be provided of not less than 24 feet in depth, except in the case where the front yard of a building on an adjoining site is greater than 24 feet in depth, in which case a front yard shall be provided of not less than the average depth of the front yards of the two adjoining sites but in no case shall be less than 24 feet; the depth of a front yard on a site of an existing building shall in no case be taken as less than 12 feet nor greater than 40 feet; when the adjoining land is:

- (1) vacant, or
- (2) the rear of an abutting site, or
- (3) a flanking street or lane,

a distance of 24 feet shall be used in computing the average depth.

D. Side Yards:

- (1) A side yard of not less than 10 percent of the width of the site shall be provided on each side of the building; provided that the maximum width of such side yard need not exceed five feet.
- (2) In the case of a corner site at the rear of which, whether a lane intervenes or not, is a site fronting on a street which flanks such corner site, the minimum width of the side yard on the corner site along the flanking street shall be in accordance with the provisions of Section 11(1) of this By-law.

E. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than 35

feet; provided however that where the rear of a site abuts a fully or partially dedicated lane this distance may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Site Area:

A site either for a new one-family dwelling or the relocation of an existing one-family dwelling shall have an area of not less than 4,800 square feet, except in the case of a lot of lesser area, on record in the Land Registry Office for the Vancouver Land Registration District; a site for a new two-family semi-detached dwelling or the relocation of an existing two-family semi-detached dwelling shall have an area of not less than 4,200 square feet per dwelling unit.

G. Floor Space Ratio:

The floor space ratio shall in no case exceed 0.45.

H. Off-Street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

J. Off-Street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by and in accordance with the provisions of Section 13 of this By-law.

K. Advertisements:

Advertisements, bulletin boards, or identification signs are not permitted in the (RT-1) district except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):

- (1) Group Houses subject to the provisions of Section 11(6) of this By-law.
- (2) A new two-family semi-detached dwelling or the relocation of an existing two-family semi-detached dwelling on a site of less than 4,200 square feet per dwelling unit.
- (3) The conversion of an existing building into dwelling units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit the Technical Planning Board shall have regard to the regulations for the (RM-1) and (RM-2) schedules and also to the amenity of the neighbourhood.
- (4) A dwelling unit other than one granted a development permit in accordance with clause (3) above or a housekeeping unit which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (5) School (public or private), kindergarten, day-care school, creche or day nursery.

- (6) Park or playground.
- (7) Golf course.
- (8) Truck garden, nursery, or greenhouse for propagating and cultivating.
- (9) Tourist court subject to the provisions of Section 11(5) of this By-law.
- (10) The deposit or extraction of material so as to alter the configuration of the land.
- (11) Home craft or occupation provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (12) Parking area (public) ancillary to a principal use on an adjacent site.
- (13) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings other than those provided for in Section 1 of this schedule.

B. Uses (Group B) which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:

- (1) Stadium or similar place of assembly.
- (2) Community centre.
- (3) Church, subject to the provisions of Section 11(7) of this By-law.
- (4) Hospital, sanatorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
- (5) Institution of a religious, philanthropic, or charitable character.
- (6) Public utility.
- (7) Building or use essential in this district required by a public authority.
- (8) Building or use customarily accessory to the above uses.

(RT-2) TWO-FAMILY DWELLING DISTRICT SCHEDULE: (Duplex and Semi-Detached)

1. Uses permitted and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated, or described in this By-law as an (RT-2) Two-Family Dwelling District, development permits will be issued only for development comprising the following uses:

- (1) One-family dwelling.
- (2) Two-family duplex dwelling.
- (3) Two-family semi-detached dwelling.
- (4) The keeping of not more than two boarders or lodgers or not more than four foster children, in each dwelling unit.
- (5) A building or use customarily accessory to the above uses (except for another dwelling unit) provided that:
 - (a) all accessory buildings are located in the rear yard and in no case are less than five feet from a flanking street subject also to the provisions of Section 11(1) of this By-law;
 - (b) the accessory buildings do not occupy an area of greater than 25 percent of the minimum rear yard prescribed in this schedule;
 - (c) no accessory building shall exceed one storey or 12 feet in height.

B. Height:

The height of a building shall not exceed 35 feet nor 2½ storeys.

C. Front Yard:

A front yard shall be provided of not less than 24 feet in depth, except in the case where the front yard of a building on an adjoining site is greater than 24 feet in depth, in which case a front yard shall be provided of not less than the average depth of the front yards of the two adjoining sites but in no case shall it be less than 24 feet; the depth of a front yard on a site of an existing building shall in no case be taken as less than 12 feet nor greater than 40 feet. When the adjoining land is:

- (1) vacant, or
- (2) the rear of an abutting site, or
- (3) a flanking street or lane,

a distance of 24 feet shall be used in computing the average depth.

D. Side Yards:

- (1) A side yard of not less than 10 percent of the width of the site shall be provided on each side of the building; provided that the maximum width of such side yard need not exceed five feet.
- (2) In the case of a corner site at the rear of which, whether a lane intervenes or not, is a site fronting on a street which flanks such corner site, the minimum width of the side yard on the corner site along the flanking street shall be in accordance with the provisions of Section 11(1) of this By-law.

E. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than 35 feet; provided however that where the rear of a site abuts a fully or partially dedicated lane this distance may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Site Area:

A site either for a new one-family dwelling or the relocation of an existing one-family dwelling shall have an area of not less than 4,800 square feet, except in the case of a lot of lesser area, on record in the Land Registry Office for the Vancouver Land Registration District; a site for a new two-family dwelling or the relocation of an existing two-family dwelling shall have an area of not less than 3,000 square feet per dwelling unit.

G. Floor Space Ratio:

The floor space ratio shall in no case exceed 0.45.

H. Off-street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

J. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

K. Advertisements:

Advertisements, bulletin boards, or identification signs are not permitted in the (RT-2) district except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):

- (1) Group Houses subject to the provisions of Section 11(6) of this By-law.
- (2) A new two-family dwelling or the relocation of an existing two-family dwelling on a site of less than 3,000 square feet per dwelling unit.
- (3) The conversion of an existing building into dwelling units or housekeeping units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit the Technical Planning Board shall have regard to the regulations for the multiple dwelling districts and also to the amenity of the neighbourhood.
- (4) A dwelling unit or housekeeping unit other than one granted a development permit in accordance with clause (3) above which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.

- (5) Boarding house or lodging house, subject to the provisions of the (RM-1) schedule.
- (6) A building which has been altered or used for a boarding or lodging house, other than one granted a development permit in accordance with clause (5) above, which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (7) Fraternity or sorority house subject to the provisions of the (RM-1) schedule.
- (8) School (public or private), kindergarten, day-care school, creche, or day nursery.
- (9) Park or playground.
- (10) Golf course.
- (11) Truck gardens, nurseries, and greenhouses, for propagating and cultivating.
- (12) Tourist court subject to the provisions of Section 11(5) of this By-law.
- (13) The deposit or extraction of material so as to alter the configuration of the land.
- (14) Home craft or occupation provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (15) Parking area (public) ancillary to a principal use on an adjacent site.
- (16) Club or lodge (fraternal) provided that no commercial activities are carried on.
- (17) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings other than those provided for in Section 1 of this schedule.

B. Uses (Group B) which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:

- (1) Stadium or similar place of assembly.
- (2) Community centre.
- (3) Church, subject to the provisions of Section 11(7) of this By-law.
- (4) Hospital, sanitorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
- (5) Institution of a religious, philanthropic, or charitable character.
- (6) Public utility.
- (7) Building or use essential in this district required by a public authority.
- (8) Building or use customarily accessory to the above uses.

3. Uses which may be permitted subject to special approval by the City Council:

Notwithstanding the provisions of Sections 1 and 2 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the City Council. Before giving such approval Council shall refer the application for such permit to the Town Planning Commission and Technical Planning Board for consideration and report, and the Technical Planning Board shall notify

any persons whose property is deemed to be affected with a view to them making representation to the City Council. If a development permit is granted it shall be subject to such conditions and regulations as the City Council may decide having due regard to the amenity of the district and to the intentions of the By-law as the same applies to the particular development under consideration:

- R* (1) An apartment ~~or terrace~~ not more than two storeys or 30 feet in height on a site not less than 12,000 square feet in area, but otherwise subject always to the regulations for an (RM-2) Multiple Dwelling District.

(RM-1) MULTIPLE DWELLING DISTRICT SCHEDULE: (Garden Apartments)

1. Uses permitted and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated or described in this By-law as an (RM-1) Multiple Dwelling District, development permits will be issued only for development comprising the following uses:

- (1) One-family dwelling.
- (2) Two-family dwelling.
- (3) Apartment building ~~or terrace~~.
- (4) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.
- (5) A building or use customarily accessory to the above uses (except for another dwelling unit), provided that:
 - (a) all necessary buildings are located in the rear yard and in no case are less than 15 feet from a flanking street;
 - (b) the accessory buildings do not occupy an area of greater than 25 percent of the minimum rear yard prescribed in the schedule appropriate to the particular use;
 - (c) no accessory building shall exceed one storey or 12 feet in height;
 - (d) no accessory building shall obstruct the daylight access as required by this By-law for any residential use.

B. Height:

The height of a building shall not exceed three storeys nor 40 feet.

C. Front Yard:

A front yard shall be provided of not less than 24 feet in depth, except in the case where the front yard of a building on an adjoining site is greater than 24 feet in depth, in which case a front yard shall be provided of not less than the average depth of the front yards of the two adjoining sites but in no case shall it be less than 24 feet; the depth of a front yard on a site of an existing building shall in no case be taken as less than 12 feet nor greater than 40 feet. When the adjoining land is:

- (1) vacant, or
- (2) the rear of an abutting site, or
- (3) a flanking street or lane,

a distance of 24 feet shall be used in computing the average depth.

D. Side Yards:

A side yard of not less than ten feet in width shall be provided on each side of the building; provided however that in the case of a corner site where a side yard adjoins a flanking street, the side yard shall be not less than 15 feet in width.

E. Rear Yard:

A rear yard shall be provided, the minimum depth of which shall be not less than 35 feet. Where the rear of a site abuts a fully or partially dedicated lane, the minimum

depth of the rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.


F. Daylight Access:

- (1) The window of every habitable room shall be not less than 10 feet from the interior side boundary of the site onto which it faces.
- (2) Every such window shall permit of an unobstructed view for a distance of not less than 80 feet, measured horizontally from its centre at sill level. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs which in the aggregate contain not less than 70 degrees; for the purpose of this subsection the following shall be considered as obstructions:
 - (a) The theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site.
 - (b) Part of the same building, including permitted projections.
 - (c) Accessory buildings located on the same site as the principal building.
 - (d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.
- (3) Where a window is greater in area than the minimum required under the Building By-law, the above conditions may be tested against the least restrictive portion of the window equal in area to the required minimum. For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than ten percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

G. Floor Space Ratio:

The floor space ratio shall in no case exceed 0.45, provided however that for a corner site with a flanking street, the floor space ratio may be increased to 0.50.

H. Site Area:

 A site either for a new one-family dwelling, two-family dwelling or a new apartment building ~~or terrace~~ or the relocation of an existing such building shall have an area of not less than 7,200 square feet.

J. Off-street Parking Spaces:

Off-street parking spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 12 of this By-law.

K. Off-street Loading Spaces:

Loading and unloading spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 13 of this By-law.

L. Advertisements:

No advertisements, bulletin boards or identification signs are permitted in the (RM-1) district except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):

- (1) Group Houses subject to the provisions of Section 11(6) of this By-law.
- (2) For any building in respect of which the building permit is dated on or after January 1, 1951, and which building is designed or erected exclusively for use as an apartment building ~~or terrace~~, (but not including buildings converted to such use), a development permit may be granted by such Board for dwelling units in basements subject to the provisions of Section 11(3) of this By-law.
- (3) A dwelling unit other than one granted a development permit in accordance with this schedule or a housekeeping unit, which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (4) A building which has been altered or used for a boarding or lodging house, and which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (5) School (public or private), kindergarten, day-care school, creche or day nursery.
- (6) Park or playground.
- (7) Golf course.
- (8) Truck gardens, nurseries and greenhouses, for propagating and cultivating.
- (9) The deposit or extraction of material so as to alter the configuration of the land.
- (10) Home craft or occupation, provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (11) Parking area (public) ancillary to a principal use on an adjacent site.
- (12) Club, or lodge (fraternal), provided that no commercial activities are carried on.
- (13) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings other than those provided for in Section 1 of this schedule.

B. Uses (Group B); which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:

- (1) Stadium or similar place of assembly.
- (2) Community centre.
- (3) Church, subject to the provisions of Section 11(7) of this By-law.
- (4) Hospital, sanatorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
- (5) Institution of a religious, philanthropic or charitable character.
- (6) Public utility.
- (7) Building or use essential in this district required by a public authority.
- (8) Building or use customarily accessory to the above uses.

(RM-2) MULTIPLE DWELLING DISTRICT SCHEDULE: (Low Density)

1. Uses permitted and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated, or described in this By-law as an (RM-2) Multiple Dwelling District, development permits will be issued only for development comprising the following uses:

- (1) One-family dwelling.
- (2) Two-family dwelling.
- (3) Apartment building ~~or terrace~~.
- (4) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.
- (5) A building or use customarily accessory to the above uses (except for another dwelling unit), provided that:
 - (a) all accessory buildings are located in the rear yard and in no case are less than 15 feet from a flanking street;
 - (b) the accessory buildings do not occupy an area of greater than 25 percent of the minimum rear yard prescribed in the schedule appropriate to the particular use;
 - (c) no accessory building shall exceed one storey or 12 feet in height;
 - (d) no accessory building shall obstruct the daylight access as required by this By-law for any residential use.

B. Height:

The height of a building shall not exceed three storeys nor 40 feet.

C. Front Yard:

A front yard shall be provided of not less than 24 feet in depth, except in the case where the front yard of a building on an adjoining site is greater than 24 feet in depth, in which case a front yard shall be provided of not less than the average depth of the front yards of the two adjoining sites, but in no case shall be less than 24 feet; the depth of a front yard on a site of an existing building shall in no case be taken as less than 12 feet nor greater than 40 feet; when the adjoining land is:

- (1) vacant, or
- (2) the rear of an abutting site, or
- (3) a flanking street or lane,

a distance of 24 feet shall be used in computing the average depth.

D. Side Yards:

A side yard shall be provided on each side of the building of not less than five feet in width, provided however that in the case of a corner site where a side yard adjoins a flanking street, the side yard shall be not less than 15 feet in width.

E. Rear Yard:

A rear yard shall be provided, the minimum depth of which shall be not less than 35 feet. Where the rear of a site abuts a fully or partially dedicated lane, the minimum

depth of the rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Daylight Access:

- (1) The window of every habitable room shall be not less than ten feet from the interior side boundary of the site onto which it faces.
- (2) Every window shall permit of an unobstructed view for a distance of not less than 80 feet, measured horizontally from its centre at sill level. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs which in the aggregate contain not less than 70 degrees; for the purpose of this subsection the following shall be considered as obstructions:
 - (a) The theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site.
 - (b) Part of the same building, including permitted projections.
 - (c) Accessory buildings, located on the same site as the principle building.
 - (d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.
- (3) Where a window is greater in area than the minimum required under the Building By-law, the above conditions may be tested against the least restrictive portion of the window equal in area to the required minimum. For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than ten percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

G. Floor Space Ratio:

The floor space ratio shall in no case exceed 0.75, provided however that for a corner site with a flanking street the floor space ratio may be increased to 0.85.

H. Site Area:

A site either for a new one-family dwelling, two-family dwelling or a new apartment building ~~or terrace~~ or the relocation of an existing such building shall have an area of not less than 7,200 square feet.

J. Off-Street Parking Spaces:

Off-street parking spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 12 of this By-law.

K. Off-Street Loading Spaces:

Loading and unloading spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 13 of this By-law.

L. Advertisements:

No advertisements, bulletin boards or identification signs are permitted in the (RM-2) District except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):

- (1) Group Houses subject to the provisions of Section 11(6) of this By-law.
- (2) For any building in respect of which the building permit is dated on or after January 1, 1951, and which building is designed or erected exclusively for use as an apartment building ~~or terrace~~ (but not including buildings converted to such use), a development permit may be granted by such Board for dwelling units in basements subject to the provisions of Section 11(3) of this By-law.
- (3) The conversion into dwelling units of an existing building, other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (4) A dwelling unit other than one granted a development permit in accordance with this schedule or a housekeeping unit, which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (5) A building which has been altered or used for a boarding or lodging house, and which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits, may be granted a development permit limited in time.
- (6) School (public or private), kindergarten, day-care school, creche or day nursery.
- (7) Park or playground.
- (8) Golf course.
- (9) Truck gardens, nurseries, and greenhouses, for propagating and cultivating.
- (10) The deposit or extraction of material so as to alter the configuration of the land.
- (11) Home craft or occupation, provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (12) Parking area (public) ancillary to a principal use on an adjacent site.
- (13) Club, or lodge (fraternal), provided that no commercial activities are carried on.
- (14) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings other than those provided for in Section 1 of this schedule.

B. Uses (Group B) which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:

- (1) Stadium or similar place of assembly.


- (2) Community centre.
- (3) Church, subject to the provisions of Section 11(7) of this By-law.
- (4) Hospital, sanatorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
- (5) Institution of a religious, philanthropic, or charitable character.
- (6) Public utility.
- (7) Building or use essential in this district required by a public authority.
- (8) Building or use customarily accessory to the above uses.

(RM-3) MULTIPLE DWELLING DISTRICT SCHEDULE: (Medium Density)

1. Uses permitted and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated or described in this By-law as an (RM-3) Multiple Dwelling District development permits will be issued only for development comprising the following uses:

- 
- (1) One-family dwelling but subject to the same regulations as required in the (RS-1) schedule.
 - (2) Two-family dwelling but subject to the same regulations as required in the (RT-2) schedule.
 - (3) Apartment building ~~or terrace~~.
 - (4) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.
 - (5) Boarding or lodging house.
 - (6) Fraternity or Sorority house.
 - (7) A building or use customarily accessory to the above uses (except for another dwelling unit), provided that:
 - (a) all accessory buildings are located in the rear yard and in no case are less than 15 feet from a flanking street;
 - (b) the accessory buildings do not occupy an area of greater than 25 percent of the minimum rear yard prescribed in the schedule appropriate to the particular use;
 - (c) no accessory building shall exceed one storey or 12 feet in height;
 - (d) no accessory building shall obstruct the daylight access as required by this By-law for any residential use.

B. Height:

The height of a building shall not exceed three storeys nor 40 feet.

C. Front Yard:

A front yard shall be provided of not less than 20 feet in depth, except in the case where on an adjoining site there is an existing dwelling with a front yard of more than 20 feet in depth, in which case a front yard shall be provided equal in depth to the largest adjoining front yard but need not exceed 24 feet.

D. Side Yards:

A side yard shall be provided on each side of the building of not less than five feet in width, provided however that in the case of a corner site where a side yard adjoins a flanking street, the side yard shall be not less than 10 feet in width.

E. Rear Yard:

A rear yard shall be provided, the minimum depth of which shall be not less than 35 feet, provided however this amount may be reduced to 25 feet in the following cases:

- (1) Where the building abutting the rear yard is not more than 30 feet wide or less than 25 feet from any adjoining site;

- (2) Where the average distance from the rear line of the site to the rear of the building taken over the full width of the building is not less than 35 feet and provided further that no portion of such building, abutting such rear yard so reduced, shall have a width of more than 50 feet or be less than 25 feet from any adjoining site;

Provided that where the rear of a site abuts a fully or partially dedicated lane the minimum depth of the rear yard or the average depth of the rear yard, as the case may be, may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Daylight Access:

- (1) The window of every habitable room shall be not less than ten feet from the interior side boundary of the site onto which it faces.
- (2) Every window shall permit of an unobstructed view for a distance of not less than 80 feet, measured horizontally from its centre at sill level. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs which in the aggregate contain not less than 70 degrees, provided however the above arcs may be reduced from 50 degrees to 40 degrees, and 70 degrees to 60 degrees, respectively, in the case of buildings of two storeys or less in height; for the purpose of this subsection the following shall be considered as obstructions:
- (a) The theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site.
 - (b) Part of the same building including permitted projections.
 - (c) Accessory buildings located on the same site as the principal building.
 - (d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.
- (3) Where a window is greater in area than the minimum required under the Building By-law, the above conditions may be tested against the least restrictive portion of the window equal in area to the required minimum. For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than ten percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

G. Floor Space Ratio:

The floor space ratio shall in no case exceed 1.30, provided however that for a corner site with a flanking street the floor space ratio may be increased to 1.45.

H. Site Area:

A site either for a new apartment building, ~~terrace~~, boarding or lodging house or fraternity or sorority house, or the relocation of an existing such building shall have an area of not less than 6,000 square feet.

J. Off-street Parking Spaces:

Off-street parking spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 12 of this By-law.

K. Off-street Loading Spaces:

Loading and unloading spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 13 of this By-law.

L. Advertisements:


No advertisements, bulletin boards or identification signs are permitted in the (RM-3) district except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):

(1) Group Houses subject to the provisions of Section 11(6) of this By-law.

 (2) A new two-family dwelling or the relocation of an existing two-family dwelling on a site of less than 6,000 square feet, or a new apartment building, ~~terrace~~, boarding or lodging house or fraternity or sorority house or the relocation of an existing such building on a site of less than 6,000 square feet.

(3) For any building in respect of which the building permit is dated on or after January 1, 1951, and which building is designed or erected exclusively for use as an apartment building or terrace (but not including buildings converted to such use), a development permit may be granted by such Board for dwelling units in basements subject to the provisions of Section 11(3) of this By-law.

(4) The conversion into dwelling units of an existing building, other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.

(5) The conversion of an existing building into housekeeping units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighborhood.

(6) A dwelling unit or housekeeping unit other than one granted a development permit in accordance with this schedule which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits, may be granted a development permit limited in time.

(7) The conversion into a boarding or lodging house of an existing building, other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.

(8) A building which has been altered or used for a boarding or lodging house, other than one granted a development permit in accordance with clause (7) above, which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits, may be granted a development permit limited in time.

(9) School (public or private), kindergarten, day-care school, creche or day nursery.

(10) Park or playground.

(11) Golf course.

- (12) Truck gardens, nurseries, and greenhouses, for propagating and cultivating.
- (13) Tourist courts, subject to the provisions of Section 11(5) of this By-law.
- (14) The deposit or extraction of material so as to alter the configuration of the land.
- (15) Home craft or occupation, provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (16) Parking area (public) ancillary to a principal use on an adjacent site.
- (17) Club, or Lodge (fraternal), provided that no commercial activities are carried on.
- (18) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings, other than those provided for in Section 1 of this schedule.

B. Uses (Group B) which may only be granted by the Technical Planning Board after consulting with the Town Planning Commission:


- (1) Stadium or similar place of assembly.
- (2) Community centre.
- (3) Church, subject to the provisions of Section 11(7) of this By-law.
- (4) Hospital, sanitorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
- (5) Institution of a religious, philanthropic, or charitable character.
- (6) Public utility.
- (7) Building or use essential in this district required by a public authority.
- (8) Building or use customarily accessory to the above uses.

(RM-4) MULTIPLE DWELLING DISTRICT SCHEDULE: (High Density)

1. Uses permitted and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated, or described in this By-law as an (RM-4) Multiple Dwelling District development, permits will be issued only for development comprising the following uses:

- 
- (1) One-family dwelling, but subject to the same regulations as required in the (RS-1) schedule.
 - (2) Two-family dwelling but subject to the same regulations as required in the (RT-2) schedule.
 - (3) Apartment building ~~or terrace.~~
 - (4) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.
 - (5) Boarding or lodging house.
 - (6) Fraternity or sorority house.
 - (7) A building or use customarily accessory to the above uses (except for another dwelling unit), provided that:
 - (a) all accessory buildings are located in the rear yard and in no case are less than 15 feet from a flanking street;
 - (b) the accessory buildings do not occupy an area of greater than 25 percent of the minimum rear yard prescribed in the schedule appropriate to the particular use;
 - (c) no accessory building shall exceed one storey or 12 feet in height;
 - (d) no accessory building shall obstruct the daylight access as required by this By-law for any residential use.

B. Height:

The height of a building shall not exceed 80 feet.

C. Front Yard:

A front yard shall be provided of not less than 15 feet in depth.

D. Side Yards:

A side yard shall be provided on each side of the building of not less than five feet in width, provided however that in the case of a corner site where a side yard adjoins a flanking street, the side yard shall be not less than 10 feet in width.

E. Rear Yard:

A rear yard shall be provided, the minimum depth of which shall be not less than 25 feet. Where the rear of a site abuts a fully or partially dedicated lane, the minimum depth of the rear yard may be decreased by the amount of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Vertical Light Angle:

No part of any building greater than three storeys or 35 feet in height shall project above lines extending toward the building at right angles from:

- (1) All points along the ultimate centre line of the street (or streets) in front of the site and inclined at an angle of 60 degrees to the horizontal;
- (2) All points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an angle of 60 degrees to the horizontal;
- (3) In the case of a corner site all points along the ultimate centre line of a flanking street or lane and inclined at an angle of 60 degrees to the horizontal;

Provided, however, that any part of the building shall be exempt from the appropriate vertical angle control above, if the exempt part of the building:

- (a) has a horizontal dimension of 50 feet or less, measured parallel to the street, lane or boundary of the site, as the case may be, from which the said vertical angle is measured; and
- (b) is not less than 70 feet from any part of the same building similarly exempt, nor less than 25 feet from any adjoining site, both measured in the same direction as the 50 feet specified in clause (a) of this proviso.

G. Daylight Access:

- (1) The window of every habitable room shall be not less than ten feet from the interior side boundary of the site onto which it faces.
- (2) Every window shall permit of an unobstructed view for a distance of not less than 80 feet, measured horizontally from its centre at sill level. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs which in the aggregate contain not less than 70 degrees; provided, however, the above arcs may be reduced from 50 degrees to 40 degrees, and 70 degrees to 60 degrees, respectively, in the case of buildings of two storeys or less in height; for the purpose of this subsection the following shall be considered as obstructions:
 - (a) The theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site.
 - (b) Part of the same building including permitted projections.
 - (c) Accessory buildings located on the same site as the principal building.
 - (d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.
- (3) Where a window is greater in area than the minimum required under the Building By-law, the above conditions may be tested against the least restrictive portion of the window equal in area to the required minimum. For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than 10 percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

H. Floor Space Ratio:

The floor space ratio shall in no case exceed 3.00, provided however that for a corner site with a flanking street the floor space ratio may be increased to 3.35.



J. Site Area:

A site for a new apartment building, ~~terrace~~, boarding or lodging house or fraternity or sorority house or the relocation of an existing such building shall have an area of not less than 6,000 square feet.

K. Off-street Parking Spaces:

Off-street parking spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 12 of this By-law.

L. Off-street Loading Spaces:

Loading and unloading spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 13 of this By-law.

M. Advertisements:

No advertisements, bulletin boards or identification signs are permitted in the (RM-4) District, except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this Schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

A. Uses (Group A):



(1) Group Houses subject to the provisions of Section 11(6) of this By-law.

(2) A new two-family dwelling or the relocation of an existing two-family dwelling on a site of less than 6,000 square feet, or a new apartment building, ~~terrace~~, boarding or lodging house or fraternity or sorority house or the relocation of an existing such building on a site of less than 6,000 square feet.



(3) For any building in respect of which the building permit is dated on or after January 1, 1951, and which building is designed or erected exclusively for use as an apartment building ~~or terrace~~ (but not including buildings converted to such use), a development permit may be granted by such Board for dwelling units in basements subject to the provisions of Section 11(3) of this By-law.

(4) The conversion of an existing building into housekeeping units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.

(5) The conversion into dwelling units of an existing building other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.

(6) A dwelling unit or housekeeping unit other than one granted a development permit in accordance with this schedule, which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits, may be granted a development permit limited in time.

- (7) The conversion into a boarding or lodging house of an existing building other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
 - (8) A building which has been altered or used for a boarding or lodging house, other than one granted a development permit in accordance with this schedule which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits, may be granted a development permit limited in time.
 - (9) Apartment building of more than 80 feet in height subject to all other regulations of Section 1 of this schedule.
 - (10) School (public or private), kindergarten, day-care school, creche or day nursery.
 - (11) Park or playground.
 - (12) Golf course.
 - (13) Truck gardens, nurseries, and greenhouses, for propagating and cultivating.
 - (14) The deposit or extraction of material so as to alter the configuration of the land.
 - (15) Home craft or occupation, provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that, there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
 - (16) Parking area (public) ancillary to a principal use on an adjacent site.
 - (17) Club, or Lodge (fraternal), provided that no commercial activities are carried on.
 - (18) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings other than those provided for in Section 1 of this schedule.
- B. Uses (Group B); which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:**
- (1) Stadium or similar place of assembly.
 - (2) Community centre.
 - (3) Church, subject to the provisions of Section 11(7) of this By-law.
 - (4) Hospital, sanatorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
 - (5) Institution of a religious, philanthropic, or charitable character.
 - (6) Public utility.
 - (7) Building or use essential in this district required by a public authority.
 - (8) Building or use essential in this district customarily accessory to the above uses.

(C-1) COMMERCIAL DISTRICT SCHEDULE: (Local)

1. Uses permitted, conditions and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated or described in this By-law as a (C-1) Commercial District development permits will be issued only for development comprising retail stores, businesses or undertakings catering for the day-to-day needs of residents of the local neighbourhood, namely:

- 17*
- (1) Barber or beauty shop.
 - (2) *Barber styling on the premises only, not exceeding a total of 2200 square feet of floor area.*
 - (3) (2) Cleaning and dyeing shop (collection and delivery).
 - (4) (3) Gasoline filling station.
 - (5) (4) Launderette.
 - (6) (5) Office building.
 - (7) (6) Restaurant (excluding a drive-in).
 - (8) (7) Retail store, catering for the day-to-day needs of residents of the local neighbourhood.
 - (9) (8) Shoe repair shop.
 - (10) (9) Dwelling Units in conjunction with any of the above uses provided that no portion of the first storey of a building to a depth of 35 feet from the front building line and extending across the full width of the building shall be used for residential purposes except for entrances to such residential part.
 - (11) (10) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.
 - (12) (11) A building or use which is customarily accessory to the above principal buildings or uses, except for a building or use which is only listed as a principal use in the (C-4), (M-1) or (M-2) Schedules, provided that:
 - (a) All accessory buildings are located in a rear yard and subject also to the provisions of Section 11(1) of this By-law.
 - (b) All accessory buildings shall occupy an area of not greater than ten percent of the area of the site.
 - (c) No accessory building shall exceed one storey or 12 feet in height.
 - (d) No accessory building shall obstruct the daylight access as required by this By-law for any residential use.
 - (e) All accessory uses of the type which would not be permitted as principal uses under Section 1 of this schedule shall occupy an area of not more than 25 percent of the gross floor area of the principal use, and shall be located within the principal building.

B. Conditions of Use:

- (1) Every business or undertaking shall be conducted wholly within a completely enclosed building except for parking and loading facilities, a service station, and signs or advertisements.
- (2) Goods sold shall consist primarily of new merchandise.

C. Front Yard:

A front yard shall be provided of not less than 24 feet in depth.

D. Side Yard:

(1) No side yard shall be required, provided however that where a (C-1) Commercial District adjoins any R district without the intervention of a street or lane, the following side yards shall be provided:

(a) Three feet in the case of an RA, RS or RT district.

(b) Five feet in the case of an RM district.

If a side yard in a (C-1) district be provided where not required by the provisions of this By-law, the said side yard shall be not less than three feet in width.

(2) In the case of a corner site, at the rear of which, whether a lane intervenes or not, is a site fronting on a street which flanks such corner site, the minimum width of the side yard on the corner site along the flanking street shall be in accordance with the provisions of Section 11(1) of this By-law.

E. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than 35 feet; provided however that where the rear line of the site adjoins a dedicated lane the minimum depth of the rear yard may be reduced by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site.

F. Height:

The height of a building shall not exceed 30 feet nor two storeys.

G. Horizontal Light Angle for Residential Use:

Where part of a building is used for residential purposes:

(1) The window of every habitable room shall be not less than 10 feet from the interior side boundary of the site onto which it faces.

(2) Every window shall permit of an unobstructed view for a distance of not less than 80 feet, measured horizontally from its centre at sill level. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs, which in the aggregate contain not less than 70 degrees; provided however the above arcs may be reduced from 50 degrees to 40 degrees, and 70 degrees to 60 degrees, respectively, in the case of a building of two storeys or less in height; for the purpose of this subsection the following shall be considered as obstructions:

(a) The theoretically equivalent building, if located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site.

(b) Part of the same building, including permitted projections.

(c) Accessory buildings located on the same site as the principal building.

(d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.

(3) Where a window is greater in area than the minimum required under the Building By-law, the above conditions may be tested against the least restrictive portion of the window equal in area to the required minimum. For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than ten percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

H. Floor Space Ratio:

The floor space ratio shall in no case exceed 1.20, provided however that where a building is used in part for residential purposes every square foot of the floor area used for residential purposes shall be counted as the equivalent of 2½ square feet for the purposes of this section.

J. Off-street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

K. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

L. Advertisements and Signs:

No advertisements, bulletin boards, or identification signs are permitted in the (C-1) district except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

Uses:

- (1) Building or use required by a public authority.
- (2) Cleaning and dyeing shop.
- (3) Club, or lodge (fraternal).
- (4) Community centre.
- (5) Deposit or extraction of material so as to alter the configuration of the land.
- (6) Garage, public (storage).
- (7) Home craft or occupation.
- (8) Hospital, sanatorium, convalescent home, excluding a mental hospital or hospital for the treatment of animals.
- (9) Institution of a religious, philanthropic, charitable or philozoic character.
- (10) Park or playground.
- (11) Parking area (public).
- (12) Public utility.
- (13) Radio and television broadcasting and receiving masts and antennae (commercial).
- (14) Radio broadcasting and receiving station for motor vehicles, trains, watercraft and aircraft.

- (15) School (public or private), kindergarten, day-care school, creche or day nursery.
- (16) Stadium, curling rink, ice rink, roller rink, race track, gymnasium, or similar place of assembly.
- (17) Any other building or use which is not specifically listed in the schedules of this By-law, and which is similar to the foregoing buildings or uses; before granting a development permit for such building or use the Technical Planning Board shall have regard to the type of buildings and uses which specifically may be permitted in this schedule.
- (18) The use of a site for purely residential purposes, if the site has unusual peculiarities of location, such use to include one and two-family dwellings only.
- (19) The conversion into dwelling units of an existing building, other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (20) A dwelling unit other than one granted a development permit in accordance with clause (19) above, or a housekeeping unit which has been installed or used prior to January 1, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (21) A building which has been altered or used for a boarding or lodging house and which has been installed or used prior to January 1st, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (22) Any building or use which can be considered as accessory to the above uses and to the uses listed in Section 1 of this schedule, other than those accessory buildings or uses for which provision is made in such section, subject to:
 - (a) All accessory buildings occupying an area of not greater than ten percent of the area of the site.
 - (b) All accessory uses occupying an area of not greater than one-third the total gross floor area of all the buildings on the site.

(C-2) COMMERCIAL DISTRICT SCHEDULE: (Suburban)

1. Uses permitted, conditions and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated, or described in this By-law as a (C-2) Commercial District, development permits will be issued only for development comprising retail stores, businesses, or undertakings catering for the day-to-day needs of residents of several neighbourhoods and comprising a large district of the City, namely:

(1) Advertisements, billboards and signs subject to the provisions of Section 10(21) of this By-law.

(2) Auction room.

(3) *Barberies not exceeding retailing on the the premises only, not exceeding 2200 square feet of floor area.*

(4) Billiard and pool hall.

(5) Cleaning and dyeing shop.

(6) Frozen food lockers.

(7) Garage, public (storage).

(8) Gasoline filling station.

(9) Office building.

(10) Parking area (public).

(11) Radio and television broadcasting and receiving masts and antennae (commercial).

(12) Radio broadcasting and receiving station for motor vehicles, trains, watercraft and aircraft.

(13) Restaurant (excluding a drive-in).

(14) Retail store, business or undertaking catering for the day-to-day needs of residents of several neighbourhoods and comprising a large district of the City.

(15) School (business or commercial).

(16) Steam baths.

(17) Swimming pool (commercial).

(18) Dwelling units in conjunction with any of the above uses provided that no portion of the first storey of a building to a depth of 35 feet from the front building line and extending across the full width of the building shall be used for residential purposes except for entrances to such residential part.

(19) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.

(20) A building or use which is customarily accessory to the above principal buildings or uses, except for a building or use which is only listed as a principal use in the (M-1) or (M-2) schedules, provided that:

(a) All accessory buildings are located in a rear yard;

(b) All accessory buildings shall occupy an area of not greater than ten percent of the area of the site;

(c) No accessory building shall exceed one storey or 12 feet in height;

- (d) No accessory building shall obstruct the daylight access as required by this by-law for any residential use;
- (e) All accessory uses of the type which would not be permitted as principal uses under Section 1 of this schedule shall occupy an area of not more than 25 percent of the gross floor area of the principal use, and shall be located within the principal building.

B. Conditions of Use:

Every business, or undertaking shall be conducted wholly within a completely enclosed building except for parking and loading facilities, a service station, and signs and advertisements.

C. Front Yard:

No front yard shall be required.

D. Side Yard:

No side yard shall be required provided, however, that where a (C-2) Commercial District adjoins any R district without the intervention of a street or lane, the following side yards shall be provided:

- (a) Three feet in the case of an RA, RS or RT district.
- (b) Five feet in the case of an RM district.

If a side yard in a (C-2) district be provided where not required by the provisions of this By-law, the said side yard shall be not less than three feet in width.

E. Rear Yard:

A rear yard shall be provided of not less than 10 feet; provided however that where a building contains residential uses, the building shall be set back not less than 25 feet over its full width from the rear line of the site, but such setback need not extend below the lowest storey containing residential uses; and provided further that where the rear line of a site adjoins a dedicated lane the minimum depth of the rear yard or setback, as the case may be, may be reduced by an amount equal to the distance from the ultimate centre line of the lane to the rear line of the site.

F. Height:

The height of a building shall not exceed 40 feet nor three storeys.

G. Horizontal Light Angle for Residential Use:

Where part of a building is used for residential purposes:

- (1) The window of every habitable room shall be not less than 10 feet from the interior side boundary of the site onto which it faces.
- (2) Every window shall permit of an unobstructed view for a distance of not less than 80 feet, measured horizontally from its centre at sill level. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs which in the aggregate contain an arc of not less than 70 degrees; provided however the above arcs may be reduced from 50 degrees to 40 degrees, and 70 degrees to 60 degrees, respectively, in the case of buildings of two storeys or less in height; for the purpose of this subsection the following shall be considered as obstructions:
 - (a) The theoretically equivalent buildings if located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site.

- (b) Part of the same building including permitted projections.
 - (c) Accessory buildings located on the same site as the principal building.
 - (d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.
- (3) Where a window is greater in area than the minimum required under the Building By-law, the above conditions may be tested against the least restrictive portion of the window equal in area to the required minimum. For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than ten percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

H. Floor Space Ratio:

The floor space ratio shall in no case exceed 3.00 provided however that where a building is used in part for residential purposes every square foot of the floor area used for residential purposes shall be counted as the equivalent of 2½ square feet for the purposes of this section.

J. Off-street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

K. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

Uses:

- (1) Animal hospital.
- (2) Automotive repair shop.
- (3) Automobiles and parts ~~salesroom and~~ showroom.
- (4) Bakery (manufacturing of bread, pies, and confectionery), *other than as provided for in Section 1 of this schedule.*
- (5) Bowling alley.
- (6) Building or use required by a public authority.
- (7) Car sales lot.
- (8) Church.
- (9) Club, or lodge (fraternal).
- (10) Community centre.
- (11) Deposit or extraction of material so as to alter the configuration of the land.

- (12) Hall.
- (13) Home craft or occupation.
- (14) Hospital, sanatorium, convalescent home, excluding a mental hospital.
- (15) Hotel provided it conforms to the daylight access provisions of Section 1 of the (C-2) schedule.
- (16) Institution of a religious, philanthropic, charitable or philozoic character.
- (17) Kennels, or the keeping, breeding, raising, training or boarding of dogs or cats.
- (18) Lithographing.
- (19) Motel provided it conforms to the daylight access provisions of Section 1 of the (C-2) schedule.
- (20) Park or playground.
- (21) Pet shop.
- (22) Public utility.
- (23) Restaurant (drive-in).
- (24) School (public or private), kindergarten, day-care school, crèche or day nursery.
- (25) School (trade).
- (26) Sign and showcard writing.
- (27) Stadium, curling rink, ice rink, roller rink, race track, gymnasium, or similar place of assembly.
- (28) Stamp shop (rubber and metal).
- (29) Theatre (excluding a drive-in).
- (30) Tires (retreading and rebuilding).
- (31) Tourist court subject to the provisions of Section 11(5).
- (32) Undertaking establishment.
- (33) Wholesale business (only to serve local or district needs).
- (34) Any other building or use which is not specifically listed in the schedules of this By-law, and which, is similar to the foregoing buildings or uses; before granting a development permit for such building or use the Technical Planning Board shall have regard to the types of buildings and uses which specifically may be permitted in this schedule.
- (35) The use of a site for purely residential purposes, if, the site has unusual peculiarities of location, such use to include one and two-family dwellings, apartments ~~or terraces~~, boarding or lodging houses, and fraternity or sorority houses.
- (36) The conversion into dwelling units of an existing building other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (37) The conversion of an existing building into housekeeping units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for

its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.

- (38) The conversion of an existing building into a boarding or lodging house in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of the RM schedules and also to the amenity of the neighbourhood.
- (39) A dwelling unit or housekeeping unit other than one granted a development permit in accordance with this schedule which has been installed or used prior to January 1st, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (40) A building which has been altered or used for a boarding or lodging house, other than one granted a development permit in accordance with this schedule, which has been installed or used prior to January 1st, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (41) Any building or use which can be considered as accessory to the above uses and to the uses listed in Section 1 of this schedule, other than those accessory buildings or uses for which provision is made in such Section, subject to:
 - (a) All accessory buildings occupying an area of not greater than ten percent of the area of the site.
 - (b) All accessory uses occupying an area of not greater than one third the total gross floor area of all the buildings on the site.

(C-3) Commercial District Schedule: (Medium Density)

1. Uses permitted, conditions and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated, or described in this By-law as a (C-3) Commercial District, development permits will be issued only for development comprising the following:

- (1) Advertisements, billboards and signs subject to the provisions of section 10(21) of this by-law.
- (2) Auction room.
- (3) Automobiles and parts salesroom and showroom.
- (4) *Business retailing on the premises only, not exceeding a total of 2200 square feet of floor area.*
- (5) (4) Billiard and pool hall.
- (6) (8) Book bindery.
- (7) (6) Cleaning and dyeing shop.
- (8) (7) Club, or lodge (fraternal).
- (9) (8) Community Centre.
- (10) (9) Film exchange.
- (11) (10) Frozen food lockers.
- (12) (11) Garage, public (storage).
- (13) (12) Gasoline filling station.
- (14) (13) Hall.
- (15) (14) Institution of a religious, philanthropic, charitable or philozoic character.
- (16) (15) Laboratory.
- (17) (16) Office building.
- (18) (17) Parking area (public).
- (19) (18) Pet shop.
- (20) (19) Radio and television broadcasting and receiving masts and antennae (commercial).
- (21) (20) Radio broadcasting and receiving station for motor vehicles, trains, watercraft, and air craft.
- (22) (21) Restaurant excluding a drive-in.
- (23) (22) Retail store, business, or undertaking.
- (24) (23) School (business or commercial).
- (25) (24) School (trade).
- (26) (25) Sign and showcard writing.
- (27) (26) Steam baths.
- (28) (27) Swimming pool (commercial).

29 (28) Theatre (excluding a drive-in).

30 (29) Tires (retreading or rebuilding).

31 (30) Dwelling Units in conjunction with any of the above uses provided that no portion of the first storey of a building to a depth of 35 feet from the front building line and extending across the full width of the building shall be used for residential purposes except for entrances to such residential part.

32 (31) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.

33 (32) A building or use which is customarily accessory to the above principal buildings or uses, except for a building or use which is only listed as a principal use in the (M-1) or (M-2) schedules, provided that:

(a) All accessory buildings are located in a rear yard.

(b) All accessory buildings shall occupy an area of not greater than ten percent of the area of the site.

(c) No accessory building shall exceed one storey or 12 feet in height.

(d) No accessory building shall obstruct the daylight access as required by this by-law for any residential use.

(e) All accessory uses of the type which would not be permitted as principal uses under Section 1 of this schedule shall occupy an area of not more than 25 percent of the gross floor area of the principal use, and shall be located within the principal building.

B. Conditions of Use:

Every business or undertaking shall be conducted wholly within a completely enclosed building except for parking and loading facilities, a service station, and signs and advertisements.

C. Front Yard:

No front yard shall be required.

D. Side Yard:

Up to a height of three storeys or 40 feet whichever is the lesser, no side yard shall be required except in the following cases:

(1) Where a (C-3) Commercial District adjoins any R District without the intervention of a street or lane the following side yards shall be provided:

(a) Three feet in the case of an RA, RS, or RT District.

(b) Five feet in the case of an RM District.

(2) Where a side yard in any such district be provided where not required by the provisions of this By-law, the said side yard shall be not less than three feet in width.

For the next three storeys above a height of three storeys or 40 feet, whichever is the lesser, no part of the building shall be nearer than five feet to the side lines of the site and this distance shall be increased by one foot for every additional storey, provided however that this requirement need not apply on a flanking street of a corner site.

E. Rear Yard:

A rear yard shall be provided of not less than 10 feet; provided however that where a building contains residential use, the building shall be set back not less than 25 feet over its full width from the rear line of the site, but such setback need not extend below

the lowest storey containing residential use; and provided further that where the rear line of a site adjoins a dedicated lane the minimum depth of the rear yard or setback, as the case may be, may be reduced by an amount equal to the distance from the ultimate centre line of the lane to the rear line of the site.

F. Height:

The height of a building shall not exceed eight storeys nor 100 feet.

G. Vertical Light Angle for all uses:

No part of a building greater than three storeys or 40 feet in height shall project above lines extending toward the building at right angles from:

- (1) All points along the ultimate centre line of the street (or streets) in front of the site and inclined at an angle of 60 degrees to the horizontal;
- (2) All points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an angle of 60 degrees to the horizontal;
- (3) All points along the interior side boundary (or boundaries) of the site at ground level and inclined at an angle of 70 degrees to the horizontal;
- (4) In the case of a corner site all points along the ultimate centre line of a flanking street or lane and inclined at an angle of 60 degrees to the horizontal;

Provided however that any part of a building shall be exempt from the appropriate vertical angle control above, if the exempt part of the building:

- (a) has a horizontal dimension of 60 feet or less, measured parallel to the street, lane, or boundary of the site, as the case may be, from which the said vertical angle is measured; and
- (b) is not less than 80 feet from any part of the same building similarly exempt, measured in the same direction as the 60 feet specified in clause (a) of this proviso.

H. Horizontal Light Angle for Residential Use:

Where part of a building is used for residential purposes:

- (1) The window of every habitable room shall be not less than ten feet from the interior side boundary of the site onto which it faces.
- (2) Every window shall permit of an unobstructed view for a distance of not less than 80 feet, measured horizontally from its centre at sill level. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs which in the aggregate contain not less than 70 degrees, provided however the above arcs may be reduced from 50 degrees to 40 degrees, and 70 degrees to 60 degrees, respectively, in the case of buildings of two storeys or less in height; for the purpose of this subsection the following shall be considered as obstructions:
 - (a) The theoretically equivalent buildings located on any adjoining sites in any R District in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site.
 - (b) Part of the same building including permitted projections.
 - (c) Accessory buildings located on the same site as the principal building.
 - (d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.

- (3) Where a window is greater in area than the minimum required under the Building By-law, the above conditions may be tested against the least restrictive portion of the window equal in area to the required minimum. For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than ten percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

J. Floor Space Ratio:

The floor space ratio shall in no case exceed 5.00 provided, however, that where a building is used in part for residential purposes every square foot of the floor area used for residential purposes shall be counted as the equivalent of 1 $\frac{2}{3}$ square feet for the purpose of this subsection.

K. Off-street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

L. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

Uses:

(1) Animal hospital.

(2) Automotive repair shop.

(3) Bakery (manufacturing of bread, pies, confectionery), *other than as provided for in section 1 of this schedule.*

(4) Bottling plant (milk or carbonated beverages).

(5) Bowling alley.

(6) Broom and brush manufacturing.

(7) Building or use required by a public authority.

(8) Candy manufacturing.

(9) Car sales lot.

(10) Church.

(11) Clothing and garment manufacturing.

(12) Dairy products manufacturing (except cheese).

(13) Deposit or extraction of material so as to alter the configuration of the land.

- (14) Food products manufacturing, processing and packaging excluding fish and a cannery.
- (15) Home craft or occupation.
- (16) Hospital, sanitarium, convalescent home, excluding a mental hospital.
- (17) Hotel provided it conforms to the daylight access provisions of Section 1 of the (C-3) schedule.
- (18) Ice manufacturing.
- (19) Jewellery manufacturing.
- (20) Kennels or the keeping, breeding, raising, training or boarding of dogs or cats.
- (21) Lithographing.
- (22) Motel provided it conforms to the daylight access provisions of Section 1 of the (C-3) schedule.
- (23) Motion picture and television studio.
- (24) Park or playground.
- (25) Printing shop.
- (26) Public utility.
- (27) Radio and television broadcasting and receiving station (commercial).
- (28) Restaurant (drive-in).
- (29) School (public or private), kindergarten, day-care school, crèche, or day nursery.
- (30) Sheet metal or tinsmith shop.
- (31) Stadium, curling rink, ice rink, roller rink, race track, gymnasium, or similar place of assembly.
- (32) Stamp shop (rubber and metal).
- (33) Taxidermy.
- (34) Tourist court subject to the provisions of Section 11(5) of this By-law.
- (35) Toy and novelty manufacturing.
- (36) Undertaking establishment.
- (37) Warehouse (general).
- (38) Wholesale business.
- (39) Any other building or use which is not specifically listed in the schedules of this By-law, and which is similar to the foregoing buildings or uses; before granting a development permit for such building or use the Technical Planning Board shall have regard to the types of buildings and uses which specifically may be permitted in this schedule.
- (40) Buildings of more than eight storeys or 100 feet in height, subject to all other regulations of Section 1 of this schedule.
- (41) The use of a site for purely residential purposes if the site has unusual peculiarities of location, such use to include one and two-family dwellings, apartments ~~or terraces~~, boarding or lodging houses, and fraternity or sorority houses.


(C-3)

- (42) The conversion into dwelling units of an existing building other than one granted a development permit in accordance with Section 1 of this schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (43) The conversion of an existing building into housekeeping units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (44) The conversion of an existing building into a boarding or lodging house in any case where such existing building by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of the RM schedules and also to the amenity of the neighbourhood.
- (45) A dwelling unit or housekeeping unit other than one granted a development permit in accordance with this schedule, which has been installed or used prior to January 1st, 1951, with or without one or more of the required City permits may be granted a development permit limited in time.
- (46) A building which has been altered or used for a boarding or lodging house other than one granted a development permit in accordance with this schedule which has been installed or used prior to January 1st, 1951, with or without one or more of the the required City permits may be granted a development permit limited in time.
- (47) Any building or use which can be considered as accessory to the above uses and to the uses listed in Section 1 of this schedule other than those accessory buildings or uses for which provision is made in such section, subject to:
 - (a) All accessory buildings occupying an area of not greater than ten percent of the area of the site.
 - (b) All accessory uses occupying an area of not greater than one-third the total gross floor area of all the buildings on the site.

(CM-1) COMMERCIAL DISTRICT SCHEDULE: (General)

1. Uses permitted, conditions and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated, or described in this By-law as a (CM-1) Commercial District, development permits will be issued only for development comprising the following:

- (1) Advertisements, billboards and signs subject to the provisions of Section 10(21) of this By-law.
- (2) Auction room.
- (3) Automotive repair shop.
- (4) Automobiles and parts salesroom and showroom.
- (5) *Bakeries retailing on the premises only, not exceeding a total of 2200 square feet of floor area*
- (6) ~~(5)~~ Billiard and pool hall.
- (7) ~~(6)~~ Book bindery.
- (8) ~~(7)~~ Broom and brush manufacturing.
- (9) ~~(8)~~ Cigarette and cigar manufacturing.
- (10) ~~(9)~~ Cleaning and dyeing shop.
- (11) ~~(10)~~ Clothing and garment manufacturing.
- (12) ~~(11)~~ Club, or lodge (fraternal).
- (13) ~~(12)~~ Community centre.
- (14) ~~(13)~~ Cosmetics manufacturing.
- (15) ~~(14)~~ Feed and seed storage.
- (16) ~~(15)~~ Film exchange.
- (17) ~~(16)~~ Food products manufacturing, processing, and packaging, excluding fish and a cannery.
- (18) ~~(17)~~ Frozen food lockers.
- (19) ~~(18)~~ Garage, public (storage).
- (20) ~~(19)~~ Gasoline filling station.
- (21) ~~(20)~~ Hall.
- (22) ~~(21)~~ Institution of a religious, philanthropic, charitable or philozoic character.
- (23) ~~(22)~~ Jewellery manufacturing.
- (24) ~~(23)~~ Laboratory.
- (25) ~~(24)~~ Laundry, cleaning and dyeing establishment.
- (26) ~~(25)~~ Lithographing.
- (27) ~~(26)~~ Motion picture and television studio.
- (28) ~~(27)~~ Musical instrument manufacturing.

- AK*
- (29)(28) Novelty and toy manufacturing.
 - (30)(29) Office building.
 - (31)(30) Parking area (public).
 - (32)(31) Pet shop.
 - (33)(32) Poultry (dressed) wholesale and storage.
 - (34)(33) Publishing plant.
 - (35)(34) Radio and television broadcasting and receiving masts and antennae (commercial).
 - (36)(35) Radio broadcasting and receiving station for motor vehicles, trains, watercraft and aircraft.
 - (37)(36) Radio and television broadcasting and receiving station (commercial).
 - (38)(37) Restaurant.
 - (39)(38) Retail store, business or undertaking.
 - (40)(39) School (business or commercial).
 - (41)(40) School (trade).
 - (42)(41) Shoe or boot manufacturing.
 - (43)(42) Sign manufacturing.
 - (44)(43) Stamp shop (rubber and metal).
 - (45)(44) Steam baths.
 - (46)(45) Swimming pool.
 - (47)(46) Taxidermy.
 - (48)(47) Tent and awning and allied products manufacturing.
 - (49)(48) Theatre (excluding a drive-in).
 - (50)(49) Tires (retreading or rebuilding).
 - (51)(50) Toy and novelty manufacturing.
 - (52)(51) Warehouse (general) customarily served by motor-vehicles of 26 feet or less in length.
 - (53)(52) Wax products manufacturing; (for derivation of products see processing of fat, bones and animal products).
 - (54)(53) Wholesale business.
 - (55)(54) Window shade manufacturing.
 - (56)(55) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.
 - (57)(56) A building or use which is customarily accessory to the above principal buildings or uses, except for a building or use which is only listed as a principal use in the (M-1) or (M-2) schedules, provided that:
 - (a) All accessory buildings are located in a rear yard.

- (b) All accessory buildings shall occupy an area of not greater than ten percent of the area of the site.
- (c) No accessory building shall exceed one storey or 12 feet in height.
- (d) No accessory building shall obstruct the daylight access as required by this By-law for any residential use.
- (e) All accessory uses of the type which would not be permitted as principal uses under Section 1 of this schedule shall occupy an area of not more than 25 percent of the gross floor area of the principal use, and shall be located within the principal building.

B. Conditions of Use:

Every business or undertaking shall be conducted wholly within a completely enclosed building except for parking and loading facilities, a service station, and signs and advertisements.

C. Front Yard:

No front yard shall be required.

D. Side Yard:

No side yard shall be required, provided, however, that where a (CM-1) Commercial District adjoins any R District without the intervention of a street or lane, the following side yards shall be provided:

- (1) Three feet in the case of an RA, RS or RT District.
- (2) Five feet in the case of an RM District.

If a side yard in a (CM-1) District be provided where not required by the provisions of this By-law, the said side yard shall be not less than three feet in width.

E. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than ten feet; provided, however, that where the rear line of a site adjoins a dedicated lane the minimum depth of the rear yard may be reduced by an amount equal to the distance from the ultimate centre line of the lane to the rear line of the site.

F. Height and Bulk:

The height and bulk of a building shall be determined as follows:

- (1) Where the site area is less than 7,000 square feet, the total height of a building shall not be greater than one and one-half times the width of the governing abutting street, which height shall, for the purposes of this subsection, be known as the "basic height."
- (2) Where the site area is not less than 7,000 square feet and consists of one registered parcel of land, the total height of a building shall not be greater than two (2) and one-half times the width of the governing abutting street.
- (3) On a site having an area of not less than 7,000 square feet, consisting of one registered parcel of land, the walls of a building may be erected at the street line to a height of one (1) and one-half times the width of such street, but above such height the building shall be set back from the street line a horizontal distance of one (1) foot for every three (3) feet of additional height.
- (4) The portion or portions of the building rising above the basic height shall not have a greater total base area than one-third of the area of the site.

- (5) If a site is bounded by two or more streets of unequal widths, the width of the widest of the streets shall govern in determining the height of building, for a horizontal distance of not more than 132 feet from such street.
- (6) For the purpose of this section a lane shall not be deemed to be a street.
- (7) In the case of a building situated on a corner site, the setback from the abutting street required under clause (3) shall not apply to that portion of a building having a width or horizontal dimension of not more than 60 feet, measured parallel to the said abutting street.
- (8) That portion of the building exempt from a setback requirement, by reason of compliance with clause (7) shall not be located closer to any interior boundary of the site than one (1) foot in horizontal distance measured in the same direction as the width of the exempt portion for every three (3) feet in height that the said portion rises above the basic height.
- (9) If two or more portions of a building, which abut the same street, are exempt from setback pursuant to clause (7), such portions must be separated by an unobstructed horizontal distance of not less than one-third the total height of the building, measured parallel to such abutting street.
- (10) Notwithstanding the provisions of clause (5), where a building situated on a site bounded by three or more streets exceeds the basic height, and where such building by reason of its size, shape and location on the site can be totally exempted from the setback requirements of this subsection, the total permitted height of the building shall be two (2) and one-half times the width of the widest abutting street over the full extent of the buildable area of the site. In such case the height of the building shall be measured from the mean elevation of the profile of the building grades, as established by the City Engineer, for the abutting streets.
- (11) If a building complying with all the requirements of clause (10) is so designed that it is set back from all of the narrower streets abutting the site, although exemption from setback could have been claimed under clause (7), the Technical Planning Board, in its discretion, may permit the building to rise above the height permitted in clause (10) an amount proportioned to such voluntary setback but in no event exceeding five percent of the total height permitted under clause (10).

G. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

Uses:

- (1) Animal hospital.
- (2) Automotive manufacture and body building.
- (3) Bakery (manufacturing of bread, pies, confectionery), *other than as provided for in Section 1 of this schedule.*

- (4) Battery manufacturing or rebuild.
- (5) Bottling plant (milk or carbonated beverages).
- (6) Bowling alley.
- (7) Building or use required by a public authority.
- (8) Candy manufacturing.
- (9) Cannery (fruit and vegetables only).
- (10) Car sales lot.
- (11) Church.
- (12) Dairy products manufacturing.
- (13) Deposit or extraction of material so as to alter the configuration of the land.
- (14) Electric equipment manufacturing.
- (15) Electro-plating.
- (16) Fish market (wholesale).
- (17) Furniture manufacturing and storage.
- (18) Home craft or occupation.
- (19) Hospital, sanitorium, convalescent home, excluding a mental hospital.
- (20) Hotel.
- (21) Ice manufacturing.
- (22) Kennels or the keeping, breeding, raising, training or boarding of dogs or cats.
- (23) Machine shop or blacksmith shop.
- (24) Motel provided it conforms to the daylight access provisions of Section 1 of the (C-3) schedule.
- (25) Paint mixing.
- (26) Park or playground.
- (27) Plastic products manufacturing.
- (28) Poultry (live) sales and distribution.
- (29) Public utility.
- (30) Sash and door manufacturing.
- (31) Sausage manufacturing.
- (32) School (public or private), kindergarten, day-care school, creche, or day nursery.
- (33) Sheet metal works.
- (34) Stadium, curling rink, ice rink, roller rink, race track, gymnasium or similar place of assembly.
- (35) Storage yard, except for bottles rags bones junk or scrap metals, provided it is enclosed by a suitable fence which is painted and neatly maintained at all times.

- (36) Truck terminal.
- (37) Undertaking establishment.
- (38) Warehouse (general) customarily served by motor-vehicles in excess of 26 feet in length.
- (39) Welding shop.
- (40) Wiping rags and cotton waste (laundered), bulk storage within a building.
- (41) A dwelling unit for a caretaker or watchman or other persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or undertaking.
- (42) Any other building or use which is not specifically listed in the schedules of this By-law, and which is similar to the foregoing buildings or uses; before granting a development permit for such building or use the Technical Planning Board shall have regard to the types of buildings and uses which specifically may be permitted in this schedule.
- (43) Any building or use which can be considered as accessory to the above uses and to the uses listed in Section 1 of this schedule, other than those accessory buildings or uses for which provision is made in such section, subject to:
 - (a) All accessory buildings occupying an area of not greater than ten percent of the area of the site.
 - (b) All accessory uses occupying an area of not greater than one-third the total gross floor area of all the buildings on the site.

(M-1) INDUSTRIAL DISTRICT SCHEDULE: (Light)

1. Uses permitted, conditions, and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any District defined, designated, or described in this By-law as an (M-1) Industrial District, development permits will be issued only for development comprising the following, provided, however, that development of any land abutting the streets set forth in Schedule "C" to this By-law shall be subject to the additional special regulations contained in Section 11(2) to this By-law:

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- (1) Advertisements, billboards and signs subject to the provisions of Section 10(21) of this By-law.
 - (2) Animal hospital.
 - (3) Archery range, golf driving range, and miniature rifle range (in the open).
 - (4) Automotive repair shop.
 - (5) Automobile and parts ~~salesroom~~ and showroom.
 - (6) Aviaries.
 - (7) Bag and sack cleaning.
 - (8) Bakery (manufacturing of bread, pies, confectionery).
 - (9) Battery manufacturing or rebuilding.
 - (10) Boat building (boats not to exceed 80 feet in length).
 - (11) Book bindery.
 - (12) Brewery and distillery.
 - (13) Broom and brush manufacturing.
 - (14) Candy manufacturing.
 - (15) Cannery (fruit and vegetables only).
 - (16) Cigarette and cigar manufacturing.
 - (17) Clothing and garment manufacturing.
 - (18) Cold storage plant.
 - (19) Cosmetics manufacturing.
 - (20) Dairy products manufacturing.
 - (21) Electric equipment manufacturing.
 - (22) Electro-plating.
 - (23) Excelsior manufacturing or storage.
 - (24) Feed and seed storage.
 - (25) Food products manufacturing, processing and packaging (excluding fish and a cannery).
 - (26) Frozen food lockers.

- (27) Garage, public (storage).
- (28) Gasoline filling station.
- (29) Hemp and jute products manufacturing.
- (30) Ice manufacturing.
- (31) Institution of a religious, philanthropic, charitable or philozoic character.
- (32) Jewellery manufacturing.
- (33) Kennels or the keeping, breeding, raising, training or boarding of dogs or cats.
- (34) Laboratory.
- (35) Laundry, cleaning and dyeing establishment.
- (36) Lithographing.
- (37) Mattress manufacturing.
- (38) Motion picture and television studio.
- (39) Musical instrument manufacturing.
- (40) Novelty and toy manufacturing.
- (41) Parking area (public).
- (42) Poultry (dressed) wholesale and storage.
- (43) Public utility on a site not less than 200 feet from any R District.
- (44) Publishing plant.
- (45) Radio and television broadcasting and receiving masts and antennae (commercial).
- (46) Radio broadcasting and receiving station for motor-vehicles, trains, watercraft and aircraft.
- (47) Restaurant.
- (48) Sausage manufacturing.
- (49) School (business or commercial).
- (50) School (trade).
- (57) Shoe or boot manufacturing.
- (52) Sign manufacturing.
- (53) Stamp shop (rubber or metal).
- (54) Taxidermy.
- (55) Tent and awning and allied products manufacturing.
- (56) Textile manufacturing.
- (57) Tires retreading or rebuilding.
- (58) Tool (machine) manufacturing.
- (59) Toy and novelty manufacturing.
- (60) Truck garden, field crops, nursery, berry or bush crops, orchard, or pasture land.

- (61) Warehouse (general) customarily served by motor-vehicles of 26 feet or less in length.
- (62) Wax products manufacturing (for derivation of products, see processing of fats, bones, animal products).
- (63) Window shade manufacturing.
- (64) Wholesale business.
- (65) A building or use which is customarily accessory to the above principal buildings or uses except for a building or use which is only listed as a principal use in the (M-2 district, provided that:
 - (a) All accessory buildings shall occupy an area of not greater than 10 percent of the area of the site, and are not over 12 feet in height.
 - (b) All accessory uses shall occupy an area of not greater than one-third the total gross floor area of all the buildings on the site.

B. Front Yard:

No front yard shall be required.

C. Side Yard:

No side yard shall be required, provided, however, that where an (M-1) Industrial District adjoins any R District without the intervention of a street or lane, the following side yards shall be provided:

- (1) Three feet in the case of an RA, RS, or RT District.
- (2) Five feet in the case of an RM District.

If a side yard in an (M-1) District be provided where not required by the provisions of this By-law, the said side yard shall be not less than three feet in width.

D. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than 10 feet except as provided hereunder:

- (1) Where the rear line of a site adjoins a dedicated lane the minimum depth of the rear yard may be reduced by an amount equal to the distance from the ultimate centre line of the lane to the rear line of the site.
- (2) Where a site is sufficiently large and is located within an area where rear access to the site and adjacent sites is not likely to be required, the Technical Planning Board may waive the rear yard requirement.

E. Height:

The height of a building shall not exceed 100 feet.

F. Floor Space Ratio:

The floor space ratio shall in no case exceed 5.0.

G. Off-street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

H. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide, provided, however, that development of any land abutting the streets set forth in schedule "C" to this By-law shall be subject to the special regulations contained in Section 11(2) to this by-law:

Uses:

- (1) Auction room (sale and storage).
- (2) Automotive manufacture and body building.
- (3) Billiard and pool hall.
- (4) Bottling plant (milk or carbonated beverages).
- (5) Bowling alley.
- (6) Buildings exceeding 100 feet in height, subject to all other regulations of Section 1 of this schedule.
- (7) Buildings or uses for the hatching and raising of live poultry, fowl, rabbits, frogs, fish, or worms.
- (8) Building or use required by a public authority.
- (9) Cannery (meat, poultry and pickles only).
- (10) Car sales lot.
- (11) Chemicals, manufacturing and mixing.
- (12) Church.
- (13) Clay and clay products manufacturing, excluding brick and tile.
- (14) Cleaning and dyeing shop.
- (15) Club, or lodge (fraternal).
- (16) Community centre.
- (17) Concrete mixing operations or concrete products manufacturing.
- (18) Cooperage works.
- (19) Deposit or extraction of material so as to alter the configuration of the land.
- (20) Film exchange.
- (21) Fish market (wholesale).
- (22) Flour mill.
- (23) Furniture manufacturing and storage.
- (24) Gypsum products manufacturing.
- (25) Hall.
- (26) Home craft or occupation.

- (27) Hospital, sanatorium, convalescent home, excluding a mental hospital.
- (28) Machine shop or blacksmith shop.
- (29) Monument or stone works.
- (30) Office building, subject to it conforming to the vertical light angle provisions of the (C-3) Commercial District.
- (31) Paint, oil, shellac, turpentine or varnish manufacturing, mixing or storage.
- (32) Park or playground.
- (33) Pet shop.
- (34) Plastic products manufacturing.
- (35) Poultry (live) sales and distribution.
- (36) Poultry slaughtering market.
- (37) Public utility other than as provided for in Section 1 of this schedule.
- (38) Radio and television broadcasting and receiving station (commercial).
- (39) Retail store, business or undertaking.
- (40) Sash and door manufacturing.
- (41) School (public or private), kindergarten, day-care school, creche or day nursery.
- (42) Sheet metal works.
- (43) Stable, barn or the keeping, breeding, raising, training, boarding of horses, cattle, goats, or sheep.
- (44) Stadium, curling rink, ice rink, roller rink, race track, gymnasium, or similar place of assembly.
- (45) Steam baths.
- (46) Storage yard provided it is enclosed by a suitable fence which is painted and neatly maintained at all times.
- (47) Swimming pool (commercial).
- (48) Theatre (excluding a drive-in).
- (49) Truck terminal.
- (50) Undertaking establishment.
- (51) Warehouse (general) customarily served by motor-vehicles in excess of 26 feet in length.
- (52) Welding shop.
- (53) Wiping rags and cotton waste (bulk storage).
- (54) A dwelling unit for a caretaker or watchman or other persons similarly employed if such dwelling unit is considered to be essential to the operation of the business or undertaking.
- (55) Any other building or use which is not specifically listed in the schedules of this By-law, and which is similar to the foregoing buildings or uses; before granting a development permit for such building or use the Technical Planning Board shall have regard to the types of buildings and uses which specifically may be permitted in this schedule.
- (56) Any building or use which can be considered as accessory to the above uses and to the uses listed in Section 1 of this schedule, other than those accessory buildings or uses for which provision is made in such Section.

(M-2) INDUSTRIAL DISTRICT SCHEDULE: (Heavy)

1. Uses permitted, conditions and regulations:

A. Uses:

Subject to all other provisions of this By-law, on any site, in any district defined, designated, or described in this By-law as an (M-2) Industrial District, development permits will be issued only for development comprising the following; provided, however, that development of any land abutting the streets set forth in schedule "C" to this By-law shall be subject to the additional special regulations contained in Section 11(2) to this By-law.

- (1) Advertisements, billboards and signs subject to the provisions of Section 10(21) of this By-law.
- (2) Animal hospital.
- (3) Archery range, golf driving range, and miniature rifle range (in the open).
- (4) Automotive repair shop.
- (5) Automobiles and parts ~~salesroom and~~ showroom.
- (6) Automotive manufacturing and body building.
- (7) Aviaries.
- (8) Bag and sack cleaning.
- (9) Bakery (manufacturing of bread, pies, confectionery).
- (10) Battery manufacturing or rebuilding.
- (11) Boat building.
- (12) Book bindery.
- (13) Bottling plant (milk or carbonated beverages).
- (14) Brewery or distillery.
- (15) Broom and brush manufacturing.
- (16) Candy manufacturing.
- (17) Cannery (fruit and vegetables only).
- (18) Cigarette and cigar manufacturing.
- (19) Clothing and garment manufacturing.
- (20) Cold storage plant.
- (21) Cooperage works.
- (22) Cosmetics manufacturing.
- (23) Dairy products manufacturing.
- (24) Electric equipment manufacturing.
- (25) Electro-plating.
- (26) Excelsior manufacturing or storage.

- (27) Feed and seed storage.
- (28) Fish market (wholesale).
- (29) Flour mill.
- (30) Food products manufacturing, processing and packaging (excluding fish and a cannery).
- (31) Frozen food lockers.
- (32) Furniture manufacturing, and storage.
- (33) Garage, public (storage).
- (34) Gasoline filling station.
- (35) Gypsum products manufacturing.
- (36) Hemp and jute products manufacturing.
- (37) Ice manufacturing.
- (38) Institution of a religious, philanthropic, charitable or philozoic character.
- (39) Jewellery manufacturing.
- (40) Kennels or the keeping, breeding, raising, training, or boarding of dogs or cats.
- (41) Laboratory.
- (42) Laundry, cleaning and dyeing establishment.
- (43) Lithographing.
- (44) Machine shop or blacksmith shop.
- (45) Mattress manufacturing.
- (46) Monument or stone works.
- (47) Motion picture and television studio.
- (48) Musical instrument manufacturing.
- (49) Novelty and toy manufacturing.
- (50) Parking area (public).
- (51) Plastic products manufacturing.
- (52) Poultry (dressed), wholesale and storage.
- (53) Public utility on a site not less than 200 feet from any R District.
- (54) Publishing plant.
- (55) Radio and television broadcasting and receiving masts and antennae (commercial).
- (56) Radio broadcasting and receiving station for motor-vehicles, trains, watercraft, and aircraft.
- (57) Restaurant.
- (58) Sausage manufacturing.
- (59) School (trade).

- (60) Sheet metal works.
- (61) Shipbuilding.
- (62) Shoe or boot manufacturing.
- (63) Sign manufacturing.
- (64) Stamp shop (rubber and metal).
- (65) Taxidermy.
- (66) Tent and awning and allied products manufacturing.
- (67) Textile manufacturing.
- (68) Tires, retreading or rebuilding.
- (69) Tool (machine) manufacturing.
- (70) Toy and novelty manufacturing.
- (71) Truck garden, field crop, nursery, berry or bush crops, orchard, or pasture land.
- (72) Warehouse (general).
- (73) Wax products manufacturing; (for derivation of products see processing of fat, bones, animal products).
- (74) Wholesale business.
- (75) Window shade manufacturing.
- (76) Wiping rags and cotton waste (bulk storage).
- (77) A building or use which is customarily accessory to the above principal buildings or uses except for a building or use which is only listed as a principal use in the (M-2) District with the consent of the Technical Planning Board, provided that:
 - (a) All accessory buildings shall occupy an area of not greater than 10 percent of the area of the site, and are not over 12 feet in height.
 - (b) All accessory uses shall occupy an area of not greater than one-third the total gross floor area of all the buildings on the site.

B. Front Yard:

No front yard shall be required.

C. Side Yard:

No side yard shall be required, provided, however, that where an (M-2) Industrial District adjoins any R District without the intervention of a street or lane, the following side yards shall be provided:

- (1) Three feet in the case of an RA, RS, or RT District.
- (2) Five feet in the case of an RM District.

If a side yard in an (M-1) District be provided where not required by the provisions of this By-law, the said side yard shall be not less than three feet in width.

D. Rear Yard:

A rear yard shall be provided the minimum depth of which shall be not less than ten feet except as provided hereunder:

- (1) Where the rear line of a site adjoins a dedicated lane the minimum depth of the rear yard may be reduced by an amount equal to the distance from the ultimate centre line of the lane to the rear line of the site.
- (2) Where a site is sufficiently large and is located within an area where rear access to the site and adjacent sites is not likely to be required, the Technical Planning Board may waive the rear yard requirement.

E. Height:

The height of a building shall not exceed 100 feet.

F. Floor Space Ratio:

The floor space ratio shall in no case exceed 5.0.

G. Off-street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

H. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

Notwithstanding the provisions of Section 1 of this schedule, development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide, provided, however, that development of any land abutting the streets set forth in Schedule "C" to this By-law shall be subject to the special regulations contained in Section 11(2) to this By-law.

Uses:

- (1) Abattoir or slaughter house.
- (2) Automobile wrecking.
- (3) Blast furnace operation.
- (4) Buildings exceeding 100 feet in height, subject to all other regulations of Section 1 of this schedule.
- (5) Buildings or runs for the hatching and raising of live poultry, fowl, rabbits, frogs, fish, or worms.
- (6) Building or use required by a public authority.
- (7) Cannery (fish, meat, poultry, pickles).
- (8) Car sales lot.
- (9) Chemicals.
- (10) Church.
- (11) Clay and clay products manufacturing.

- (12) Club, or lodge (fraternal).
- (13) Coal distillation.
- (14) Concrete mixing operations or concrete products manufacturing.
- (15) Deposit or extraction of material so as to alter the configuration of the land.
- (16) Explosives manufacturing or storage.
- (17) Fertilizer manufacturing or storage.
- (18) Fish (smoking, canning, curing, cleaning, packing).
- (19) Fish oil or meal manufacturing or storage.
- (20) Foundry.
- (21) Gas (compressed), manufacturing or storage.
- (22) Gelatine manufacturing.
- (23) Grain elevator.
- (24) Hall.
- (25) Home craft or occupation.
- (26) Incinerator.
- (27) Lime manufacturing or storage.
- (28) Linoleum and oilcloth manufacturing.
- (29) Margarine manufacturing.
- (30) Matches manufacturing or storage.
- (31) Metal smelting, refining, reduction.
- (32) Office building subject to it conforming to the vertical light angle provisions of the (C-3) Commercial District.
- (33) Paint, oil, shellac, turpentine or varnish manufacturing, mixing or storage.
- (34) Park or playground.
- (35) Petroleum, bitumen, tar products or derivatives, refining, mixing or bulk storage.
- (36) Poultry (live), sales and distribution.
- (37) Poultry slaughtering market.
- (38) Processing of fat, bones, fish, hides, skins, offal and animal products of a like nature.
- (39) Public utility other than as provided for in Section 1 of this schedule.
- (40) Pulp manufacturing.
- (41) Rags, baling and storage.
- (42) Retail store, business, or undertaking.
- (43) Rolling mill.
- (44) Rubber manufacturing or treatment.
- (45) Sash and door manufacturing.

- (46) Sawmill.
- (47) School (public or private), kindergarten, day-care school, creche or day nursery.
- (48) Size manufacturing.
- (49) Smelter or refinery.
- (50) Stable, barn, or the keeping, breeding, raising, training, boarding of horses, cattle, goats, or sheep.
- (51) Stadium, curling rink, ice rink, roller rink, race track, gymnasium or similar place of assembly.
- (52) Stock yard.
- (53) Storage yard, provided it is enclosed by a suitable fence which is painted and neatly maintained at all times.
- (54) Truck terminal.
- (55) Undertaking establishment.
- (56) Vegetable oil or fat refining and storage.
- (57) Welding shop.
- (58) A dwelling unit for a caretaker or watchman or other persons similarly employed if such dwelling unit is considered to be essential to the operation of the business or undertaking.
- (59) Any other building or use which is not specifically listed in the schedules of this By-law and which is similar to the foregoing buildings or uses; before granting a development permit for such building or use the Technical Planning Board shall have regard to the types of buildings and uses which specifically may be permitted in this schedule.
- (60) Any building or use which can be considered as accessory to the above uses and to the uses listed in Section I of this schedule, other than those accessory buildings or uses for which provision is made in such Section.

(CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT SCHEDULE:

1. Uses Permitted:

Development permits may be issued for development comprising the following uses subject to such uses first of all being approved by the Technical Planning Board. If a development permit is granted it shall be subject to such conditions and regulations or relaxations as the Technical Planning Board may decide:

- (1) Comprehensive Unit Development subject to the provisions of Section 11(4) of this By-law.

2. GENERAL SCHEDULES

SCHEDULE "A" — PERMITTED DEVELOPMENT

This is Schedule "A" to By-law No. 3575, being the "Zoning and Development By-law."

The following development may be undertaken without a development permit provided such development is carried out in accordance with the provisions of the By-law.

Nothing in this schedule shall operate so as to permit any development contrary to a condition imposed in any development permit granted.

DESCRIPTION OF DEVELOPMENT:

1. Buildings, structures or operations within the boundaries of a site occupied by a dwelling:

- (1) The use of any building or land, or the construction or placing, and the maintenance, improvement or other alteration, within the property lines of a site used solely for dwelling purposes of any building or enclosure (other than another dwelling or an extension to an existing dwelling), required for a purpose incidental to the enjoyment of the dwelling.
- (2) The keeping of not more than two boarders or lodgers or the keeping of not more than four foster children in each dwelling unit.

2. Development for Commercial Purposes:

Any development of the following nature when carried out by a commercial enterprise on land lawfully used for the carrying out of any commercial operation, and for the purposes of such operation:

- (1) The maintenance of any building, structure or use.
- (2) The provision, rearrangement or replacing of private roads, parking areas, loading or unloading areas, conveyors, plant, machinery, structures, or internal alterations, provided that no operations carried out shall materially affect the external appearance of the premises.
- (3) The erection, construction or placing of accessory buildings on land within the boundary of a site located in a commercial district.

3. Development for Industrial Purposes:

Development of the following nature carried out by an industry on land, lawfully used for the carrying out of any industrial process, and for the purposes of such process, or on land lawfully used as a dock, jetty, or wharf for industrial purposes:

- (1) The maintenance of any building, structure, or use.
- (2) The provision, rearrangement or replacing of private roads, parking areas, loading and unloading areas, railway trackage, conveyors, plant, machinery, structures, or internal alterations provided that such do not exceed the height limitation of the district in which they are located.
- (3) The erection, construction or placing of accessory buildings on land within the boundary of a site located in an industrial district.

4. Development by Public Service Agencies:

(1) Local Authorities:

(a) Highways, Streets, Lanes and Bridges:

The carrying out by a department or board of the City, of any works required for the improvement, maintenance, or repair of a highway, street, lane or bridge.

(b) Departments, Boards, or Commissions of the City:

The erection, construction, maintenance, or alteration by any department, board or commission of the City of such accessory buildings, structures or equipment as are required on land under their jurisdiction for the purposes of any lawful functions exercised by them on that land.

(2) Development by Statutory Boards established by an Act of the Province of British Columbia or of Canada, Departments of the Provincial Government, or of the Government of Canada, Public Utilities and Railways:

The erection, construction, maintenance, or alteration by any of the above agencies of such accessory buildings, structures or equipment as are required on lands under their jurisdiction for the purposes of any lawful functions exercised by them on that land.

5. Sundry Minor Operations:

The erection, construction or maintenance of a fence, gate, wall or like means of enclosure.

6. Construction and Repair of Services:

The carrying out of any operations for the purpose of installing, inspecting, repairing or renewing sewers, mains, pipes, cables, wires, or other similar apparatus required in connection with any lawful use of buildings or land.

7. Temporary Buildings and Uses:

The erection, construction, or placing on land, in, on, over, or under which land operations are being, or are about to be carried out in pursuance of a development permit granted, or operation for which a development permit is not required, or on adjoining land, of buildings, structures, materials, works, plant, or machinery needed temporarily in connection with these operations, for the period of such operations provided that such buildings, structures, materials, works, plant or machinery shall be removed at the expiration of such temporary period, and where sited on any adjoining land, such land shall be restored to its previous existing condition.

8. Change of Use:

A change in the use of any lawful existing building or land from the type of use listed in Column (1) to the type of use listed in Column (2), provided such latter use conforms to the provisions of this By-law:

Column (1)	Column (2)
From: A dwelling containing one or more sleeping units, housekeeping units, or dwelling units.	To: A dwelling containing a lesser number of the same units.
Boarding house, lodging house or fraternity or sorority house.	A one-family dwelling.
Retail store.	Any other type of retail store permitted in the district in which it is located.
An office in a C or M district.	Any other type of office in a C or M district.
A light industry.	Any other light industry permitted in Section 1 of the schedule for the district in which such light industry is located.
A heavy industry.	Any other heavy industry other than those requiring special approval by the Technical Planning Board.

9. Advertisements and Signs:

Advertisements and signs subject to them conforming to this By-law.

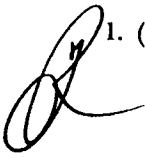
SCHEDULE "B" -- REQUIRED PARKING SPACES

This is Schedule "B" to By-law No. 3575, being the "Zoning and Development By-law."

Pursuant to Section 12(1) of this By-law, the number of Off-street Vehicular Parking Spaces required for any development on any site located in any zoning district shall be as set out below; when the number of required parking spaces results in a fractional space, any fraction of one-half or less may be disregarded and any fraction of greater than one-half shall require one additional parking space.


Use

Required Parking Spaces

- 
- (1) Dwelling units in apartment buildings ~~or terraces~~ located in (RM-1) and (RM-2) Multiple Dwelling Districts.

One parking space for every 700 square feet of floor area of dwelling unit (excluding common stairways, halls, laundry or locker rooms).

In no case shall there be less than one space for every dwelling unit.

- 
- (2) Dwelling or housekeeping units (other than as provided for in (1) above) in apartment buildings, ~~terraces~~, conversions, and above commercial, industrial or other premises.

One parking space for every 1,400 square feet of floor area of dwelling or housekeeping unit (excluding common stairways, halls, laundry or locker rooms).

In no case shall there be less than one space for every three dwelling or housekeeping units.

2. Boarding or lodging houses, fraternity or sorority houses, convalescent homes, or other similar uses.

One parking space for every 350 square feet of floor area used for sleeping units, exclusive of bathrooms.

3. Hotels.

One parking space for every 700 square feet of floor area used for sleeping units or housekeeping units, exclusive of bathrooms.

4. Tourist Courts, Motels.

One parking space for each dwelling unit or sleeping unit.

5. Hospitals, Sanitoriums, or other similar uses.

One parking space for every 1,000 square feet of gross floor area in the building.

6. Institutions of a religious, philanthropic, charitable or philozoic character, or other similar uses.

One parking space for every 1,000 square feet of gross floor area in the building.

7. School --- Public or Private.

One parking space for every 10 seats in the auditorium or one parking space for every 100 square feet of floor area of auditorium or area used for general assembly, whichever is the greater.

8. Schools --- Business

—up to and including a gross floor area of 3,000 square feet.

One parking space for every 1,000 square feet of gross floor area in the building.

—exceeding a gross floor area of 3,000 square feet.

Three parking spaces, plus one parking space for every additional 500 square feet of gross floor area in excess of 3,000 square feet.

Use

9. Churches, Lodges (fraternal), Clubs, Community Centres, Theatres, Halls, Gymnasiums, Ice or Roller Rinks, Arenas, Auditoriums, Stadiums, Undertaking Establishments, or other similar places of assembly.
10. Bowling Alleys
11. Office Buildings, Retail Establishments, Establishments for the sale and consumption on the premises of food and beverages, or other similar use;
 - up to and including a gross floor area of 3,000 square feet.
 - exceeding a gross floor area of 3,000 square feet.
12. Manufacturing and Industrial Buildings and uses, Warehouses, Storage Buildings or Yards, Wholesale Distribution, Servicing and Repair Establishments, or other similar uses.

Required Parking Spaces

One parking space for every 10 fixed seats; otherwise one parking space for every 100 square feet of floor area used for dancing or assembly, whichever is the greater.

Two parking spaces for each alley.

One parking space for every 1,000 square feet of gross floor area in the building.

Three parking spaces plus one parking space for every additional 500 square feet of gross floor area in excess of 3,000 square feet.

One parking space for each five employees on a maximum working shift, or not less than one parking space for each 1,000 square feet of gross floor area in the building, whichever is the greater.

SCHEDULE "C" – STREETS REQUIRING LANDSCAPED SETBACKS

This is Schedule "C" to By-law No. 3575, being the "Zoning and Development By-law."

The following are the streets, lanes or other areas, or portions thereof lying between the specified intersections for which landscaped setbacks are prescribed for the abutting or adjoining sites, as the case may be, by Section 11(2) of By-law No., being the "Zoning and Development By-law", together with the minimum depths of such setbacks, measured from the ultimate street line or lane line, as determined by the City Engineer, or site boundary, as the case may be.

Street, Lane or Other Area	Depth of Setback
1. Marine Drive,	
South Side:	
Cambie Street to the east boundary of Blk. "L", D.L. 327B.....	40 feet
Laurel Street, north-easterly 200 feet.....	40 feet
2. Broadway and Lougheed Highway,	
South Side:	
Renfrew Street to Boundary Road.....	40 feet
North Side:	
Skeena Street to Boundary Road.....	40 feet
3. Grandview Highway,	
North Side:	
Renfrew Street to Boundary Road.....	40 feet
4. McLean Drive,	
West Side:	
Fifth Avenue to Third Avenue.....	12 feet
Grant Street to William Street.....	12 feet


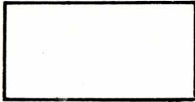
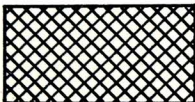


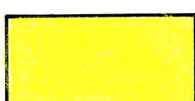


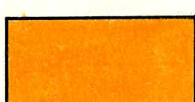





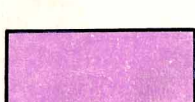


SCHEDULE "D"

ZONING AND DEVELOPMENT

By LAW No. 3575

NOTATION

SCHEDULE "D" - ZONING DISTRICT PLAN

	.....	RA-1	LIMITED AGRICULTURAL DISTRICT
	.....	RS-1	ONE-FAMILY DWELLING DISTRICT
	.....	RS-2	ONE-FAMILY DWELLING DISTRICT
	.....	RS-3	ONE-FAMILY DWELLING DISTRICT
	.....	RT-1	TWO-FAMILY DWELLING DISTRICT
	.....	RT-2	TWO-FAMILY DWELLING DISTRICT
	.....	RM-1	MULTIPLE DWELLING DISTRICT
	.....	RM-2	MULTIPLE DWELLING DISTRICT
	.....	RM-3	MULTIPLE DWELLING DISTRICT
	.....	RM-4	MULTIPLE DWELLING DISTRICT
	.....	C-1	COMMERCIAL DISTRICT
	.....	C-2	COMMERCIAL DISTRICT
	.....	C-3	COMMERCIAL DISTRICT
	.....	CM-1	COMMERCIAL DISTRICT
	.....	M-1	INDUSTRIAL DISTRICT
	.....	M-2	INDUSTRIAL DISTRICT
	CD-1	COMPREHENSIVE DEVELOPMENT DISTRICT

CITY OF VANCOUVER

BRITISH COLUMBIA

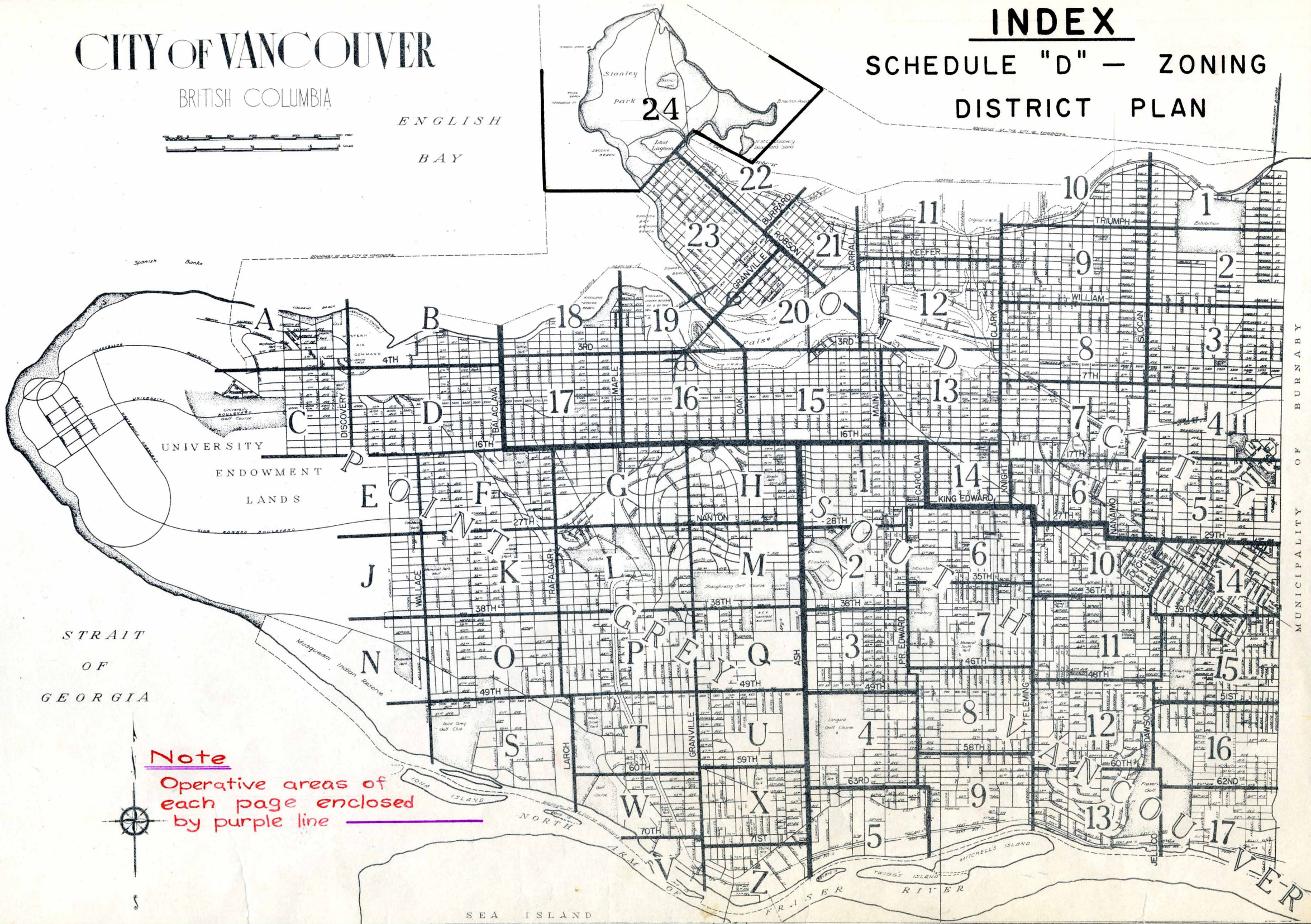


ENGLISH

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INDEX

SCHEDULE "D" — ZONING DISTRICT PLAN



Note

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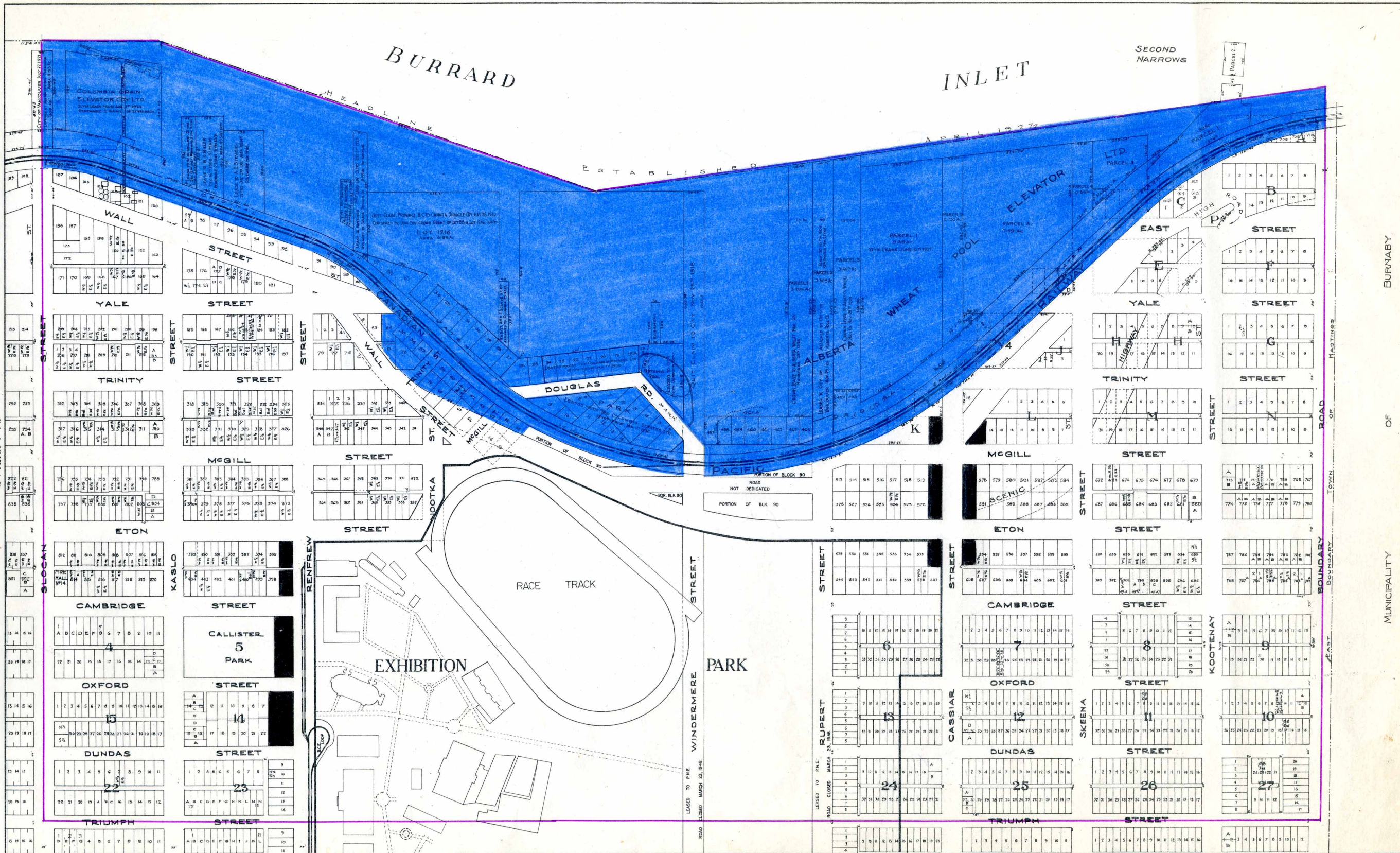


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MUNICIPALITY OF BURNABY

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SHEET 10

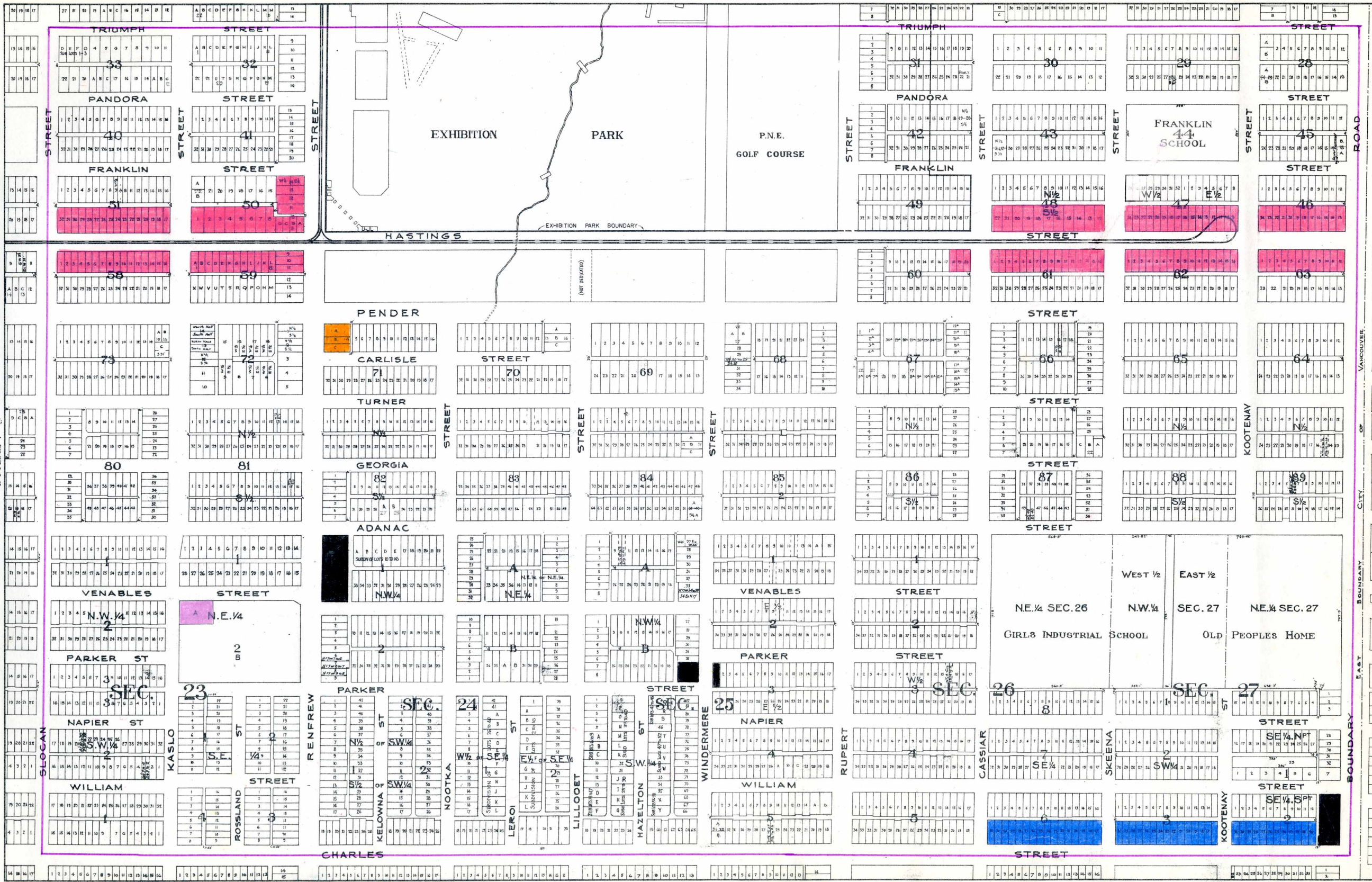
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MUNICIPALITY OF BURNABY

BOUNDARY OF EAST TOWN OF HASTINGS

ROAD CLOSED MARCH 23, 1948

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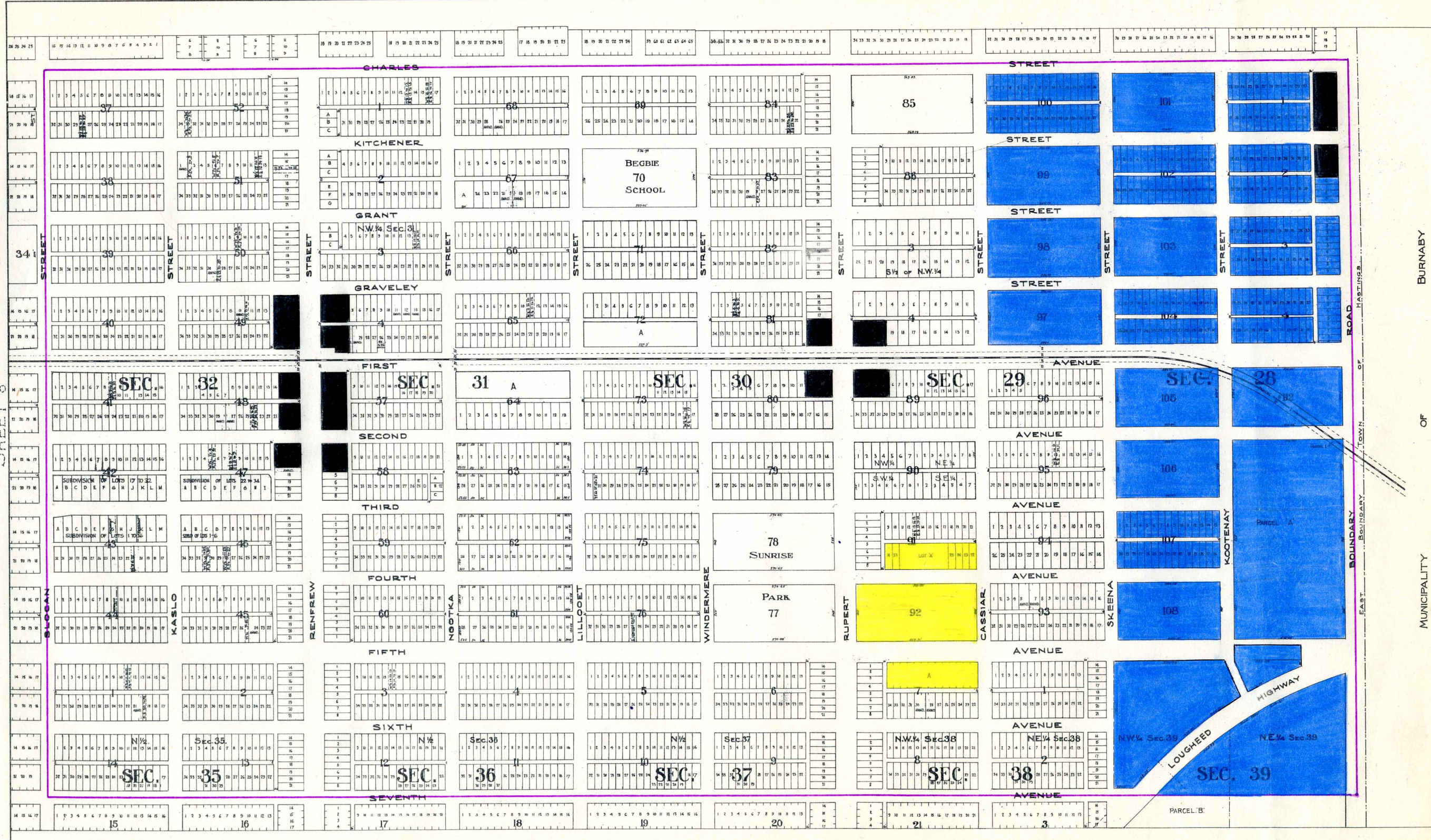


Vancouver City Boundary East

BURNABY

OF

MUNICIPALITY



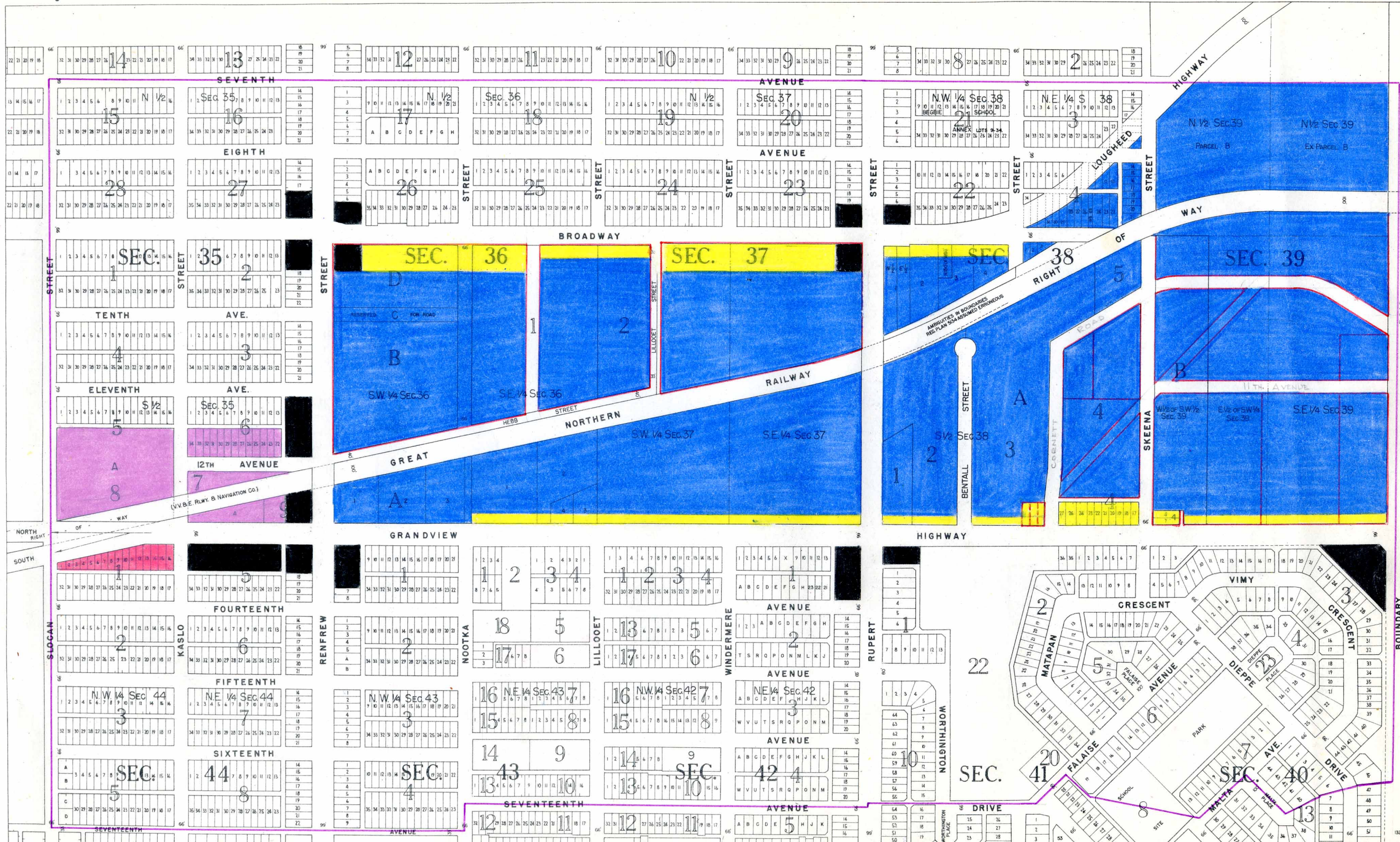
BURNABY

OF

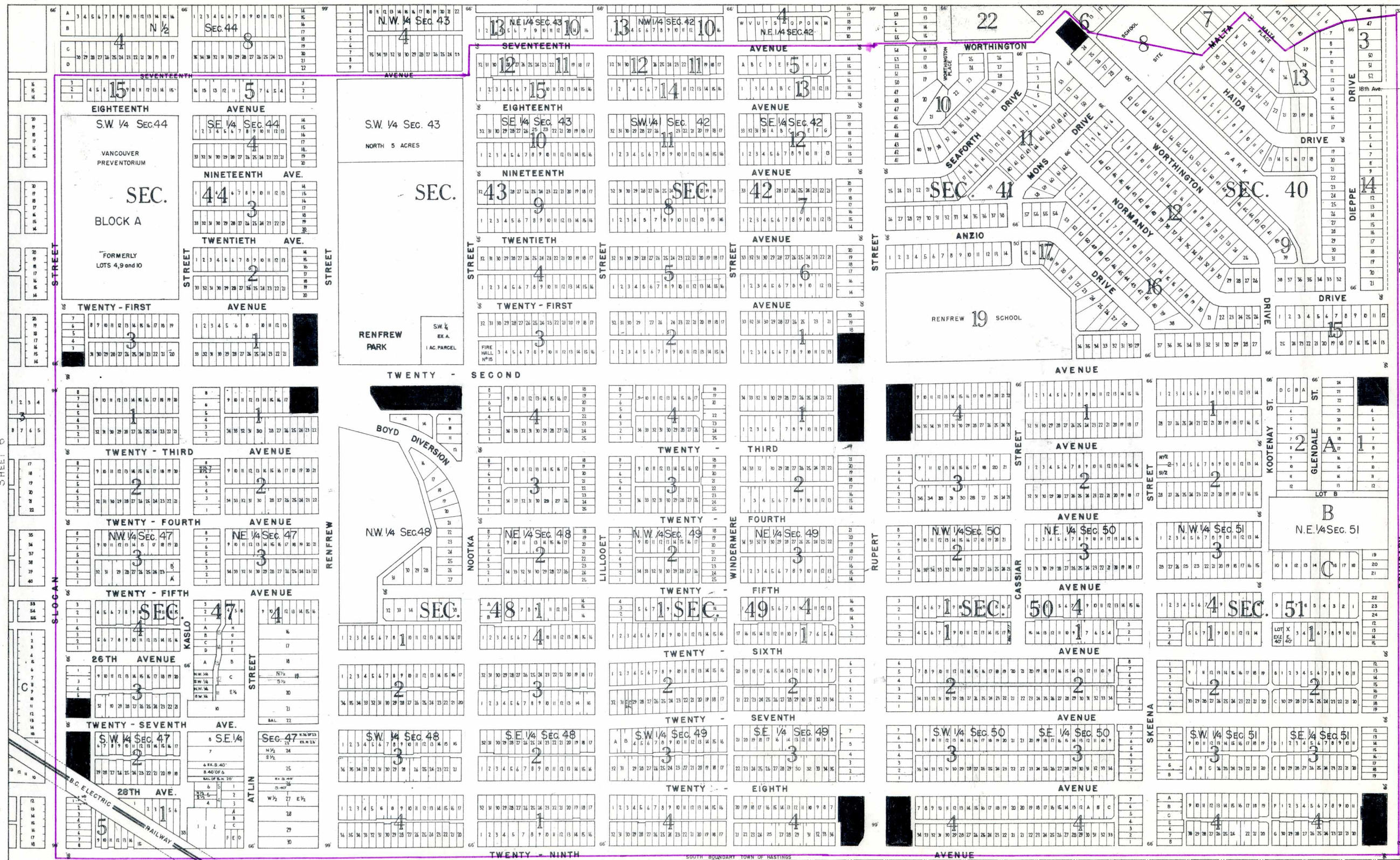
MUNICIPALITY

BOUNDARY EAST TOWN OF HASTINGS ROAD

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EAST BOUNDARY CITY OF VANCOUVER
Municipality of Burnaby



EAST BOUNDARY CITY OF VANCOUVER

BOUNDARY

SOUTH BOUNDARY TOWN OF HASTINGS

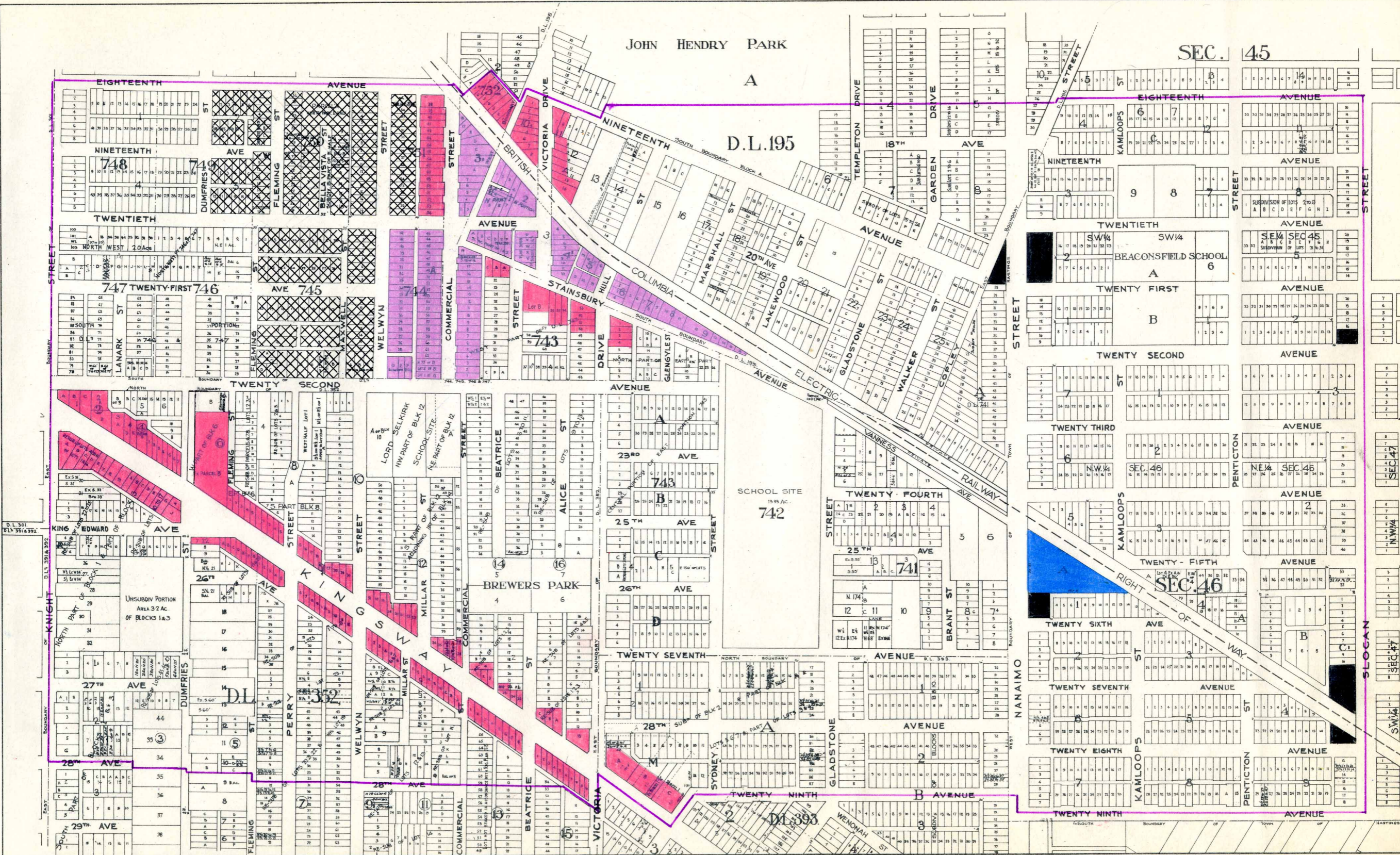
Municipality of Burnaby

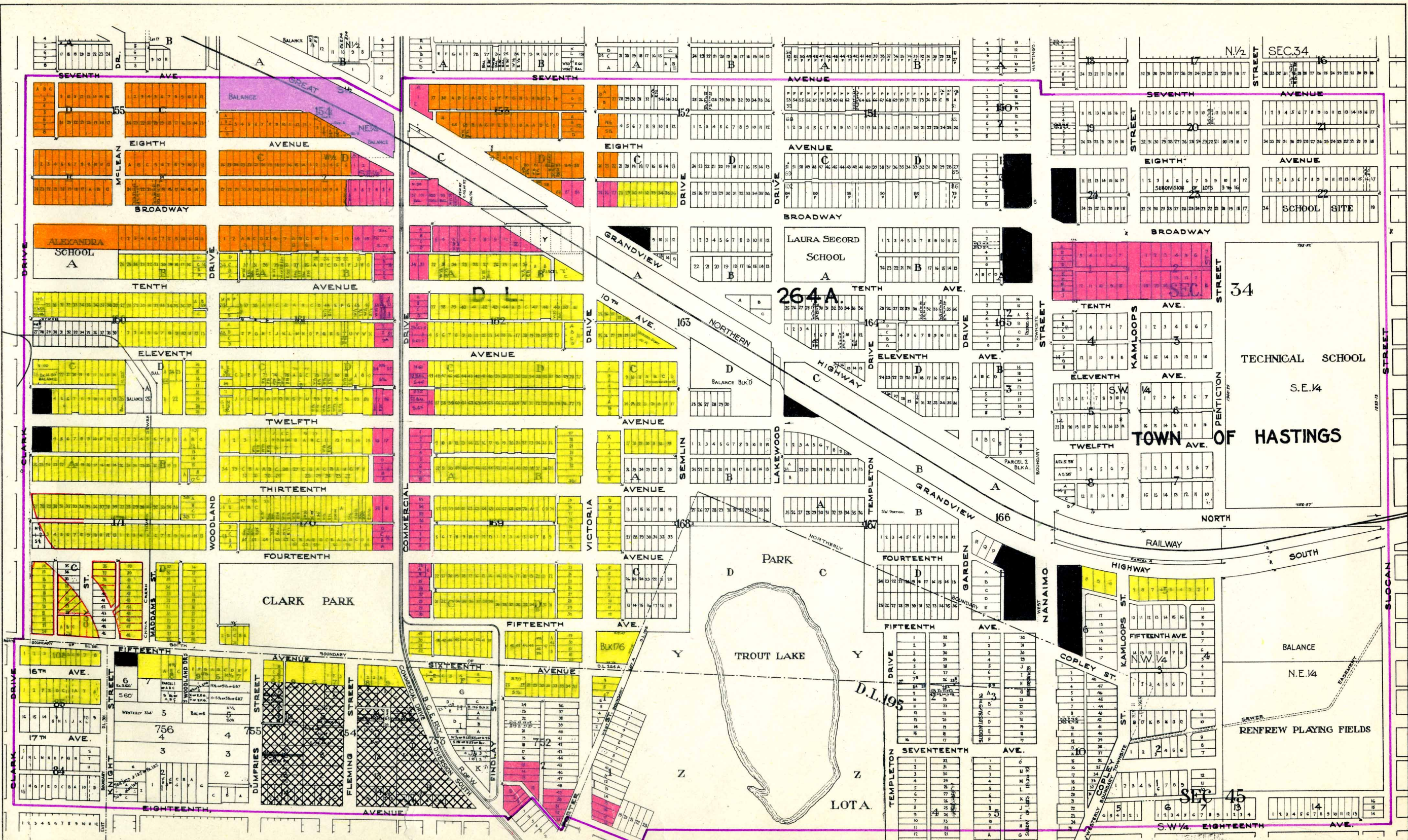
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SHEET NO 4 STH VAN

SHEET NO 4 STH VAN

SHEET NO 5 STH VAN



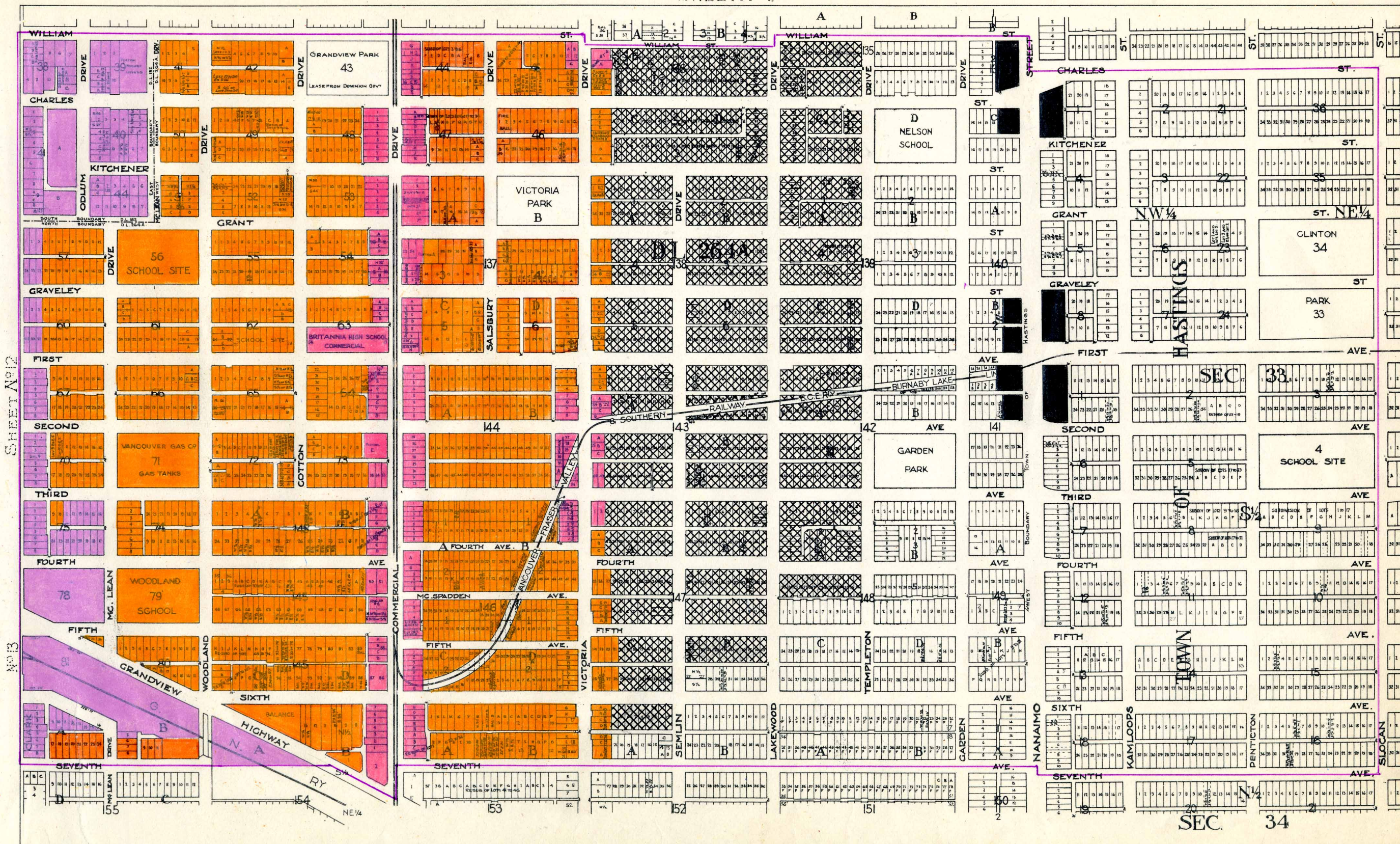


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SHEET No 4

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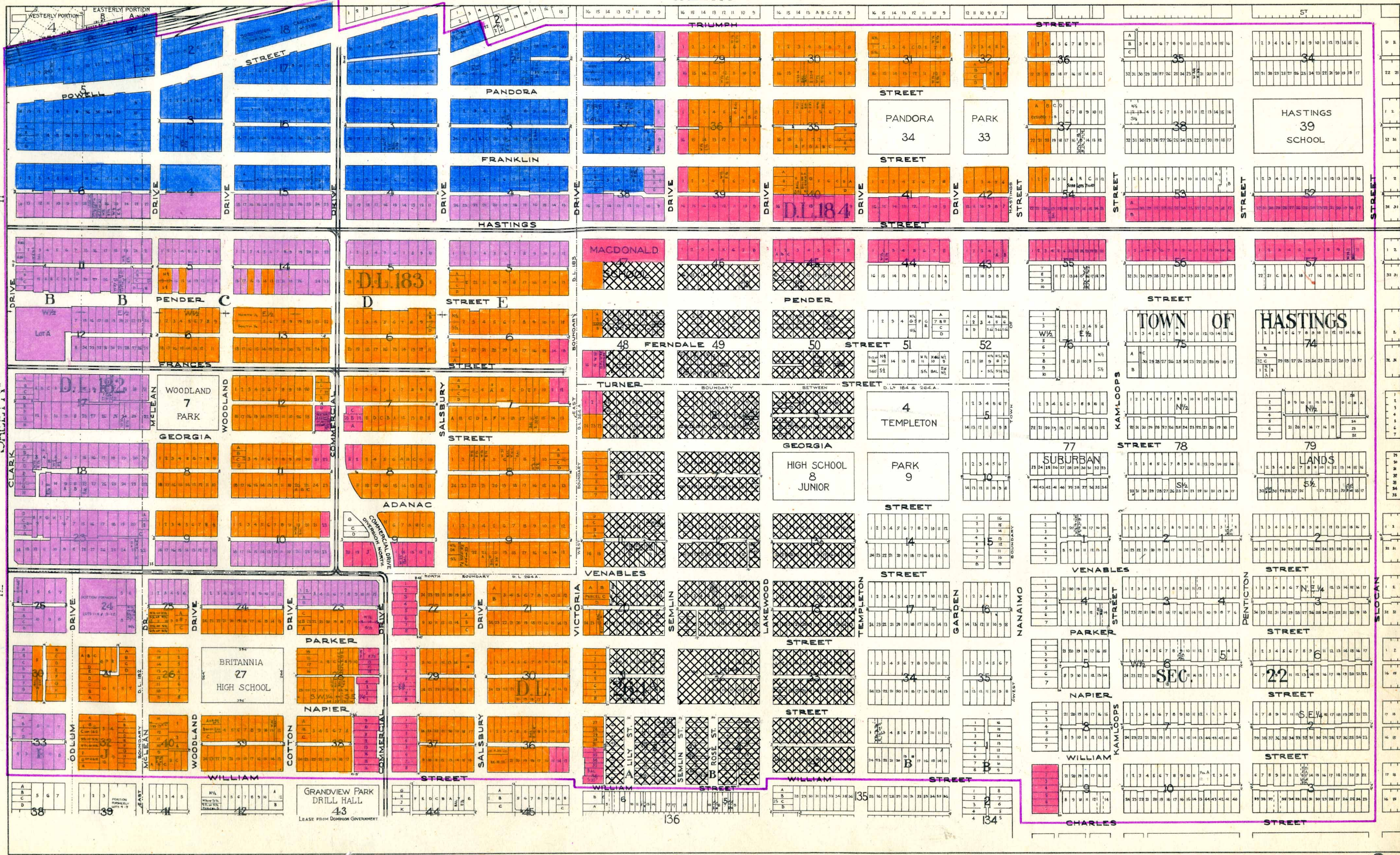
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SHEET No 12

No 13

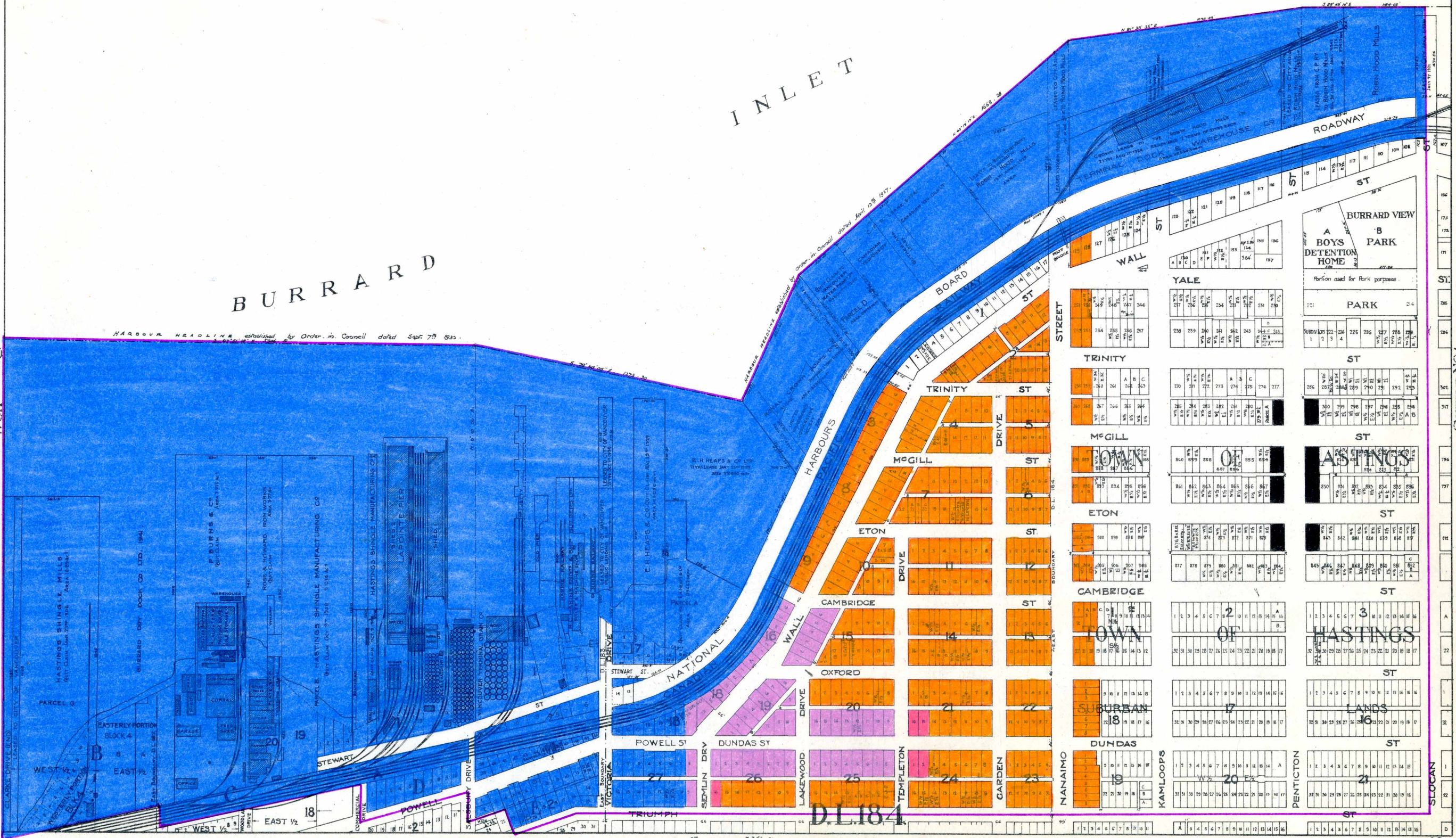
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BURRARD

INLET

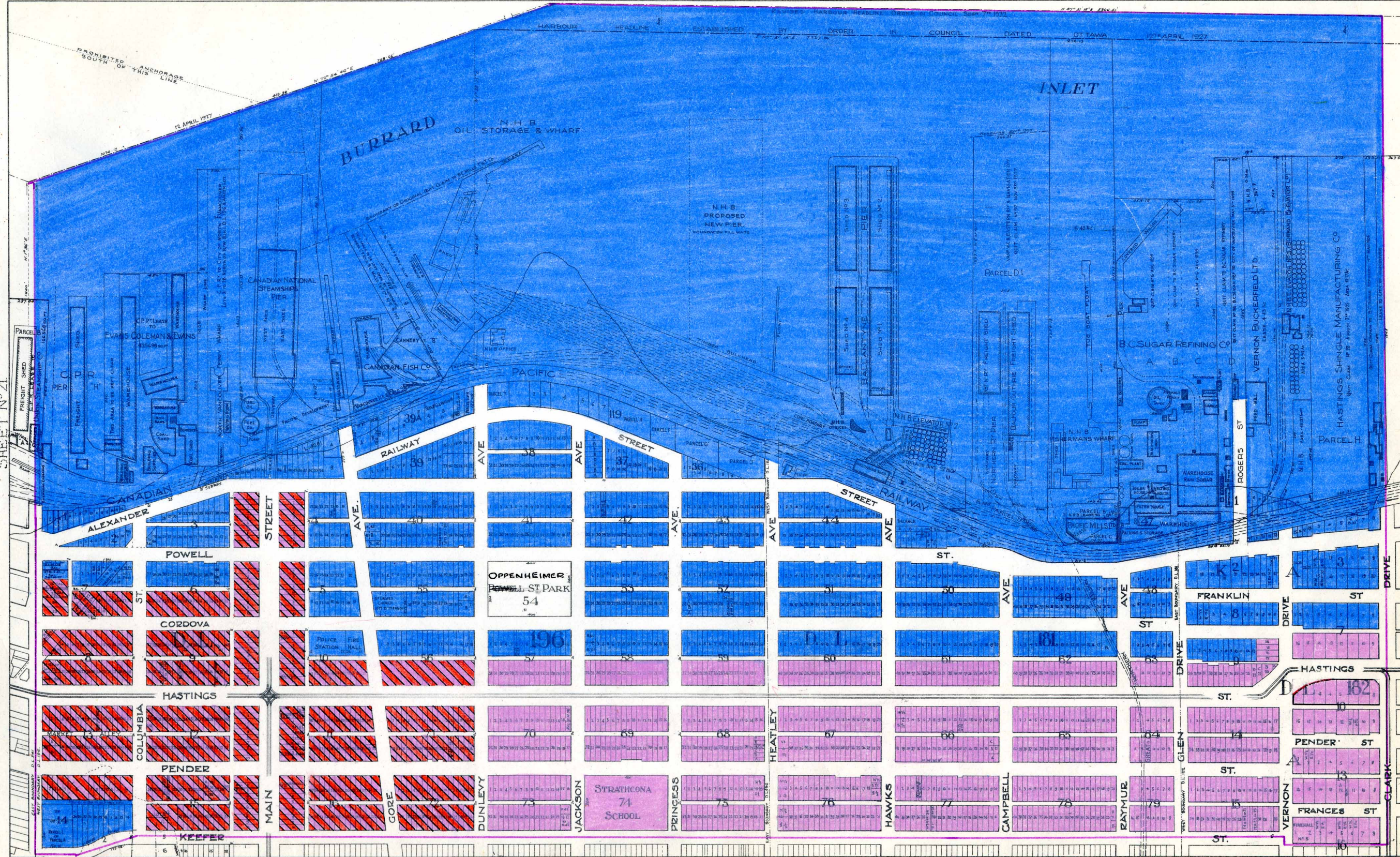
HARBOUR HEADLINE established by Order in Council dated Sept 7th 1933.



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B.

REVISED HARBOUR HEADLINE ORDER BY COUNCIL SEPT 7TH 1931
ESTABLISHED BY ORDER IN COUNCIL DATED OT TAWA 12TH APRIL 1927



SHEET NO 21

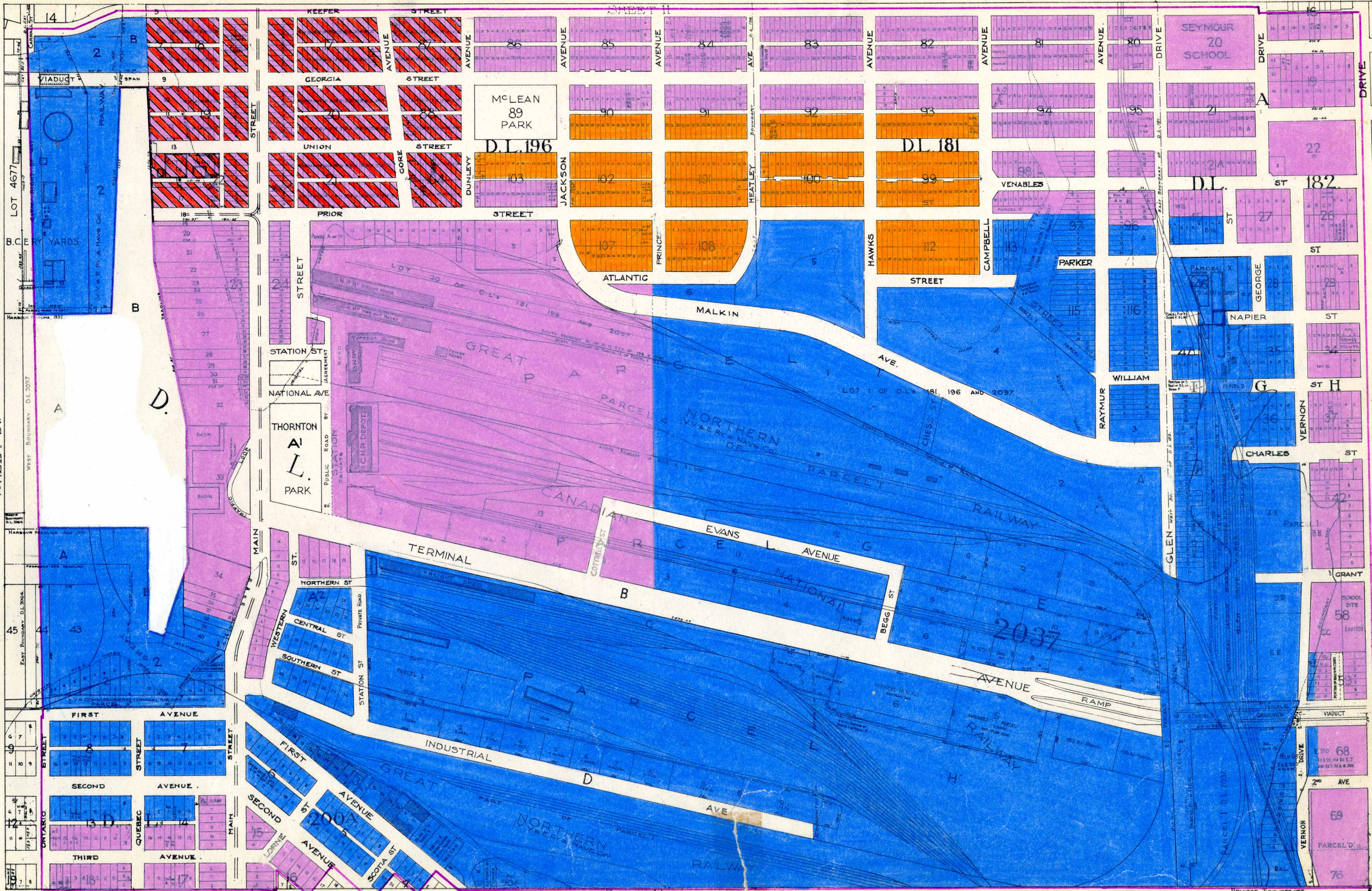
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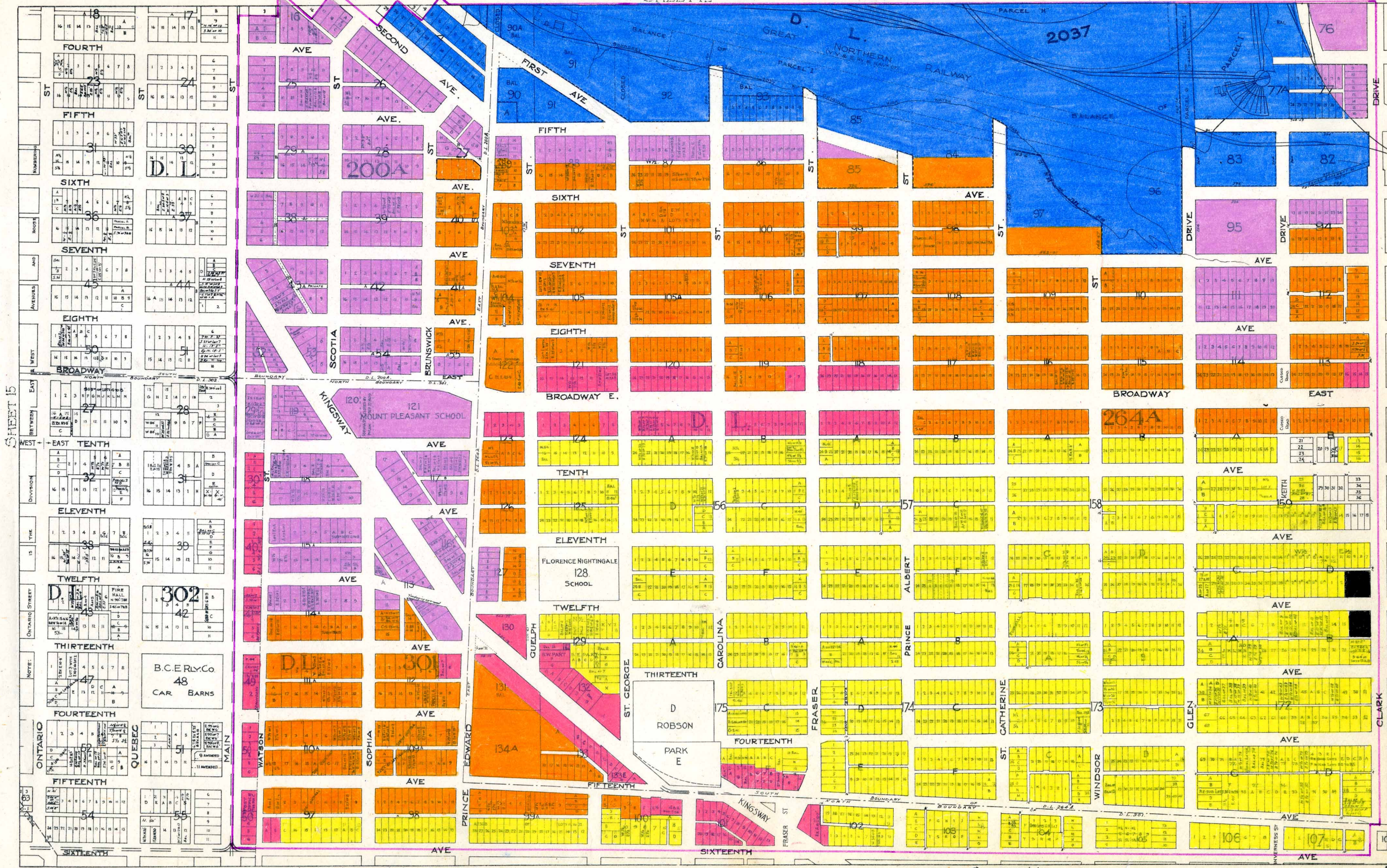
SHEET NO 9

SHEET NO 12

REVISED JUN 27 1902 1425

11



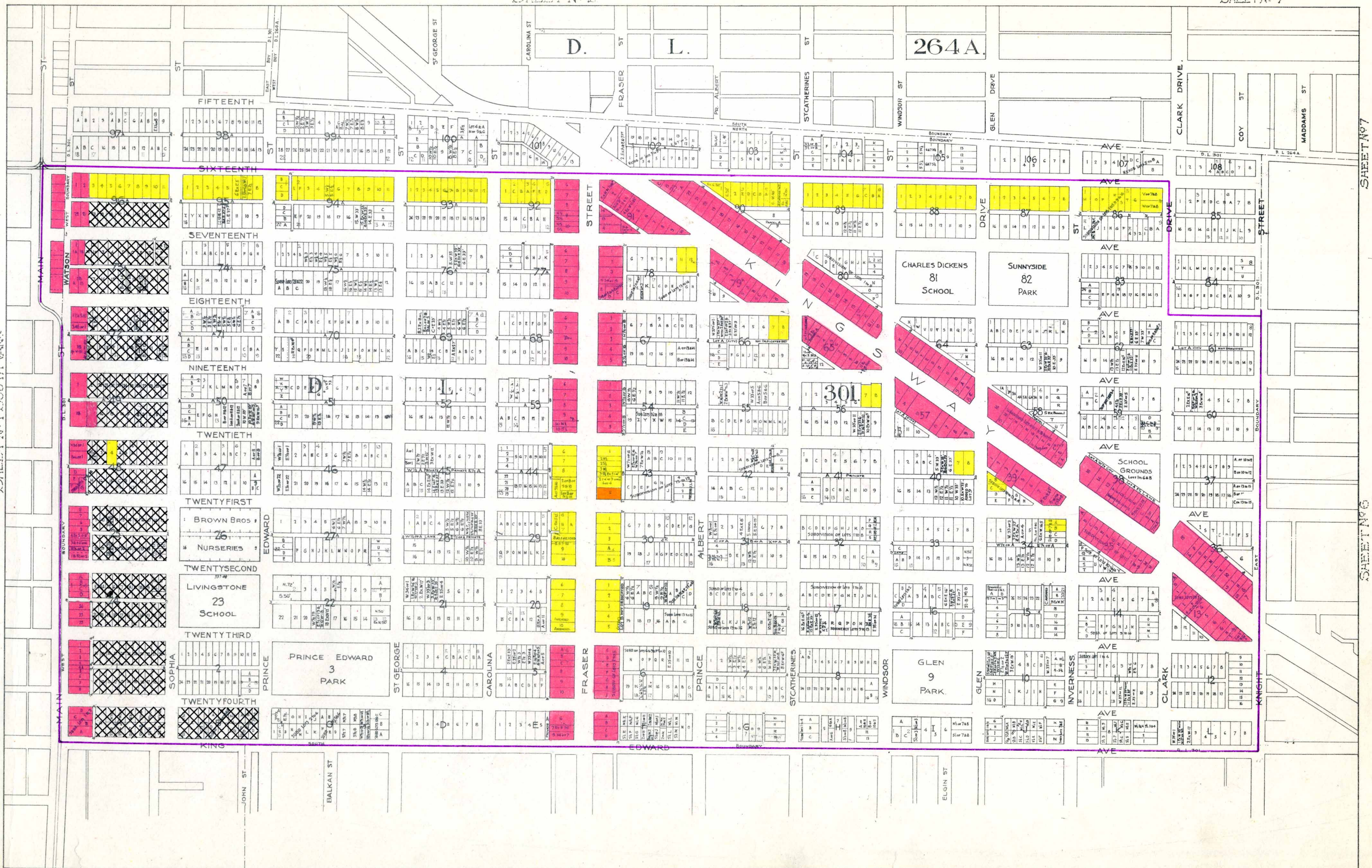


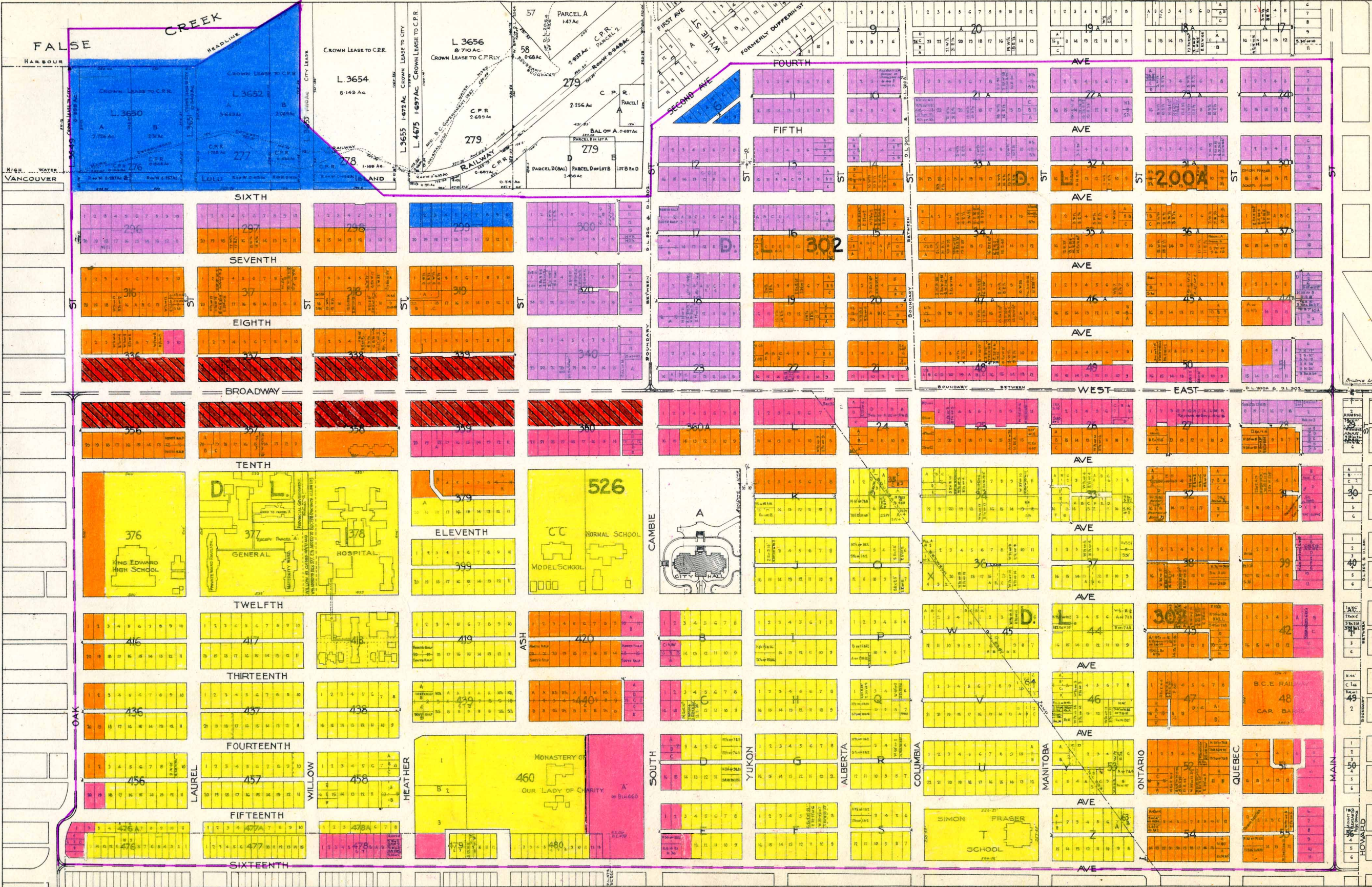
SHEET 15

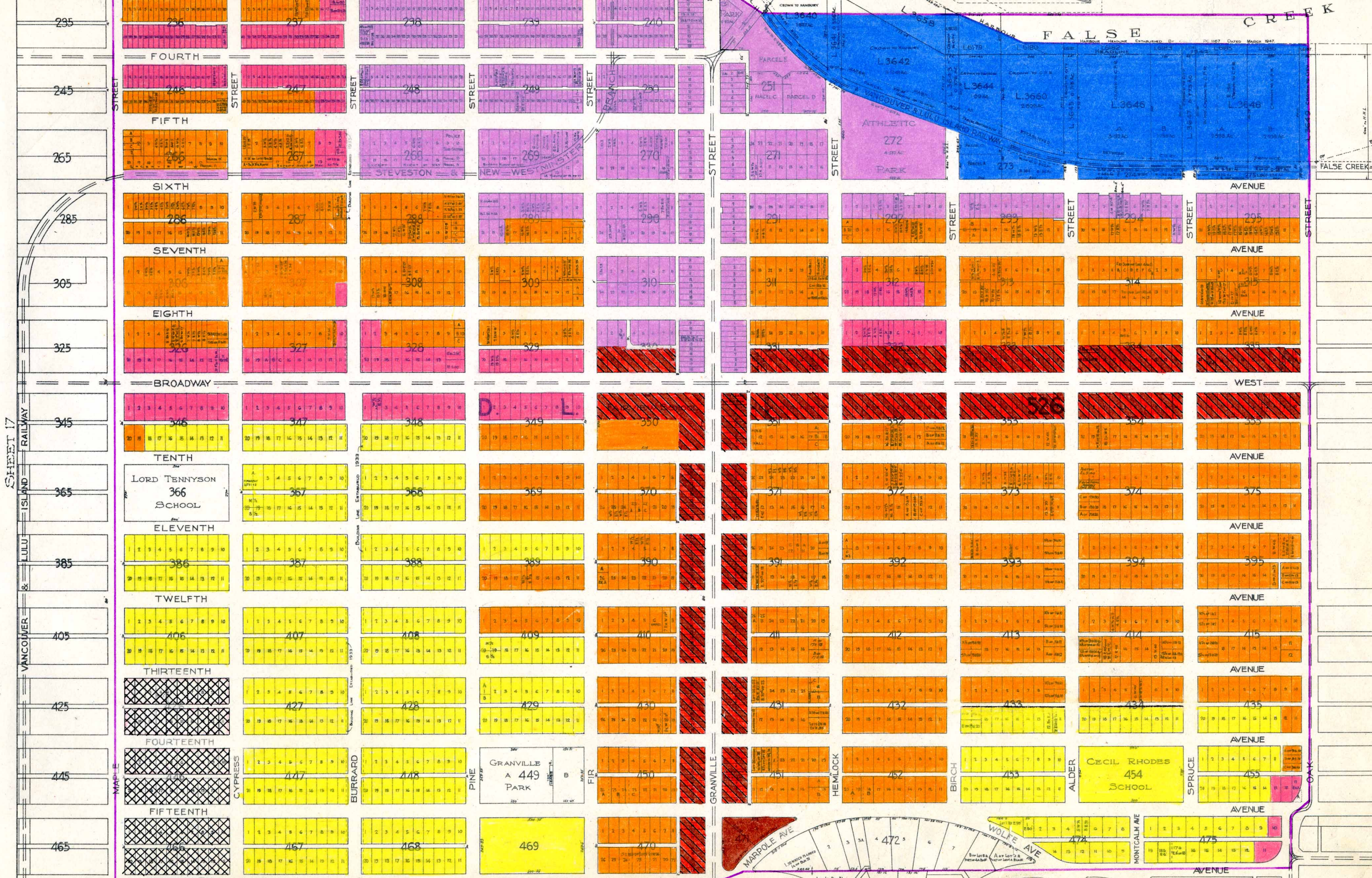
SHEET NO 1 SOUTH VAN

SHEET NO 7

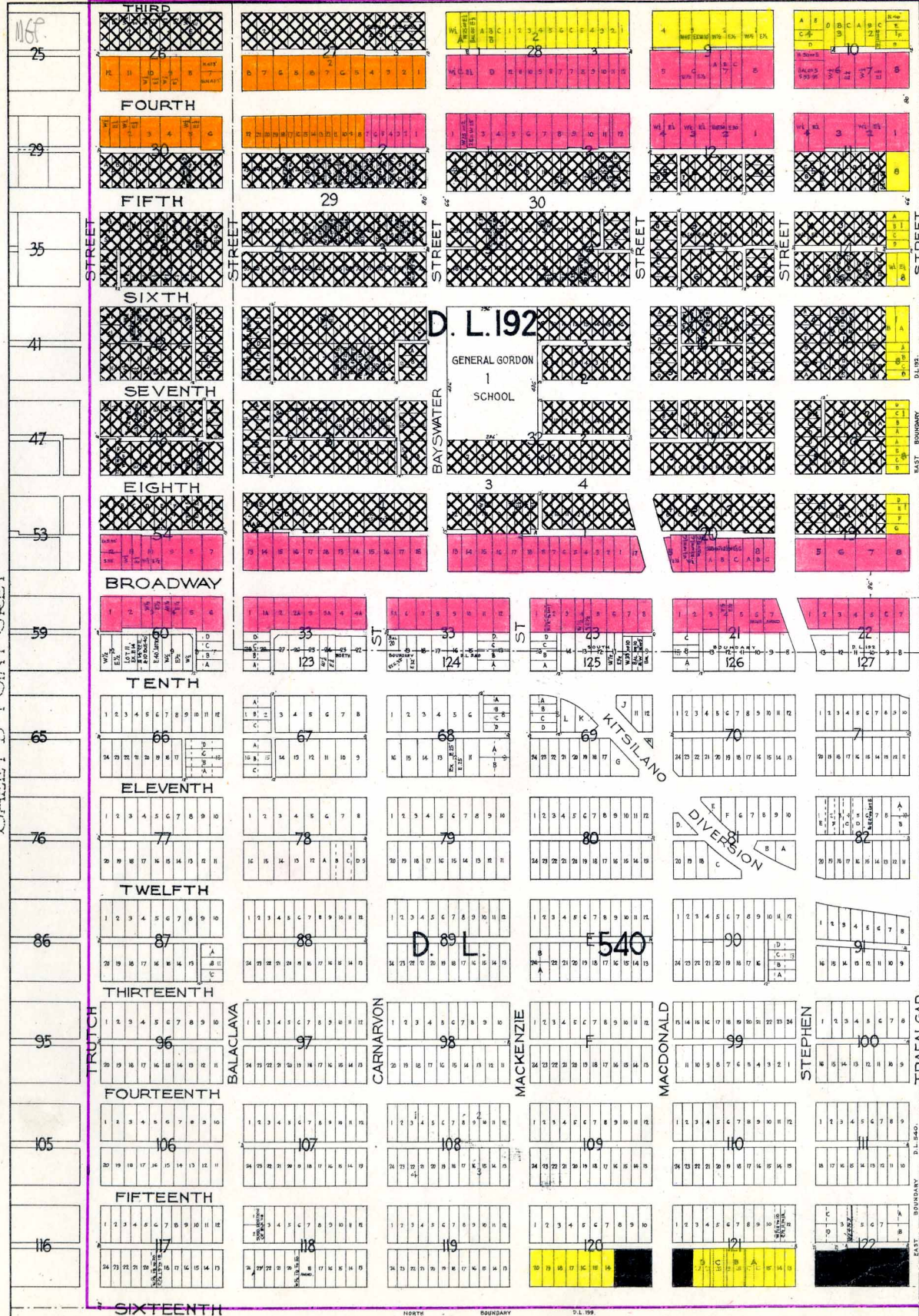
SHEET NO 6







SHEET D POINT GREY



SHEET F POINT GREY



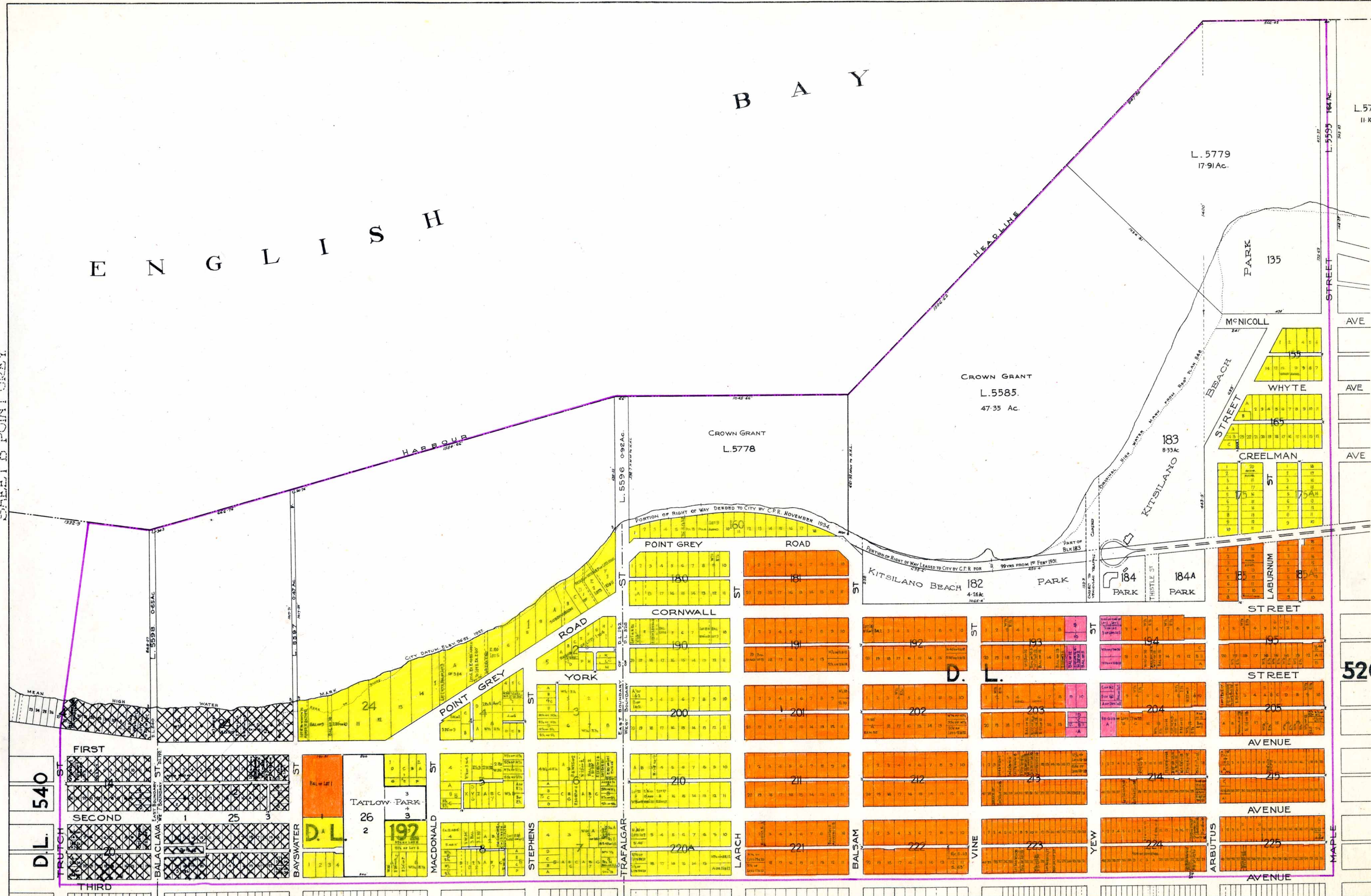
SHEET G POINT GREY

122

SHEET B POINT GREY

E N G L I S H

B A Y



L. 5780
11.10 AC.

L. 5779
17.91 AC.

CROWN GRANT
L. 5585.
47.35 AC.

CROWN GRANT
L. 5778

183
8.53 AC
KITILANO

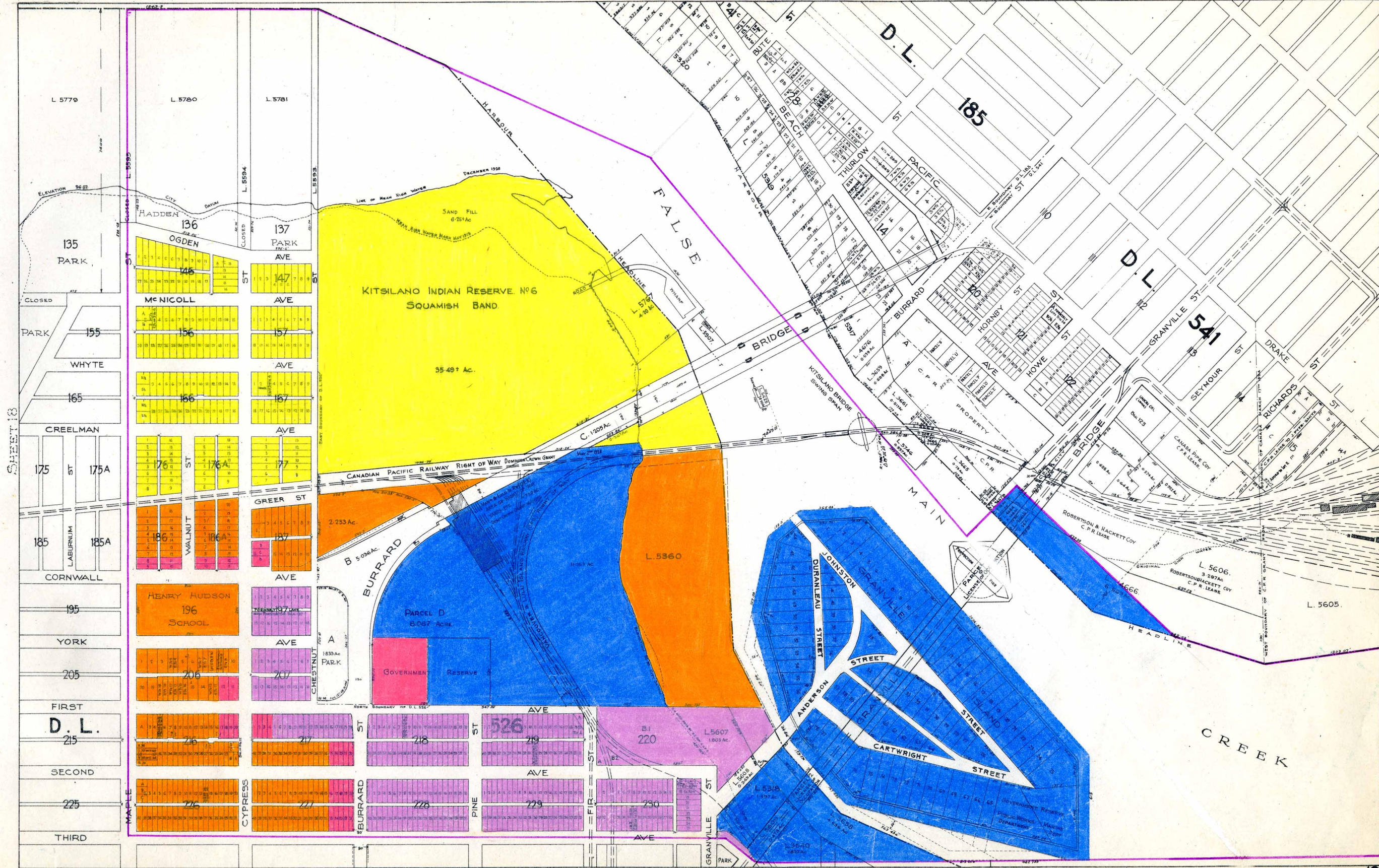
526

SHEET 17

REVISED JULY 10 1952 M.E.S.

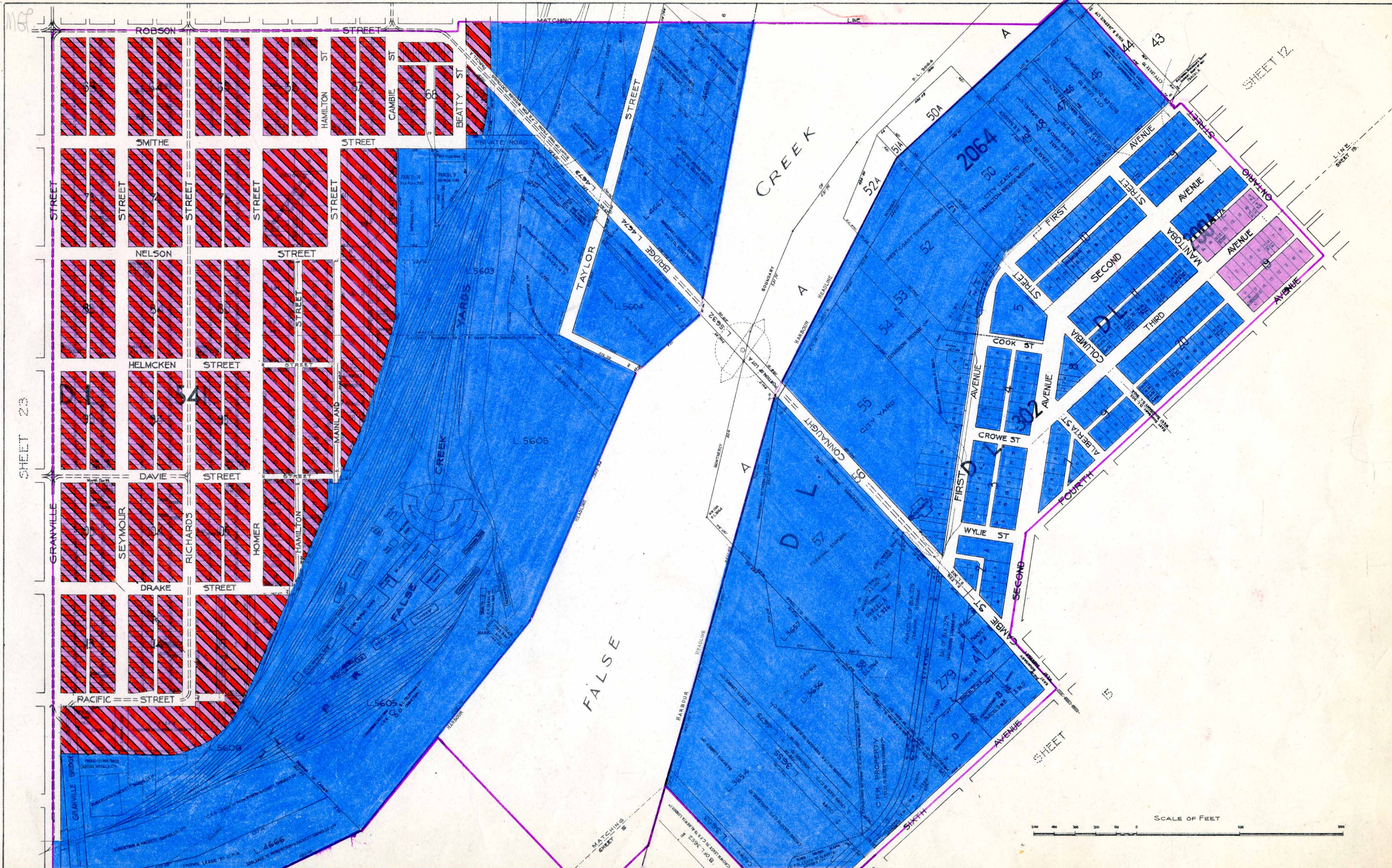
18

116P



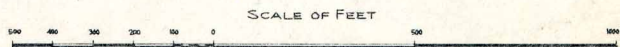
SHEET 18

SHEET 19



SHEET 23

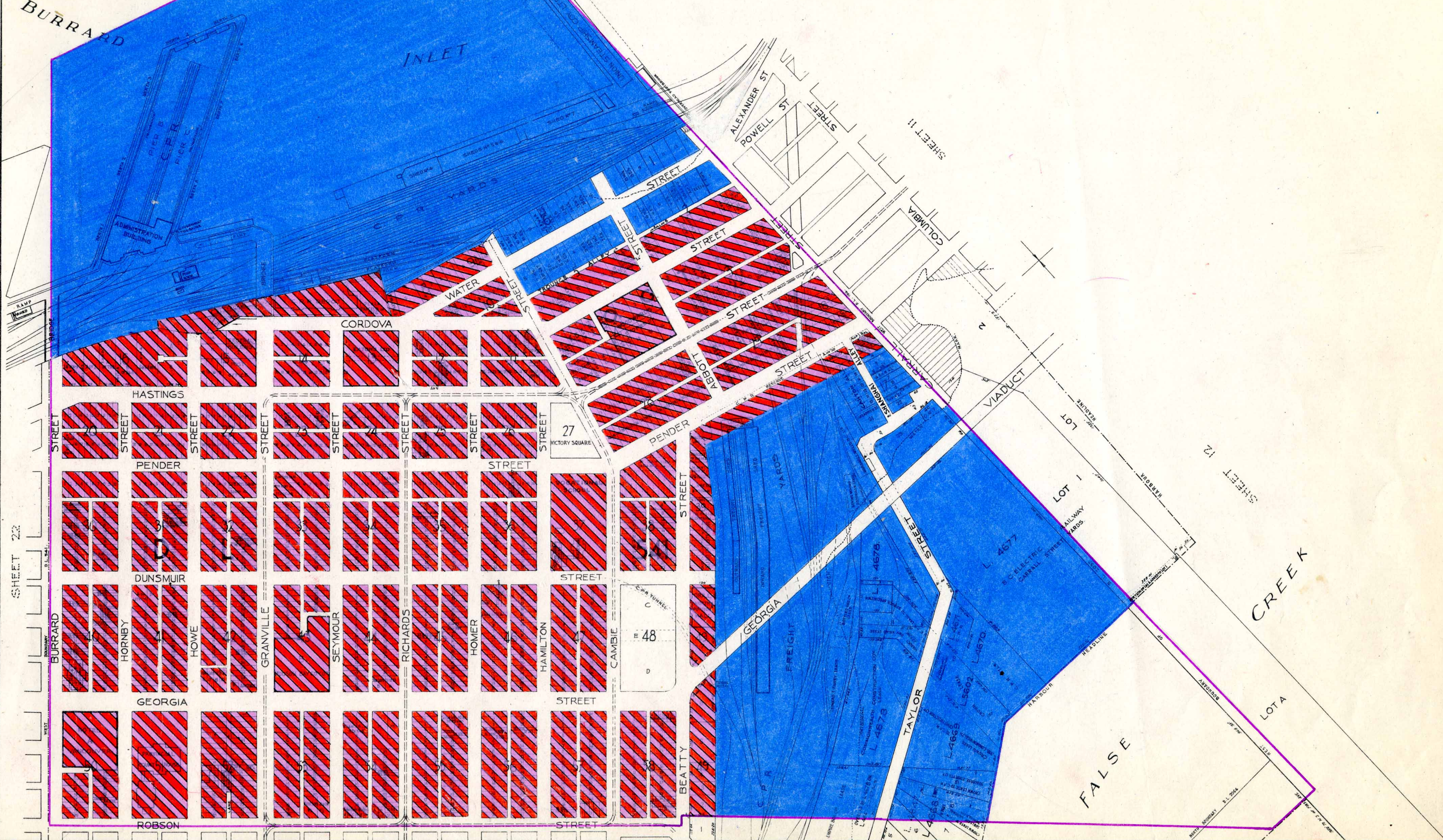
SHEET 12



M67

BURRARD

INLET



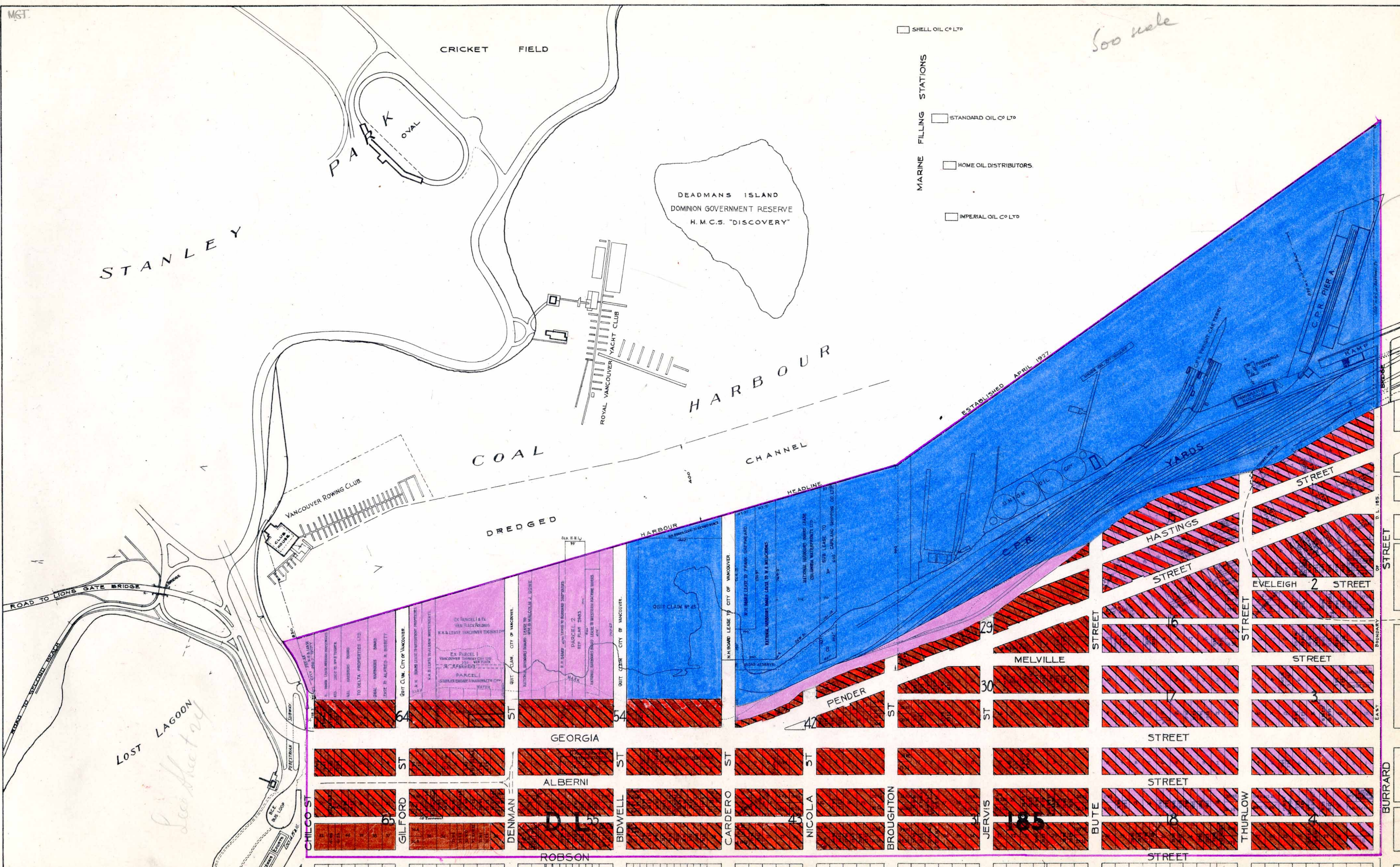
SHEET 22

SHEET 20

SHEET 20

SHEET 12

500 scale



STANLEY

CRICKET FIELD

PARK OVAL

DEADMANS ISLAND
DOMINION GOVERNMENT RESERVE
H.M.C.S. "DISCOVERY"

ROYAL VANCOUVER YACHT CLUB

HARBOUR

COAL CHANNEL

VANCOUVER ROWING CLUB

DREDGED

HARBOUR

HEADLINE

ESTABLISHED APRIL 1927

HASTINGS STREET

STREET

EVELEIGH STREET

MELVILLE STREET

PENDER STREET

GEORGIA STREET

ALBERNI STREET

DENMAN STREET

BIDWELL STREET

ROBSON STREET

CARDERO STREET

NICOLA STREET

BROUGHTON STREET

JERVIS STREET

BUTE STREET

STREET

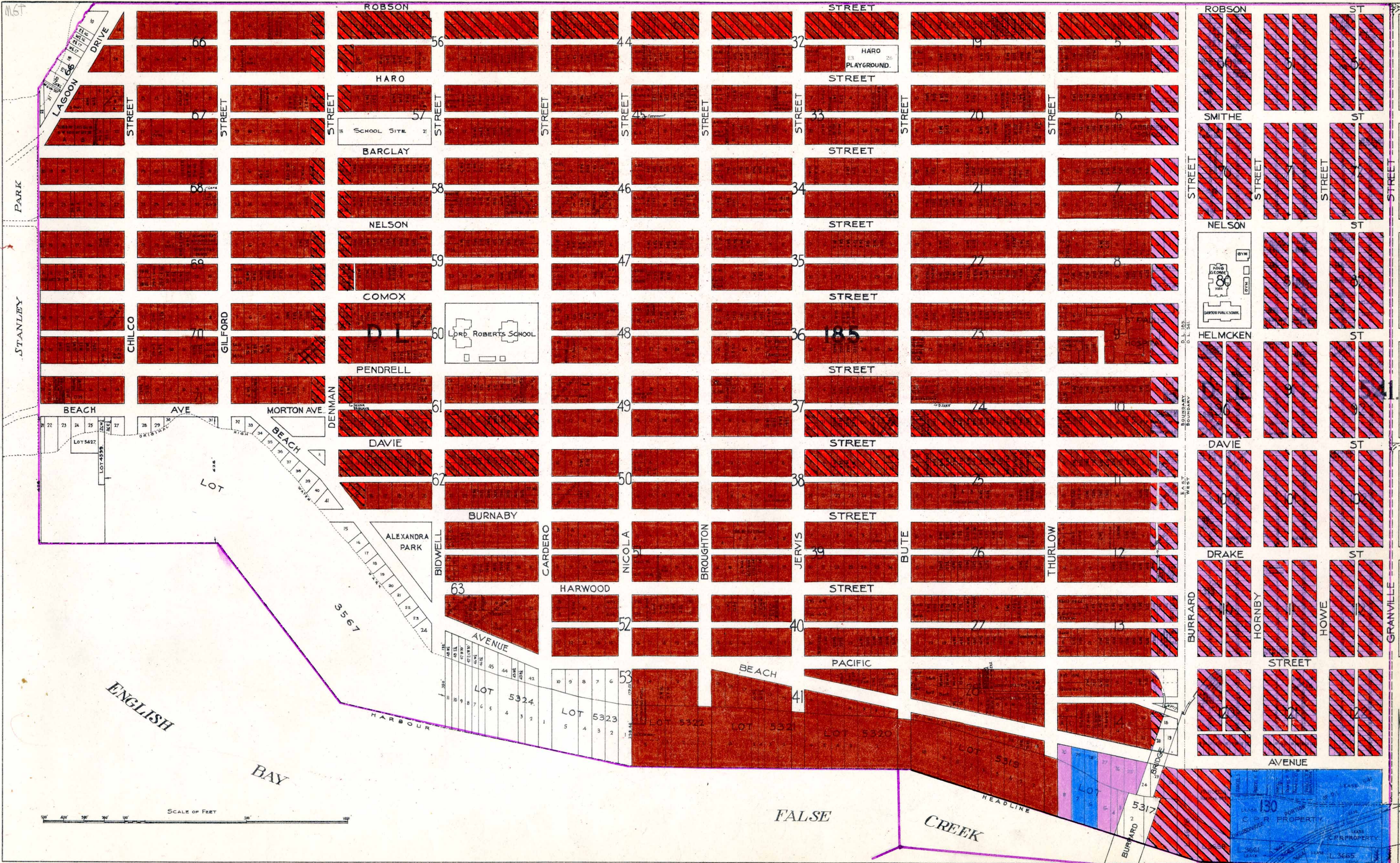
THURLOW STREET

BURRARD STREET

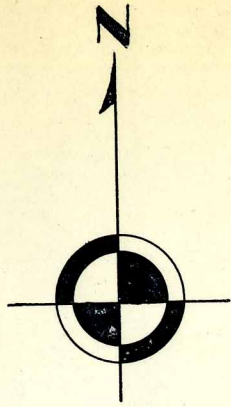
ROAD TO LIONS GATE BRIDGE

LOST LAGOON

See sheet 21

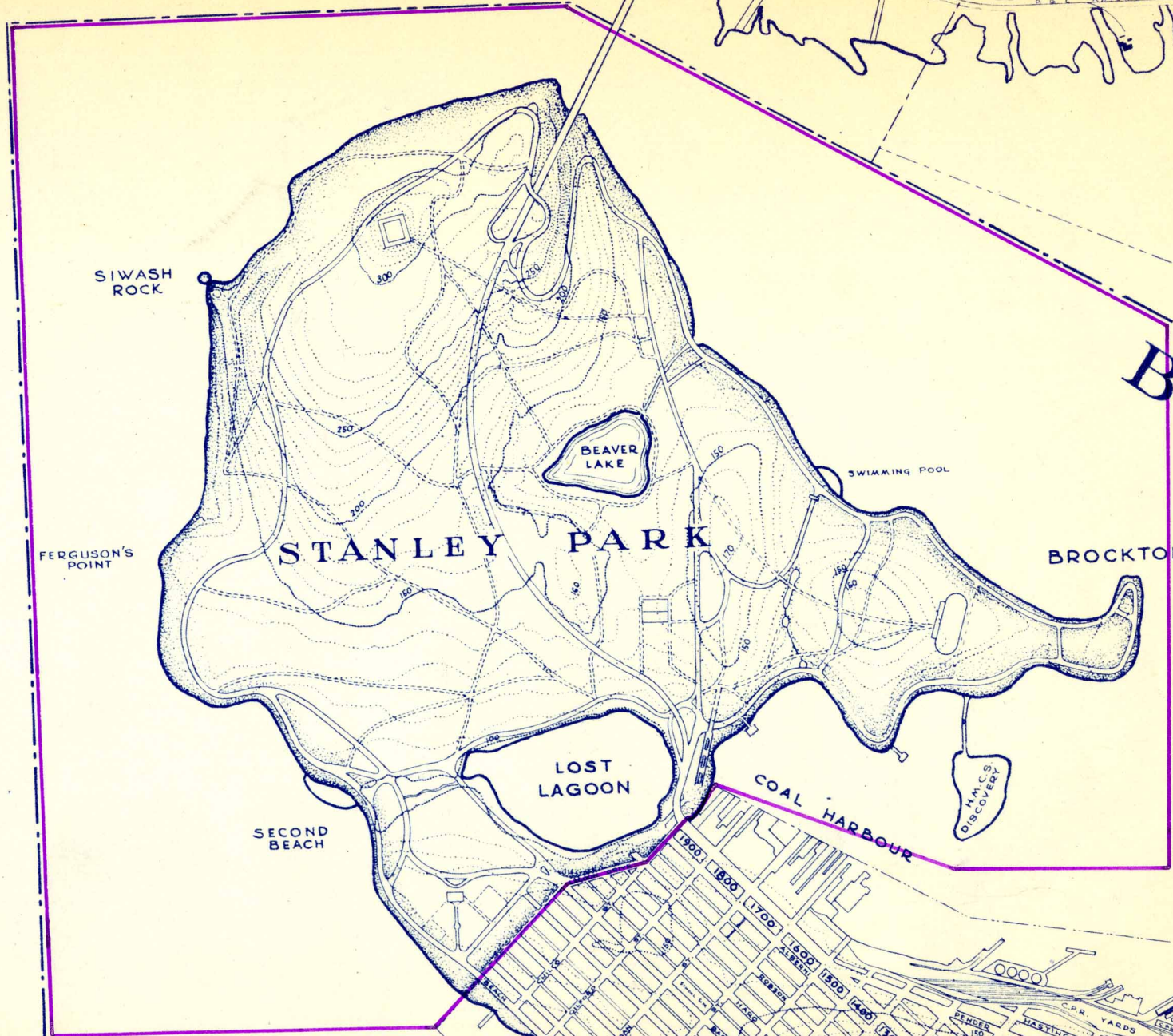


SCALE OF FEET

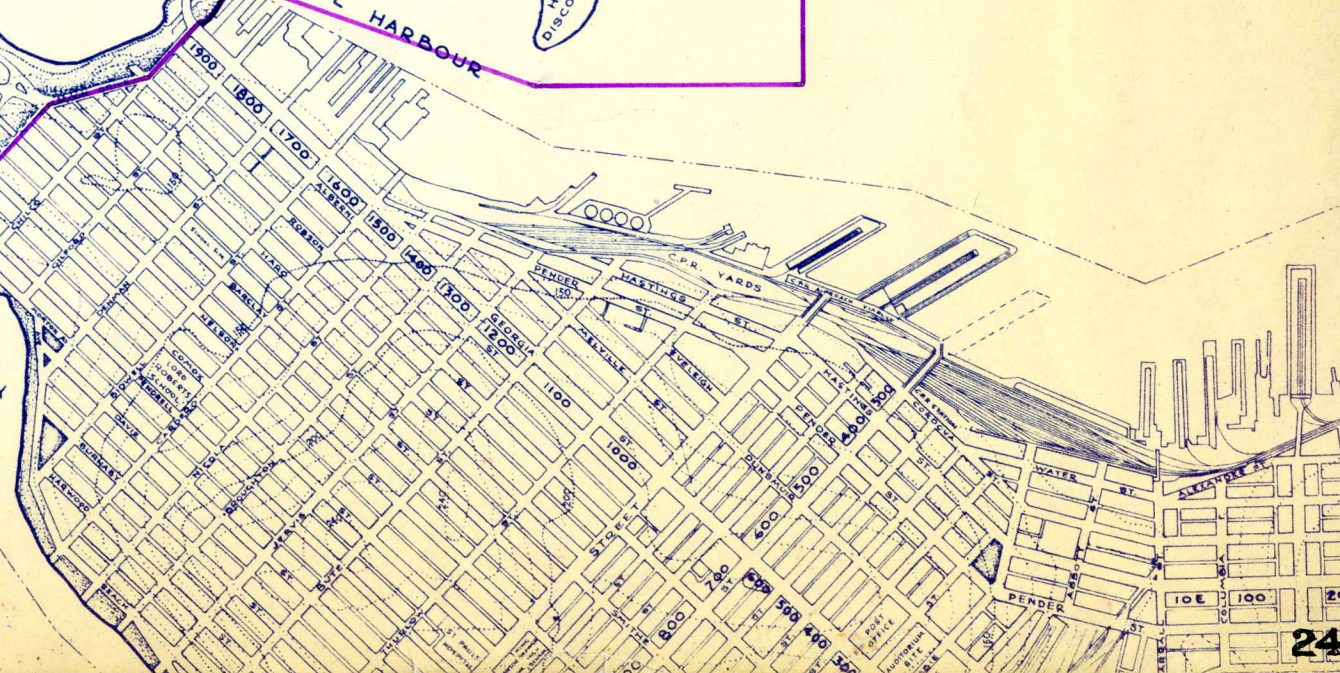


SCALE: 1" = 1500' ±

ENGLISH BAY



BURRA



7-8

B

ENGLISH BAY

PARKING STATION No. 1

LOT 4993 G. 1.
23.5 Ac.

Blk. I.C.
0.071 Ac.

Blk. I.B.
0.28 Ac.

Blk. I.A.
4.07 Ac.

N.W. Con. D.L. 540

LANDS

ENDOWMENT

UNIVERSITY

CITY BOUNDARY

D.L. 140

RAVINE

CHANCELLOR BOULEVARD

DRUMMOND DRIVE

FANNIN AVE.

BELMONT AVE.

DRIVE

SECOND

FOURTH

STREET

NORTH-WEST

SIMPSON AVENUE

BELMONT

BELEVEUE DRIVE
LANGARA ST.
DRUMMOND DRIVE
PARK

BLANCA

THIRD

FIFTH

MARINE DRIVE

LANGARA AVE
FIRST AVE

TOLMIE

THIRD AVE

THIRD AVE

ST

ST

ST

SASAMAT

TRIMBLE

TRIMBLE

HADDEN AVE

LOCARNO PARK

TRIMBLE

TRIMBLE

TRIMBLE

TRIMBLE

PARCEL I

ROAD CLOSED BY BY-LAW

E. N.W. MARINE DRIVE

TRIMBLE

TRIMBLE

TRIMBLE

LOT 5098

PARCEL I

PARCEL I

PARCEL I

PARCEL I

PARCEL I

PARCEL I

SHEET B

89.7 AC.

BLOCK A

SHEET C

B.G.

B

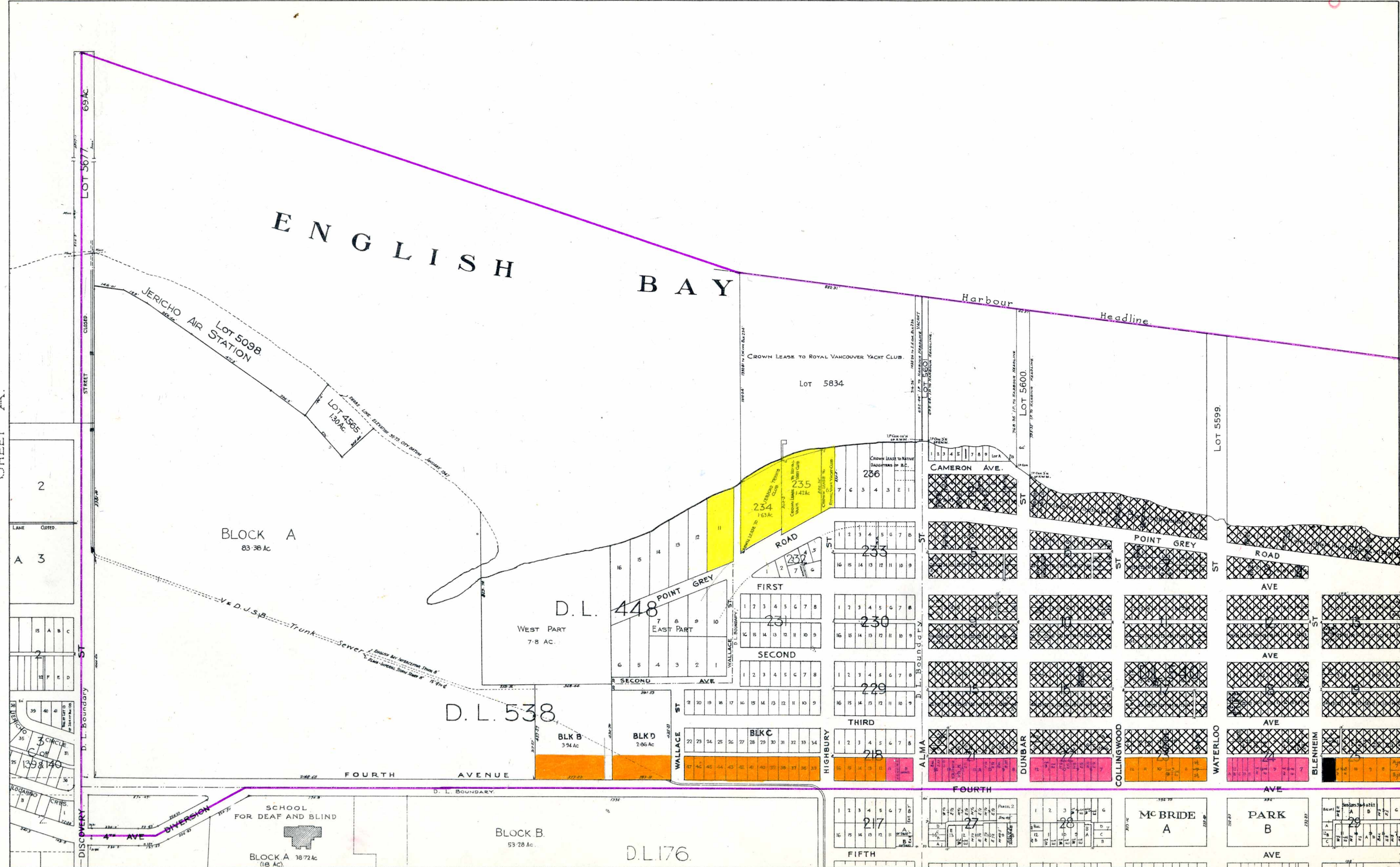
SHEET A.

SHEET #18 CITY

SHEET #19 CITY

B

ENGLISH BAY



BLOCK A
83.38 Ac

D.L. 538

WEST PART
7.8 AC.

D.L. 448

BLOCK B
53.28 Ac.

D.L. 176

SCHOOL
FOR DEAF AND BLIND

BLOCK A
(18 AC.)
38.72 Ac

Lot 5834

LOT 5600

LOT 5599

CAMERON AVE.

POINT GREY

ROAD

AVE

AVE

AVE

AVE

AVE

AVE

AVE

ROAD

FIRST

SECOND

THIRD

FOURTH

FIFTH

BLK B
3.94 Ac

BLK D
2.86 Ac

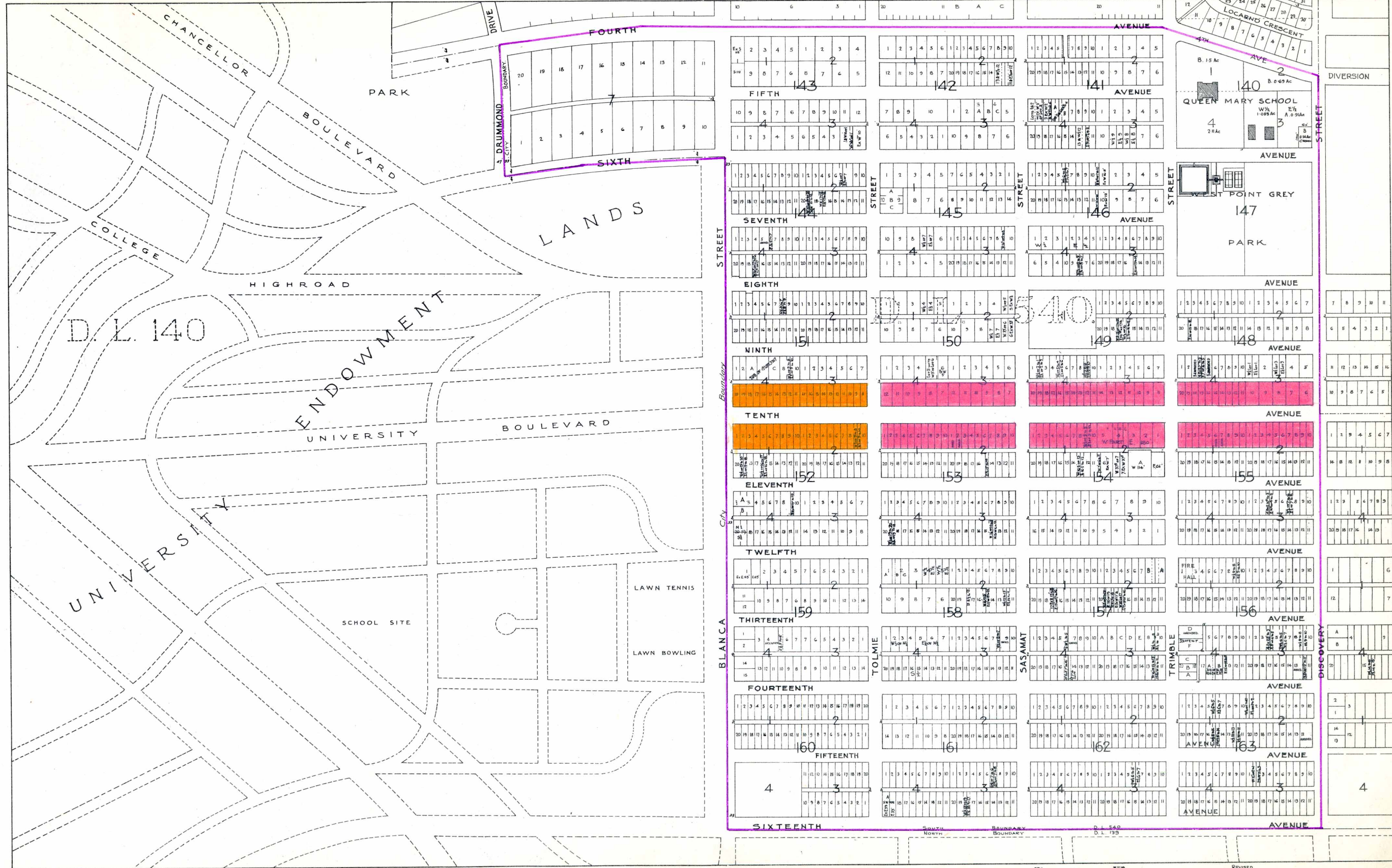
BLK C

MC BRIDE
A

PARK
B

SHEET D

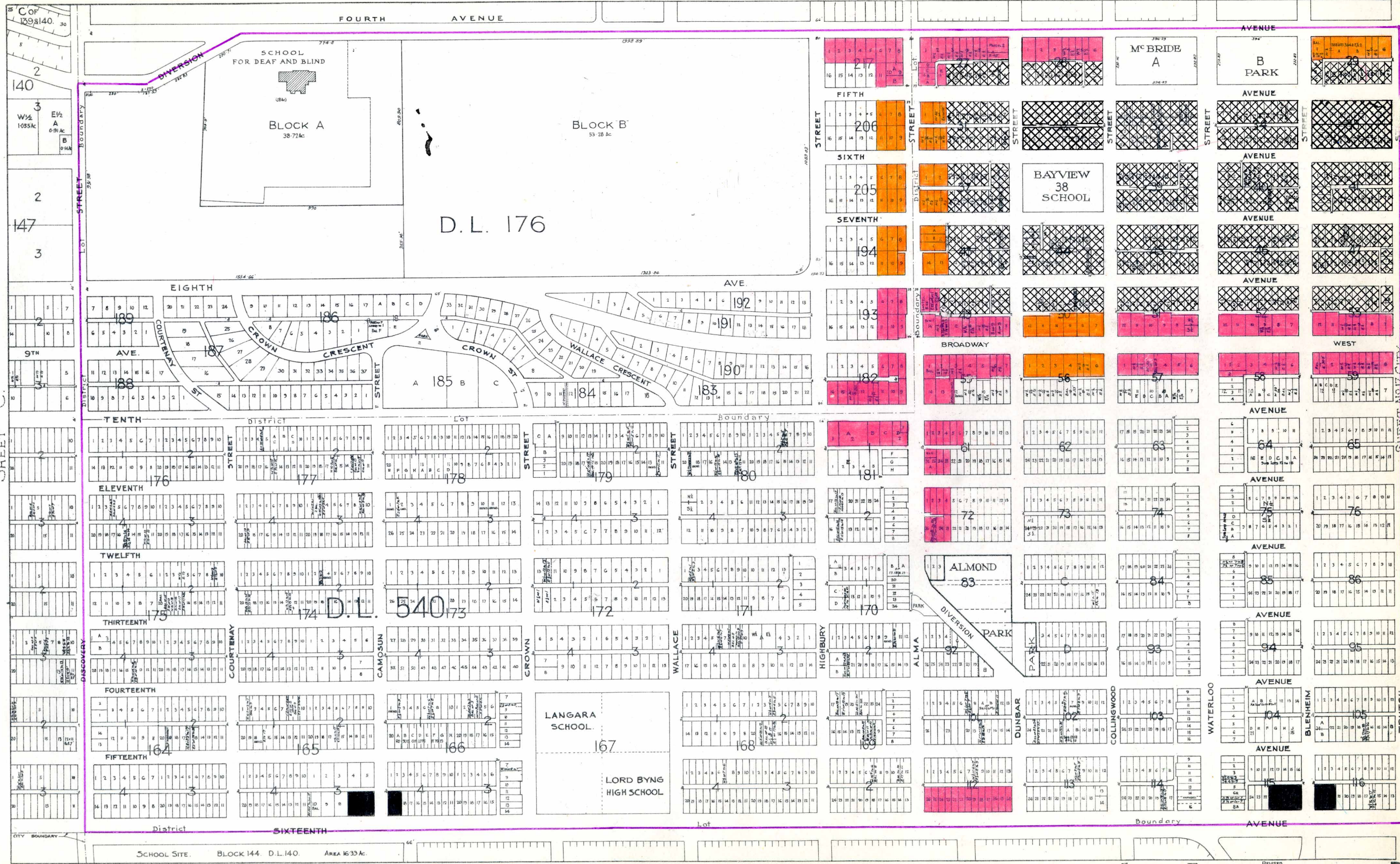
REVISED JANUARY 23 1952 H.E.S.



B.A.C.

SHEET D.

C.



FOURTH AVENUE

SCHOOL FOR DEAF AND BLIND

BLOCK A 38-72Ac

BLOCK B 53-78Ac

D.L. 176

EIGHTH AVENUE

AVE.

NINTH AVENUE

TENTH AVENUE

ELEVENTH AVENUE

TWELFTH AVENUE

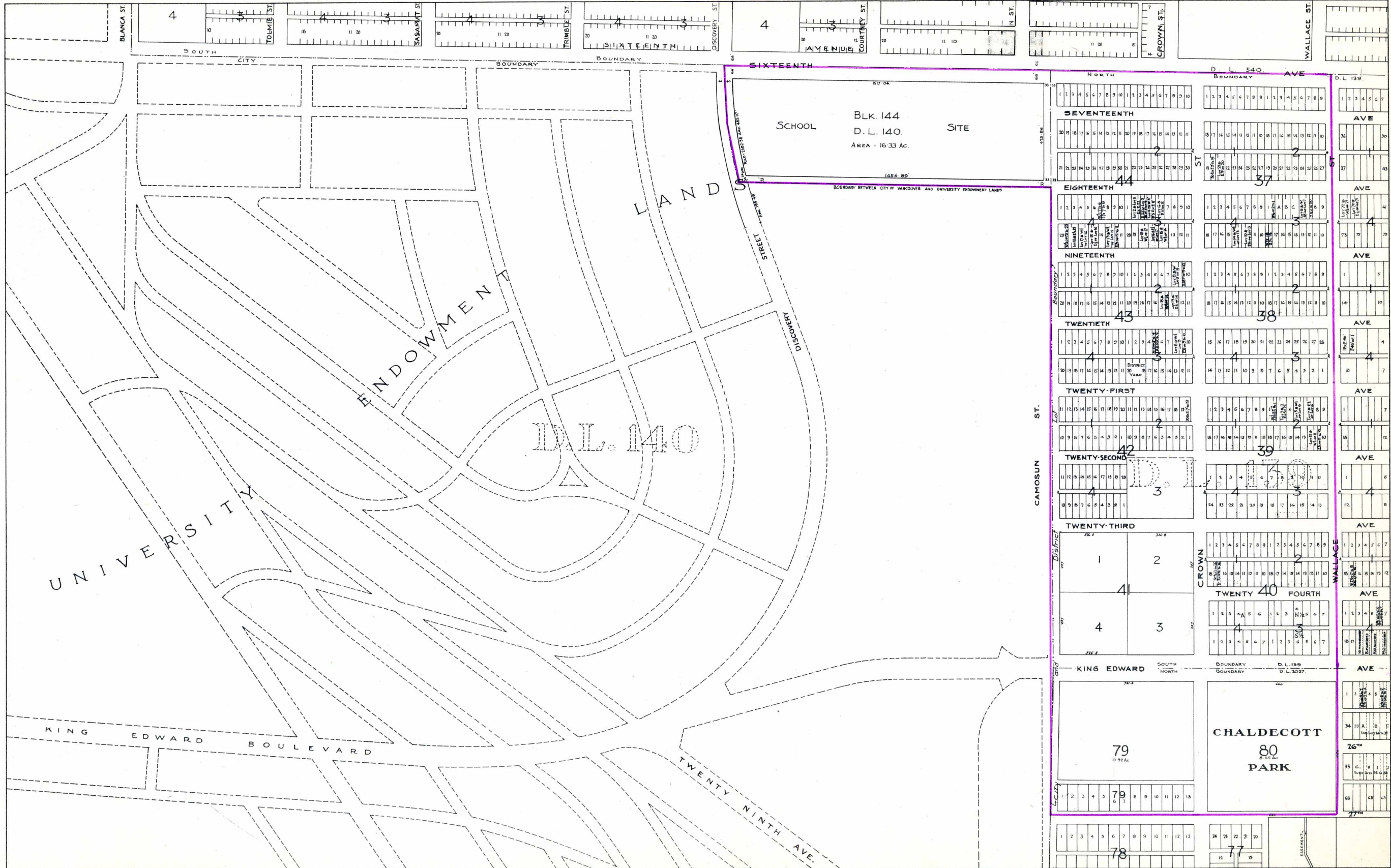
THIRTEENTH AVENUE

FOURTEENTH AVENUE

FIFTEENTH AVENUE

SIXTEENTH AVENUE

SCHOOL SITE. BLOCK 144. D.L. 140. AREA 1633Ac.

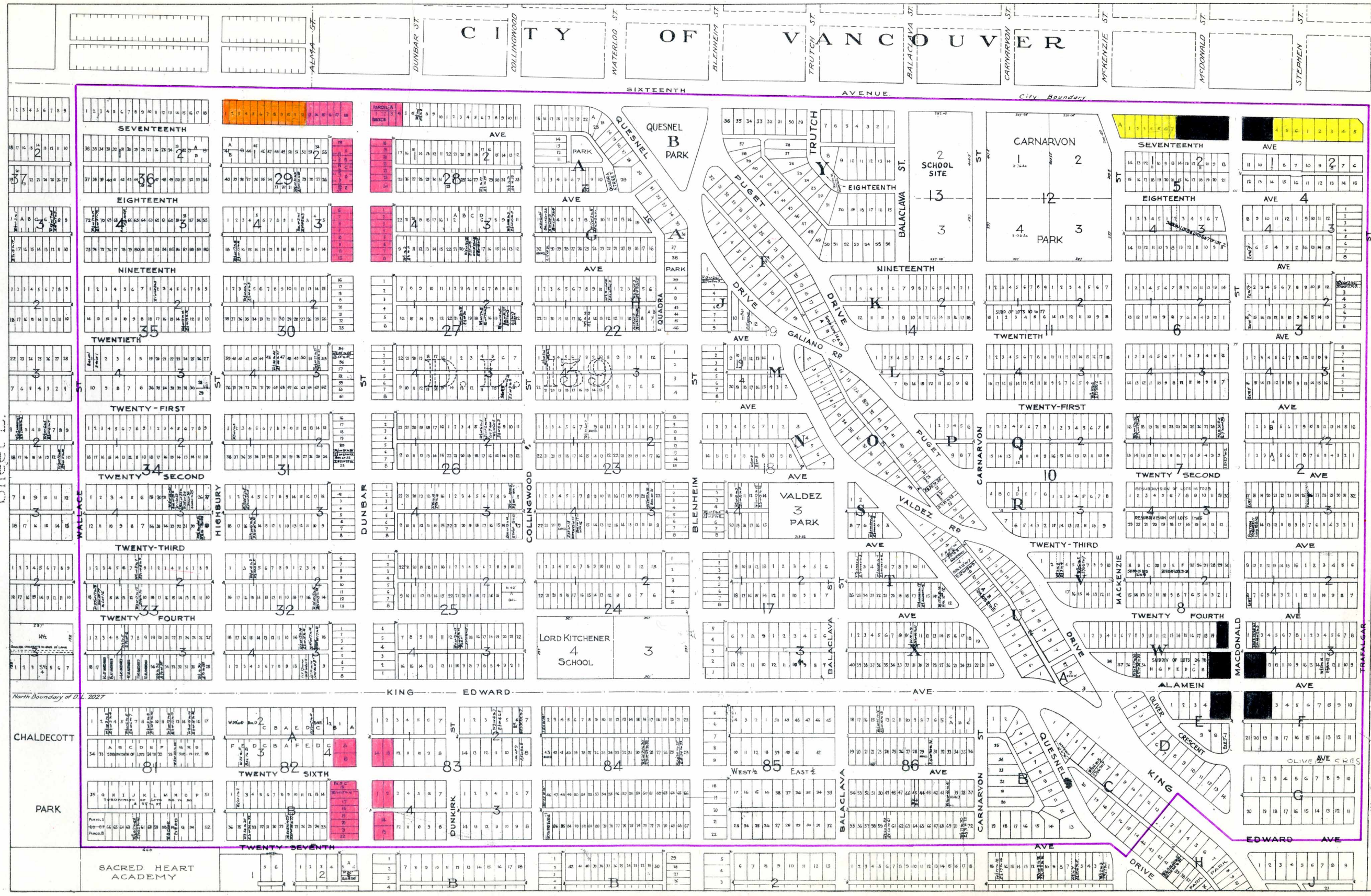


118P2

B

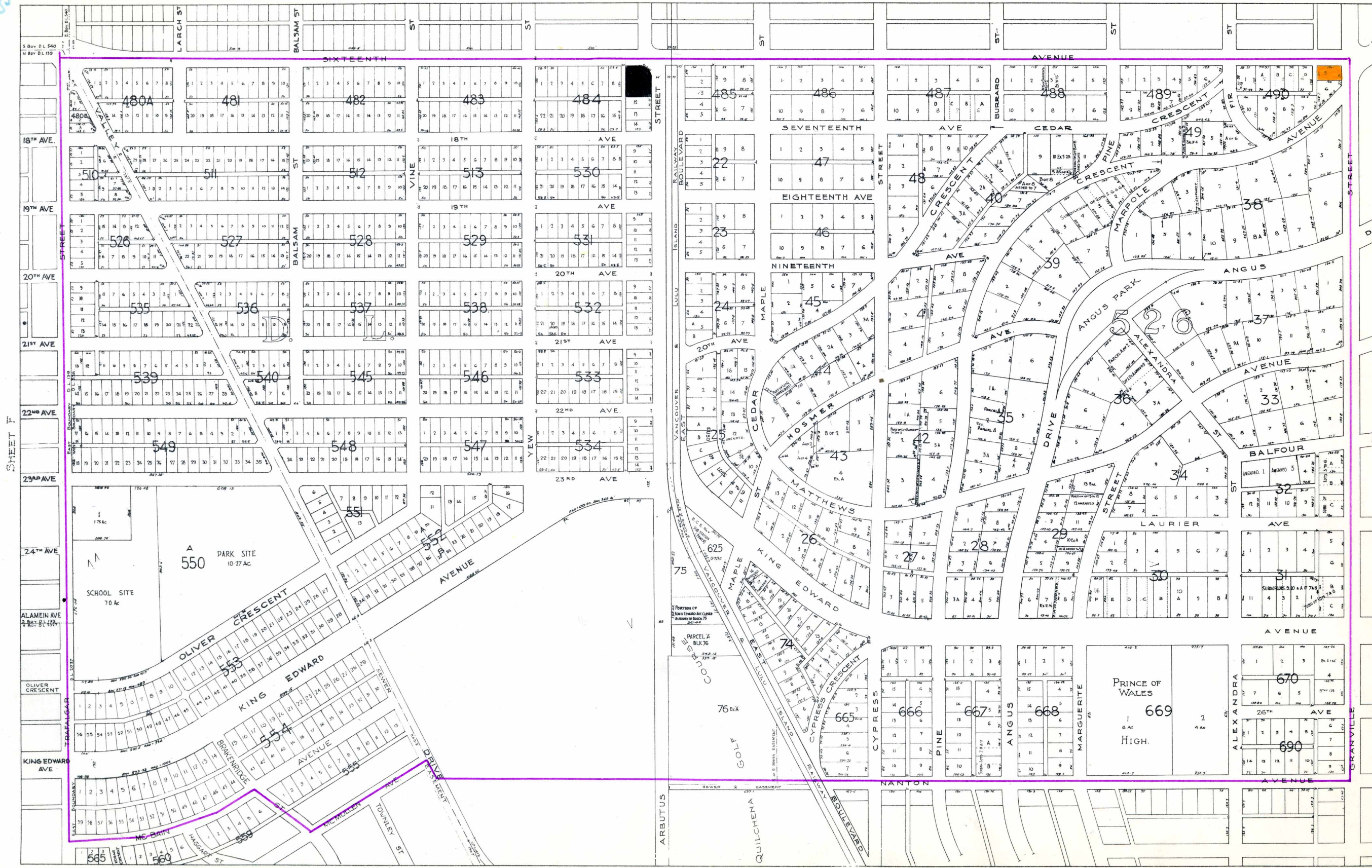
E

CITY OF VANCOUVER

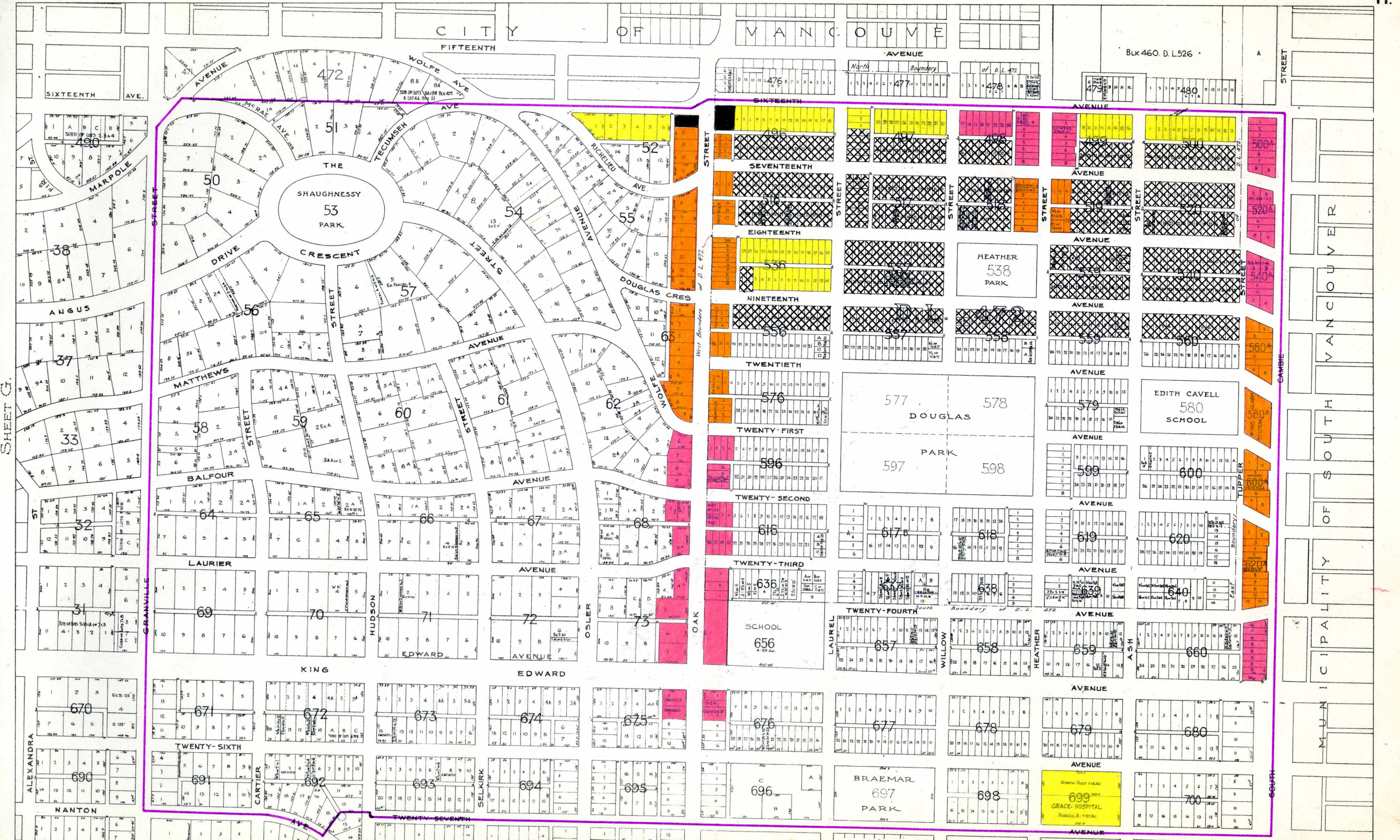


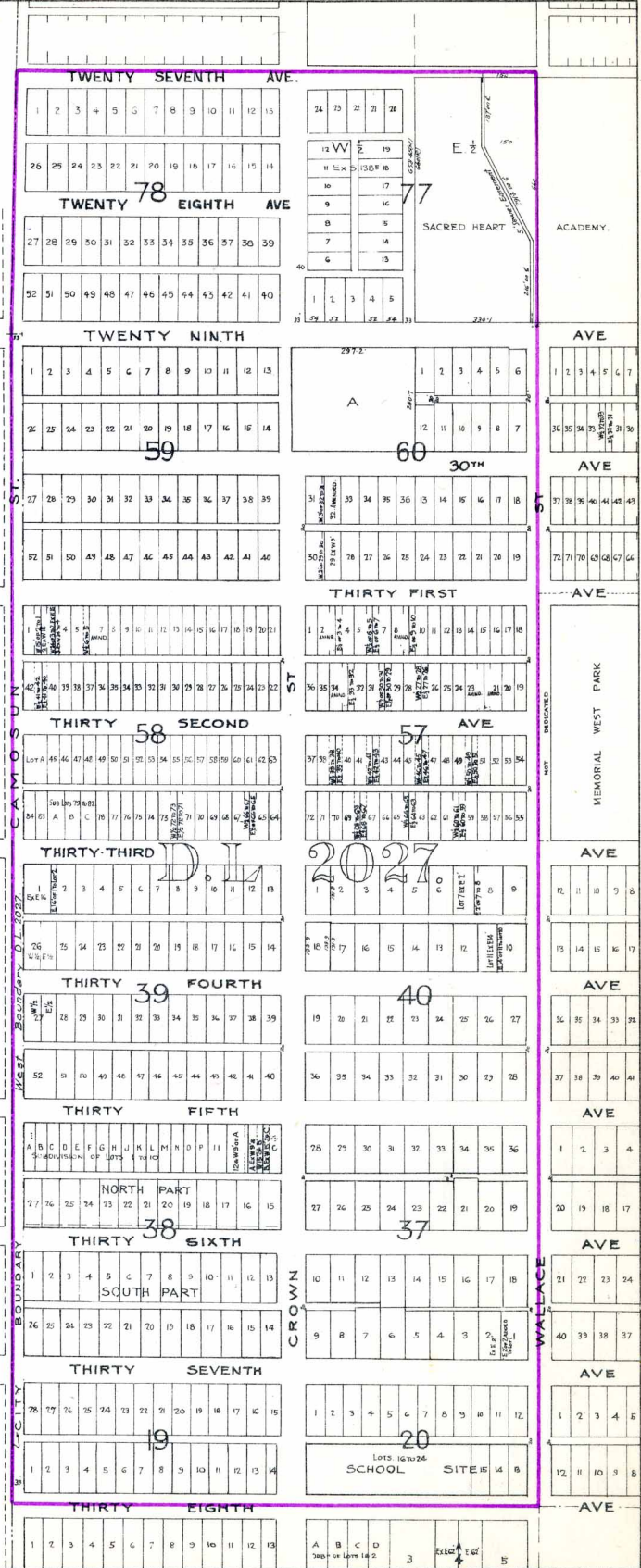
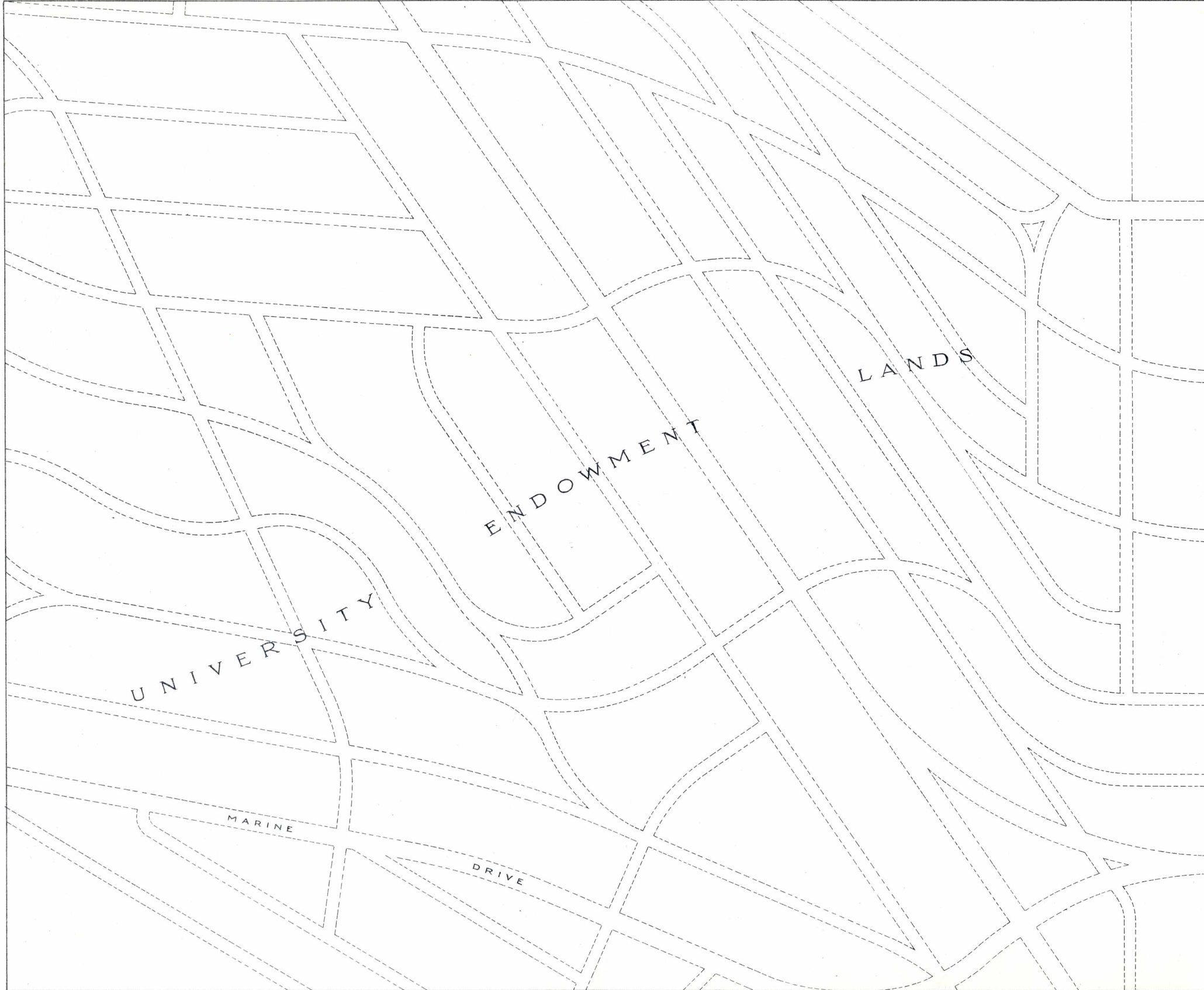
Sheet L.

D. L. 520



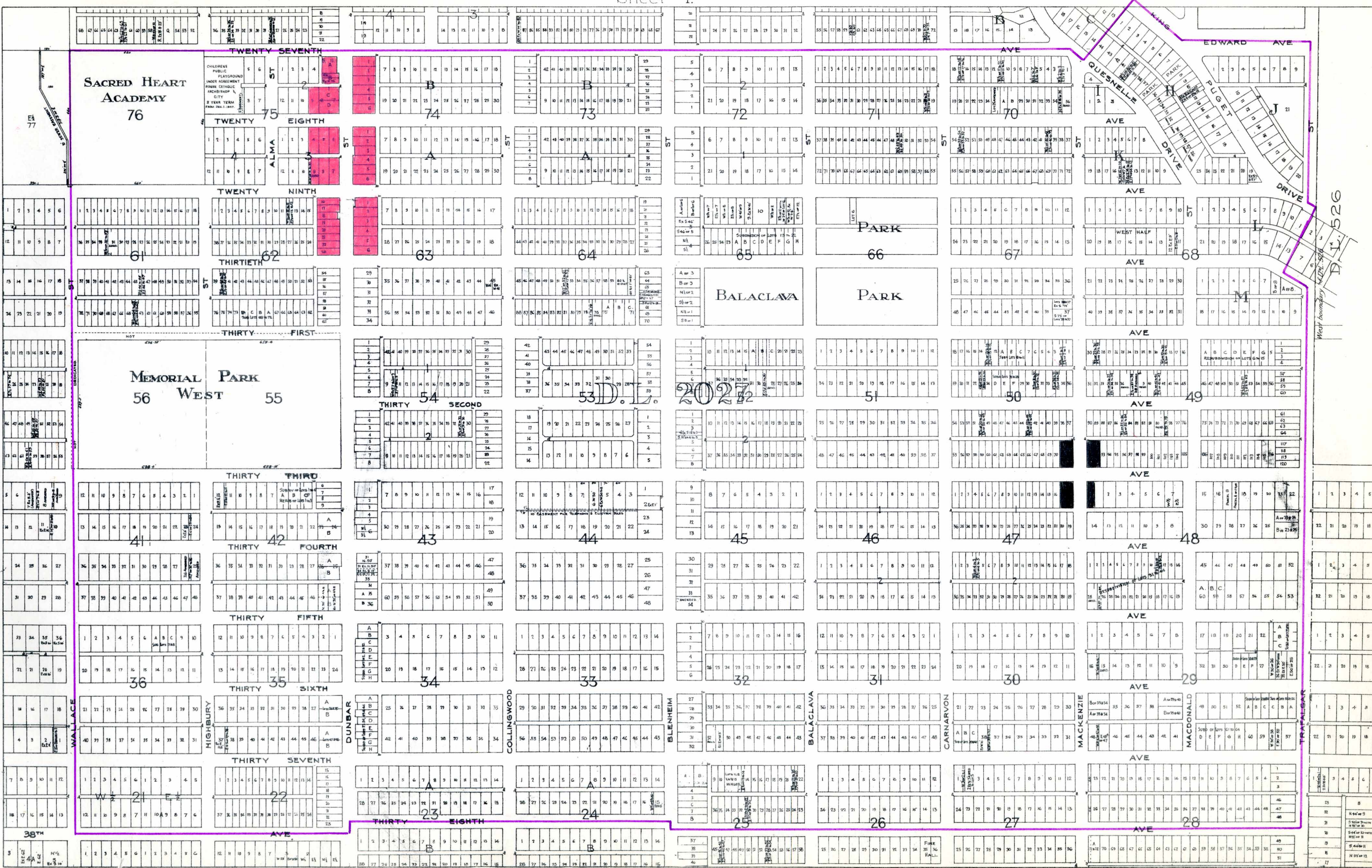
CITY OF VANCOUVER





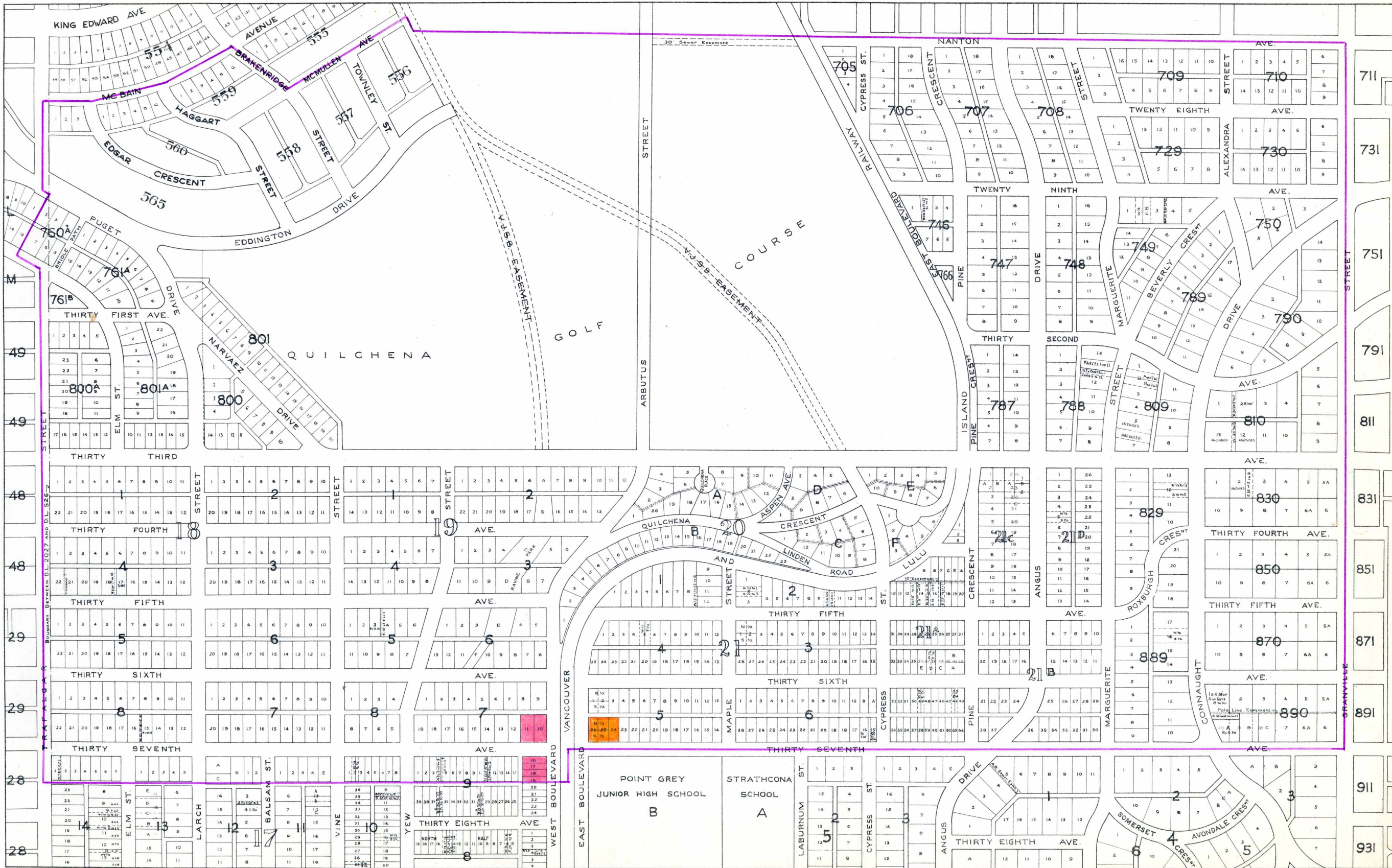
760

Sheet J



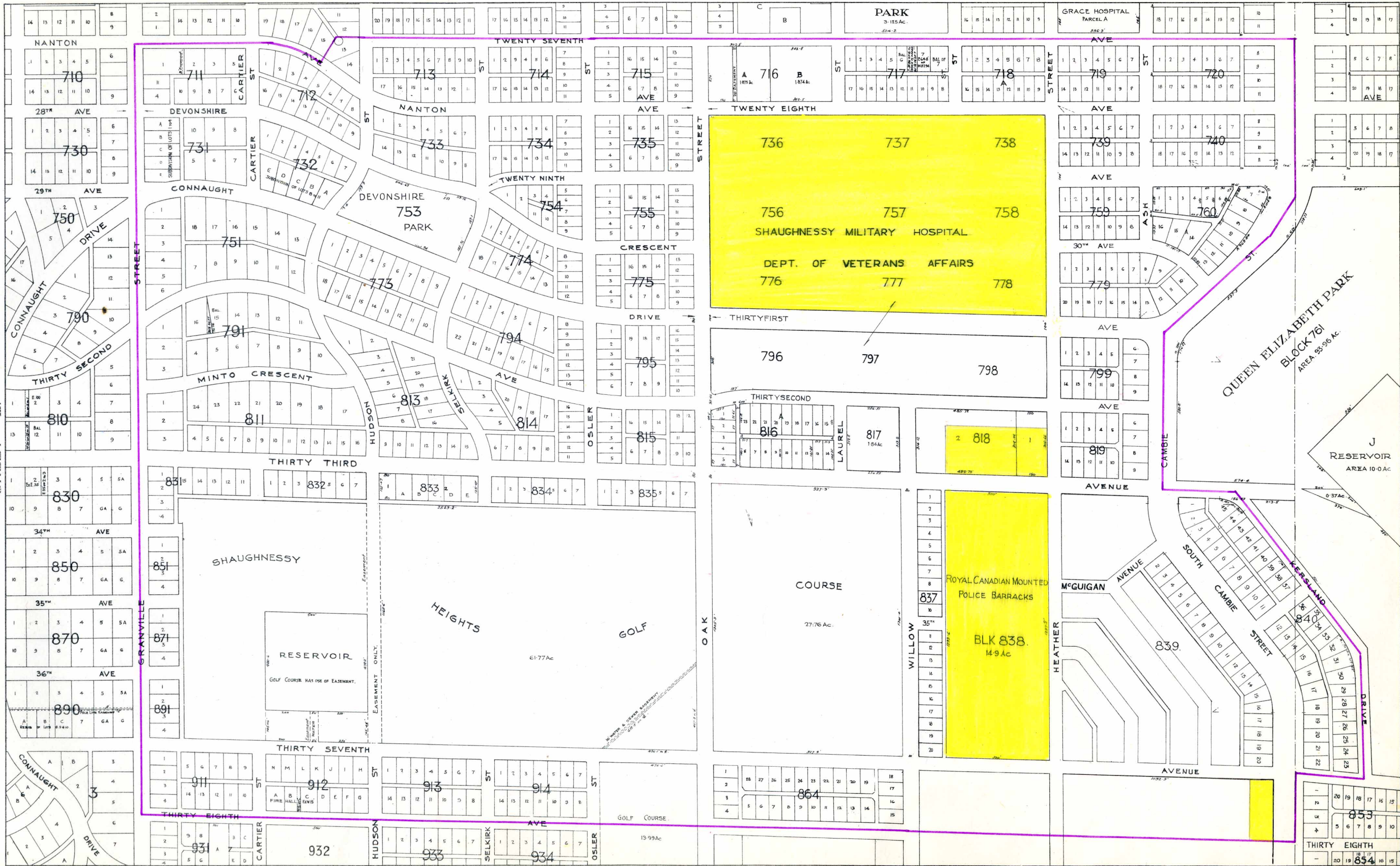
West boundary 41.526

Sheet L



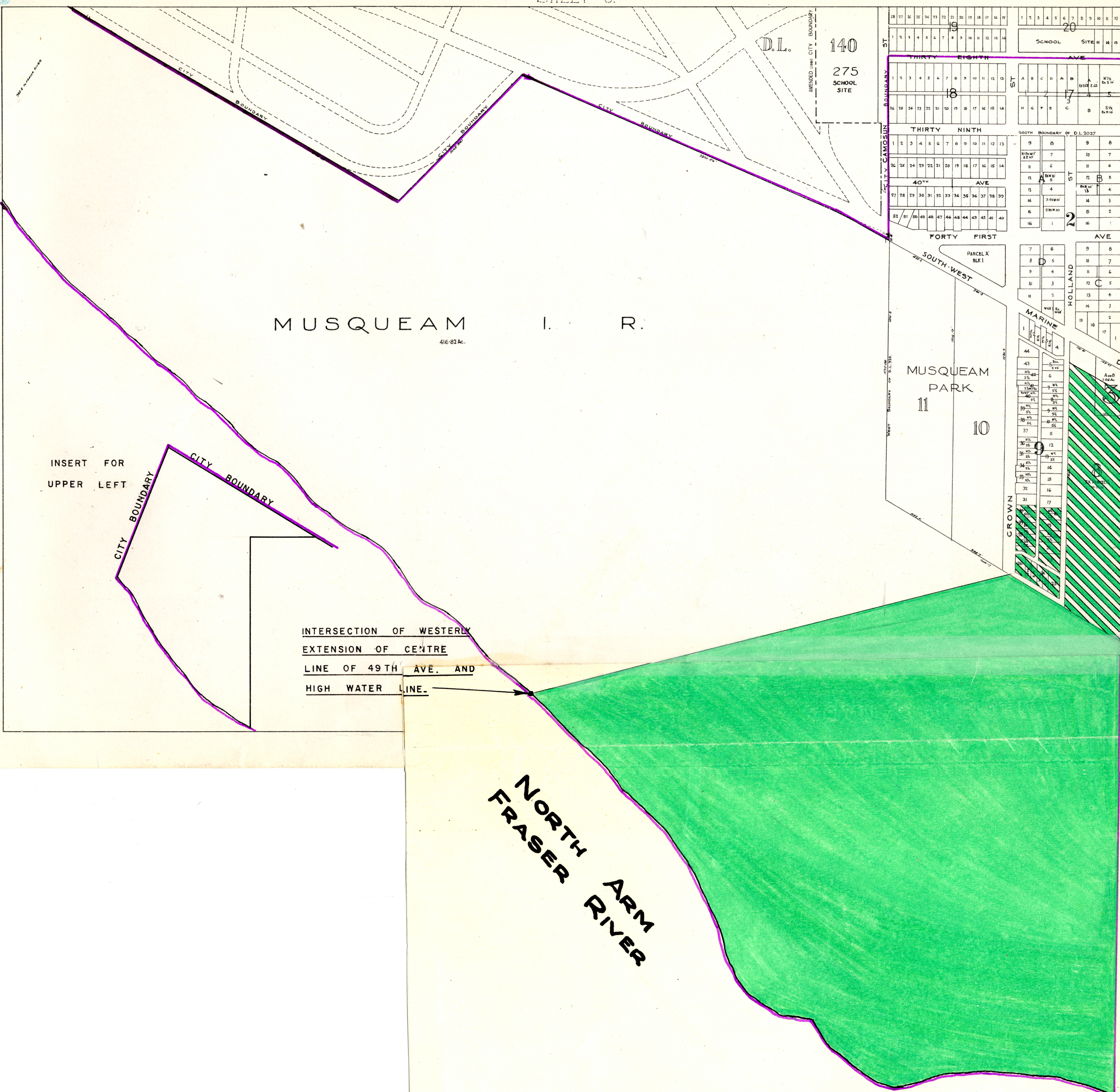
1-30

SHEET K



SHEET L.

SEE INSERT LOWER LEFT



MUSQUEAM I. R.

416-82 Ac.

INSERT FOR UPPER LEFT

INTERSECTION OF WESTERLY
 EXTENSION OF CENTRE
 LINE OF 49TH AVE. AND
 HIGH WATER LINE.

NORTH ARM FRASER RIVER

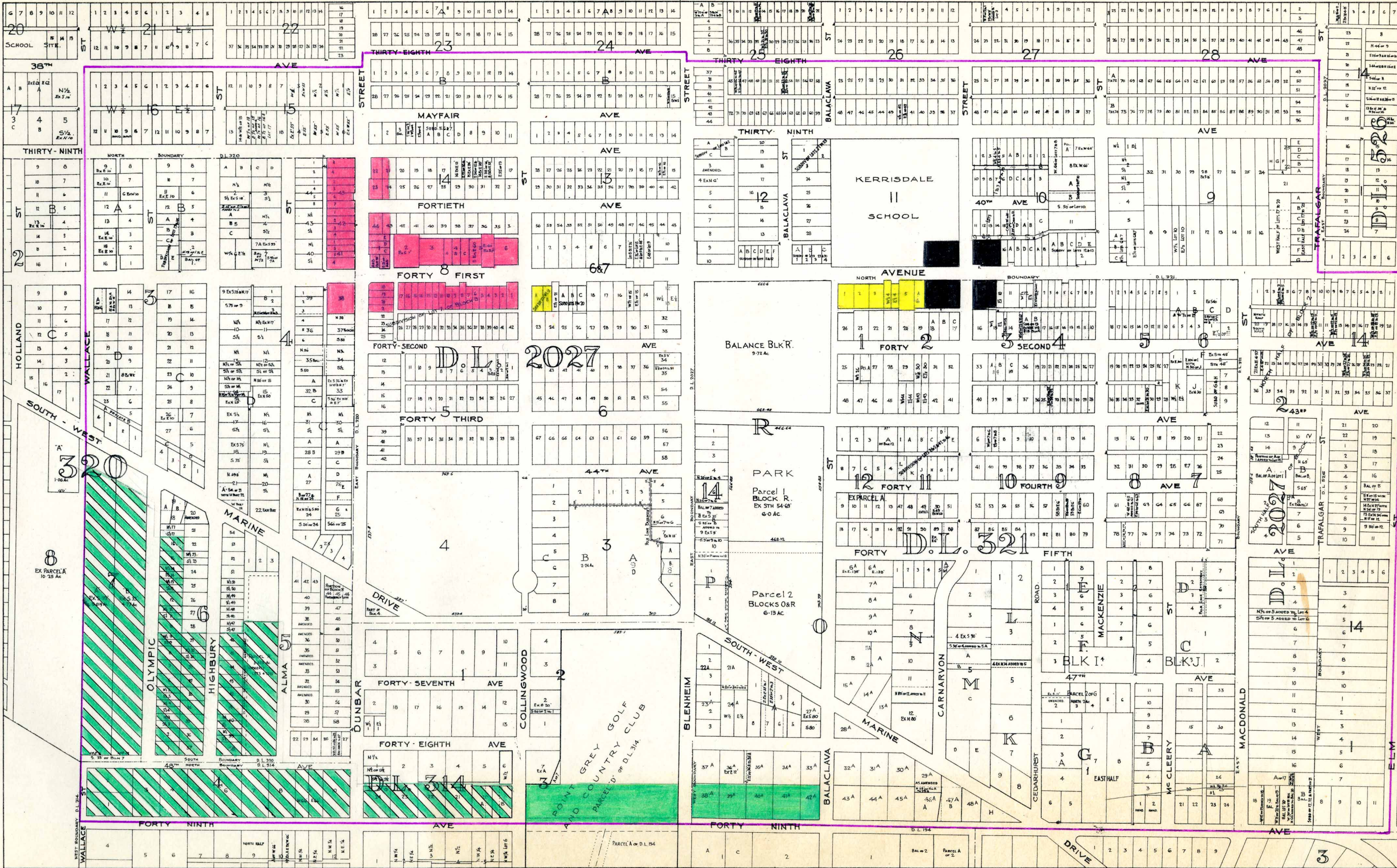
D.L. 140
275
SCHOOL SITE

28	27	26	25	24	23	22	21	20	19	18	17	16	15	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	SCHOOL SITE # 14 B												1	2	3	4	5		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	A	B	C	D	A	B	A	B	C	D	A	B	C	D	1	2	3	4	5
15	16	17	18	19	20	21	22	23	24	25	26	27	28	H	G	F	E	C	B	A	N/2 EX 514	W/2 EX 514	1	2	3	4	5					
29	30	31	32	33	34	35	36	37	38	39	40	41	42	9	8	7	6	5	4	3	2	1	10	9	8	7	1	2	3	4	5	
43	44	45	46	47	48	49	50	51	52	53	54	55	56	12	11	10	9	8	7	6	5	4	11	10	9	8	1	2	3	4	5	
57	58	59	60	61	62	63	64	65	66	67	68	69	70	13	12	11	10	9	8	7	6	5	12	11	10	9	1	2	3	4	5	
71	72	73	74	75	76	77	78	79	80	81	82	83	84	14	13	12	11	10	9	8	7	6	13	12	11	10	1	2	3	4	5	
85	86	87	88	89	90	91	92	93	94	95	96	97	98	15	14	13	12	11	10	9	8	7	14	13	12	11	1	2	3	4	5	
99	100	101	102	103	104	105	106	107	108	109	110	111	112	16	15	14	13	12	11	10	9	8	15	14	13	12	1	2	3	4	5	

SHEET C.

2
1
49th AVE
4

N.

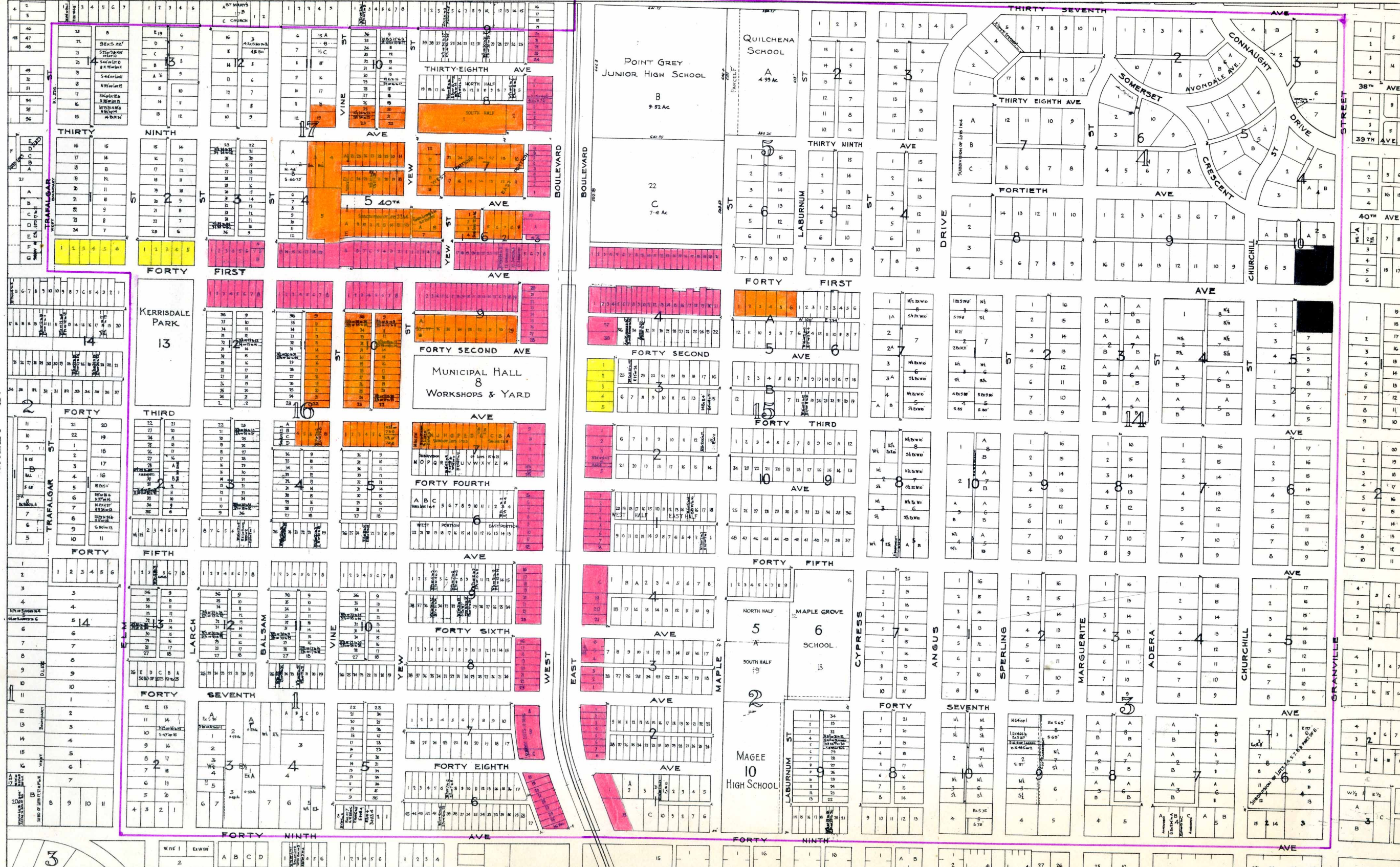


SHEET N.

SHEET P.

180

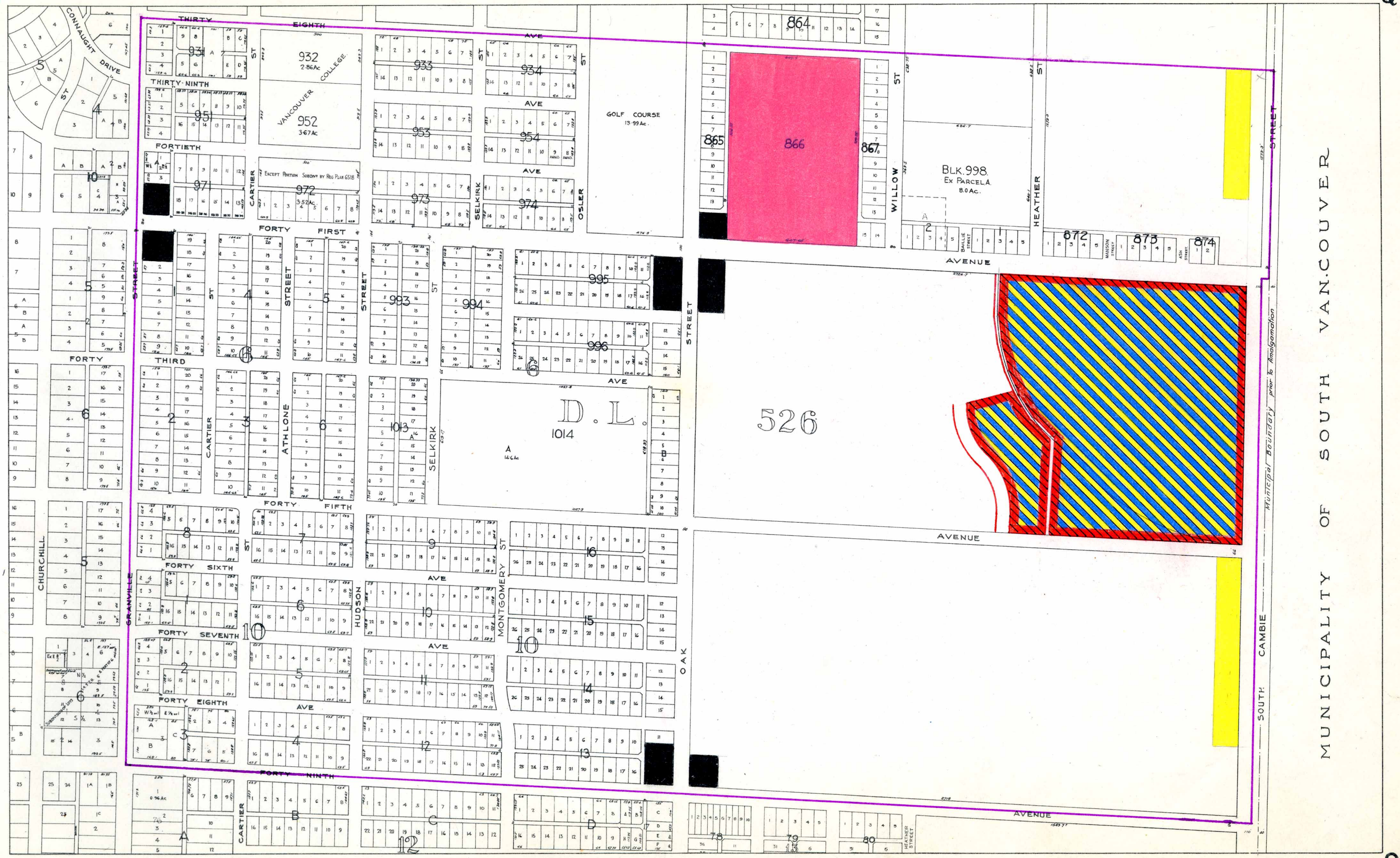
SHEET L.



SHEET O.

SHEET P.

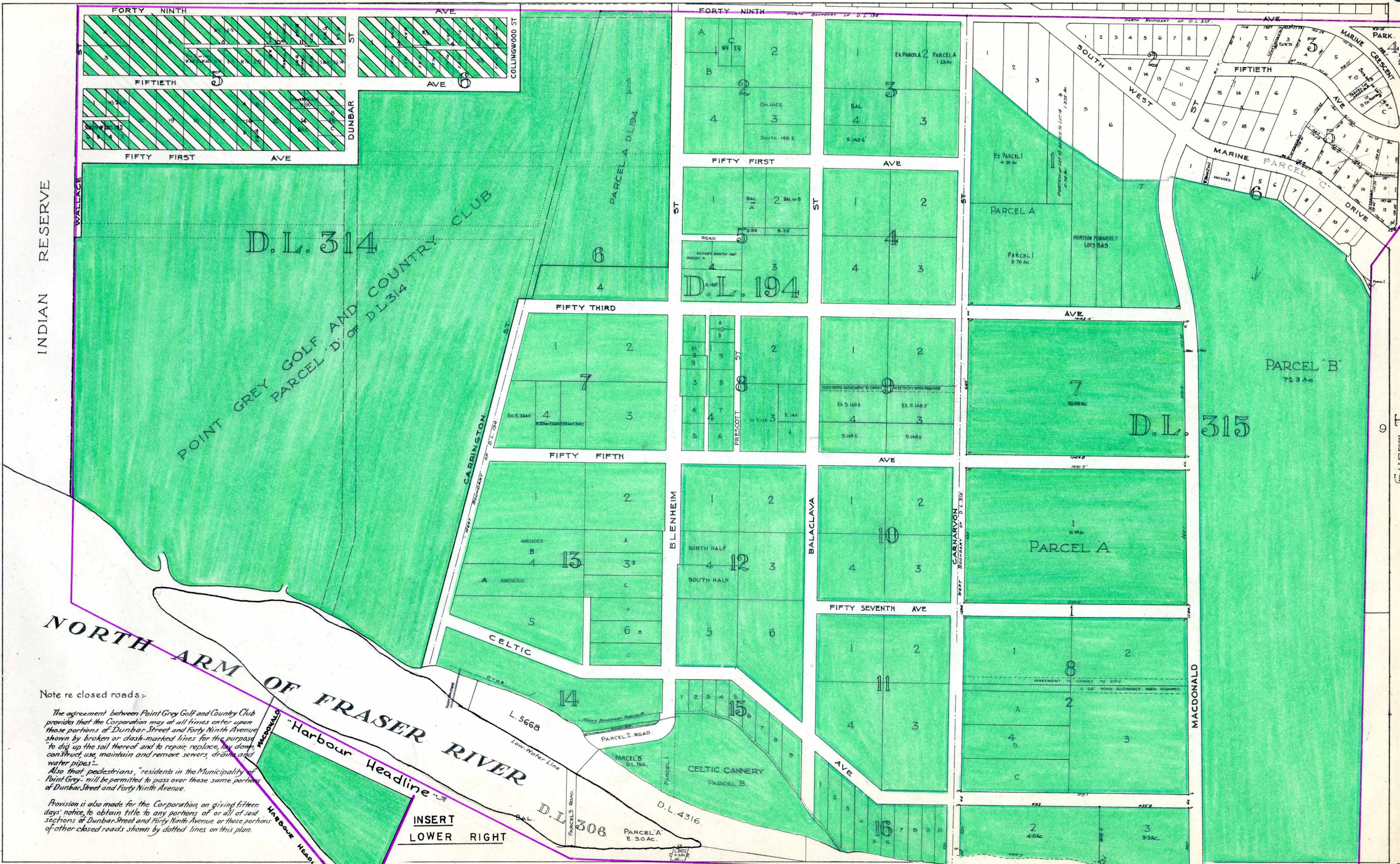
SHEET T.



MUNICIPALITY OF SOUTH VANCOUVER

Municipal Boundary prior to Amalgamation

SOUTH: CAMBIE



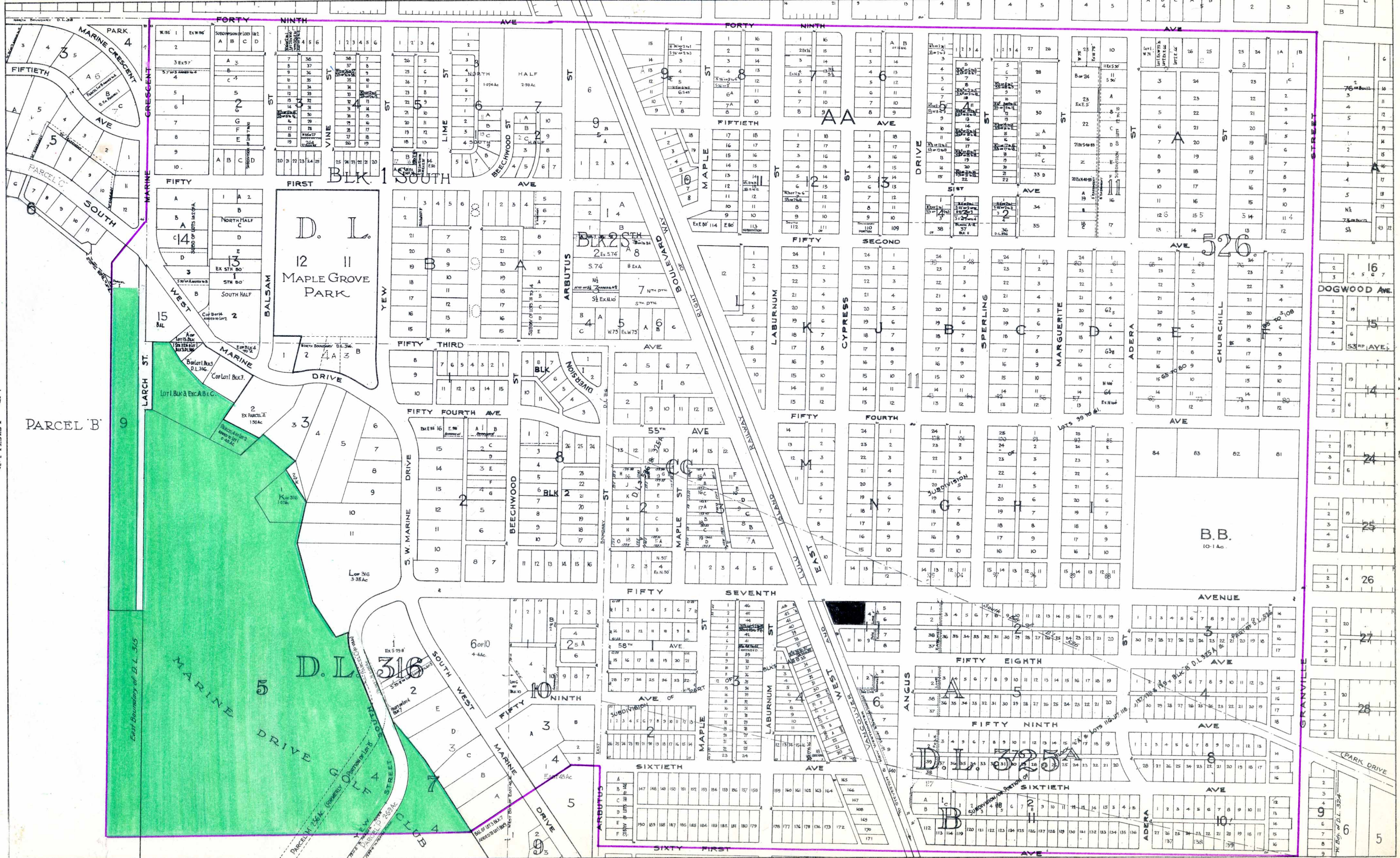
Note re closed roads:-

The agreement between Point Grey Golf and Country Club provides that the Corporation may at all times enter upon those portions of Dunbar Street and Forty Ninth Avenue shown by broken or dash-marked lines for the purpose to dig up the soil thereof and to repair, replace, lay down, construct, use, maintain and remove sewers, drains and water pipes.

Also that pedestrians, residents in the Municipality of Point Grey, will be permitted to pass over these same portions of Dunbar Street and Forty Ninth Avenue.

Provision is also made for the Corporation, on giving fifteen days' notice, to obtain title to any portions of or all of said sections of Dunbar Street and Forty Ninth Avenue or those portions of other closed roads shown by dotted lines on this plan.

INSERT LOWER RIGHT



PARCEL B

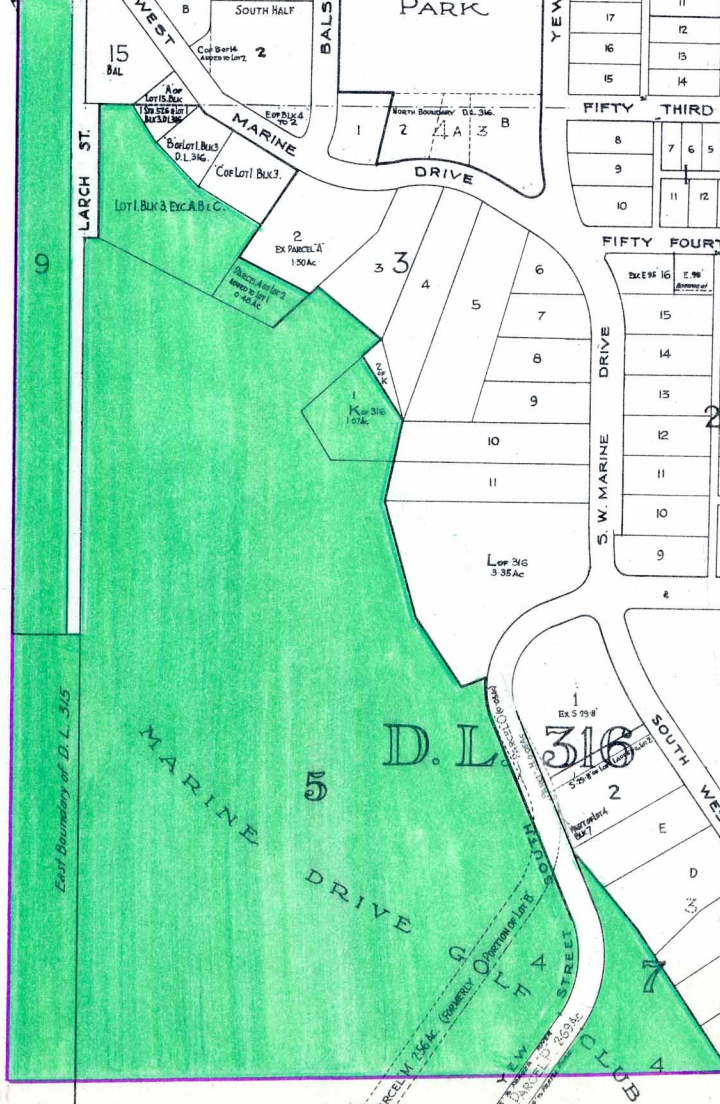
D.L. 12 11
MAPLE GROVE
PARK

BLK 2 SOUTH
2 EX. ST. 4
8 EX. A

B.B.
10-1 Ac.

D.L. 316

D.L. 325A
D.L. 325B



East Boundary of D.L. 315

MARINE DRIVE

D.L. 316

316

SOUTH WEST
MARINE DRIVE

316

SIXTIETH
ARBUTUS ST

316

LABURNUM ST
SIXTIETH AVE

316

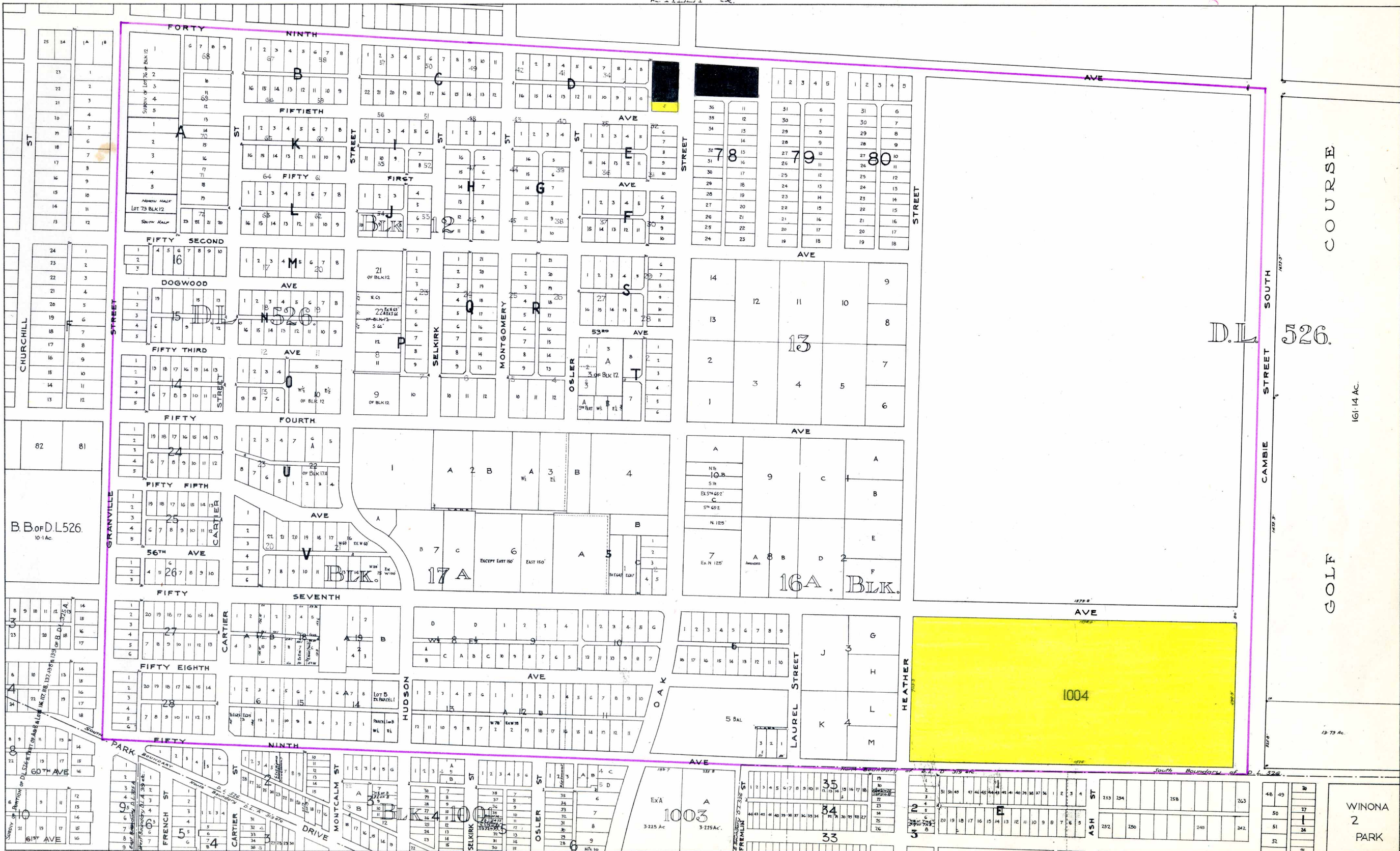
ANGUS ST
SIXTIETH AVE

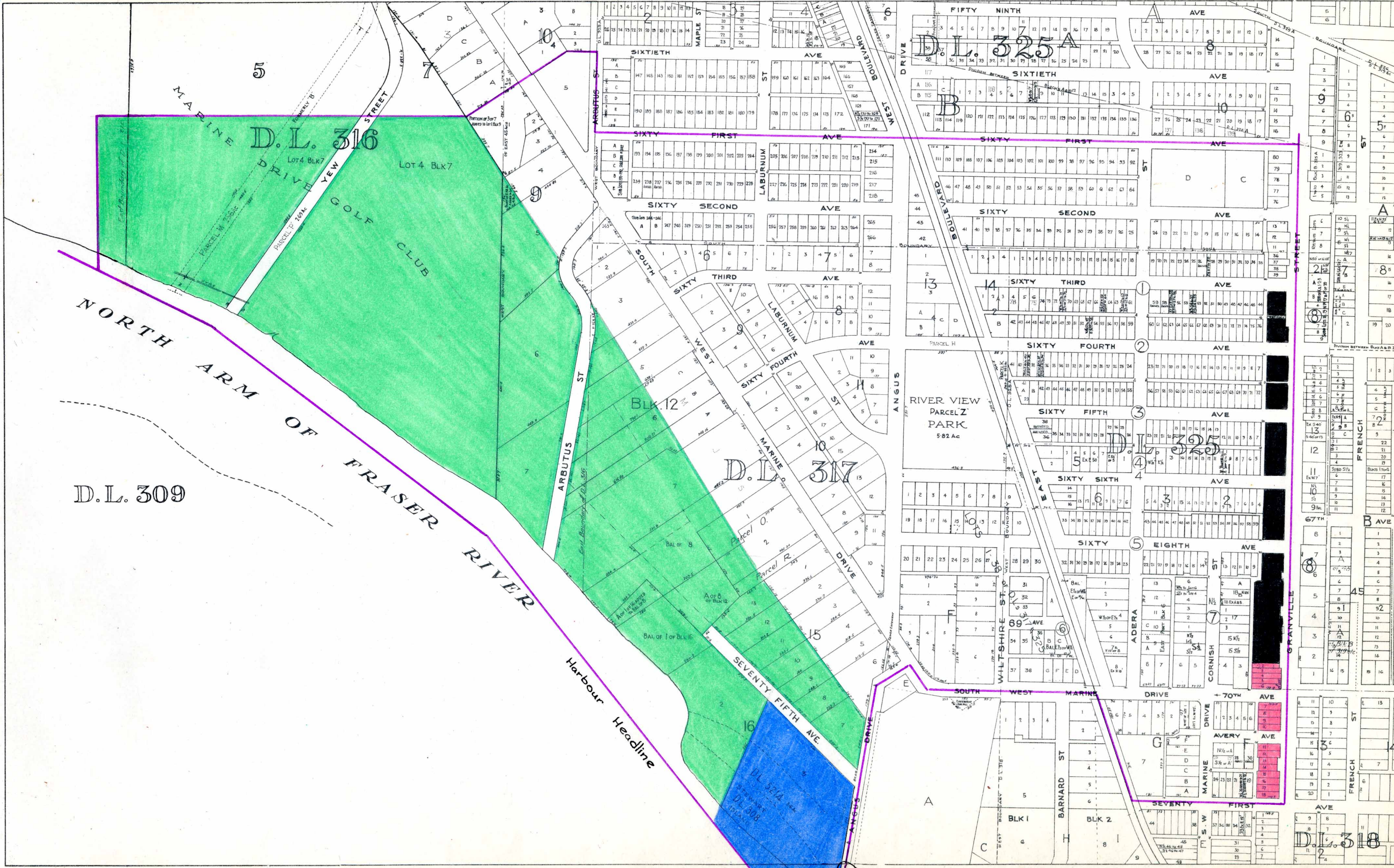
316

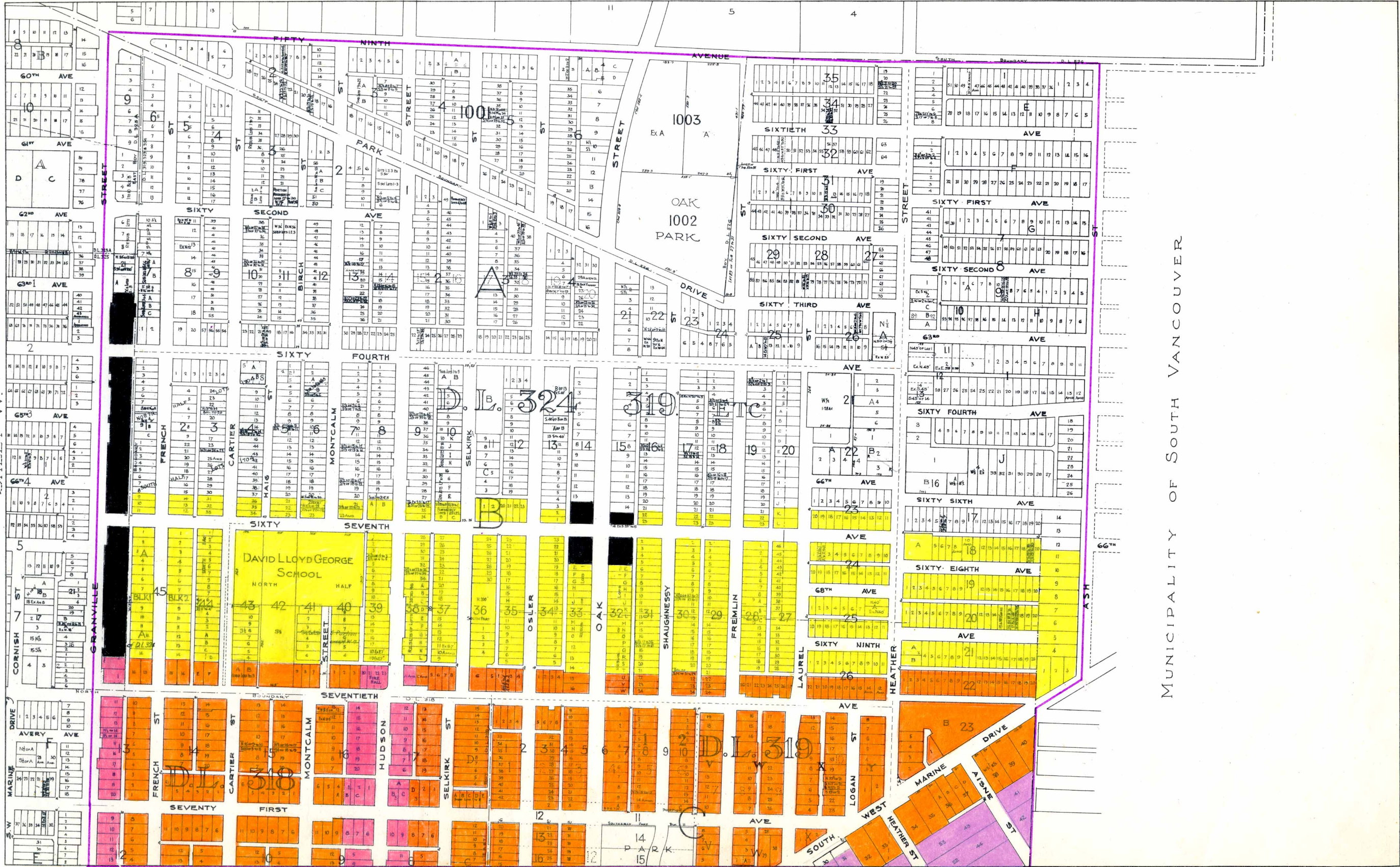
ADERA ST
SIXTIETH AVE

316

PARK DRIVE

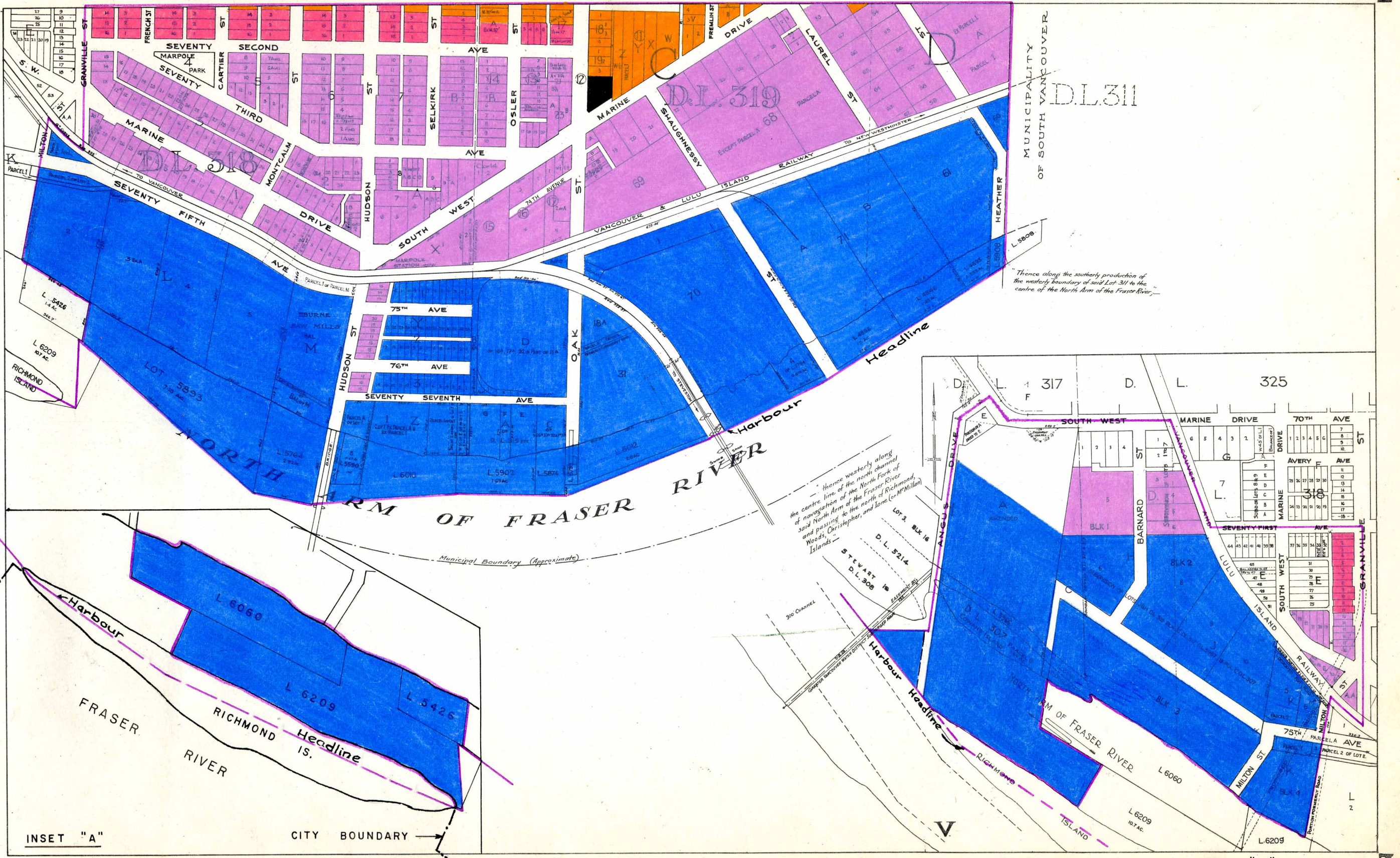






SHEET W.

MUNICIPALITY OF SOUTH VANCOUVER



DL. 311

Thence along the southerly production of the westerly boundary of said Lot 311 to the centre of the North Arm of the Fraser River,

Thence westerly along the centre line of the north channel of said North Arm of the Fraser River and passing to the north of Richmond Woods, Christopher, and Jane (or McMillan) Islands

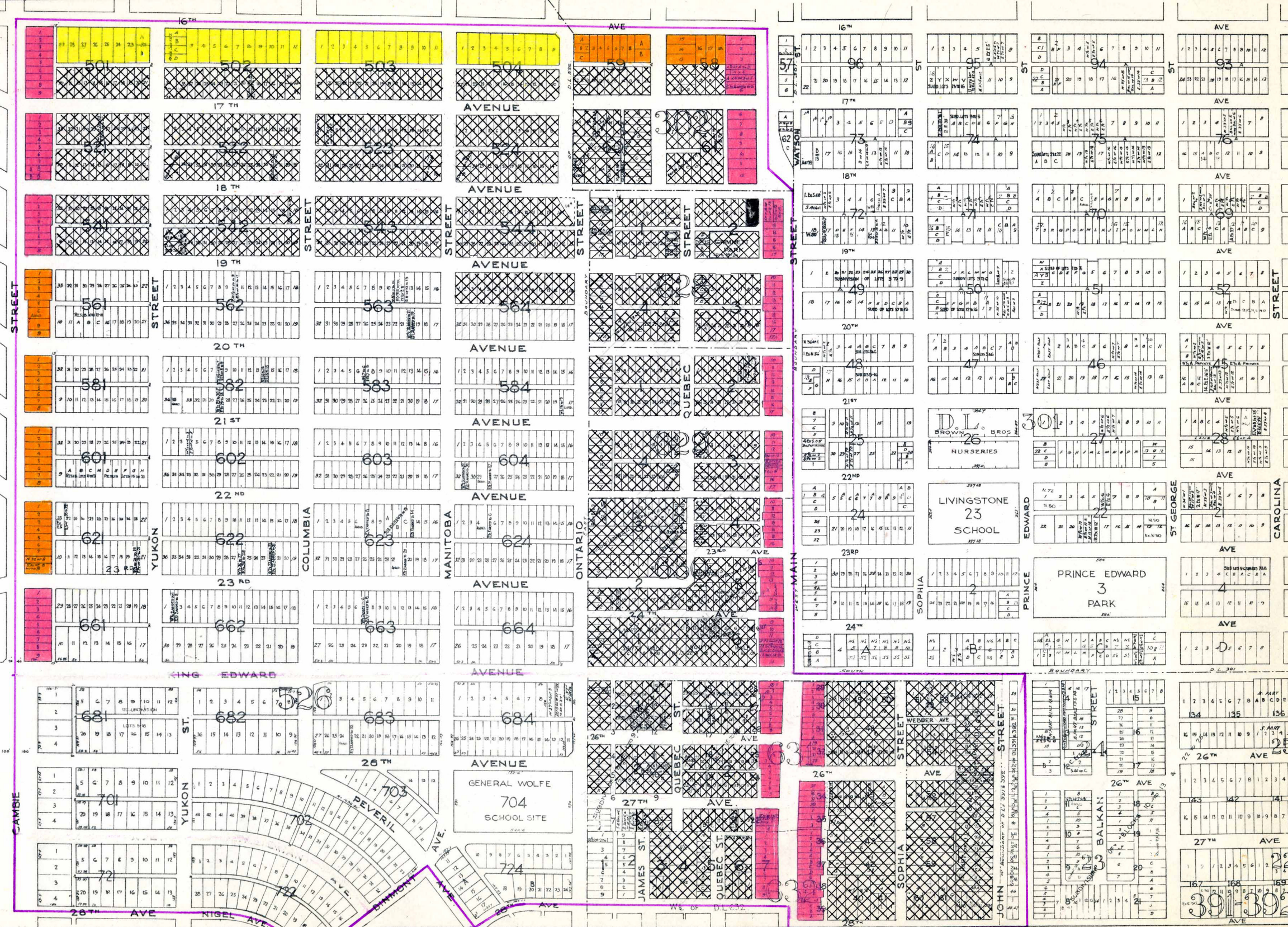
SEE INSET "A"

INSET "A"

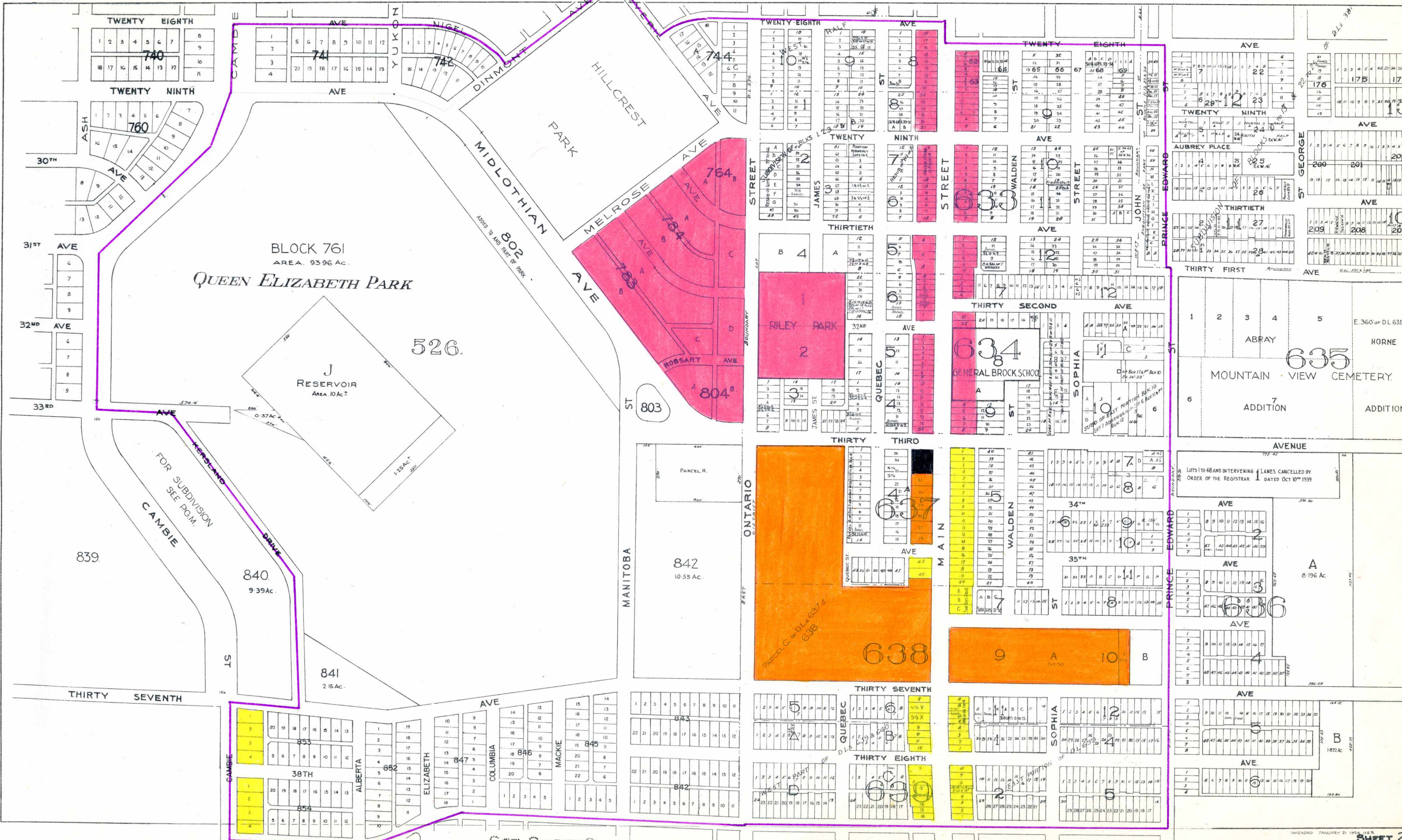
CITY BOUNDARY

SEE INSET "A"

780



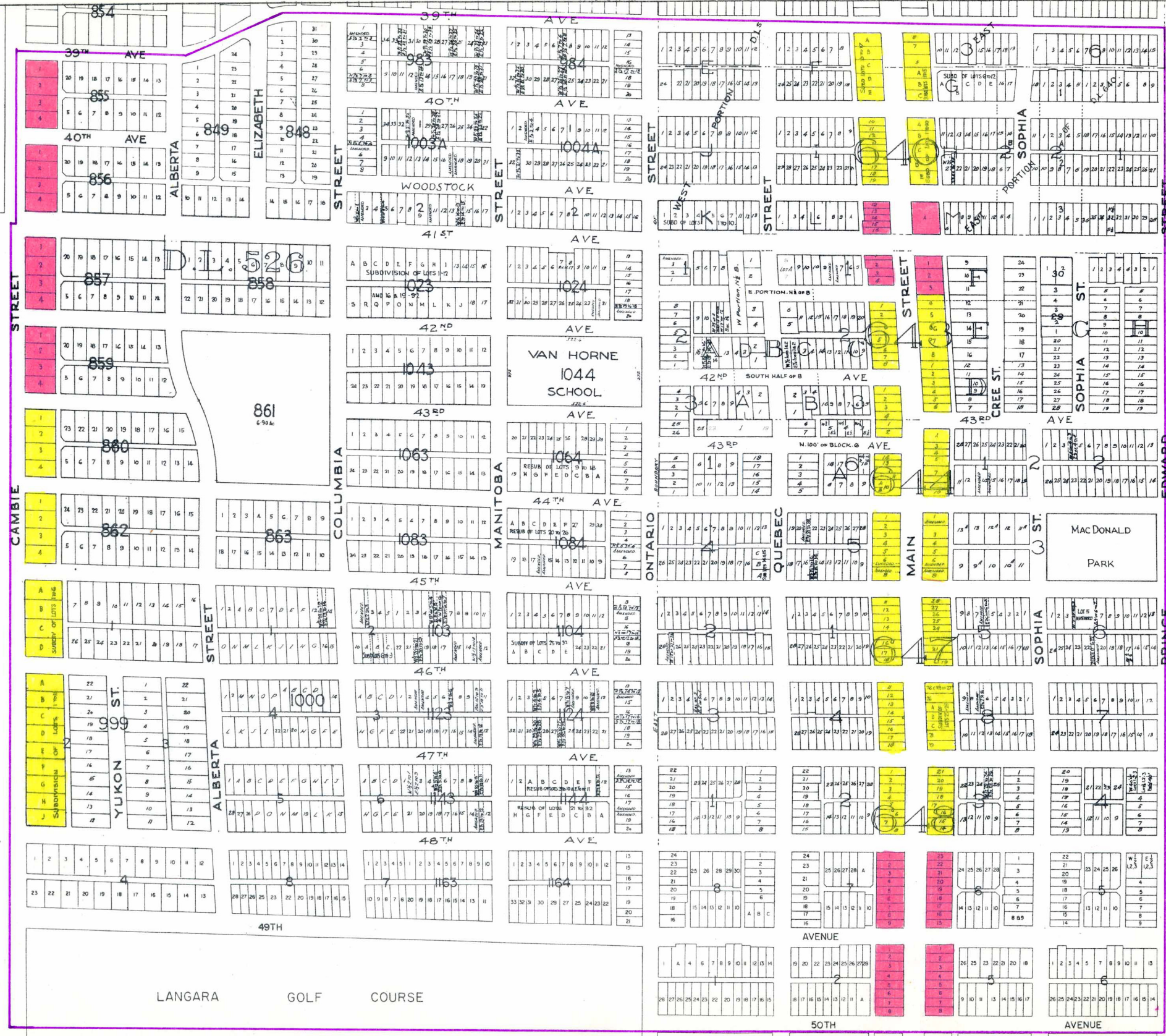
S 800-DL-472
N 800-DL-532



SEE SHEET 3

709

JONES ADDITION
CEMETERY



MOUNTAIN VIEW CEMETERY
1919 ADDITION

MAC DONALD
PARK

LANGARA GOLF COURSE

SHEET 7

D.L.

526.

BLOCK 15 A
LANGARA GOLF LINKS.

161.14 Ac.

BLOCK 16 B.

STREET
CAMBIE

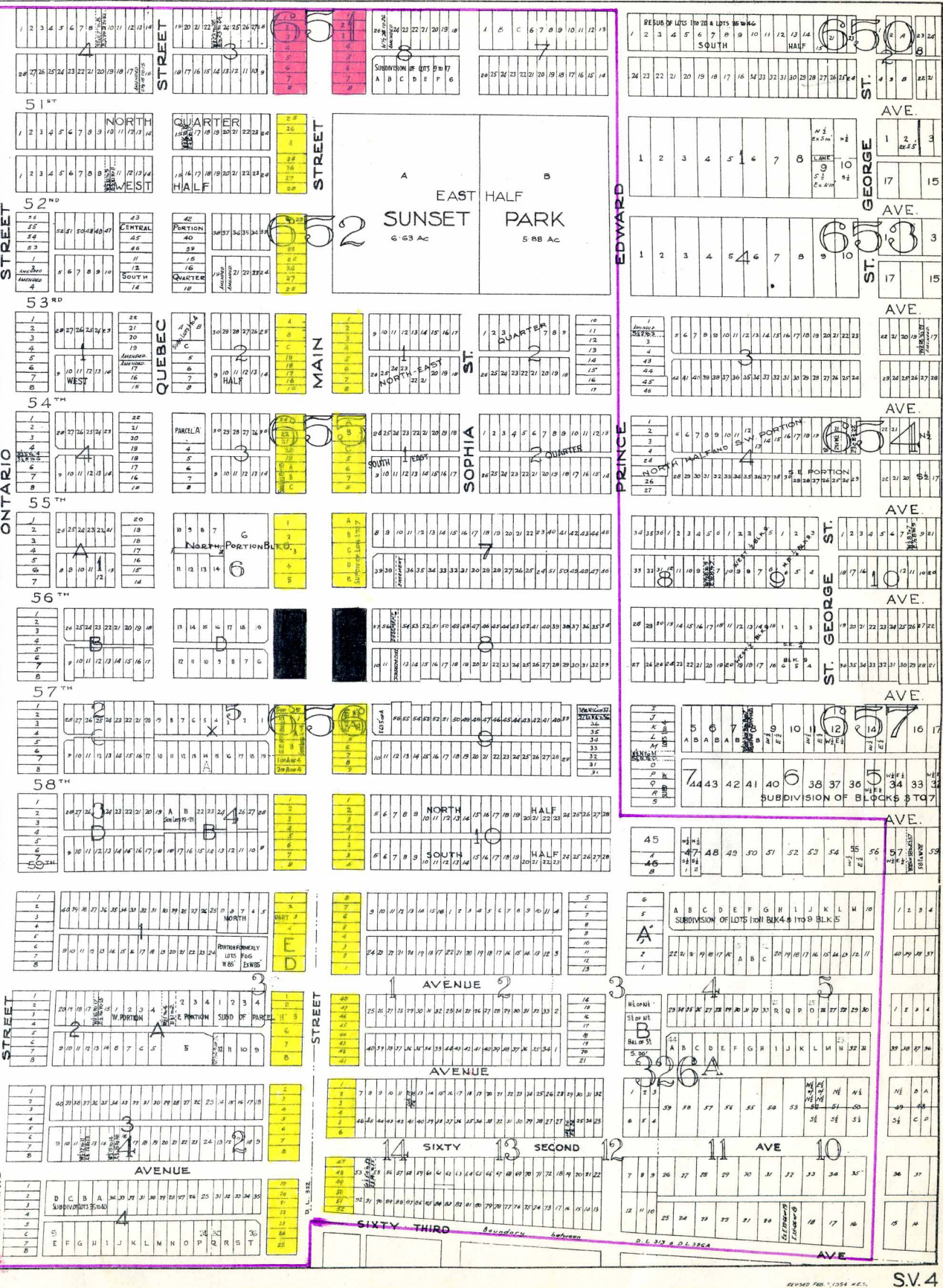
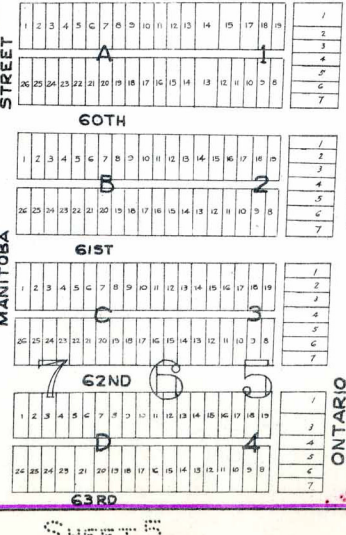
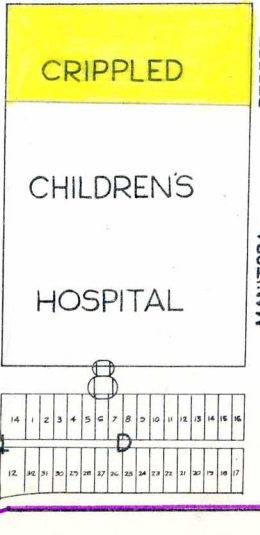
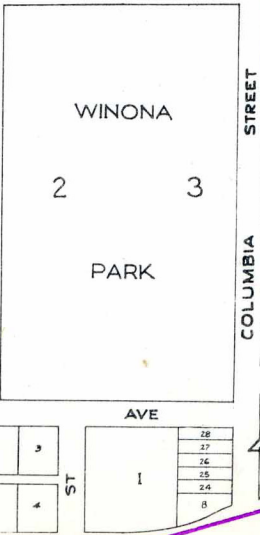
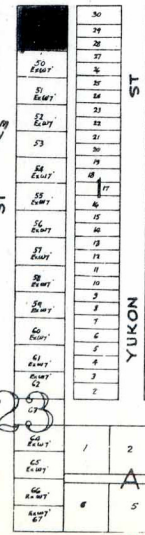
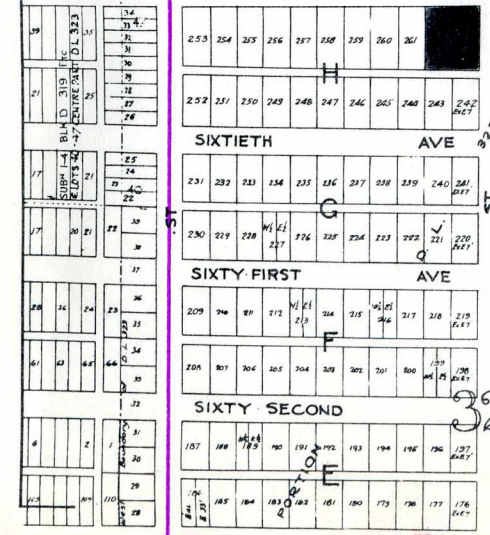
13-79 Acs.

1344
SEXSMITH SCHOOL

CRIPPLED
CHILDREN'S
HOSPITAL

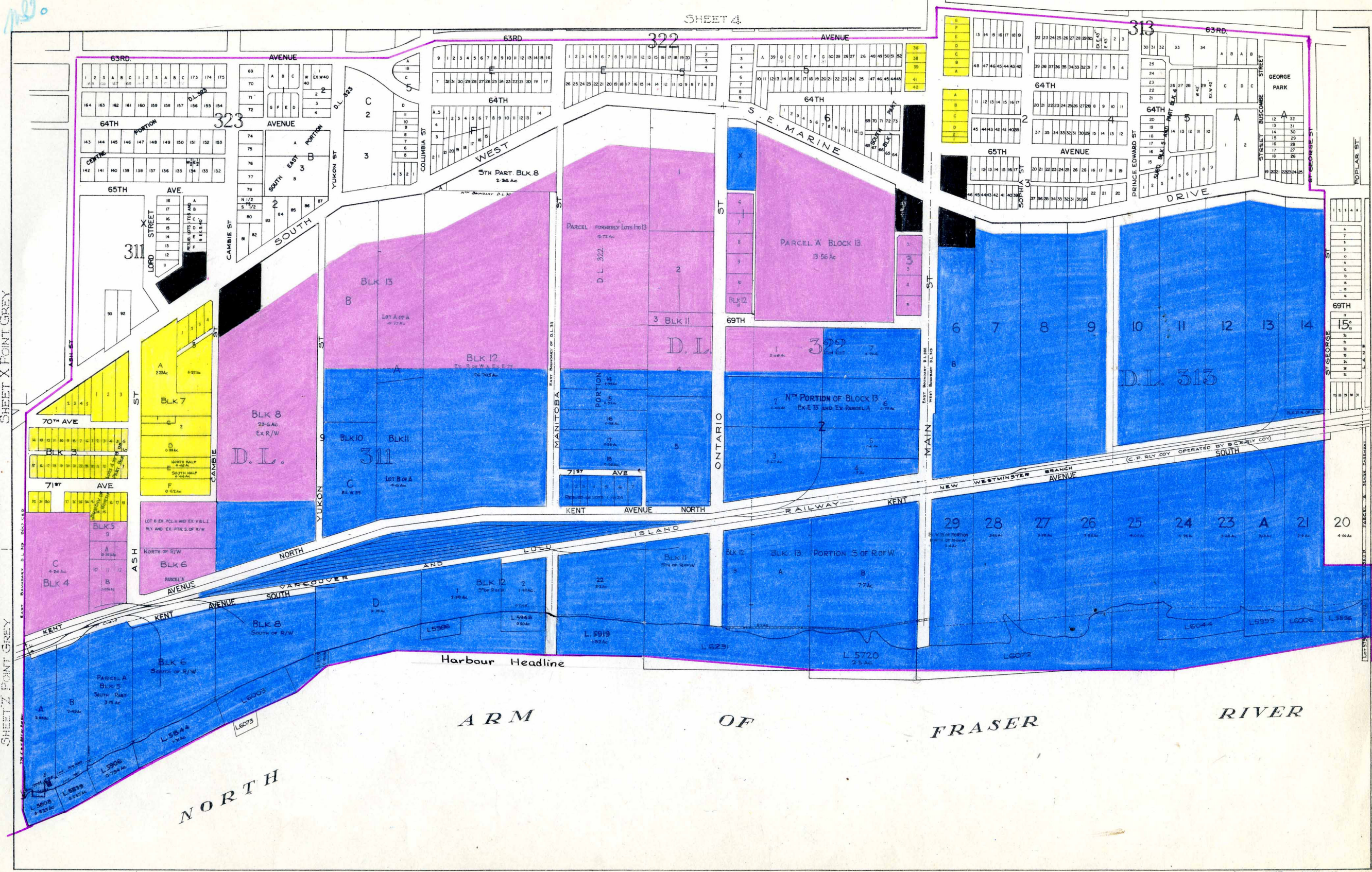
WINONA
PARK

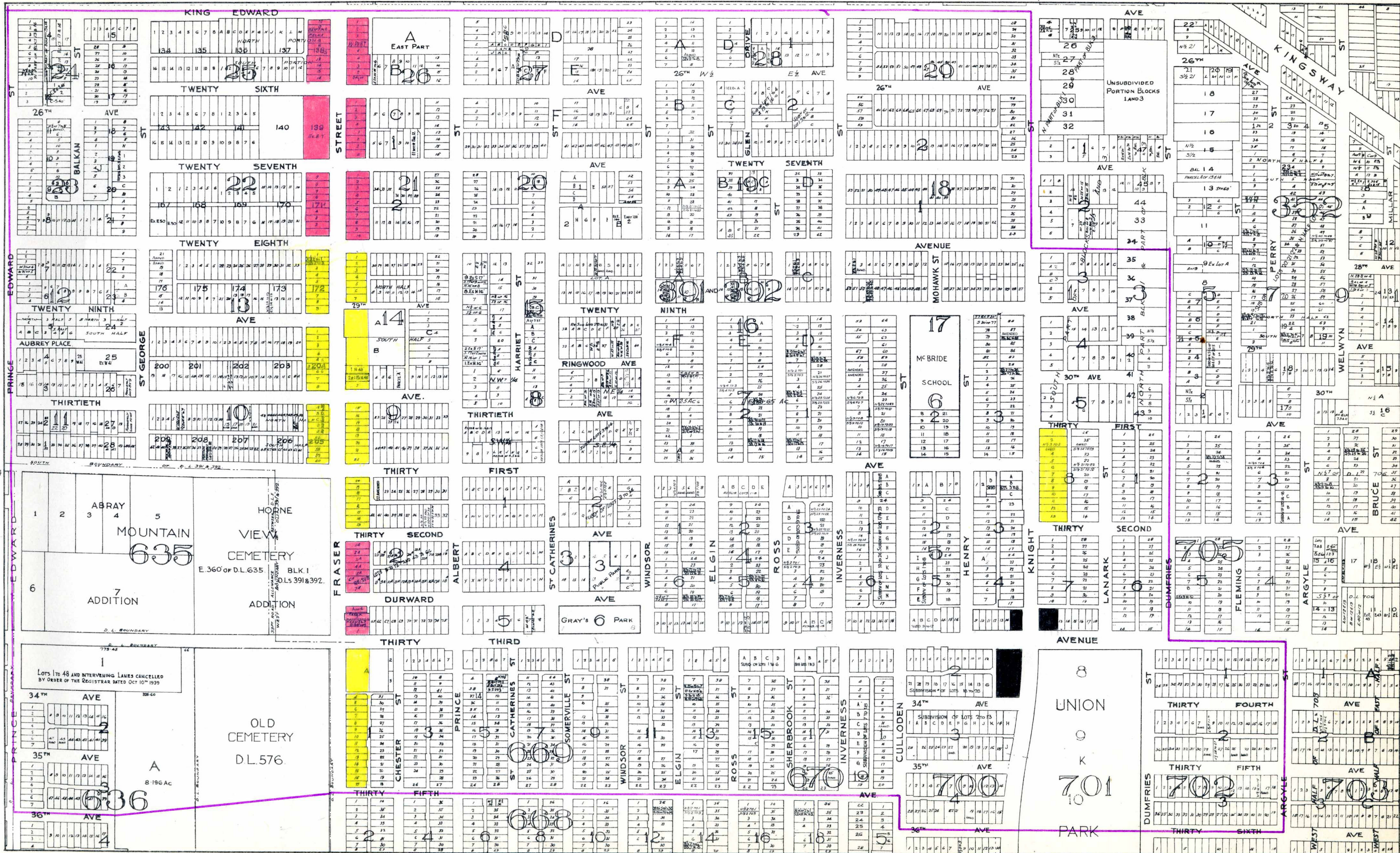
SEE P.O. SHEETS

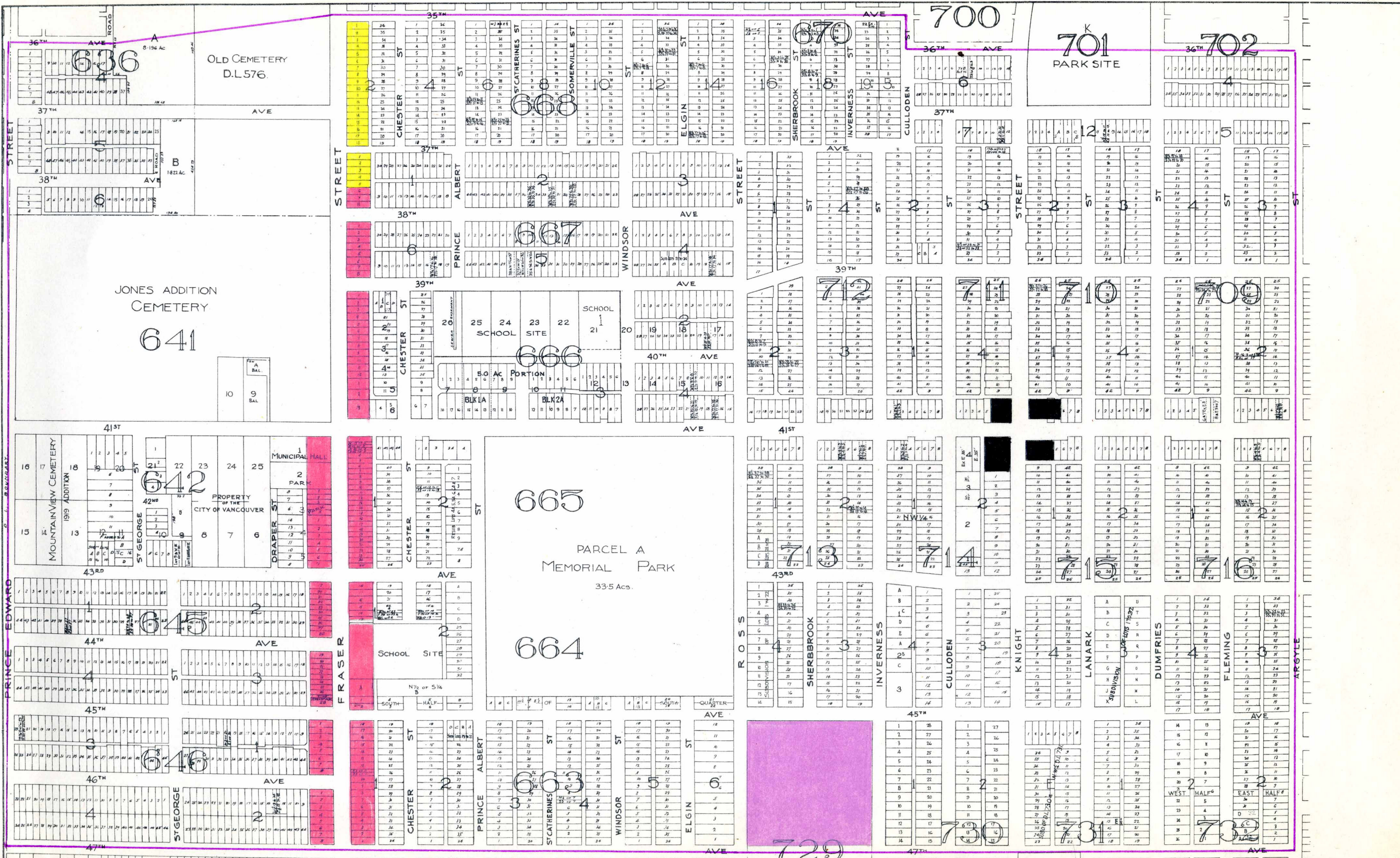


SHEET X POINT GREY

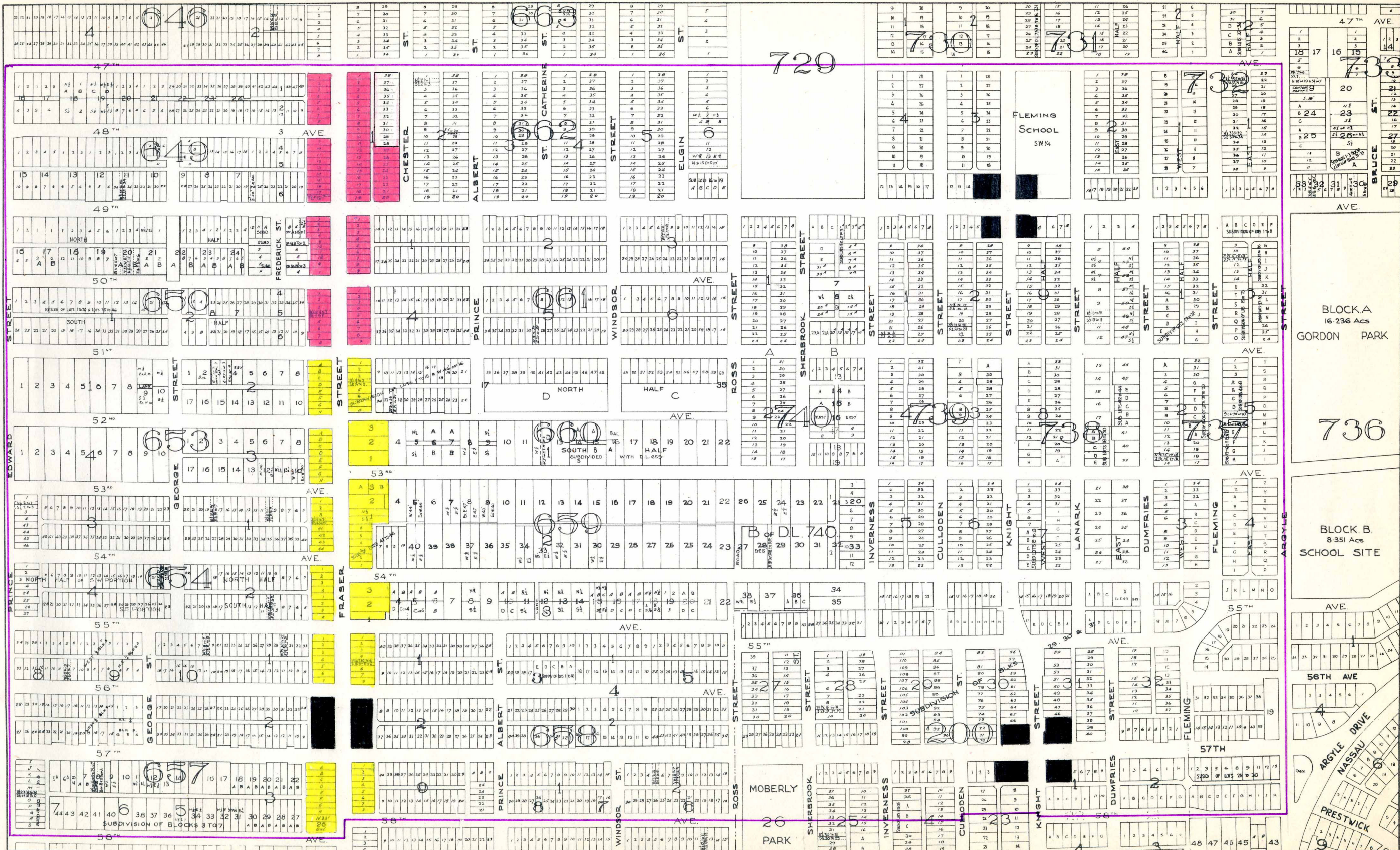
SHEET Z POINT GREY

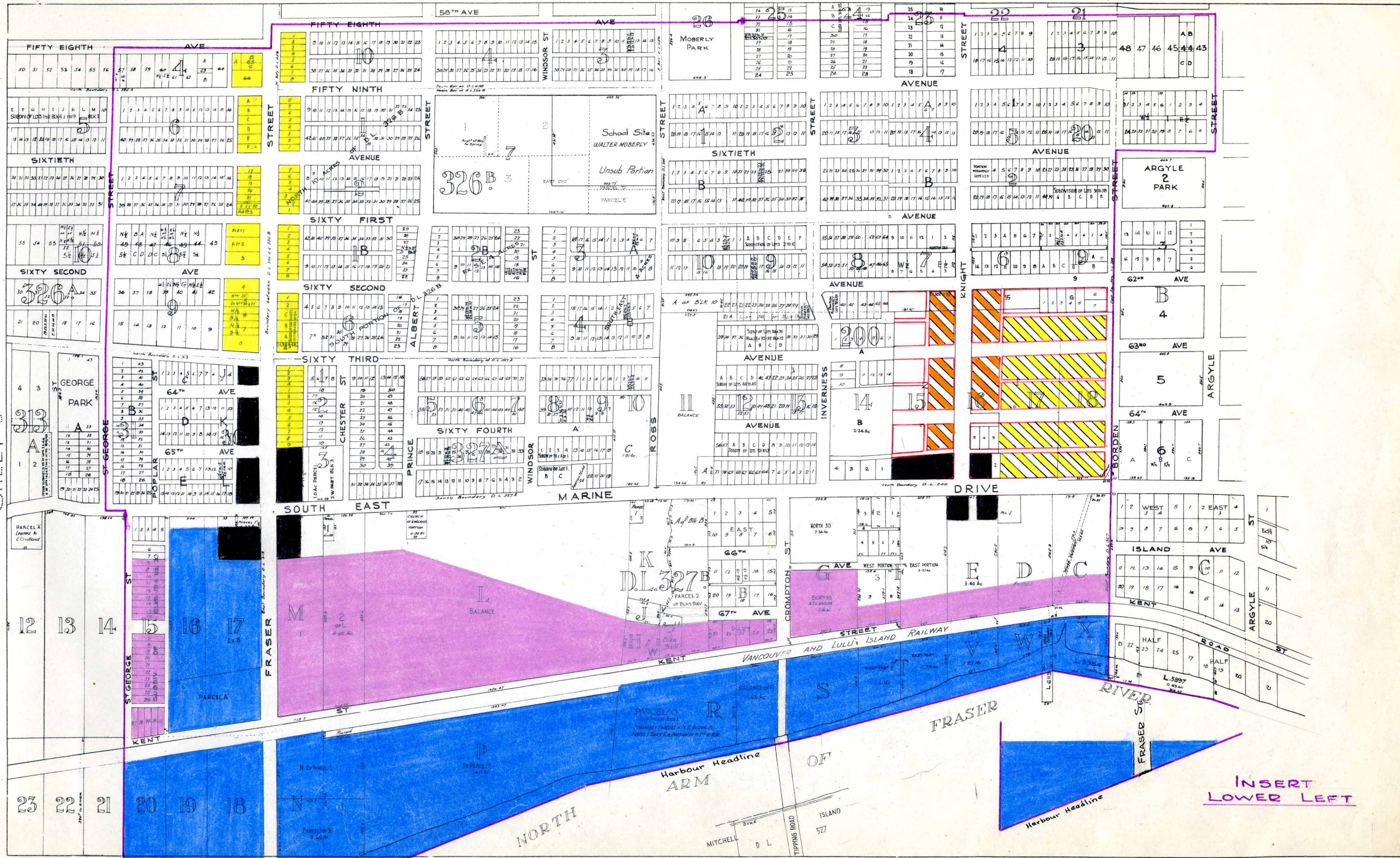




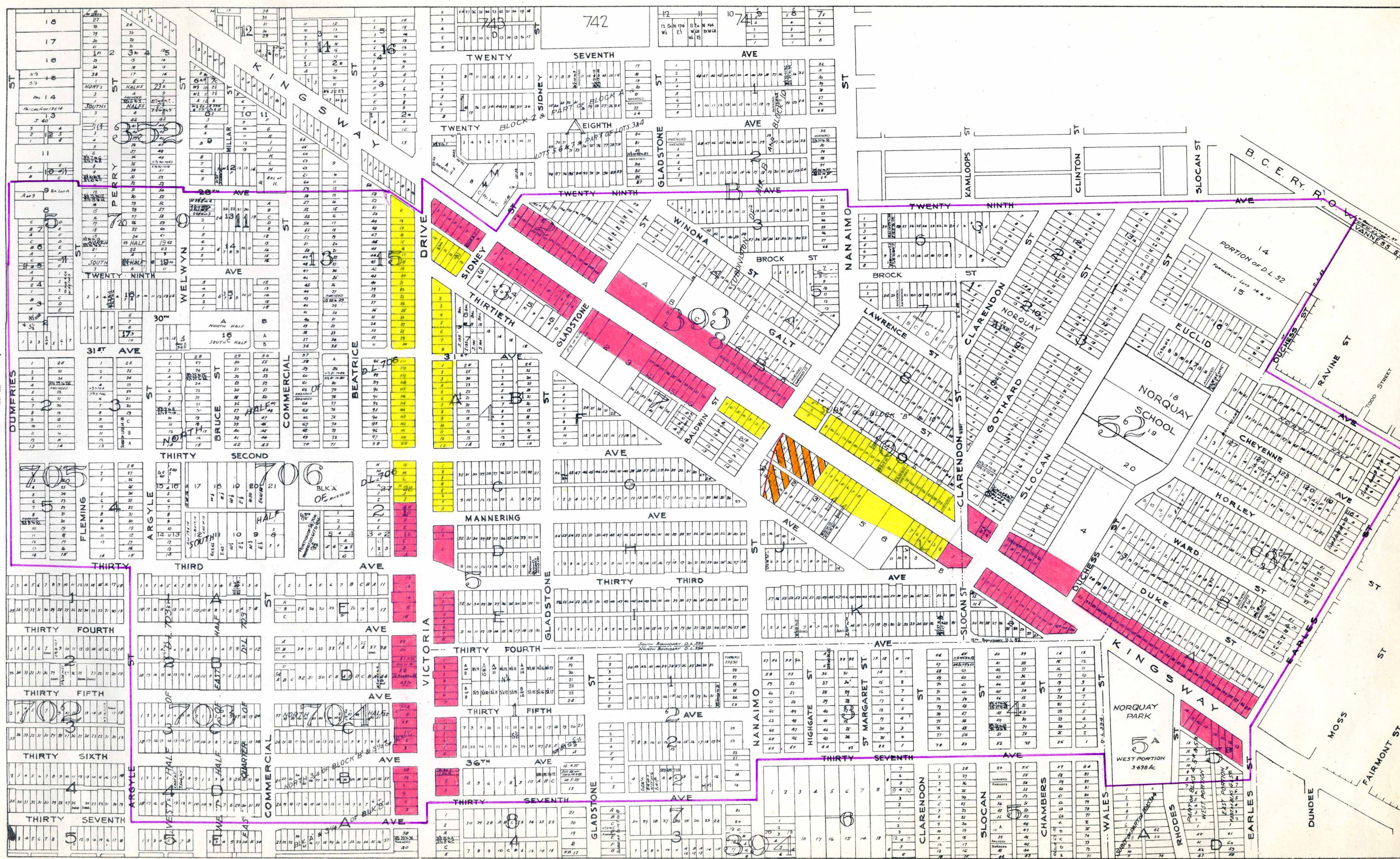


SHEETS





INSERT LOWER LEFT

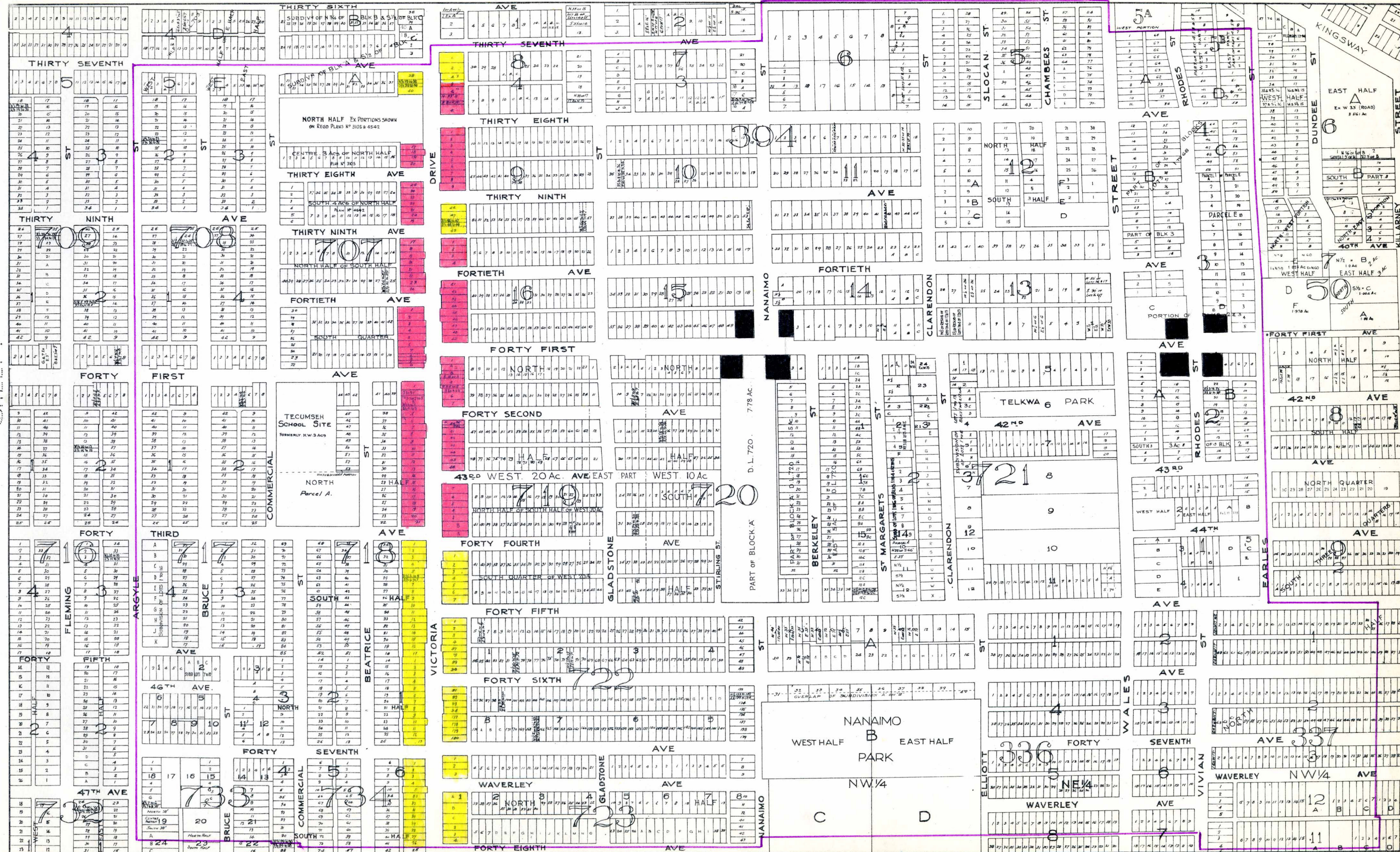


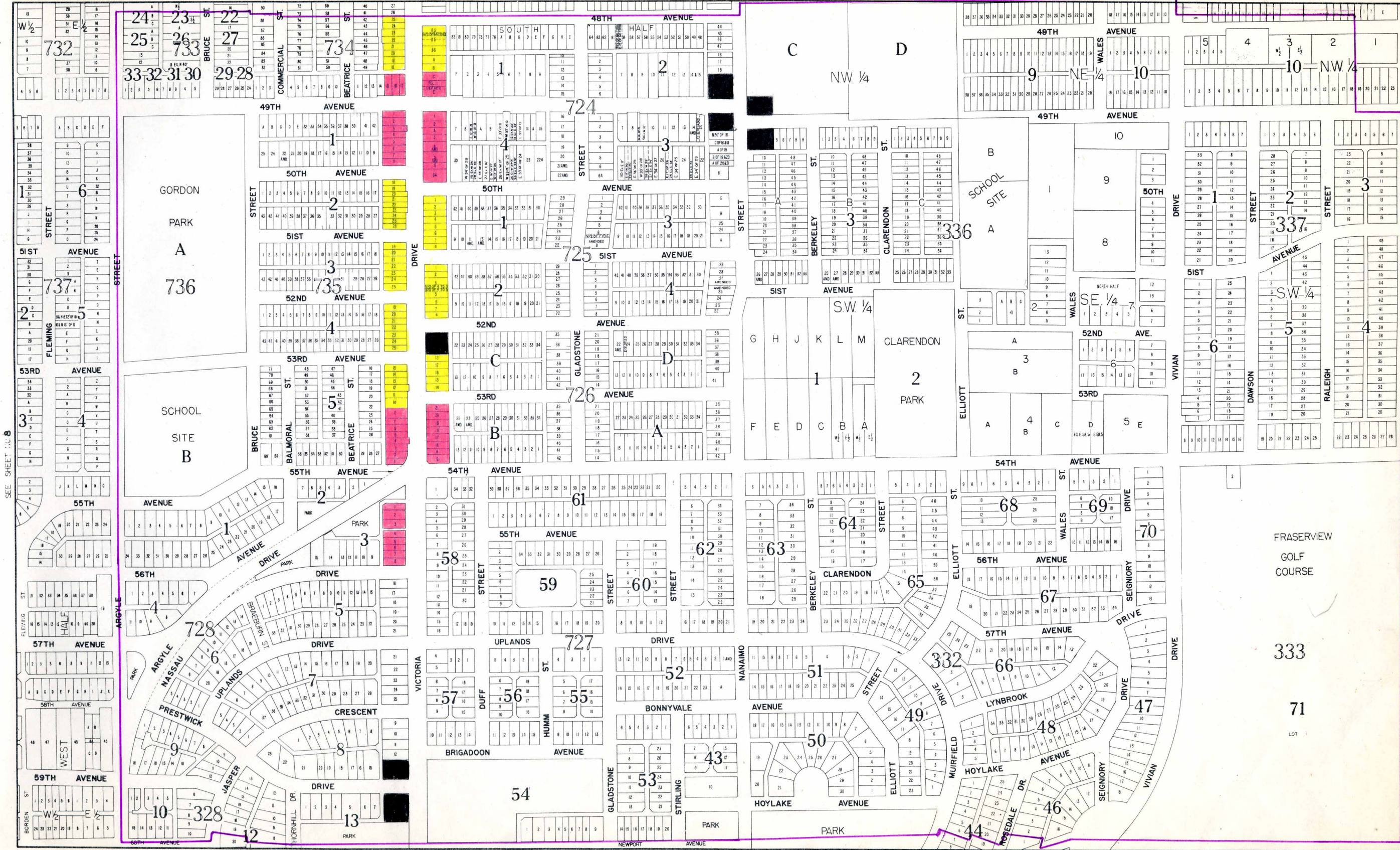
SHEET 6

SHEET 6

SHEET 6

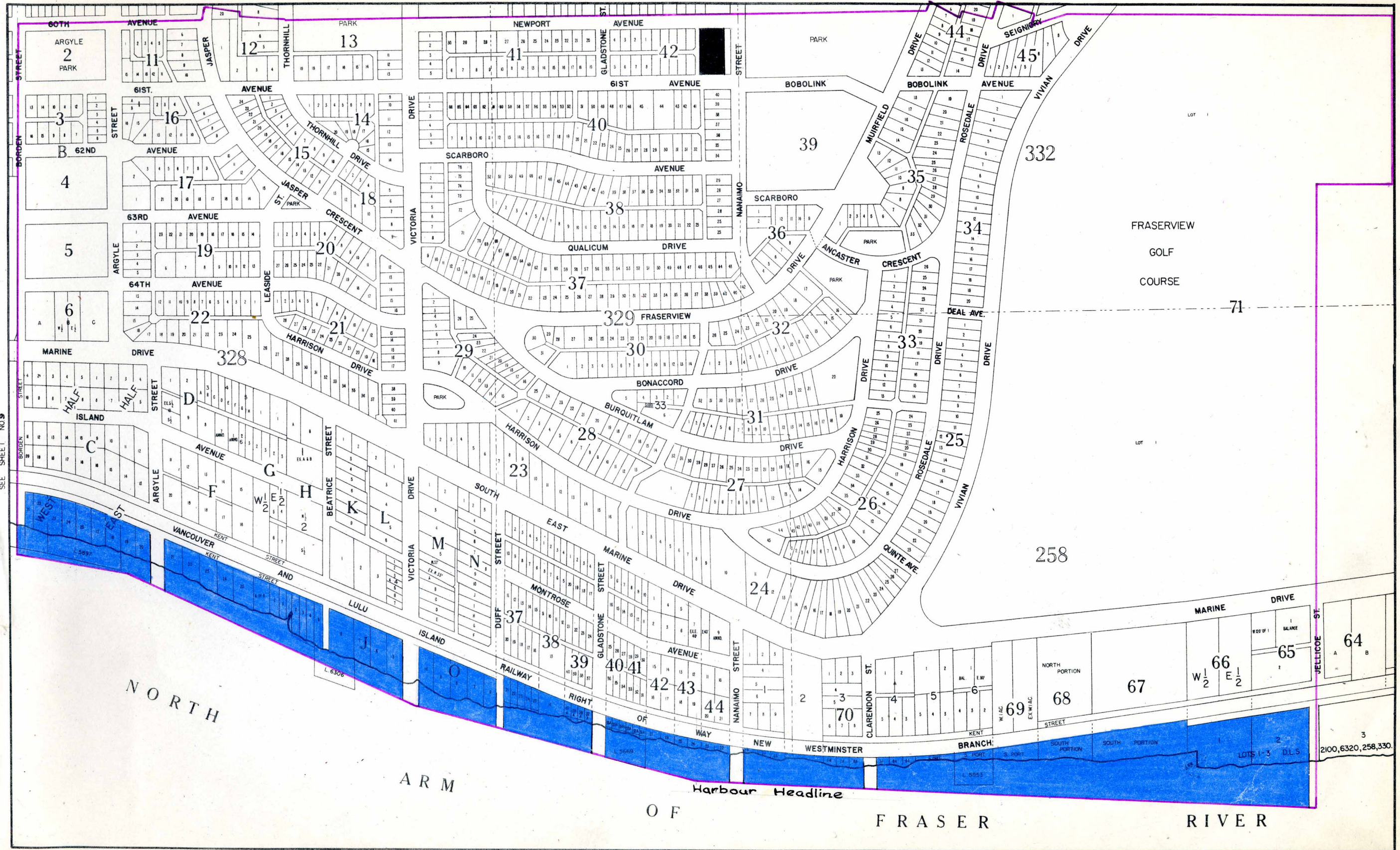
REVISED NOVEMBER 10 1953 U.S. S.V.10





SEE SHEET NO. 8

SEE SHEET NO. 16



SEE SHEET NO. 9

SEE SHEET NO. 17

NORTH

ARM

OF

FRASER

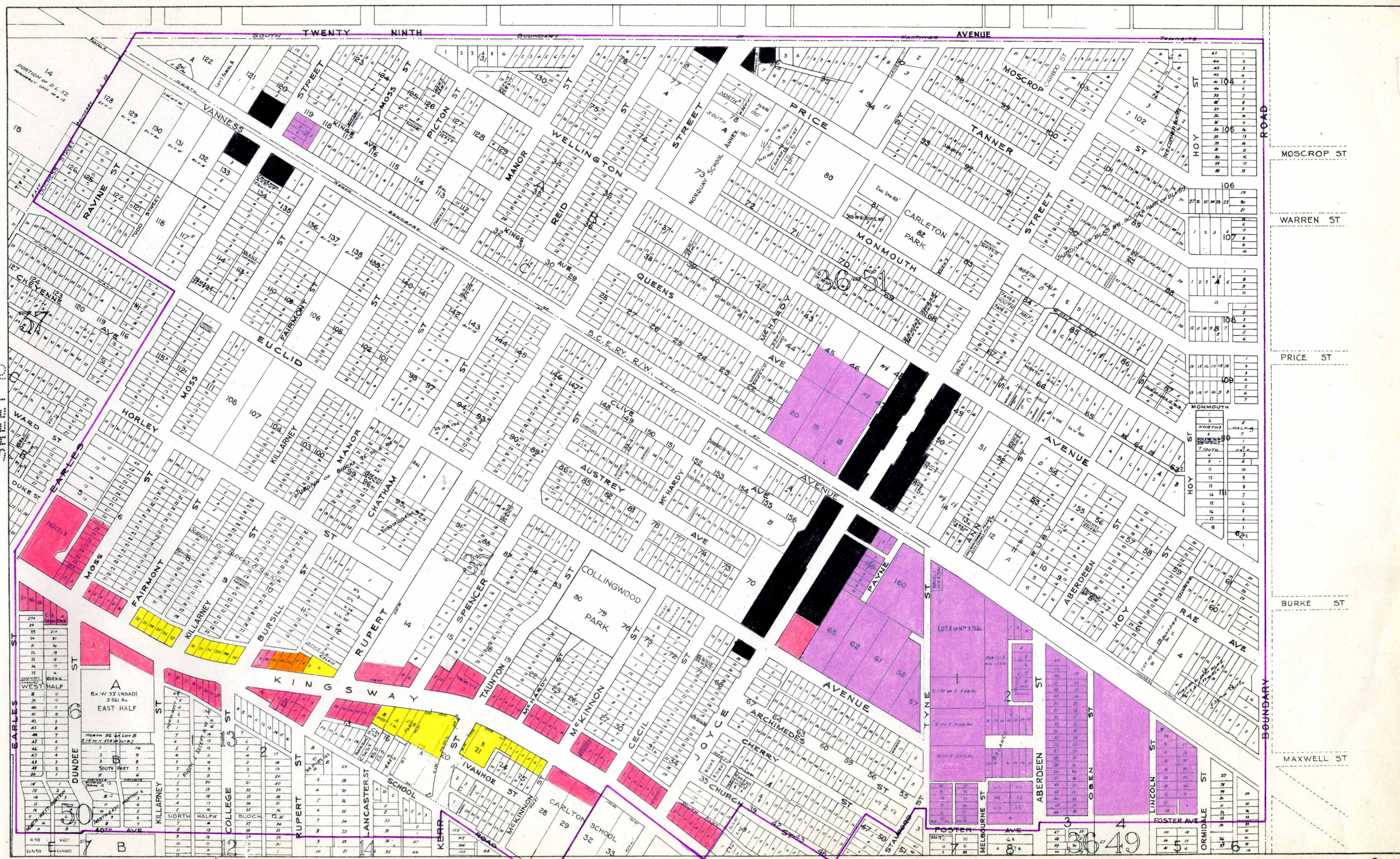
RIVER

Harbour Headline

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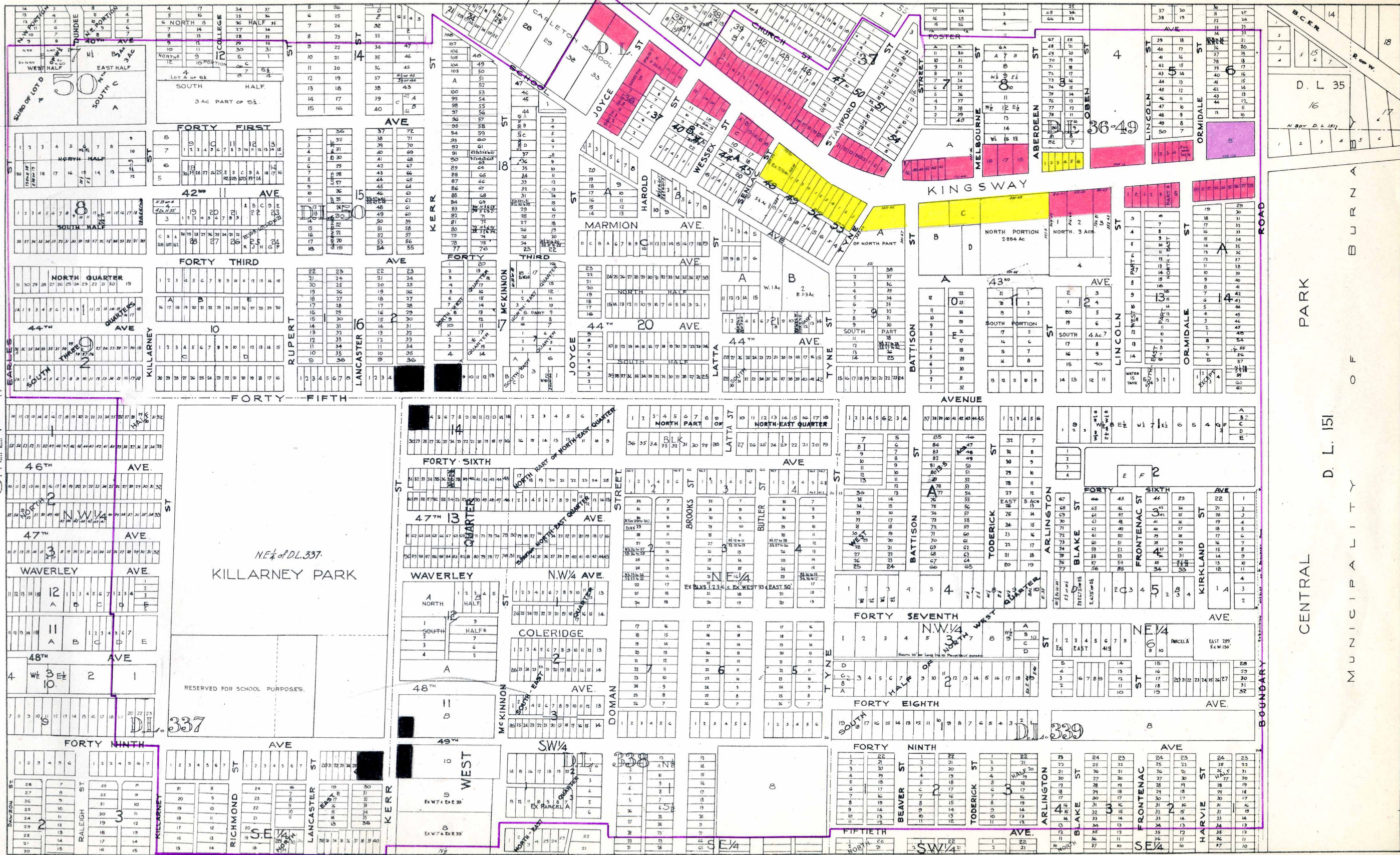
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SHEET 10



SHEET 10

SM.14



NE 1/4 of D.L. 337.
KILLARNEY PARK

RESERVED FOR SCHOOL PURPOSES.

D.L. 337

CENTRAL MUNICIPALITY
D. L. 151

PARK ROAD

BURBANK ROAD

B.C. ER

D. L. 35

N. B. D. L. 121

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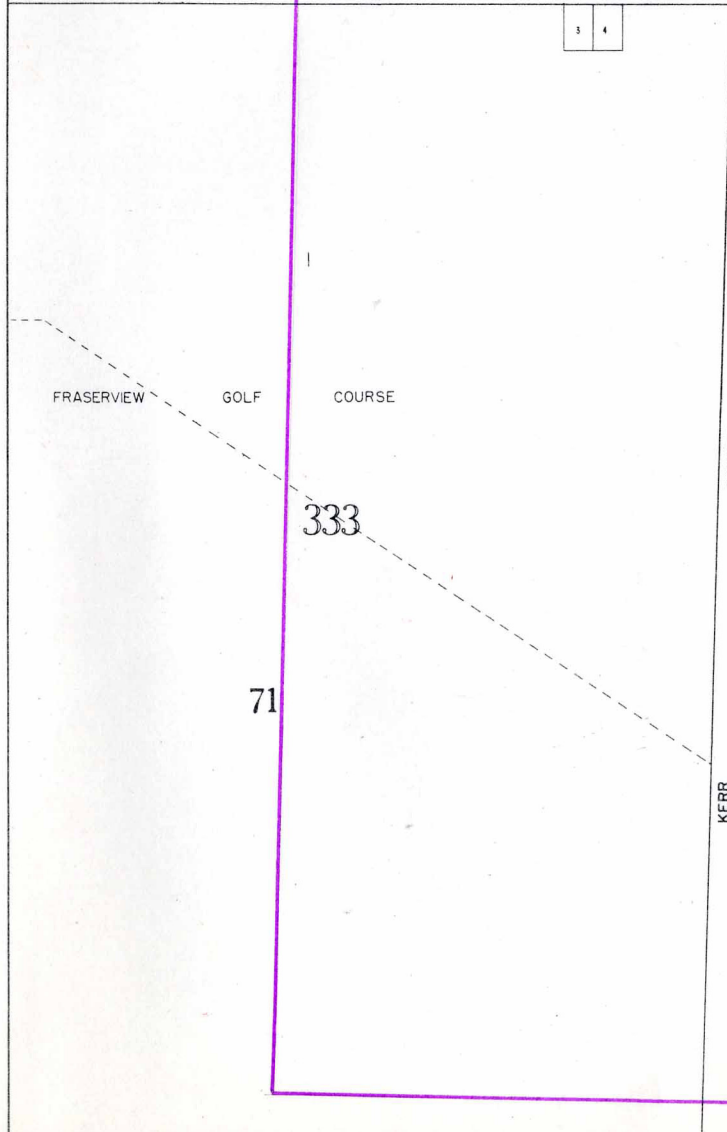
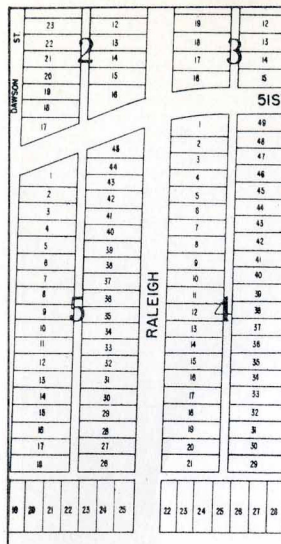
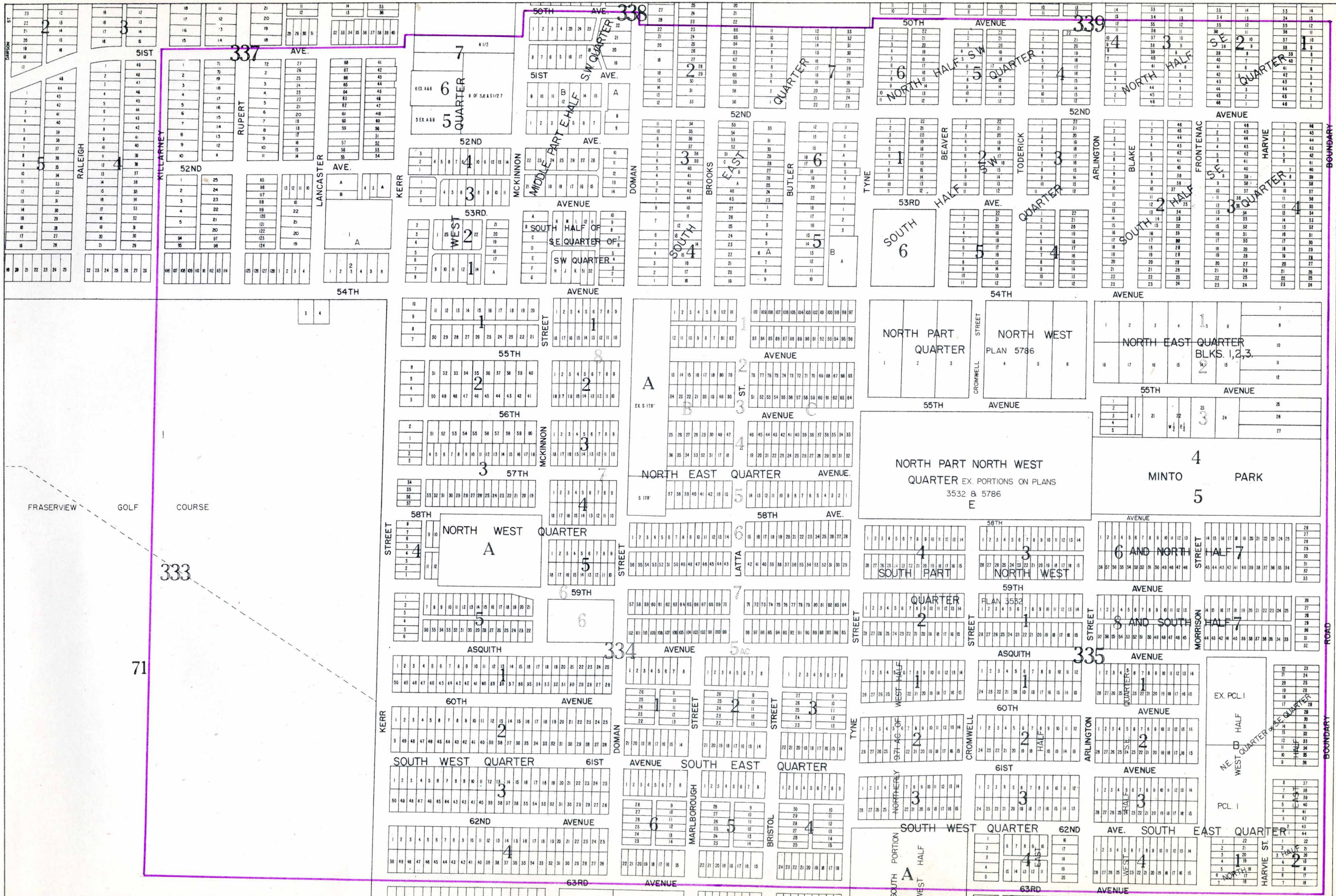
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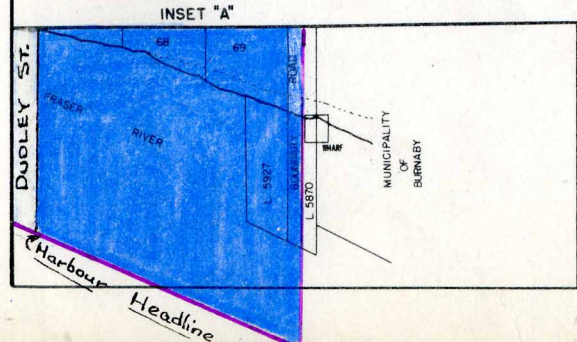
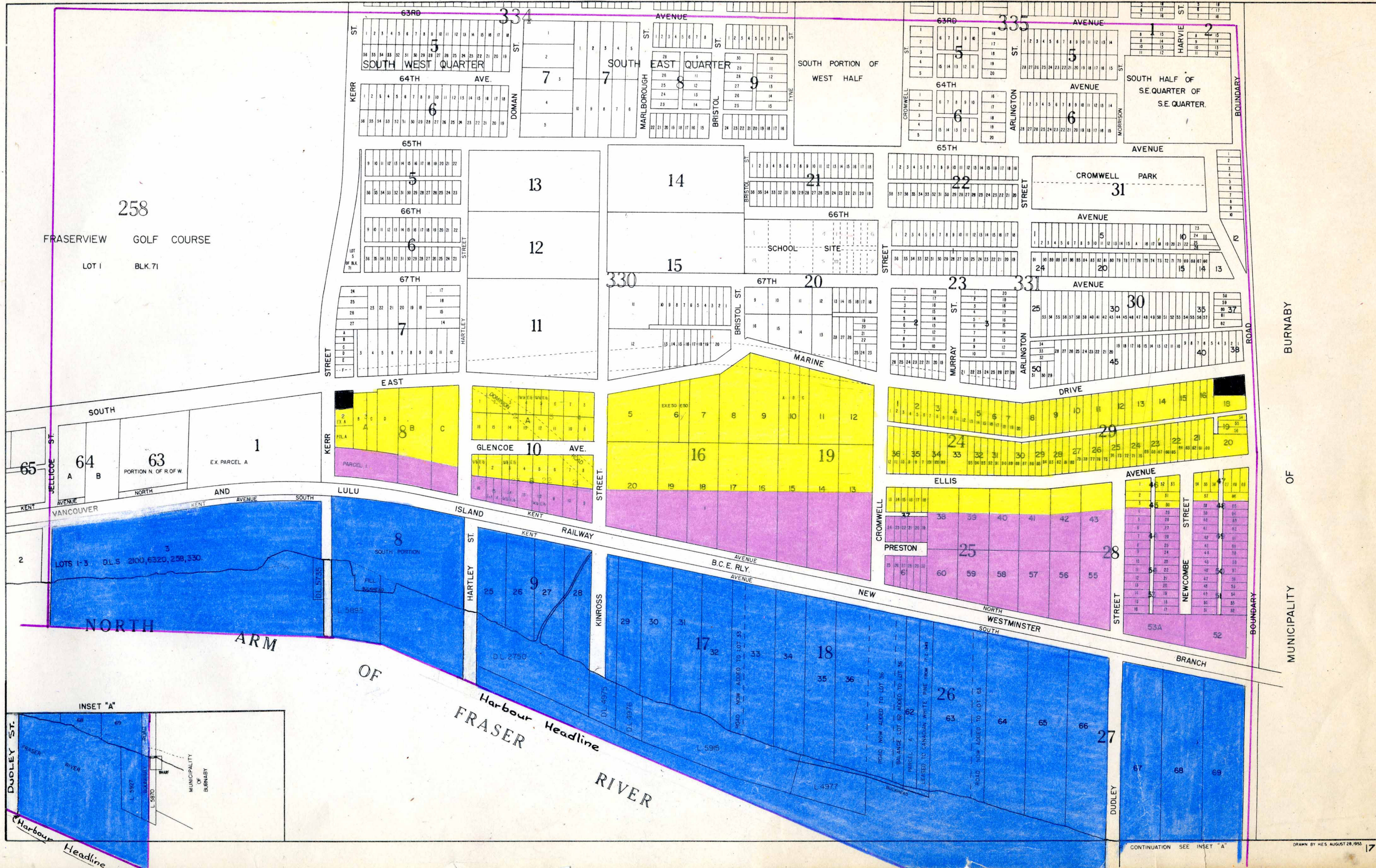
OF

MUNICIPALITY

258

FRASERVIEW GOLF COURSE

LOT I BLK. 71



**MAP(S) TO
BE
SCANNED
AND
ATTACHED**

SCHEDULE "D" – ZONING DISTRICT PLAN

SCHEDULE "E" — BUILDING LINES

This is Schedule "E" to By-law No. 3575, being the "Zoning and Development By-law."

The following are the streets, or portions of streets lying between the specified intersections, for which building lines are prescribed by Section 14 of By-law No. 3575, being the "Zoning and Development By-law," together with a description of the building lines so prescribed.

PART I

Street	Distance from the Centre Line of the Street Measured at Right Angles thereto
Alma Road, west side, north of 12th Avenue.....	40 feet
Alma Road, east side, from the lane north of 4th Avenue to Broadway.....	40 feet
Arbutus Street, both sides, from 16th Avenue to 37th Avenue.....	50 feet <i>(see also Part II of this schedule)</i>
Blenheim Street, both sides, south of 16 Avenue.....	40 feet
Burrard Street, both sides, from 1st Avenue to ^{<i>the lane south of</i>} Broadway.....	40 feet <i>(see also Part II of this schedule)</i>
Cambie Street, west side, from 16th Avenue to King Edward Avenue.....	50 feet <i>(see also Part II of this schedule)</i>
Commercial Drive, both sides, from 18th Avenue to 22nd Avenue.....	40 feet
Crown Street, both sides, south of 10th Avenue	40 feet
Discovery Street (formerly Imperial St.), both sides, south of 8th Avenue.....	40 feet
Douglas Crescent, both sides, from Wolfe Avenue to Oak Street.....	40 feet
Dunbar Street, both sides, from King Edward Avenue to Marine Drive.....	40 feet.
Fraser Street, both sides, from King Edward Avenue to one block south of S.E. Marine Drive.....	40 feet
Granville Street, both sides, from 16th Avenue to S.W. Marine Drive.....	50 feet
Hudson Street, both sides, from Park Drive to the south boundary of the City....	40 feet
Joyce Street, both sides, from Wellington St. to 342.5 feet south of Vanness Ave...	40 feet
Larch Street, both sides, from 33rd Avenue to 49th Avenue	40 feet
Marine Drive, S.E., north side, from the intersection of 64th Avenue and Marine Drive to Sophia Street, and from Poplar Street to Chester Street.....	40 feet
Marine Drive, S.E., south side, from Poplar Street to Chester Street.....	40 feet
Marine Drive, S.W., both sides, from Ash Street to west boundary of City.....	50 feet
Marine Crescent (formerly Elm Street), both sides, from 49th Avenue to S.W. Marine Drive	40 feet
Oak Street, both sides, from Park Drive to S.W. Marine Drive.....	40 feet
Park Drive, both sides, from Granville Street to Oak Street.....	40 feet

Street	Distance from the Centre Line of the Street Measured at Right Angles thereto
Point Grey Road, both sides, from Wallace Street to Alma Road.....	50 feet
Victoria Drive, both sides, from 16th Avenue to the Fraser River.....	40 feet
Wall Street, north side, from Trinity Street to Nanaimo Street.....	40 feet
Wolfe Avenue, both sides, from Douglas Crescent to 16th Avenue.....	40 feet
Yukon Street, both sides, from 2nd Avenue to 12th Avenue	37 feet
4th Avenue, both sides, from Discovery Street to Wallace Street.....	50 feet
8th Avenue, both sides, from Alma Road to Blanca Street	40 feet
9th Avenue, both sides, from Alma Road to Highbury Street	40 feet
19th Avenue, both sides, from Oak Street to Cambie Street	40 feet
49th Avenue, both sides, from Marguerite Street to S.W. Marine Drive.....	40 feet


PART II

 **Arbutus Street, east side, from 7th Avenue to 16th Avenue** *(see also Part I) of this schedule*

A building-line on the easterly side of Arbutus Street which building-line is more particularly described as follows:

Commencing at the point of intersection of the northerly limit of 16th Avenue with the easterly boundary of the West Half of Lot 19, Block 465, D.L. 526; thence northerly along the said easterly boundary a distance of 8 feet; thence north-westerly, in a straight line, to a point on the southerly limit of 15th Avenue, distant 30 feet, measured easterly along the said southerly limit from its intersection with the original easterly limit of Arbutus Street; thence north-westerly, in a straight line, to a point on the northerly limit of Fifteenth Avenue, distant 22 feet, measured easterly along the said northerly limit, from its intersection with the original easterly limit of Arbutus Street; thence northerly, in a straight line, to a point on the southerly limit of the lane lying parallel to and immediately to the north of Fifteenth Avenue which point is situate 100 feet perpendicularly distant easterly from the building-line hereinbefore described for the westerly side of Arbutus Street; thence northerly, parallel to and 100 feet perpendicularly distant easterly from the said building-line for the westerly side of Arbutus Street, to a point 59 feet distant southerly, measured along the said parallel line, from the southerly limit of Tenth Avenue; thence northerly, in a straight line, to a point on the said southerly limit of Tenth Avenue distant 19 feet, measured easterly along the said southerly limit from its intersection with the original easterly limit of Arbutus Street; thence north-easterly, in a straight line, to a point on a line drawn parallel to and 100 feet perpendicularly distant easterly from the original westerly limit of Arbutus Street, which point is distant 90 feet, measured northerly along the said parallel line from its intersection with the northerly limit of Tenth Avenue; thence northerly, parallel to and 100 feet perpendicularly distant easterly from the westerly limit of Arbutus Street, to intersection of the same with the southerly boundary of Lot 1, Block 305, D.L. 526, which boundary is presumed to lie midway between the northerly limit of Eighth Avenue and the southerly limit of Seventh Avenue; thence north-easterly, in a straight line, to a point situate 40 feet perpendicularly distant easterly from the original easterly

limit of Arbutus Street and 60 feet perpendicularly distant southerly from the said southerly limit of Seventh Avenue; thence north-easterly, in a straight line, to a point on the said southerly limit of Seventh Avenue, distant 55 feet, measured easterly along the said southerly limit from its intersection with the original easterly limit of Arbutus Street.

 **Arbutus Street, west side, from Seventh Avenue to 16th Avenue** *(see also Part 1) of this schedule.*

A building-line on the westerly side of Arbutus Street which building-line is more particularly described as follows:

Commencing at a point on the northerly limit of Sixteenth Avenue, which point is situate 17 feet perpendicularly distant westerly from the original westerly limit of Arbutus Street; thence northerly, parallel to and 17 feet perpendicularly distant westerly from the said original westerly limit of Arbutus Street, to intersection of the same with the southerly limit of Tenth Avenue; thence north-easterly, in a straight line to the point of intersection of the said westerly limit of Arbutus Street with the northerly limit of the lane lying parallel to and immediately to the north of Tenth Avenue; thence northerly and following the westerly limit of Arbutus Street to the southerly limit of Seventh Avenue.

Boundary Road, west side, from 29th Avenue to S.E. Marine Drive

A building-line on the west side of Boundary Road, which building-line is more particularly described as follows:

Commencing at a point on the southerly limit of 29th Avenue, distant 67 feet westerly, measured from and at right angles to the east boundary of the City of Vancouver; thence southerly, parallel to and 67 feet distant westerly measured from and at right angles to the said east boundary of the City of Vancouver, to the southerly limit of Price Street; thence southerly in a straight line to a point on the northerly limit of Monmouth Street, distant 37 feet westerly, measured from and at right angles to the said east boundary of the City of Vancouver; commencing again at a point on the southerly limit of Monmouth Street, distant 33 feet westerly, measured from and at right angles to the said east boundary of the City of Vancouver; thence southerly, parallel to and 33 feet distant westerly, measured from and at right angles to the said east boundary of the City of Vancouver to the southerly boundary of Lot 10, Block 1, North Half of the South-East Quarter of District Lot 339; thence southerly, in a straight line, to a point on the northerly limit of 52nd Avenue, distant 91 feet westerly, measured from and at right angles to the said east boundary of the City of Vancouver; commencing again at a point on the southerly limit of 52nd Avenue, distant 99 feet westerly, measured from and at right angles to the said east boundary of the City of Vancouver; thence southerly, parallel to and 99 feet distant westerly, measured from and at right angles to the said east boundary of the City of Vancouver, to the northerly limit of S.E. Marine Drive.

Broadway, north side, from Cambie Street to Prince Edward Street

A building-line on the northerly side of Broadway which building-line is more particularly described as follows:

For Blocks twenty-three (23) and Twenty-two (22), respectively, of District Lot Three Hundred and Two (302), lying between the easterly limit of Cambie Street and the westerly limit of Alberta Street, the building line shall be the straight line joining the survey monument situate approximately ten (10) feet northerly and seven (7) feet westerly from the south-west corner of the aforesaid Block Twenty-three (23) with the survey monument situate approximately eleven (11) feet northerly and seven (7) feet westerly from the south-west corner of the adjacent Block Twenty-one (21) of District Lot Three Hundred and Two (302).

In Block Twenty-one (21) of District Lot Three Hundred and Two (302) lying between the easterly limit of Alberta Street and the westerly limit of Columbia Street, the building line shall be the straight line joining the said survey monument, situate approximately eleven (11) feet northerly and seven (7) feet westerly from the south-west corner of the said Block Twenty-one (21), with the survey monument situate approximately nine (9) feet northerly and seven (7) feet easterly from the south-east corner of the said Block Twenty-one (21).

For Blocks Forty-eight (48), Forty-nine (49) and Fifty (50), respectively, of District Lot Two Hundred "A" (200A), lying between the easterly limit of Columbia Street and the westerly limit of Quebec Street, the building line shall be the straight line joining the aforesaid survey monument situate approximately nine (9) feet northerly and seven (7) feet easterly from the south-east corner of Block Twenty-one (21) of District Lot Three Hundred and Two (302) with the survey monument situate approximately nine (9) feet northerly and seven (7) feet easterly from the south-east corner of the said Block Fifty (50).

For Blocks Fifty-one (51) and Fifty-two (52), respectively, of District Lot Two Hundred "A" (200A) lying between the easterly limit of Quebec Street and the westerly limit of Kingsway, the building line shall be the straight line joining the last described survey monument, situate in relation to the south-east corner of the aforesaid Block Fifty (50) with the survey monument situate approximately ten (10) feet northerly and seven (7) feet easterly from the south-east corner of the said Block Fifty-two (52).

In Blocks Fifty-three (53) and Fifty-four (54), respectively, of District Lot Two Hundred "A" (200A) lying between the easterly limit of Kingsway and the westerly limit of Brunswick Street, the building line shall be the straight line joining the aforescribed survey monument, situate in relation to the south-east corner of the aforesaid Block Fifty-two (52), with the survey monument situate approximately ten (10) feet northerly and seven (7) feet easterly from the south-east corner of the said Block Fifty-four (54). In Block Fifty-five (55) of District Lot Two Hundred "A" (200A) lying between the easterly limit of Brunswick Street and the westerly limit of Prince Edward Street, the building line shall be that line commencing at the point of intersection of the production easterly of the last aforescribed portion of the building line with the westerly boundary of the said Block Fifty-five (55), thence proceeding south-westerly in a straight line to intersection with the southerly boundary of the said block at the south-east corner of Lot Seven (7) thereof; thence following easterly along the southerly boundary of the said block to the south-east corner thereof.

On and after the passing of this By-law it shall be unlawful for any person either as owner or contractor to erect or cause to be erected any building or part of a building on any of the above described blocks south of the said building line hereby established.

Broadway, south side, from Cambie Street to Prince Edward Street

A building-line on the southerly side of Broadway which building-line is more particularly described as follows:

For Block Three Hundred and Sixty "A" (360A) and Block "L", respectively, of District Lot Five Hundred and Twenty-six (526) and for Lot One (1), Block Twenty-four (24), District Lot Three Hundred and Two (302) lying between the easterly limit of Cambie Street and the westerly limit of Alberta Street, the building line shall be that line following easterly from Cambie Street along the northerly boundary of the said blocks, until the said boundary is intersected by a line drawn parallel to and at a distance of eighty-six (86) feet, measured southerly from and at right angles to the corresponding building line hereinbefore described for the northerly side of that portion of Broadway adjacent to Blocks Twenty-three (23) and Twenty-two (22), respectively, of District Lot Three Hundred and Two (302); thence following easterly along the said parallel line to the westerly limit of Alberta Street.

For the portion of Block Twenty-four (24) of District Lot Three Hundred and Two (302) lying between the easterly limit of Alberta Street and the westerly limit of Columbia Street, the building line shall be a line drawn parallel to and at a distance of eighty-six (86) feet measured southerly from and at right angles to the corresponding building line hereinbefore described for the northerly side of that portion of Broadway adjacent to Block Twenty-one (21) of District Lot Two Hundred "A" (200A).

For Blocks Twenty-five (25), Twenty-six (26) and Twenty-seven (27), respectively, of District Lot Three Hundred and Two (302) lying between the easterly limit of Columbia Street and the westerly limit of Quebec Street, the building line shall be a line drawn parallel to and at a distance southerly of eighty-six (86) feet measured from and at right angles to the corresponding building line hereinbefore described for the northerly side of that portion of Broadway adjacent to Blocks Forty-eight (48) and Forty-nine (49) and Fifty (50), respectively, of District Lot Two Hundred "A" (200A).

For Blocks Twenty-eight (28) and Twenty-nine (29) of District Lot Three Hundred and Two (302) and Block One Hundred and Nineteen (119) of District Lot Three Hundred and One (301) lying between the easterly limit of Quebec Street and the westerly limit of Kingsway, the building line shall be a line drawn parallel to and at a distance southerly of eighty-six (86) feet, measured from and at right angles to the corresponding building line and the production easterly thereof, hereinbefore described for the northerly side of that portion of Broadway adjacent to Blocks Fifty-one (51) and Fifty-two (52), respectively, of District Lot Two Hundred "A" (200A).

For Blocks One Hundred and Twenty (120) and One Hundred and Twenty-one (121) of District Lot Three Hundred and One (301) and the portion of Sophia Street closed by By-law No. 687, lying between the easterly limit of Kingsway and the westerly limit of Prince Edward Street, the building line shall be that line following the straight line joining the survey monument situate ten (10) feet perpendicularly distant southerly from the northerly boundary of the said Block One Hundred and Twenty (120) and seven (7) feet perpendicularly distant westerly from the westerly boundary thereof, with a survey monument situate ten (10) feet perpendicularly distant southerly from the northerly boundary of the said Block One Hundred and Twenty-one (121) and approximately two hundred and thirty (230) feet distant westerly from the easterly boundary thereof; thence following a tangential circular curve to the right, having an approximate radius of three hundred and seventeen (317) feet, to a survey monument situate approximately thirty-seven (37) feet southerly and ninety-nine (99) feet westerly, measured from and at right angles to the northerly and easterly boundaries, respectively, of the said Block One Hundred and Twenty-one (121); thence following tangentially and south-easterly along the straight line which would pass through the survey monument situate seven (7) feet easterly from the easterly boundary of the said Block One Hundred and Twenty-one (121) and approximately eighty-five (85) feet distant southerly from the northerly boundary thereof.

On and after the passing of this By-law it shall be unlawful for any person either as owner or contractor to erect or cause to be erected any building or part of a building on any of the above described blocks north of the said building line hereby established. All the provisions of the preceding section hereof shall also apply to and include buildings for the erection of which permits have already been applied for or granted, but the erection of or work on which shall not have been commenced at the date of the passing of this By-law.

Building lines established by this By-law are shown and indicated by lines coloured red upon the plan marginally numbered W 105 for purposes of identification, which plan is attached hereto and is declared to form an integral part of this by-law.

Survey monuments referred to in Sections 1 and 3 of this by-law and indicated by notations and symbols upon the plan as properly established by survey upon the ground, shall govern the precise location of the building lines hereby established, any conflict of dimensions notwithstanding.

Burrard Street, east side, from the lane south of Broadway to the north side of Sixteenth Avenue

*(see also Part 1)
of this schedule*
A building line on the east side of Burrard Street from the lane south of Broadway to the north side of Sixteenth Avenue, which building-line is more particularly described as follows:

Commencing at a point on the northerly boundary of Lot 20, Block 348, District Lot 526, Plan 1949, which point is situated seven (7) feet perpendicularly distant easterly from the westerly boundary of the said lot; thence southerly in a straight line to a point on the southerly boundary of Lot 20, Block 468, District Lot 526, Plan 3557, which point is situated seven (7) feet perpendicularly distant easterly from the westerly boundary of the said Lot 20, Block 468, District Lot 526.

Burrard Street, west side, from the lane south of Broadway to the north side of Sixteenth Avenue

*(see also Part 1)
of this schedule*
A building line on the west side of Burrard Street from the lane south of Broadway to the north side of Sixteenth Avenue which building line is more particularly described as follows:

Commencing at a point on the northerly boundary of Lot 11, Block 347, District Lot 526, Plan 1949, which point is situated eighty (80) feet perpendicularly distant westerly from the building line hereinbefore described for the east side of Burrard Street; thence southerly and parallel to the said building line for the east side of Burrard Street, to the southerly boundary of Lot 11, Block 467, District Lot 526, Plan 3557.

Cambie Street, east side, from 15th to 17th Avenues *(see also Part 1)
of this schedule*

A building line on the east side of Cambie Street extending from the southerly limit of 15th Avenue to the northerly limit of 17th Avenue, which building line is more particularly described as follows:

Commencing at a point in the southerly boundary of Lot 9, Block 501, D. L. 526 distant 10 feet east of the southwest corner of said Lot 9; thence northerly in a straight line to a point in the northerly boundary of Lot 1, Block 501, D.L. 526 distant 10 feet east of the northwest corner of said Lot 1; thence continuing northerly in the most immediately preceding described course to a point in the southerly boundary of Lot 16 except the north 50 feet, Block E, D.L. 526; thence northerly in a straight line to a point in the northerly boundary of the north 50 feet of Lot 16, Block E, D.L. 526 distant 10 feet east of the northwest corner of the said north 50 feet of Lot 16; thence northerly in a straight line to a point in the northerly boundary of Lot 1, Block E, D.L. 526 distant 10 feet east of the northwest corner of said Lot 1.

Charles Street, north side, from the westerly limit of Charles Street to the westerly limit of Nanaimo Street

A building line on the north side of Charles Street extending from the westerly limit of Charles Street to the westerly limit of Nanaimo Street, which building line is more particularly described as follows:

Commencing at a point in the westerly boundary of Parcel 13 of Parcel "I", District Lot 2037, 17 feet perpendicularly distant northerly from the westerly production of the northerly limit of Charles Street; thence easterly in a straight line to a point in the easterly limit of Clarke Drive, 17 feet perpendicularly distant northerly from the northerly limit of Charles Street; thence easterly in a straight line to the point of intersection of the northerly limit of Charles Street with the westerly limit of McLean Drive; thence easterly in a straight line to a point in the easterly limit of Commercial Drive, 17 feet perpendicularly distant northerly from the northerly limit of Charles Street; thence easterly in a straight line to a point in the westerly limit of Lakewood Drive, 17 feet perpendicularly distant northerly from the northerly limit of Charles Street; thence easterly in a straight line to a point in the easterly limit of Garden Drive, 17 feet perpendicularly distant northerly from the northerly limit of Charles Street;

thence easterly, parallel to the northerly limit of Charles Street, to a point in the easterly boundary of Lot 1, of Subdivision "C", Block 134, District Lot 264A.

Charles Street, south side, from the westerly limit of Charles Street to the westerly limit of Nanaimo Street

A building line on the south side of Charles Street extending from the westerly boundary of Lot "AA" of portions of District Lots 183, 264A, and 2037 to the westerly limit of Nanaimo Street, which building line is more particularly described as that line drawn parallel to and 100 feet perpendicularly distant southerly from the corresponding building line hereinbefore described for the northerly side of Charles Street; saving and excepting therefrom the portion between the easterly limit of Garden Drive and the westerly limit of Nanaimo Street in respect to which the building line is more particularly described as drawn parallel to and 17 feet perpendicularly distant southerly from the southerly limit of Charles Street.

Dunsmuir Street, south side, from Richards Street to the easterly limit of Dunsmuir Street

Commencing at a point on the easterly limit of Richards Street, distant 10 feet southerly, measured along the said easterly limit from its intersection with the southerly limit of Dunsmuir Street; thence easterly in a straight line to a point on the easterly limit of Hamilton Street, distant 10 feet southerly, measured along the said easterly limit of Hamilton Street from its intersection with the southerly limit of Dunsmuir Street; thence easterly in a straight line to a point on the easterly limit of Beatty Street, distant 10 feet southerly measured along the said easterly limit of Beatty Street from its intersection with the southerly limit of Dunsmuir Street; thence continuing easterly along the production easterly of the last mentioned course to intersection with the easterly limit of the North Portion of Block 49, District Lot 541.

Dunsmuir Street, north side, from Richards Street to the easterly limit of Dunsmuir Street

That line drawn parallel to and 86 feet perpendicularly distant northerly from the corresponding building line hereinbefore described for the southerly side of Dunsmuir Street.

Fir Street, east side, from ~~6th Avenue~~ to Marpole Avenue

A building line on the east side of Fir Street from the south side of ~~6th Avenue~~ to the north side of Marpole Avenue, which building line is more particularly described as follows:

Commencing at a point in the northerly boundary of ~~Lot 1~~, Block ~~290~~, District Lot 526, Plan 590, which point is situated 7 feet perpendicularly distant easterly from the westerly boundary of said ~~Lot 1~~; thence southerly in a straight line to a point in the easterly production of the southerly boundary of Lot 10, Block 349, District Lot 526, Plan 590, which said point is situated 7 feet perpendicularly distant easterly from the westerly boundary of ~~Block 350~~, District Lot 526, Plan 590; thence southerly in a straight line to a point in the northerly boundary of Lot 1, Block 490, District Lot 526, Plan 4502, which said point is situated 7 feet perpendicularly distant easterly from the westerly boundary of said Lot 1, Block 490, District Lot 526; thence southerly parallel to and 7 feet perpendicularly distant easterly from the westerly boundary of said Lot 1, Block 490, to a point in the southerly boundary of said Lot 1, Block 490; thence southerly to a point in the northerly boundary of Lot 10 in the said Block 490, which point is situated 7 feet perpendicularly distant easterly from the westerly boundary of said Lot 10; thence southerly and southeasterly 7 feet perpendicularly distant northeasterly from the westerly boundary of said Lot 10, to a point in the easterly boundary of said Lot 10; thence southeasterly 7 feet perpendicularly distant northeasterly from the southerly boundary and the southeasterly production thereof of Lot 9 of said Block 490 to Marpole Avenue.

Fir Street, west side, from 6th Avenue to Broadway

~~A building line on the west side of Fir street from the south side of 6th Avenue to the north side of Broadway, which building line is more particularly described as follows:~~

~~That line drawn parallel to and 80 feet perpendicularly distant westerly from the corresponding building line hereinbefore described for the east side of Fir Street.~~

Hemlock Street, west side, from 5th Avenue to 15th Avenue

A building line on the west side of Hemlock Street from the south side of 5th Avenue to the north side of 15th Avenue, which building line is more particularly described as follows:

Commencing at a point in the northerly boundary of Lot 17, Block 271, District Lot 526, Plan 590, which said point is situated 7 feet perpendicularly distant westerly from the easterly boundary of said Lot 17; thence southerly in a straight line to a point in the southerly boundary of Lot 19, Block 351, District Lot 526, Plan 590, which said point is situated 7 feet perpendicularly distant westerly from the easterly boundary of said Lot 19; thence southerly in a straight line to a point in the southerly boundary of Lot B of Lots 17 and 18, Block 451, District Lot 526, Plan 4970, which said point is situated 7 feet perpendicularly distant westerly from the easterly boundary of said Lot B.

Hemlock Street, east side, from 5th Avenue to Broadway

A building line on the east side of Hemlock Street from the easterly production of the northerly boundary of Block 271, District Lot 526, Plan 590, to the northerly side of Broadway, which building line is more particularly described as follows:

That line drawn parallel to and 80 feet perpendicularly distant easterly from the corresponding building line hereinbefore described for the west side of Hemlock Street.

Knight Street, west side, from the southerly limit of 15th Avenue to the northerly limit of 61st Avenue

A building line on the west side of Knight Street extending from the southerly limit of 15th Avenue to the northerly limit of 61st Avenue, which building line is more particularly described as follows:

Commencing at a point on the southerly limit of 15th Avenue, the said point being the intersection of a line drawn parallel to and 7 feet perpendicularly distant westerly from the westerly limit of Knight Street with the said southerly limit of 15th Avenue; thence southerly in a straight line to a point on the northerly limit of 20th Avenue, 7 feet perpendicularly distant westerly from the westerly limit of Knight Street; thence southerly in a straight line to a point on the northerly limit of Kingsway 7 feet perpendicularly distant westerly from the westerly limit of Knight Street; thence southerly in a straight line to a point on the northerly limit of 23rd Avenue, distant 6.30 feet westerly, measured along the said northerly limit from its intersection with the westerly limit of Knight Street; thence southerly in a straight line to a point on the northerly limit of King Edward Avenue, distant 5.01 feet westerly, measured along the said northerly limit from its intersection with the westerly limit of Knight Street; thence southerly in a straight line to a point on the southerly limit of King Edward Avenue, distant 5.18 feet westerly, measured along the said southerly limit from its intersection with the westerly limit of Knight Street; thence southerly in a straight line to the northeasterly corner of Lot 27, Block 2 of Block 18, District Lots 391 and 392; amended Plan 1368; thence southerly in a straight line to a point on the northerly limit of 29th Avenue, 7 feet perpendicularly distant westerly from the westerly limit of Knight Street; thence southerly in a straight line to the intersection of the southerly limit of 29th Avenue with the westerly limit of Knight Street; amended Plan 2534; thence southerly in a straight line to a point on the northerly limit of 33rd Avenue 7 feet perpendicularly distant westerly from the westerly limit of Knight Street;

Commencing again at the northeasterly corner of Lot 15, Block 6, District Lot 700; amended Plan 1522; thence southerly in a straight line parallel to and 7 feet perpendicularly distant westerly from the westerly limit of Knight Street, to the southerly boundary of District Lot 700; thence southerly in a straight line to a point on the northerly limit of 41st Avenue, 7 feet perpendicularly distant westerly from the westerly limit of Knight Street;

Commencing again at the intersection of the southerly limit of 49th Avenue with the westerly limit of Knight Street; amended Plan 1645; thence southerly in a straight line to the intersection of the northerly limit of 51st Avenue with the westerly limit of Knight Street; amended Plan 1645; thence southerly in a straight line to the intersection of the northerly limit of 54th Avenue with the westerly limit of Knight Street; amended Plan 1645;

Commencing again at the northeasterly corner of Lot 62, Blocks 29, 30 and 31, District Lot 200; explanatory Plan 3945; thence southerly in a straight line to the intersection of the northerly limit of 57th Avenue with the westerly limit of Knight Street; amended Plan 1770; thence southerly in a straight line to the intersection of the northerly limit of 59th Avenue with the westerly limit of Knight Street; Plan 7942; thence southerly in a straight line to the intersection of the northerly limit of 61st Avenue with the westerly limit of Knight Street; amended Plan 3155.

Knight Street, east side, from the southerly limit of 15th Avenue to the northerly limit of 61st Avenue

A building line on the east side of Knight Street extending from the southerly limit of 15th Avenue to the northerly limit of 61st Avenue, which building line is more particularly described as follows:

That line drawn parallel to and 80 feet perpendicularly distant easterly from the corresponding building lines hereinbefore described for the westerly side of Knight Street.

Pender Street, north side, from Cardero Street to Burrard Street

A building line on the northerly side of that portion of Pender Street extending from the intersection of Pender Street with Georgia Street, at or near Cardero Street, to Burrard Street, which building line is more particularly described as follows:

Commencing at a point on the northerly limit of Georgia Street 39.93 feet distant easterly, measured along the said northerly limit from intersection of the same with the easterly limit of Cardero Street, thence easterly in a straight line to a point situate 7 feet perpendicularly distant northerly from the northerly limit of Pender Street measured from the intersection of the said northerly limit of Pender Street with the westerly limit of Thurlow Street; thence easterly in a straight line to a point on the westerly boundary of Lot 18, Block 1, D.L. 185, Group 1, New Westminster District, situate 7 feet perpendicularly distant northerly from the adjacent northerly limit of Pender Street; thence easterly in a straight line to the southeasterly corner of the said Lot 18, which corner is situated on the northerly limit of Pender Street; thence easterly following the northerly limit of Pender Street to its intersection with the westerly limit of Burrard Street.

Pender Street, south side, from Burrard Street to Nicola Street

A building line on the southerly side of that portion of Pender Street extending from the westerly limit of Burrard Street to the easterly limit of Nicola Street, which building line is more particularly described as follows:

Commencing at a point on the westerly limit of Burrard Street, distant 10 feet southerly, measured along the said westerly limit from its intersection with the southerly limit of Pender Street; thence westerly along a line parallel to the said southerly limit

to a point distant 65 feet, measured westerly along the said line from its intersection with the said westerly limit of Burrard Street; thence westerly in a straight line to a point on the easterly boundary of Lot 4, Block 2, D.L. 185, Group 1, New Westminster District, which point is situate 80 feet perpendicularly distant southerly from the corresponding building line hereinbefore described for that section of the northerly side of Pender Street lying between Thurlow Street and the westerly boundary of Lot 18, Block 1, D.L. 185, Group 1, New Westminster District; thence westerly, parallel to and 80 feet perpendicularly distant southerly from the corresponding building line hereinbefore described for the northerly side of Pender Street, to the intersection with the easterly limit of Nicola Street.

Powell Street, south side, from Carrall Street to Campbell Avenue

A building line on the southerly side of that portion of Powell Street extending from the easterly limit of Carrall Street to the westerly limit of Campbell Avenue, which building line is more particularly described as follows:

Commencing at a point on the easterly limit of Carrall Street distant 7 feet southerly, measured along the said easterly limit, from its intersection with the southerly limit of Powell Street; thence easterly in a straight line to a point on the westerly limit of Main Street, distant 7 feet southerly, measured along the said westerly limit, from its intersection with the southerly limit of Powell Street; thence easterly in a straight line to a point on the easterly limit of Hawks Avenue, distant 7 feet southerly, measured along the said easterly limit from its intersection with the southerly limit of Powell Street; thence easterly in a straight line to a point on the easterly boundary of Lot 9, Block 50, D.L. 181 and 196, Group 1, New Westminster District, according to subdivision plan numbered 196, deposited in the Vancouver Land Registry Office, which point is situate 7 feet distant southerly, measured along the said easterly boundary from the original northeast corner of the said Lot 9, as shown on the said registered plan; thence easterly, along a tangential circular curve to the right, having a radius of curvature of 1028 feet, an arc distance of 232.63 feet, to the end of the said curve; thence easterly in a straight line, tangential to the said curve through its point of ending, to intersection of the said straight line with the westerly limit of Campbell Avenue at a point of ending, to intersection of the said straight line with the westerly limit of Campbell Avenue at a point distant 43.40 feet, more or less, measured southerly along the said westerly limit from its intersection with the original southerly limit of Powell Street as the same is shown on the said registered plan numbered 196.

Powell Street, north side, from Carrall Street to a point at or near Campbell Avenue

A building line on the northerly side of Powell Street, extending from a point at or near Carrall Street to a point at or near Campbell Avenue, which building line is more particularly described as follows:

Commencing at the point where a line drawn parallel to and 80 feet perpendicularly distant northerly from the corresponding building line hereinbefore described for the southerly side of Powell Street intersects the southerly limit of Alexander Street, at or near Carrall Street; thence easterly parallel to and 80 feet perpendicularly distant northerly from the said corresponding building line to the westerly limit of Main Street; thence easterly, parallel to and 80 feet perpendicularly distant northerly from the corresponding building line hereinbefore described for the southerly side of Powell Street, to the easterly limit of Hawks Avenue, thence easterly parallel to and 80 feet perpendicularly distant northerly from that section of the corresponding building line hereinbefore described for the southerly side of Powell Street, extending from the said easterly limit of Hawks Avenue to the easterly boundary of Lot 9, Block 50, D.L. 181 and 196, Group 1, New Westminster District, Plan 196, and continuing easterly along the production easterly of the said parallel line to the westerly boundary of Lot 8, Block 45, D.L. 181 and 196, Group 1, New Westminster District, according to Explanatory Plan numbered 3120 deposited in the Vancouver Land Registry Office; thence easterly in a straight line to the most easterly corner of the said Block 45.

Robson Street, north side, from Burrard Street to Cambie Street

A building line commencing at a point on the easterly limit of Burrard Street, distant 7 feet northerly, measured along the said easterly limit from its intersection with the northerly limit of Robson Street; thence easterly in a straight line to a point on the easterly limit of Granville Street, distant 7 feet northerly, measured along the said easterly limit of Granville Street from its intersection with the northerly limit of Robson Street; thence easterly in a straight line to a point on the westerly limit of Hamilton Street, distant 7 feet northerly, measured along the said westerly limit of Hamilton Street, from its intersection with the northerly limit of Robson Street, thence continuing easterly along the production easterly of the last mentioned course to intersection with the easterly limit of Hamilton Street; thence easterly in a straight line to the point of intersection of the westerly limit of Cambie Street with the northerly limit of Robson Street.

Robson Street, south side, from Burrard Street to Cambie Street

A building line on the southerly side of that portion of Robson Street extending from the easterly limit of Burrard Street to the westerly limit of Cambie Street, which building line is more particularly described as being drawn parallel to and 80 feet perpendicularly distant southerly from the corresponding building line hereinbefore described for the northerly side of Robson Street.

Robson Street, north side, from Burrard Street to Jarvis Street

A building line commencing at a point on the westerly limit of Burrard Street, distant 7 feet northerly, measured along the said westerly limit from its intersection with the northerly limit of Robson Street; thence westerly in a straight line to a point on the easterly limit of Jarvis Street, distant 7 feet northerly measured along the said easterly limit from its intersection with the northerly limit of Robson Street.

Robson Street, south side, from Burrard Street to Jarvis Street

A building line on the southerly side of that portion of Robson Street extending from the westerly limit of Burrard Street to the easterly limit of Jarvis Street, which building line is more particularly described as being drawn parallel to and 80 feet perpendicularly distant southerly from the corresponding building line hereinbefore described for the northerly side of Robson Street.

Robson Street, north side, from Jarvis Street to Denman Street

A building line commencing at a point on the westerly limit of Jarvis Street, distant 7 feet northerly, measured along the said westerly limit from its intersection with the northerly limit of Robson Street; thence westerly in a straight line to a point on the easterly limit of Cardero Street, distant 7 feet northerly, measured along the said easterly limit from its intersection with the northerly limit of Robson Street; thence westerly to a point on the westerly limit of Cardero Street, distant 7 feet northerly, measured along the said westerly limit from its intersection with the northerly limit of Robson Street, thence westerly in a straight line to a point on the easterly limit of Denman Street, distant 7 feet northerly, measured along the said easterly limit from its intersection with the northerly limit of Robson Street.

Robson Street, south side, from Jarvis Street to Denman Street

A building line on the southerly side of that portion of Robson Street extending from the westerly limit of Jarvis Street to the easterly limit of Denman Street, which building line is more particularly described as being drawn parallel to and 80 feet perpendicularly distant southerly from the corresponding building line hereinbefore described for the northerly side of Robson Street.

41st Avenue, south side, from Marine Drive to Wales Street

A building line commencing at the westerly end of the tangential portion of the southerly limit of 41st Avenue, at or near Marine Drive, S.W.; thence easterly in a straight line to a point on the westerly limit of Dunbar Street, 17 feet perpendicularly distant, southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the westerly limit of Collingwood Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the easterly limit of Blenheim Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the easterly limit of Trafalgar Street, produced southerly, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the easterly limit of Vine Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the westerly limit of West Boulevard, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the easterly limit of East Boulevard, 10 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the easterly limit of Angus Street, 10 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the westerly limit of Granville Street, 10 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the easterly limit of Granville Street, 10 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the westerly limit of Hudson Street, 10 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to the intersection of the easterly limit of Selkirk street with the southerly limit of 41st Avenue; thence easterly in a straight line to the intersection of the westerly limit of Cambie Street with the southerly limit of 41st Avenue; thence easterly in a straight line to the intersection of the easterly limit of Cambie Street with the southerly limit of 41st Avenue; thence easterly in a straight line to the intersection of the westerly limit of Columbia Street with the southerly limit of 41st Avenue; thence easterly in a straight line to the intersection of the easterly limit of Ontario Street with the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the westerly limit of Main Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to the intersection of the easterly limit of Main Street with the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the easterly limit of Prince Edward Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the easterly limit of Fraser Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the westerly limit of Ross Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to the intersection of the westerly limit of Inverness Street with the southerly limit of 41st Avenue; thence easterly in a straight line to the intersection of the westerly limit of Fleming Street with the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the westerly limit of Commercial Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the westerly limit of Beatrice Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; commencing again at a point on the easterly boundary of Lot 11, North Half, West 20 Acres, D.L. 719, which point is 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the easterly limit of Gladstone Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue; thence easterly in a straight line to the intersection of the westerly limit of Clarendon Street with the southerly limit of 41st Avenue; thence easterly in a straight line to a point on the westerly limit of Wales Street, 17 feet perpendicularly distant southerly from the southerly limit of 41st Avenue.

41st Avenue, north side, from Marine Drive to Wales Street

That line drawn parallel to and 100 feet perpendicularly distant northerly from the corresponding building line hereinbefore described for the southerly side of 41st Avenue.

70th Avenue, north side, from Cornish Street to S.W. Marine Drive at or near Ash Street

A building line on the north side of 70th Avenue and on a portion of the north side of S.W. Marine Drive, which building line is more particularly described as follows:

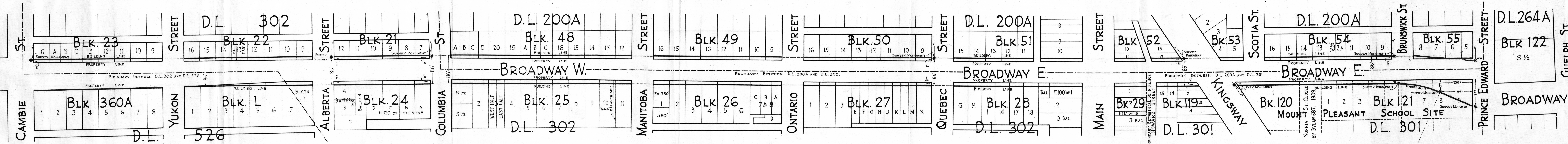
Commencing at a point on the easterly limit of Cornish Street, distant 17 feet northerly, measured from and at right angles to the original northerly limit of 70th Avenue; thence easterly in a straight line, parallel to the said northerly limit of 70th Avenue, to a point in the westerly limit of the lane lying parallel to and next easterly from Cornish Street; thence easterly in a straight line to a point on the westerly limit of Granville Street at its intersection with the northerly boundary of Lot 6 of Lots 1 and 2, of the Subdivision of East Part Block 6 and of South-half Block 7, District Lot 325; commencing again at the point of intersection of the northerly limit of 70th Avenue with the easterly limit of Granville Street; thence easterly along the said northerly limit of 70th Avenue to the point of intersection of the same with the easterly limit of the lane parallel to and next easterly from Granville Street; thence easterly in a straight line to a point in the easterly limit of the lane parallel to and next westerly from Cartier Street, which point is distant 17 feet northerly measured from and at right angles to the northerly limit of 70th Avenue; thence easterly in a straight line to a point on the westerly limit of Oak Street, distant 17 feet northerly measured from and at right angles to the northerly limit of 70th Avenue; thence easterly in a straight line to a point in the westerly limit of Heather Street, distant 17 feet northerly, measured from and at right angles to the northerly limit of 70th Avenue; commencing again at the point of intersection of the northerly limit of 70th Avenue with the easterly limit of Heather Street; thence easterly along the said northerly limit of 70th Avenue to the point of intersection with the easterly boundary of Lot 16, Block 22, Subdivision D, District Lots 319, 324, and Part of District Lot 323; thence easterly in a straight line to a point in the westerly boundary of Lot 18 in the said Block 22, which point is distant 4 feet northerly, measured along the said boundary, from the northerly limit of 70th Avenue; thence easterly in a straight line to a point on the easterly boundary of the said Lot 18, distant 10 feet northerly, measured along the said boundary from the northerly limit of 70th Avenue; thence north-easterly in a straight line to a point on the westerly limit of Ash Street, distant 20 feet northerly, measured along the said westerly limit from its intersection with the northerly limit of S.W. Marine Drive.

70th Avenue, south side, from S.W. Marine Drive at Cornish Street to S.W. Marine Drive at or near Ash Street

A building line on the south side of 70th Avenue, which building line is more particularly described as follows:

Commencing at a point on the easterly limit of that portion of S.W. Marine Drive which runs southerly from 70th Avenue at Cornish Street, which point is distant 17 feet southerly, measured from and at right angles to the southerly limit of 70th Avenue; thence easterly and parallel to the said southerly limit of 70th Avenue, to a point on the westerly limit of the lane parallel to and next easterly from the aforesaid portion of S.W. Marine Drive; thence easterly in a straight line to a point on the easterly limit of Granville Street, distant 39 feet southerly, measured along the said easterly limit from the southerly limit of 70th Avenue; thence easterly in a straight line to a point on the easterly limit of French Street, distant 17 feet measured southerly from and at right angles to the southerly limit of 70th Avenue; thence easterly and parallel to the said southerly limit of 70th Avenue to the westerly limit of Cartier Street; commencing again at a point on the easterly limit of Cartier Street, distant 100 feet southerly measured from and at right angles to the building line hereinbefore described for the corresponding portion of the northerly side of 70th Avenue; thence easterly and parallel to the said building line for the northerly side of 70th Avenue, to the westerly limit of Heather Street; thence easterly in a straight line to the northwest corner of Lot 14, Block 3, District Lot 311.

PLAN SHOWING BUILDING LINES ESTABLISHED BY BY LAW FOR BOTH SIDES OF BROADWAY FROM CAMBIE ST. TO PRINCE EDWARD ST.



SCALE 1 INCH TO 100 FT.

APPENDIX "A"

EXTRACT FROM THE TOWN PLANNING ACT CONCERNING EXISTING BUILDINGS AND USES

13. (1) Any building lawfully under construction at the time of the coming into force of a zoning by-law shall for the purpose of that by-law be deemed to be a building existing at that time.
- (2) The lawful use of premises existing at the time of the passing of a zoning by-law under the provisions of this Act, although such use does not conform to the provisions of the by-law, may be continued; but if such non-conforming use is discontinued for a period of thirty days, any future use of those premises shall be in conformity with the provisions of the zoning by-law, subject to the provisions of subsections (3) and (4).
- (3) The lawful use of a building existing at the time of the passing of a zoning by-law under the provisions of this Act, although such use does not conform to the provisions of the zoning by-law, may be extended throughout the building, but no structural alterations, except those required by Statute or by-law or those allowed by the Board of Appeal appointed under this Act, shall be made therein.
- (4) Where any building, the use of which does not conform to the provisions of a zoning by-law, is damaged or destroyed by fire to the extent of seventy-five per centum or more of its value above its foundations as determined by the Building Inspector of the municipality, whose decision shall be subject to review by the Board of Appeal, it shall not be repaired or reconstructed or such use continued without the approval of the said Board of Appeal. Where part of a building, the use of which part does not conform to the provisions of a zoning by-law, is damaged or destroyed by fire to the extent of sixty per centum or more of the value of that part as determined by the Building Inspector of the municipality, whose decision shall be subject to review by the Board of Appeal, such part shall not be repaired or reconstructed or such use continued without the approval of the said Board of Appeal.
- (5) Where no structural alterations are made in a building of a non-conforming use, such use may be changed to a use of a similar or higher classification, according to the provisions of the zoning by-law.
- (6) A change of tenants or occupants of any premises or building shall not be deemed to affect the use of the premises or building within the meaning of this section. R.S. 1936, c. 287, s. 13.

APPENDIX "B"

EXTRACT FROM THE TOWN PLANNING ACT CONCERNING APPEALS, AND THE APPOINTMENT OF A BOARD OF APPEAL

16. (1) An appeal shall lie in the following cases:—
 - (a) By any person who is dissatisfied with the decision of any official charged with the enforcement of a zoning by-law:
 - (b) By any person desiring to obtain the benefit of any exception contained in a zoning by-law:
 - (c) By any person claiming that owing to special conditions the literal enforcement of a zoning by-law would result in unnecessary hardship:
 - (d) In any other cases where provision for appeal is made by a zoning by-law.
- (2) Such appeals shall be heard and decided by a Board of three, one to be appointed by the Council concerned, one to be appointed by the Lieutenant-Governor in Council, and

the third shall be appointed by the other appointees and shall act as chairman; but no person who is a member of the Town Planning Commission shall be eligible to be appointed or to sit as a member of the Board; provided, however, that in the City of Vancouver the Board of Appeal shall consist of five persons, two to be appointed by the Council, two to be appointed by the Lieutenant-Governor in Council, and the fifth, who shall be Chairman, shall be appointed by the other appointees. A majority of the Board shall be a quorum.

- (3) In considering appeals the Board shall adhere to the spirit of the by-law, but may make such relaxation as special cases call for, and endeavour to see that substantial justice is done and that the interests of any individual are not unduly or unnecessarily sacrificed for the benefit of the community.
- (4) Every zoning by-law shall provide for procedure in appeals to the Board.
- (5) In the event of the death, resignation, or removal from office of any member of the Board, the vacancy thereby created shall be filled within two weeks after the death, resignation, or removal; and until the appointment of a successor to such member the remaining members shall constitute the Board.
- (6) The appointees of a Council may be removed at any time by the Council concerned, and the appointees of the Lieutenant-Governor in Council may likewise be removed at any time by the Lieutenant-Governor in Council; the Chairman may be removed at any time by the Lieutenant-Governor in Council on the recommendation of the Council.
- (7) In the event of the death, resignation, or removal from office of a member of the Board other than the chairman, the chairman shall continue to act in that capacity, and the provisions of subsection (2) relating to the appointment of chairman shall not apply.
- (8) The decision in writing of all or of a majority of the members of the Board shall constitute the decision of the Board, and in the event of the Board being equally divided, the appeal shall be disallowed.
- (9) The chairman may from time to time appoint a member of the Board as acting-chairman to preside in the absence of the chairman.
- (10) No appeal shall lie from the decision of the Board. R.S. 1936, c. 287, s. 16.

APPENDIX "C"

EXTRACT FROM THE VANCOUVER CHARTER CONCERNING PLANNING POWERS

306. The Council may make by-laws:—

- (k) (i) For regulating the use of land with respect to location, design, and construction of buildings, and for prohibiting the erection or occupation of any building or the use of land unless due provision is made for public safety and amenity, sanitary facilities, water-supply, drainage, and other works and facilities in accordance with the provisions for the time being in force by by-law:
- (ii) For providing for the issue of a permit (to be known as a "development permit"), and for prohibiting the development of any land or the addition to or alteration of or change in the use of any building without such permit. Upon the passing of such a by-law, the granting of a building permit for the construction or alteration of any building shall be conditional upon previously obtaining a development permit. Such development permit may be limited in time and may be subject to such conditions as the Council may prescribe. Any such by-law shall provide for the giving of such notice as the Council may deem proper:

- (iii) For appointing a Technical Planning Board to which the Council may delegate all or any of the powers exercisable by it under this clause:
- (iv) For providing for the relaxation of any provision of any zoning by-law or of any by-law prescribing requirements for dwellings, in any case where literal enforcement would result in unnecessary hardship, or would not, in the opinion of the Council, be in the best interests of the City. Such relaxation may be limited in time and may be subject to such conditions as the Council may prescribe:
- (v) An appeal under Section 16 of the "Town Planning Act" shall lie by any person who is dissatisfied by any exercise of the powers by this clause conferred, and, for the purpose of such appeal, any exercise of such powers shall be deemed to be a zoning by-law:
- (vi) Property shall not be deemed to be taken or injuriously affected by reason of the exercise of any of the powers by this clause conferred:
- (r) For requiring that in the construction of any church, public building, multiple dwelling, or other building, the plan of which is designed to accommodate the assembling of numerous persons on the premises, suitable provision shall be made off the street to accommodate such number of motor-vehicles as the Council may by by-law prescribe; and for defining and classifying churches, public buildings, multiple dwellings, and other buildings within the meaning of this clause, and for differentiating and discriminating according to such classification in respect of the accommodation to be provided as aforesaid:
- (s) For requiring that in the construction of any building used for commercial or industrial purposes, or where by the nature of its proposed use quantities of articles, materials, or merchandise will be delivered to or taken from such building, suitable provision shall be made off the street for accommodating such number of vehicles as the Council may prescribe and for off-street loading and unloading of articles, materials, or merchandise delivered to or taken from such building, and for defining and classifying such buildings, and for differentiating and discriminating according to such classification in respect of such provision, and, in the discretion of the Council, for designating the areas where such provision shall be required, as aforesaid:

APPENDIX "D"

EXTRACT FROM VANCOUVER, SEA ISLAND AIRPORT, ZONING REGULATIONS PASSED UNDER AUTHORITY OF THE AERONAUTICS ACT

4. (1) No person shall erect or construct, on any land to which these regulations apply, any building, structure or object or any addition to any existing building, structure or object, the highest point of which exceeds in elevation the elevation at that point of such of the surfaces hereinafter described as projects immediately over and above the surface of the land upon which such building, structure or object is located, namely, (areas designated in Regulations).

APPENDIX "E"

BY-LAW No. 3497 OF THE CITY OF VANCOUVER

A By-law to establish a Board, to be known as the Technical Planning Board, to appoint the members of such Board, and to determine the powers and duties of the same.

WHEREAS by Section 306(k) (iii) of the Vancouver Charter, S.B.C. 1953, Chapter 55, the Council of the City of Vancouver is empowered to appoint a Technical Planning Board and to delegate to the same all or any of the powers exercisable by the said Council under such clause:

AND WHEREAS the said Council deems it expedient to make such appointment, to delegate such powers, and to define the duties of such Board.

NOW THEREFORE THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

1. A Board, to be known as the Technical Planning Board, is hereby established and appointed.

2. The membership of the said Board shall comprise the following: namely,

The Director of Planning
The City Engineer
The Corporation Counsel
The City Comptroller
The Supervisor of Lands and Rentals
The Medical Health Officer
The Superintendent of Schools
The Superintendent of Parks
The Chief Building Inspector.

3. The duties of the Board shall be:

To act as a co-ordinating Board and to consider and report upon technical or administrative matters bearing on the development of the City of Vancouver and without restricting the generality of the foregoing, to carry out any or all of the following functions:

- (a) Prepare and submit to Council a development plan for the future physical development of the said City which shall include a programme of works and may include any other scheme for implementing such development plan;
- (b) Act in an advisory capacity to Council in matters appertaining to planning;
- (c) Act in an advisory capacity to Council in regard to any applications to change the zoning of any particular area and prepare and submit to Council any resultant amendments to the Zoning By-law;
- (d) Recommend to Council such revisions or amendments of the Zoning By-law as may from time to time be considered necessary;
- (e) Compile data and carry out surveys and investigations;
- (f) Prepare for submission to Council outline planning proposals for the whole or any part of the City including specific projects;
- (g) During the period of preparation of the overall development plan and a Zoning By-law, prepare supplementary schemes or plans for submission to Council;
- (h) Prepare at the request of Council or other administrative bodies or the Board of School Trustees reports and schemes supplementary to the overall development plan and in particular with a view to integrating the plans of the last mentioned bodies with the development plan. Provided that in any case where the preparation of such a report or the execution of the scheme involves major expenditure by the City the approval of Council shall be obtained before undertaking the preparation of such reports or schemes;
- (i) Do all such acts, matters, or things as may be necessary or incidental to the carrying out of such functions.

4. The Board shall have specific power:

- (a) To authorize the issue of development permits under and by virtue of the Zoning By-law of the said City. Such issue to be subject to such limitation in time and to such conditions as the said Board may prescribe;

- (b) Subject to the provisions of Section 16 of the Town Planning Act to relax any provision of any Zoning By-law or of any by-law prescribing requirements for dwellings in any case where literal enforcement would result in unnecessary hardship, or would not, in the opinion of the Board, be in the best interests of the City. Such relaxation to be subject to such limitations in time and to such conditions as the said Board may prescribe.
5. Without prejudice to Section 3 of this By-law, and during the period while a development plan or general scheme is in course of preparation, the duties of the Board shall include the following:
- (i) To ensure as far as possible that all development proposals which administrative bodies or the Board of School Trustees initiate shall be in conformity with the development plan;
 - (ii) The principles of development underlying the preparation of the overall development plan having once been agreed upon, then to ensure that all projects for development, or the administrative procedure therewith concerned, shall be in conformity with such principles and the practical application of the same.
6. The members of the said Board shall hold office by virtue of their respective appointments.
7. Any member of the Board may designate his Deputy to act as his alternate at any particular meeting of the Board.
8. The Director of Planning shall be the Chairman of the Board.
9. The Board shall hold meetings at least once in each month but the Chairman of the Board may call a special meeting at his discretion.
10. (a) At any meeting of the Board any five members shall form a quorum.
(b) No report shall be submitted to Council unless such report has been adopted by the Board by a two-thirds majority of the members present.
11. The Board shall keep written minutes of all business transacted at any meeting.
12. Subject to the provisions of this By-law the Board shall determine its own procedure.
13. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 15th day of November, 1954.

F. HUME,
Mayor.

R. THOMPSON,
City Clerk.

This By-law received:

1st reading—November 15, 1954
2nd reading—November 15, 1954
3rd reading—November 15, 1954