



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

“Zoning Bylaw, 1995, No. 6700”

CONSOLIDATED FOR CONVENIENCE – FEBRUARY 5, 2007

Amendment Bylaw, 1995, No. 6748	February 12, 1996
Amendment Bylaw, 1997, No. 6935	September 22, 1997
Amendment Bylaw, 1998, No. 7046	August 10, 1998
Amendment Bylaw, 1998, No. 7091	February 1, 1999
Amendment Bylaw, 1998, No. 7092	January 25, 1999
Amendment Bylaw, 1999, No. 7135	June 28, 1999
Amendment Bylaw, 2000, No. 7223	June 26, 2000
Amendment Bylaw, 2000, No. 7258	July 24, 2000
Amendment Bylaw, 2000, No. 7261	September 25, 2000
Amendment Bylaw, 2001, No. 7290	April 4, 2001
Amendment Bylaw, 2002, No. 7422	September 16, 2002
Amendment Bylaw, 2002, No. 7466	March 22, 2004
Amendment Bylaw, 2003, No. 7481	May 5, 2003
Amendment Bylaw, 2003, No. 7508	June 23, 2003
Amendment Bylaw, 2003, No. 7528	October 6, 2003
Amendment Bylaw, 2003, No. 7537	November 24, 2003
Amendment Bylaw, 2004, No. 7466	March 22, 2004
Amendment Bylaw, 2004, No. 7629	November 8, 2004
Amendment Bylaw, 2004, No. 7650	November 22, 2004
Amendment Bylaw, 2005, No. 7661	January 24, 2005
Amendment Bylaw, 2005, No. 7666	January 24, 2005
Amendment Bylaw, 2005, No. 7680	April 4, 2005
Amendment Bylaw, 2005, No. 7721	October 3, 2005
Amendment Bylaw, 2006, No. 7759	March 27, 2006
Amendment Bylaw, 2006, No. 7788	July 24, 2006
Amendment Bylaw, 2007, No. 7830	February 5, 2007

BYLAW NO. 6700

A Bylaw to provide for the adoption of the “Zoning Bylaw, 1995, No. 6700”

WHEREAS, pursuant to Part 29, Division (4), of the Municipal Act, the Council may, by Bylaw, provide for the adoption of Zoning, Parking and other land use regulations within the municipality;

AND WHEREAS, the Council in its consideration of this Bylaw, has had due regard to the requirements of said Act;

NOW THEREFORE, the Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as the **“Zoning Bylaw, 1995, No. 6700”**.
2. The document entitled “The Corporation of the City of North Vancouver Zoning Bylaw, 1995, No. 6700” a copy of which is hereto annexed and marked Document “A” (June 26, 1995), and schedules thereto, which form the total content of this Bylaw, is hereby ratified and enacted as the “Zoning Bylaw, 1995, No. 6700” of the City of North Vancouver.
3. The “Zoning Bylaw, 1967, No. 3778” and all amending bylaws thereto, are hereby repealed in their entirety.
4. The “Parking Bylaw, 1991, No. 6149” and all amending bylaws thereto are hereby repealed in their entirety.

READ a first time by the Council on the 20th day of March, 1995.

READ a second time by the Council on the 26th day of June, 1995.

READ a third time and passed by the Council on the 24th day of July, 1995.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the 28th day of August, 1995.

“John E. Loucks”, Mayor
“Bruce A. Hawkshaw”, City Clerk

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DIVISION I: ADMINISTRATION

Purpose

The “Zoning Bylaw, 1995, No. 6700” presents regulations for the use and development of lands, buildings and structures in the City of North Vancouver. For convenience, the Bylaw is divided into Divisions and Parts which should be read together to gain a complete understanding of the Zoning regulations within the City. Purpose statements are included with each Division, and are provided for general information only. Purpose statements are not binding regulations. Defined terms have been capitalized to assist the user in knowing when to seek a written interpretation, as contained in Part 2. Such capitalization has been inserted for convenience only and users are advised to refer to Part 2 for interpretation regardless of whether or not capitalization has been used.

This portion of the “Zoning Bylaw, 1995, No. 6700” contains Division I "Administration", Division II "General Zoning Standards", Division III "Zoning District Standards" and Division IV "Parking and Loading Standards". Division V "Comprehensive Development Zones" and Division VI "Zoning Map" may be purchased or viewed at City Hall.

Zoning standards are periodically amended by Council, as provided for in the Municipal Act. Users requiring up-to-date Zoning information are therefore advised to contact City Hall to confirm the Zoning designations and corresponding regulations applicable to any individual site.

Members of the public interested in land use or development regulations in the City should also refer to other City bylaws and standards which may be applicable. These may include but are not limited to, the Official Community Plan, Development Permit Guidelines, the Subdivision and Development Control Bylaw, Building Bylaw, Sign Bylaw, Business License Bylaw and Development Procedures Bylaw, all as amended from time to time.

Members of the Public should also be aware of other land use regulations aside from the Zoning Bylaw which include but are not limited to, Development Variance Permits, Development Permits, Heritage Revitalization Agreements, Land Use Contracts as well as Covenants, Easements and Rights-of-Way.
[Bylaw7537 Nov24/03]

Division I "Administration" which follows, contains Zoning definitions, basic Zoning provisions and matters related to the enforcement, amendment and status of this Bylaw. These are presented in Parts 1, 2, 3, 3A and 3B;

PART 1: SHORT TITLE

This Bylaw may be cited as the "Zoning Bylaw, 1995, No. 6700".

PART 2: INTERPRETATION

In this Bylaw, unless the context otherwise requires:

"Accessory Apartment Use" means an Accessory Use to a Retail-Service Group 1 Use where a Principal Building includes one or more Dwelling Units;

"Accessory Arcade Use" means a Use Accessory to a Commercial, Social and Recreation Facility which is normally accessible to and frequented by the public where more than two but not more than eight Amusement Machines are available for hire or rent, and for which a coin or token must be inserted, or entry fee or membership fee charged for such Use;

"Accessory Automotive Retail Use" means a retail use directly related and ancillary to the principal use of warehousing or wholesaling automotive parts;

"Accessory Bed and Breakfast Use" means an Accessory Use to a *One-Unit [Bylaw 7481/May 5,03]* Residential Use providing temporary accommodation for tourists where the room rate includes breakfast provided on the Premises;

"Accessory Boarding Use" means an Accessory Use to a *One-Unit [Bylaw 7481/May 5/03]* Residential Use where a Building includes one or more Sleeping Units or bedrooms for the accommodation of boarders with or without meals;

"Accessory Drive-Through Use" means a Use involving the delivery of goods, things or services normally permitted in that zone to patrons in standing automobiles, usually, but not exclusively, through a delivery window for consumption or use off-Site;

"Accessory Home Occupation Use" means a Use Accessory to a Residential Use where the householder carries on an occupation or practices a profession; excludes ***automobile servicing and repair***, Escort Service Use, but includes private schools and Child Care Use; *[Bylaw 7290/Adopted Apr.4/01]*

"Accessory Home Occupation - Newspaper Distribution" means an Accessory Use permitted in all zones provided adult supervision is available and carriers are limited to six in number, subject to the provisions of Section 507(6);

"Accessory Home Office Use" shall mean an Accessory Home Occupation Use Limited to a resident who practices a profession or conducts a business that does not include any manufacturing, producing, assembling or servicing of goods or things nor the operation of any machines other than standard office equipment; *[Bylaw 7290/Adopted Apr.4/01]*

"Accessory Mobile Food Vending Use" shall mean an Accessory Use to a retail building supply establishment providing for the sale of prepared foods and beverages intended for immediate consumption;

"Accessory Non-Commercial Social and Recreation Facilities" means Accessory facilities which are provided primarily for the occupants of the Principal Building, including saunas, tennis courts, squash courts, swimming pools, gymnasiums and fitness rooms, hobby rooms and meeting rooms and other similar facilities, and includes Child Care Use which is provided as a service to the community. A Child Care Use may be provided on a profit or non-profit basis;

"Accessory Office Use in the M-5 Zone" means an office Use directly related and ancillary to the permitted Principal Manufacturing Use, Wholesaling Use, or Warehousing Use on the property;

"Accessory Off-Street Loading Use" means a specific area on a Lot, either within a Building or adjacent to a Building designated and Used For the Loading and unloading of goods and materials related to the Principal Use;

"Accessory Off-Street Parking Use" means an Accessory Use providing for the Parking needs generated by a permitted Use on the same Lot; includes Parking Spaces and turning areas for access to such spaces and is limited to the Parking of vehicles for a maximum period of seventy-two hours;

"Accessory One-Unit [Bylaw 7481/May 5,03] Residential Use" means a Residential Use that is Accessory to a Retail Service Group 3 Use, a Light Industrial Use, a Marina Use or a Use permitted in a Public Use and Assembly Zone, and provides for one Dwelling Unit only;

"Accessory Recreational Retail Sales and Service Use" means a retail sales and service Use which is directly related and ancillary to the permitted Principal Uses that occur on-site, or which provide special retail sales functions, including auctions or promotional events and other similar Uses, on an occasional basis, in a recreational facility operated by either the Municipality or the Recreation Commission or both;

"Accessory Retail Use in the M-5 Zone" means a retail Use directly related and ancillary to the permitted Principal Manufacturing Use on the property;

"Accessory Retail Service Use" means a retail service Use that is fully Enclosed within a Building and is directly related and Accessory to the Principal Use on the property such as office and sales space;

"Accessory Retail Service Group 2 Use" means a Use Accessory to an Industrial Use and includes those Retail-Service Group 2 Uses and commercial display areas or showrooms which are directly related and incidental to the Principal Industrial Use carried out on the same Premises;

"Accessory Secondary Suite" means a separate designated area within a One-Unit [Bylaw 7481/May 5,03] Residential Dwelling, containing toilet, bathroom, sleeping and living areas and cooking facilities permitted under Section 507(10) of this Bylaw;

"Accessory Service Station Use" means an Accessory Retail Service Use providing for the retail sale of automotive goods and parts, or convenience household or personal goods or things, but excludes new or used car sales or rental, amusement arcades and the sale of alcoholic beverages;

"Accessory Unenclosed Storage Use" means an Accessory Use providing for the storage of goods or things utilized within a Building; includes the storage of vehicles for periods in excess of seventy-two hours, and machinery used by the Principal Use;

"Accessory Use" means a Use customarily incidental to a Principal Use located on the same Lot;

"Advertising Use" means a Use of land, of a Building exterior, or of a Structure or thing, located other than within a Building, providing for the advertising, advancing or promoting, by visible or other means, a product, service, place or event;

"Amphibian" means a cold-blooded vertebrate of the class Amphibia, with gilled aquatic larvae and air breathing adults, having moist skin without scales or with small, hidden scales, and which deposit eggs in water, or other moist, protected locations. Shall include, but not be limited to frogs, toads and salamanders. [Bylaw 7092/Jan.25/99]

"Amusement Machine" means a device which is mechanically, manually, electrically, or automatically operated for the purpose of providing amusement, entertainment, recreation, a game or contest of any description, and shall include video and computerized devices, but excludes pool and billiard tables, bowling alleys, and Vending Machines;

"Assembly Use" means a Use providing for the assembly of persons for religious, charitable, philanthropic, cultural, or private educational purposes; includes churches, auditoriums, youth centres, halls, and private schools;

"Automobile Accessory" means any device or thing customarily attached to or carried within a motor vehicle for the purpose of improving the mechanical operation, enhancing the appearance, or increasing the safety of such motor vehicles;

"Automobile Broker" means the wholesale distribution of automobiles; excludes retail sales to the general public;

"Average Grade" means the average of:

- (1) the highest finished ground level on the Lot within 3.048 metres (10 feet) of the Structure, and
- (2) the lowest finished ground level at the perimeter outside wall of the Structure (excluding a single stairwell or window well);

"Basement" means the space between two floor levels, the lower floor of which is more than one foot but less than five feet below Average Grade;

"Bay Window" means a rectangular, curved, or polygonal window, or a group of windows which is cantilevered from the Building wall as illustrated in Figure 2-1, and is more than 50% glazed on *the largest* [Bylaw 7537 Nov24/03] exterior side;

"Belly Dancer" means a clothed person who performs a solo dance emphasizing movements of the belly and who does not remove all or part of his or her clothing during the performance, show or exhibition.

"Bingo" means the game of chance played with printed matter having numbered squares corresponding to numbers drawn at random and won by covering a pre-established pattern of such squares;

"Bingo or Casino Management Company" means a company which provides a Bingo or casino Site, management, equipment and professional personnel for the purpose of conducting a Bingo or Casino Gaming event;

"Body Rub Use" *includes the manipulating, touching or stimulating by any means, of a person's body or part of the body, for the payment of a fee, but does not include medical, therapeutic or cosmetic massage treatment, or therapeutic touch therapy given by a Massage Therapist (Registered) or a Massage Provider (Unregistered) as defined within the City of North Vancouver Business License Bylaw, 1973, No. 4513, or a person duly licensed, certified or registered under any statute of the Province of British Columbia governing such activities, other than the Local Government Act.*
[Bylaw 7261/Sept.25/00]

"Bounded By" with reference to a Landscape Screen or curb means that such a Structure is continuous except for driveways and walkways;

"Building" means a Structure wholly or partly Enclosed by a roof or roofs supported by walls or columns and Used For the shelter or accommodation of persons, animals, chattels, or things;

"Building, Accessory" means a secondary Building Used For an Accessory Use;

"Building Envelope Specialist" means *Building Envelope Specialist as defined in the City of North Vancouver Building Bylaw, 1972, No. 4361. [Bylaw 7135/June 28/99]*

"Building Grades" means the elevations of the points of intersection of the Front and Rear Lot Lines with the side Lot lines, as determined by a British Columbia Land Surveyor or the City Engineer. *In the event of a conflict between the grades, the Building Grades provided by the City Engineer shall take precedence; [Bylaw 6935/Sept.22/97]*

"Building, Principal" means a main Building, the major floor level or the majority of the floor space of which is Used For a permitted Principal Use;

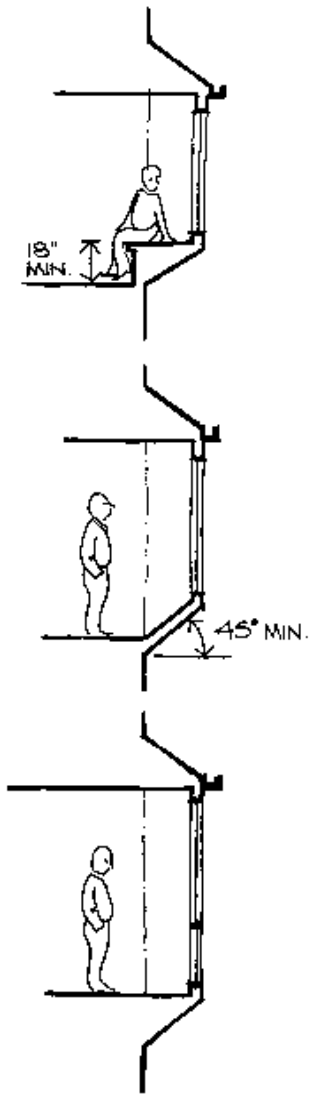
Figure 2-1

BAY WINDOW STANDARDS

The following diagram presents typical Bay Window designs and the manner in which each is regulated for siting, Lot coverage and Gross Floor Area:

Cross-Section of Bay Window

Description



Type “A” Boxed Bay Window

- *Siting exception as per Section 410(1)
- *Exempt from Gross Floor Area
- *Exempt from Lot Coverage

Type “B” Sloped Bay Window

- *Siting exception as per Section 410(1)
- *Exempt from Gross Floor Area
- *Exempt from Lot Coverage

Type “C” Full Bay Window
(With floor extension)

- *Siting exception as per Section 410(1)

"Bulk Plants" means facilities where commodities are received by connections to pipelines, or in bulk from tank cars, tank vehicles, tank vessels or barges, but does not include Service Station Use, and where the commodities stored in tanks are then shipped out by the same or other means to other terminals or to the Premises of consumers;

"Car Wash - Automatic" means an automated facility for the washing or cleaning of motor vehicles that is the Principal Use of the property it occupies, and employs the use of automated brushes, blowers or conveyor systems;

"Car Wash - Automatic Use" means a Use providing for the washing or cleaning of motor vehicles by a Car Wash - Automatic;

"Car Wash - Manual" means one and not more than one manually operated car wash Stall not more than 3.658 metres (12 feet) wide by 6.096 metres (20 feet) long, for the washing or cleaning of motor vehicles, that does not incorporate the Use of automated brushes and blowers and does not employ any type of conveyor system;

"Casino Gaming" means games known as blackjack and roulette and approved forms of wheels of fortune played at a function held by an organization licensed to carry out such a function by the British Columbia Gaming Commission;

"Cellar" means the space between two floor levels, the lower floor of which is more than five feet below Average Grade;

"Cedar Village Residential Use" means a Residential Use having three or more Dwelling Units on the original Lot, each of which shall have a separate outside entrance, and may:

- (1) be located on a separately registered parcel of land within the original Lot;
- (2) be a share unit of a commonly held parcel of land, Buildings, or other facilities within the original Lot;
- (3) be structurally detached or attached to any other residential Dwelling Unit;

"Child Care Use" means a facility providing care for children, including an opportunity for social, emotional, physical and intellectual growth, which is licensed under the Child Care Regulations made pursuant to the Provincial Childcare Licensing Regulations;

"City" means The Corporation of the City of North Vancouver;

"City Engineer" means the person appointed by Council as the Approving Officer";

"Civic Use" means a Use providing for public functions; includes federal, provincial, and municipal offices and yards, schools, colleges, public hospitals, community centres, recreational facilities, public theatres, libraries, museums, parks, playgrounds, cemeteries, freeways, and waterways;

"Commercial Bingo and Casino Gaming Hall" means lands and Premises where a Bingo or Casino Management Company is involved in the operation of Bingo, Casino Gaming or any other form of gaming approved by the British Columbia Gaming Commission;

"Commercial Social and Recreation Facilities", means the provision of social or recreational activities or facilities for the purpose of gain or profit, and includes bowling alleys, pool and billiard halls, roller skating rinks, theatres, recreation and social clubs, racquet sport clubs and licensed Premises;

"Comprehensive Development or "CD" means a Site specific development containing any number of Buildings, Uses or Lots planned in an integrated manner;

"Concealed Parking" means an Off-Street Parking Use or an Accessory Off-Street Parking Use located within the Lot Coverage of a Principal Building, or underground;

"Cooking Facility or Facilities" means the main means of cooking a meal within a Dwelling Unit and includes gas or electric ranges or stoves, microwave ovens, counter-top cooking units, hot plates, wall ovens, toaster ovens, electric frying pans, pressure cookers, crock pots or any other such Cooking Facility or any combination of such cooking facilities, and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities;

"Corner Lot" means a Lot which fronts on two or more Streets which intersect at an interior angle of 135 degrees or less;

"Corporation" means the Corporation of the City of North Vancouver;

"Crawl Space" means the lowest floor area of a structure, with a floor to ceiling height of less than 1.2m, and a distance of either:

1. 1.7m or less, measured from the underside of the supporting joist or structural slab directly above, to the underside of the adjacent exterior load bearing footing, excluding minimum required stepping of footings as required by the British Columbia Building Code;

2. 1.2m or less, measured from the underside of the supporting joist or structural slab directly above, to the surface of a permanent 6 inch thick slab, reinforced with a minimum of 6x6x#6 steel mesh, placed on fill compacted to 90% proctor;

and with no exterior or interior glazing, and accessed by not more than one hatchway per crawlspace, which may be a maximum of 1219mm (48 inch) by 1219mm (48 inch). (Bylaw 7422 Sept.16/02)

"Crossing" means a sidewalk, curb or boulevard Crossing for vehicular access;

"Dangerous Goods" means Explosives, propane, propylene, vinyl chloride, sulphur dioxide, chlorine, ammonia (anhydrous) and liquefied ammonia solutions, propylene oxide, gasoline, aviation fuel, dichloroethane, vinyl acetate, toluene, methanol, styrene monomer, calcium carbide, hydrogen peroxide, sodium chlorate, calcium or sodium cyanide, phenol, pesticides/herbicides, radioactive material, fissile, sulphur acids, hydrochloric acid, sodium hydroxide, polychlorinated biphenyls, perchloroethylene, dichlorobenzene, pentachlorophenols, crude oil, waste oil, potassium cyanide;

"Day Care Use" shall have the same meaning as "Child Care Use";

"Disability Parking [Bylaw7650/Nov22/04] Space" means a Parking Space designated and reserved for a person whose ability to walk is impaired as a result of physical disability;

"Dwelling Unit" means one or more Habitable Rooms for the residential accommodation of only one Unit and contains or *provides for only two Cooking Facilities or combination of cooking facilities for the exclusive use of that Dwelling Unit* [Bylaw 7537 Nov24/03];

"Enclosed" means a use occurring inside of a building;

"Enclosed Balcony" *means an unheated appendage that includes a minimum of 40% exterior glazing based on the total of all sides and overhead planes, and with exterior finishes and floor drainage;* (Bylaw 6935/Sept.22/97)

"Escort Service Use" means a Use providing or furnishing male or female partners for social occasions and companionship for a fee;

"Exotic dancer" means a person who begins the performance, show or exhibition in the nude or who removes all or part of his or her clothing during the performance, show or exhibition;

"Exotic performance" means a performance, show or exhibition wherein a person begins the performance, show or exhibition in the nude or who removes all or part of his or her clothing during the performance, show or exhibition;

"Explosives" means an explosive substance or a pyrotechnic substance, or an article containing one or more such substances intended to be Used For the effects of its explosion or for pyrotechnic purposes;

"Exterior Cladding" means those components of a building which are applied to the exterior sheathing, and are exposed to the outdoor environment to provide protection against, wind, water and vapour. For purposes of the bylaw, Exterior Cladding may include cladding materials, exterior insulation, vapour barriers and vented air cavities. (Bylaw 7135/June 28/99)

"Exterior Solid Wall System" means an exterior wall system that achieves both structural building support and weather protection without the application of an applied Exterior Cladding. For purposes of this bylaw, an Exterior Solid Wall System may be comprised of a solid construction material (e.g. concrete) plus either embedded or exterior insulation. Interior finishing walls and interior insulation shall not be considered part of the Exterior Solid Wall System. (Bylaw 7135/June 28/99)

"Exterior Side Lot Line" (see "Lot Line, Exterior Side");

"Family" means the persons sharing a household, consisting of (a) two or more persons related by blood, marriage, adoption, or foster parenthood, or (b) three or fewer unrelated persons; excludes roomers and boarders;

"Farmers Market" means a Use providing only for the sale at retail of Canadian grown fruits and vegetables on a temporary basis;

"Fence" see "Structure, Accessory";

"First Storey" means the Storey above the Basement or Cellar of a Building, but where no Basement or Cellar exists, then the lowest Storey of a Building;

"Floor Space Ratio" means a figure obtained by dividing the Gross Floor Area of the Buildings by the Site area;

"Front Lot Line" (See "Lot Line, Front");

"FSR" means Floor Space Ratio;

"Full Service Pump" means a gasoline pump where fuel must be dispensed by personnel of the business retailing the fuel; [Bylaw 7046/ adopted Aug.10/98]

"Garden Apartment Residential Use" means a Residential Use where the Building or Buildings on a Lot are each Used For three or more Dwelling Units in accordance with the regulations for Garden Apartment Use as specified by this Bylaw;

"Garden Structure" means any Structure Used For ornamental or recreational purposes by residents of a residential Building; includes swimming pools, Fences, walls, patios, tennis courts, playgrounds, trellis, gazebos with no waterproof roof, and excludes any Building;

"Grain Elevator Use" means a Use providing for the receiving, shipping, handling or storing of agricultural commodities such as barley, corn, cottonseed, flaxseed, milo, oats, wheat, rice, safflower seed, soybeans and similar products;

"Gross Floor Area" means the total area of all the floors in each Building on a Lot, measured to the extreme outer limits of each Building, including all suites or Dwelling Units, commercial areas, recreational areas, and all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases and stairwells, *including any area under staircases and stairwells* [Bylaw 7537 Nov24/03, mezzanines, elevator shafts and Accessory Buildings, but excluding:

- (1) *provided that the exterior weather protection wall system has been approved by a Building Envelope Specialist, Gross Floor Area shall exclude either:*
 - (a) *Exterior Cladding up to a maximum thickness of 0.165 metres (6.5 inches); or*
 - (b) *for Exterior Solid Wall Systems, 50% of the thickness of the Exterior Solid Wall System up to a maximum exclusion of 0.165 metres (6.5 inches) [Bylaw 7135/June 28/99]*
- (2) any Accessory Building or portion of a floor used for Parking purposes or providing vehicular or common pedestrian access to Parking areas, unless such Parking is a Principal Use;
- (3) any portion of a floor Used For common laundry purposes, unless such laundry is Principal Use;
- (4) any portion of a crawl space with a Height of 1.22 metres (4 feet) or less measured from the floor surface to the underside of the joists or slab directly above it;
- (5) any portion of a Basement, Cellar, or crawl space containing common electrical, mechanical, or elevator machine rooms;

- (6) any portion of a penthouse containing electrical, mechanical, elevator, or ventilating machinery;
- (7) any portion of an Accessory Building for non-commercial storage or gardening;
- (8) architectural features containing no floor area which are permitted as projections into required yards, such as Bay Windows as per Figure 2-1, types A and B;
- (9) unenclosed swimming pools;
- (10) balconies, porches, sun decks and stairways that are open appendages to the Building, except that balconies, porches, corridors, hallways and stairways that provide required access to a Habitable Room shall be included in Gross Floor Area;
- (11) *storage areas located in a basement or cellar, plus lobby areas up to a combined maximum of either 0.1 FSR, or 10% of the total Gross Floor Area of the building, whichever is greater. Storage areas exempted through this section shall have no exterior glazing and shall not be contiguous with a principal use; (Bylaw 6935/Sept.22/97)*
- (12) common garbage storage or recycling rooms located in a Basement, Cellar or Accessory Building;
- (13) *a maximum of 6.096 square metres (20 square feet) for each Level 2 Adaptable Design Dwelling Unit, and 13.716 square metres (45 square feet) for each Level 3 Adaptable Design Dwelling Unit. [Bylaw 7528 Oct.6/03]*
- (14) *non-commercial social, recreational and amenity area, provided for the common use and enjoyment of residents and held in common ownership for 5% of the total Gross Floor Area of the Building to a maximum of 185.8 square metres (2,000 square feet). [Bylaw 7537 Nov24/03]*

"Gross Floor Area (One-Unit [Bylaw 7481/May 5,03] Residential)" means the total areas of all the floors of the Principal Building on a Lot, measured to the extreme outer limits of the Buildings, including all Habitable Rooms, bathrooms, utility rooms, furnace rooms, attached Parking garages and carports, storage, work shops, hallways, landings, staircases and stairwells, *including any area under staircases and stairwells [Bylaw 7537 Nov24/03]*, mezzanines, but excluding:

- (1) *provided that the exterior weather protection wall system has been approved by a Building Envelope Specialist, Gross Floor Area shall exclude either:*

- (a) *Exterior Cladding up to a maximum thickness of 0.165 metres (6.5 inches); or*
 - (b) *for Exterior Solid Wall Systems, 50% of the thickness of the Exterior Solid Wall System up to a maximum exclusion of 0.165 metres (6.5 inches). (Bylaw 7135/June 28/99)*
- (2) *basements or cellars, proportionate to the extent to which they are below Average Finished Grade, calculated as follows:*

$$\frac{\text{Average Finished Grade} - \text{Basement/Cellar Floor Grade}}{\text{1st Storey Floor Grade} - \text{Basement/Cellar Floor Grade}} = \% \text{ exclusion of Basement/Cellar}^*$$

** Rounded up to the nearest 10%"; [Bylaw 7666/Jan24/05]*

- (3) any portion of a crawl space with a height of 1.22 metres (4 feet) or less measured from the floor to the joists or slab directly above it;
- (4) architectural features containing no floor area which are permitted as projections into required yards, such as Bay Windows as per Figure 2-1, types A and B;
- (5) balconies and porches that are Open Appendages to the Principal Building;
- (6) unenclosed swimming Pool;

"Gross Floor Area (Two-Unit [Bylaw 7481/May 5,03] Residential)" means the total areas of all the floors of the Principal Building on a Lot, measured to the extreme outer limits of the Building, including all Habitable Rooms, bathrooms , utility room, furnace room, attached Parking garages and carports, storage, workshops, hallways, landings, stairways, mezzanines, but excluding:

- (1) *provided that the exterior weather protection wall system has been approved by a Building Envelope Specialist, Gross Floor Area shall exclude either:*
 - (a) *Exterior Cladding up to a maximum thickness of 0.165 metres (6.5 inches); or*
 - (b) *for Exterior Solid Wall Systems, 50% of the thickness of the Exterior Solid Wall System up to a maximum exclusion of 0.165 metres (6.5 inches). (Bylaw /June 28/99)*
- (2) any portion of a crawl space with a height of 1.22 metres (4 feet) or less measured from the floor to the joists or slab directly above it;

- (3) **Cellars shall be exempt.** [Bylaw7680/April4/05]
- (4) architectural features containing no floor area which are permitted as projections into required yards, such as Bay Windows as per Figure 2-1, Types A and B;
- (5) balconies and porches that are Open Appendages to the Principal Building;
- (6) unenclosed swimming pool;

"Gross Residential Floor Area" shall have the same meaning as "Gross Floor Area";

"Habitable Room" means a room designed or Used For living, sleeping, eating, or food preparation, including a living room, dining room, bedroom, kitchen, Family room, recreation room and den, but excluding a bathroom, utility room, workroom, furnace room and storage room;

"Height" with reference to an Accessory Structure or a Landscape Screen means the vertical distance between the top of such Structure and the highest finished ground elevation within 0.014 metres (3 feet) of such Structure;

"Height" with reference to a Structure other than an Accessory Structure or a Landscape Screen means the vertical distance in feet between the highest point of the Structure and Average Grade, or the total number of Storeys in the Structure;

"Height Envelope" means a three dimensional space created by vertically projecting the Building Grades to the maximum Height level (for RS-1 and RT-1 development, see Figures 5-2 and 5-3 respectively. **(Formerly Figures 5-1 and 5-2)**;

"High-Branched Tree" means any species of tree which at maturity and without severe pruning does not have any branches lower than 2.0 metres (6 metres (6.5 feet) from the ground;

"High-Density Apartment Residential Use" means a Residential Use where the Building or Buildings on a Lot are each Used For three or more Dwelling Units, in accordance with the regulations for High-Density Apartment Use specified in this bylaw;

"Hotel Use" means a Use providing for the living accommodation of the transient public in individual "Sleeping Units"; may include ancillary Use facilities such as administrative offices, meeting rooms, lobby areas, recreational facilities, health clubs, convention facilities, personal furnishing shops, book shops, barbers, hairdressers, restaurants, coffee shops and licensed Premises for Liquor Primary

and Food Primary licenses, as defined under the Liquor Control and Licensing Act, but excludes Bingo and Casino Gaming;

"Industrial Area Commercial Use" means office Use and recreational Uses; may include offices, health club, social club, billiard halls, art galleries, coffee houses, dance and music studios, fraternal lodges, bowling alleys, theatres, but does not include an Accessory Drive-Through Use, Hotel Use or an Accessory Arcade Use in accordance with the regulations contained in Section 607(10) of this bylaw; and excludes Bingo and Casino Gaming, all licensed Premises except Class B - dining lounge license, unless expressly provided for in this Bylaw as defined under the regulations pursuant to the Liquor Control and Licensing Act;

"Industrial Use" means a Use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking or salvaging of goods, materials, or things; includes the operation of truck terminals, docks, railways, passenger depots, Automobile Brokers and bulk Loading and storage facilities, but excludes commercial showrooms or display areas, a Grain Elevator Use and excludes the bulk Loading, bulk unloading, Bulk Plants/storage, production, refining or processing of Dangerous Goods;

"Interior Side Lot Line" (see Lot Line, Interior Side);

"Internal Residential Floor Area" means the sum of the internal private floor areas of a Dwelling Unit; includes Basement and Cellar located within a Dwelling Unit and areas occupied by internal walls and partitions within a Dwelling Unit, but excludes stairwells and corridors common to more than one Dwelling Unit, balconies, concealed Parking areas, common recreation or service facilities, and any portion of a crawl space with a Height of 1.22 metres (4 feet) or less measured from the floor to the joists or slab directly above it;

"Landscape Screen" means an Accessory Structure which is either a solid, continuous Fence, decorative masonry wall, berm, compact evergreen hedge or combination thereof, supplemented with trees or other planting material which would effectively screen the area which it encloses, and is broken only by access points;

"Lane" means a road allowance of not less than 6.096 metres (20 feet) in width;

"Light Industrial Manufacturing Use" means a fully Enclosed use providing for the manufacture of Light Industrial Products;

"Light Industrial Products" means machinery and equipment, heavy industrial motor vehicles and equipment, articles from prepared wood and prepared metal, glass and glazing, electronic equipment, pharmaceuticals, drugs and cosmetics, furniture and furnishings, clothing and textiles, articles from prepared bone, cork, fibres, hair, horn, fur, leather, wax, stone and paper, ornamental and art

products, orthopedic and medical appliances, optical and photographic equipment (excluding photo finishing), signs, printing and publishing, chemical or chemical products, foods and beverages, articles from prepared plastic, automobile parts, and other similar products;

"Light Industrial Use" means a use that is totally enclosed within a totally Enclosed building, including any storage, and is non-polluting in nature, (see G.V.R.D. Air Pollution Control Bylaw No. 92), and includes only Warehouse Use, Wholesale Use, manufacturing, the processing of fish and aquatic crustaceans, service and repair shops, and architectural, data processing, drafting, engineering and surveying offices;

"Light Industrial Warehousing and Wholesaling Use" means a fully Enclosed Use providing for the warehousing or wholesaling of Light Industrial Products, including Automobile Brokers;

"Loading" means an Accessory Use of a Lot or Building for the Loading and unloading of goods and materials required by a Principal Use on the same Lot;

"Loading Space" means a specific area on a Lot, either within a Building or adjacent to a Building designated for Loading;

"Locked-In Lot" means an underdeveloped Site (comprised of one or more legal lots) which is impractical to develop to the higher uses permitted in its respective zone due to the limited size of the Site.

"Lot" means 'parcel' as defined under the Land Title Act; excludes strata Lot;

"Lot Area" means the area of a Lot taken in a horizontal plan excluding land covered by a natural body of water;

"Lot Coverage" means the horizontal area within the vertical projection of the outermost walls of Principal and Accessory Buildings on a Lot, expressed as a percentage of the Lot Area, but excluding:

- (1) provided that the exterior weather protection wall system has been approved by a Building Envelope Specialist, Gross Floor Area shall exclude either:
 - (a) the Exterior Cladding up to a maximum thickness of 0.165 metres (6.5 inches); or
 - (b) for Exterior Solid Wall Systems, 50% of the thickness of the Exterior Solid Wall System up to a maximum exclusion of 0.165 metres (6.5 inches)

- (2) Accessory Structures to shelter Off-Street Parking Uses or enclose swimming pools
- (3) Underground Structures
- (4) Bay Windows as per Figure 2-1 (Types A and B) *(Bylaw 7135/June 28/99)*
- (5) *For One Unit Residential Use and Two Unit Residential Use Lot Coverage shall include decks, porches and balconies greater than 1.0 metres (3.28 feet) above grade but shall exclude Accessory Buildings [Bylaw 7537 Nov24/03];*

"Lot Line, Exterior Side" means a Lot line or lines not being the Front or Rear Lot Line, common to the Lot and a Street;

"Lot Line, Front" means the Lot line common to the Lot and a Street; where there is more than one abutting Street, or more than one common Lot line with the Street, *the Front Lot Line shall be the Lot Line most commonly used as the Front Lot Line by neighbouring properties or as determined by the City Engineer [Bylaw 7537 Nov24/03],* the Front Lot Line shall be the shortest lot line common to a Street and sharing one point with the Lot line of an adjoining Lot which is also common to that Street;

"Lot Line, Interior Side" means the Lot line or lines, not being the Front or Rear Lot Line, common to more than one Lot or to the Lot and a Lane;

"Lot Line, Rear" means the Lot line opposite to and most distance from the Front Lot Line, or, where the rear portion of the Lot is Bounded By intersecting side Lot lines, shall be deemed to be the point of such intersection;

"Manufacturing Use" means a Use providing for the chemical, mechanical or biological transformation of materials or substances by hand or machine into new products, including the assembling of component parts, the manufacturing, fabricating or repair of products; includes repair facilities;

"Marina Use" means any installation or man-made Structure which provides moorage space for watercraft either free of charge or by payment of a fee, and such watercraft may not be Used as living quarters at the marina;

"Medium-Density Apartment Residential Use" means a Residential Use where the Building or Buildings on a Lot are each Used For three or more Dwelling Units, in accordance with the regulations for Medium-Density Apartment Residential Use specified in this bylaw;

"Medium-Density Use" shall have the same meaning as Medium-Density Apartment Residential use;

"Mobile Cart" means any wagon, cart, kiosk or vehicle from which food or beverage is offered for sale;

"Municipal Parking Facility" is a Lot, Building or Structure owned by the City which contains a Parking facility operated for public Use by the City;

"Municipality" means the Corporation of the City of North Vancouver;

"Off-Site Parking Use" means a Use on a Lot which provides for the required Parking needs generated by a Building or Use located on a separate Lot where such Parking does not exceed a period of seventy-two hours;

"Off-Street Parking Use" means a Use providing Parking Spaces for vehicles for a period not exceeding seventy two-hours, where such Use is the Principal Use of the Lot; and may include an Off-Site Parking Use if such Use is permitted under the provisions of this Bylaw;

"One-Unit [Bylaw 7481/May 5/03] Residential Use" means a Residential Use where the Building on a Lot is Used For one Dwelling Unit;

"Open Appendage" means an exterior space which is at least 40% unenclosed, based on the total of all side and overhead planes;

"Open Site Space" means a part of a Lot which is unoccupied and unobstructed by any off-Street Parking, or off-Street Loading by the Lot Coverage of any Building or by any Structure except Garden Structures and Underground Structures, and which shall be landscaped;

"Owner" means an Owner as defined in the Municipal Act;

"Parking" means the Use of land or Building for the Parking of vehicles for a period not exceeding seventy-two hours;

"Parking Space" means an area of land or Building used For Parking purposes only and includes Parking Stalls and access thereto;

"Payment-In-Lieu of Parking" means a method of providing Parking through payment of monies to the City for the eventual provision or expansion of a Municipal Parking Facility, instead of providing Parking on-site;

"Pawnbroker Use" means a Use where goods or chattels are taken in pawn;
[Bylaw 7258/July 24/00]

"Pier" means any man-made Structure on or over the foreshore or bed of Burrard Inlet which is used for any marine oriented purpose;

"Premises" means land, Buildings or Structures or any combination or part thereof which is defined by boundaries or by a description of the area for which there is a right to occupy;

"Principal Use" means the primary use and purpose for which land, buildings or structures are ordinarily used;

"Private Hospital Use" means a Use providing for the care of the sick, injured, or aged, other than in a public hospital; includes private hospitals, convalescent homes, nursing homes, and rest homes;

"Public Market Use" means a Use providing a mix of "Retail Service Group 1" and/or "Retail Service Group 3", and cold storage Uses in a single Building where the floor level having an elevation closest to the elevation of the main fronting Street is utilized both for Retail Service Group 1 and Retail Service Group 3 Use;

"Rear Lot Line" (See Lot Line, Rear);

"Registered Owner" means a Registered Owner as defined in the Municipal Act;

"Rental Apartment Residential Use" means a Residential Use where the Building or Buildings on the Lot are each used for Dwelling Units that are held in common ownership, is not stratified as per the Strata Property Act and are rented to occupants. [Bylaw 7830 Feb 5/07]

"Reptile" means a dry skinned, usually scaly or bony plated, cold-blooded vertebrate of the class Reptilia, air breathing with thick waterproof skins and which may or may not possess or be supported by limbs. Shall include, but not be limited to turtles, alligators, crocodiles, caimans, gavials, lizards, snakes and tuataras. [Bylaw 7092/June 14/99]

"Residential Care Facility" means a Use located in a Building used for a One-Unit Residential Use which is licensed or approved under any enabling provincial or federal statute, providing for the residential accommodation of disadvantaged people with disabilities, who require professional care, supervision and training in order to live a normal life within the community. The facility shall be limited to 6 clients and 2 supervisors in residence, and shall comply with health, fire, Building, electrical, gas and similar safety enactments and shall comply with municipal policy established from time to time;

"Residential Use" means a Use providing for the accommodation and home life of a person or persons; includes horticultural and the keeping of animals as household pets when such animals are normally kept within the Dwelling Unit and when such animals are not kept for financial gain or favour or for the provision of food;

"Retail-Service Group 1 Use" means a Use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; includes Child Care Use, grocery stores, bakery shops, meat and fish markets, supermarkets, delicatessens, drug stores, clothing stores, personal furnishings shops, hardwares, variety stores, department stores, book shops, toy stores, home furnishing and appliance stores, camera shops, stationery stores, professional and semiprofessional offices, banks, business offices, finance offices, barbers, hairdressers, tailors, shoemakers, launderettes, dry cleaners, printers, trade and business schools, appliance repairs, restaurants and cafes, coffee houses, dance and music studios, art galleries, social clubs, health clubs, billiard halls, fraternal lodges, bowling alleys, theatres, veterinary clinics *and internet cafes* [Bylaw7537 Nov24/03]; but excludes an Accessory Drive-Through Use, Bingo or Casino Gaming, an Escort Service Use and all licensed Premises except **Food Primary License** [Bylaw 7508/June 23/03], unless expressly provided for in this Bylaw, as defined under the regulations pursuant to the Liquor Control and Licensing Act, *and any single retail use occupying an area larger than 3,710 square metres (40,000 square feet) established in the City after March 15, 2000;*(Bylaw 7223/June 26/00)

"Retail-Service Group 2 Use" means a Use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle; includes new and used automobile sales, the sale of automotive goods, Car Wash-Manual, light marine sales, light machinery sales, Building supply sales, glass sales, dry cleaners, printers, trade and business schools, veterinary hospitals, plumbing shops, sheet metal shops, heating shops, nurseries, servicing and repair of vehicles other than heavy equipment, drive-in facilities, drive-in cafes and restaurants, bowling alleys, skating and curling rinks, roller rinks, recreations clubs, social clubs, health clubs, and mortuaries; and excludes an Accessory Drive-Through Use, Bingo and Casino Gaming, Service Station Use and all licensed Premises except **Food Primary License** [Bylaw 7508/June 23/03], unless expressly provided for in this Bylaw as defined under the regulations pursuant to the Liquor Control and Licensing Act, *and any single retail use occupying an area larger than 3,710 square metres (40,000 square feet) established in the City after March 15, 2000;*(Bylaw 7223/June 26/00)

"Retail Service Group 3 Use" means a Use providing for the sale, at retail, of food stuffs which, notwithstanding the generality of the foregoing, includes: grocery stores, vegetable markets, confectioneries, delicatessens and fish and meat markets; but specifically excludes an Accessory Drive-Through Use, and a Use where seating exclusive to a retail outlet is provided for the consumption of food on the Premises;

"Service Station Use" means a Use providing for the retail sale of motor fuels and the servicing or repairing of motor vehicles, but excludes the storage or sale of liquefied petroleum gas (LPG), propane and natural gas for purposes of operating a commercial refueling station and excludes automobile painting and body works;

"Site" means an area of land that may or may not be a legal Lot, but which for purposes herein, is to be considered as one Lot;

"Sleeping Unit" means one or more rooms Used For the lodging of one Family when such unit contains no cooking facilities;

"Stall" means any booth, stand, table, box, shelf, truck, trailers, storage facility or other device Used For the purpose of selling or offering for sale any item authorized to be sold in a farmers' market and such Stall shall not exceed a width of 3.048 metres (10 feet);

"Storey" means the space between a floor level and the ceiling directly above it when the floor level is not more than one foot below Average Grade;

"Street" means a road allowance 10.058 metres (33 feet) or more in width;

"Structure" means any construction fixed to, supported by, or sunk into land or water;

"Structure, Accessory" means a Structure Used For an Accessory Use, including Fences, radio and television antennae and satellite dishes;

"Surveying Office Use" means and includes Premises Used by a duly authorized land surveyor whose Principal function is the vertical or horizontal measurement of land or Buildings to determine size and shape, characteristics or boundaries and may result in the compilation of a map, plan or statement of the results of such survey which depicts or describes size, position, shape or other such similar feature in detail;

"Tidal Water" means waters over the foreshore and bed of Burrard Inlet;

"Tidal Water Access" means a natural immediate adjacency between land and Tidal Water;

"Tourist Accommodation Use" means a Use providing for the accommodation of the transient public in individual Sleeping Units or Dwelling Units; may include dining facilities;

"Two-Unit [Bylaw 7481/May 5/03] Residential Use" means a Residential Use where the Building on a Lot is Used For two Dwelling Units;

"Underground Structure" means a Structure or portion of a Structure which protrudes not more than 0.194 metres (3 feet) above the Building Grades or the elevation of an adjoining property, at the common property line;

"Unenclosed" means a use occurring outside of a Building;

"Use" means the purpose or function as to which land, Buildings, or Structures are put;

"Use, Accessory" (see Accessory Use)

"Use, Principal" (see Principal Use);

"Used For" means constructed, reconstructed, altered, moved, extended or occupied as for the purpose of;

"Vending Machine" means any machine or device operated mechanically or otherwise by inserting a coin, token, or slug for the sole purpose of selling or dispensing of any goods, wares, merchandise, or articles, or for the sole purpose of providing music, and includes machines or devices dispensing refreshments, confections, and food, tobacco products, postage stamps, photographs, soaps and detergents, and machines or devices providing a service, including clothes washers/dryers. For the purpose of this section, a kiddie-ride is defined as a Vending Machine;

"Vertical Control Dimension" means the vertical distance from the lowest mean Building grade to the highest point of the Building, including parapets and roof-top recreation facilities; but excluding elevator shafts, air ducts, mechanical equipment and Enclosed stairways;

"Video Lottery Terminal" means a mechanical or electronic device or machine that provides for gambling for money or other value, but excludes the purchase and sale of lottery tickets;

"Warehousing Use" means a Use providing for the storage of goods and materials, and includes office space incidental and ancillary to the Principal Warehousing Use; excludes commercial showrooms or display areas and retail sales to the public;

"Waterfront Use" means a Use providing for the operation on an upland Lot fronting the foreshore of Burrard Inlet or on a water Lot in that Inlet for the launching, repairing, servicing or storage of ships and boats, mooring for tug boats, fish boats, and other ships, Piers, passenger and goods terminals, boat and yacht clubs, marinas, fish markets, restaurants, and cafes (except restaurants and cafes situated on vessels which come under the Canada Shipping Act), and similar Uses; but does not include a accessory drive-through Use, Bingo and Casino Gaming, the operation of bulk Loading, bulk unloading or

bulk commodity storage facilities or the operation of a commercial container Loading facilities; or all licensed Premises except **Food Primary License** [Bylaw7508/June 23/03], unless expressly provided for in this Bylaw, as defined under the regulations pursuant to the Liquor Control and Licensing Act; or an Accessory Arcade Use in accordance with the regulations contained in Section 607(10) of this Bylaw;

"Weapons" means firearms or ammunition;

"Weapons Use" means the sale at retail or wholesale, and/or repair of weapons;

"Wholesale Use" means the sale of goods, materials, or things to a retailer, rather than to a consumer, and includes on the same property the sale, storing and distributing of goods, materials or things; excludes commercial showrooms or display areas;

"Wholesaling Use in the M-5 Zone" means a Use providing for the selling of merchandise to retailers, to industrial, commercial, institutional or professional business users or to other wholesalers, provided that the merchandise is stored on the same property; excludes commercial showrooms or display areas.

PART 3: BASIC PROVISIONS

301 APPLICATION

The provisions of this Bylaw shall apply to the whole of the area within the boundaries of the Municipality and to the Buildings and Structures thereon;

302 ZONES

- (1) The whole of the area within the boundaries of the Municipality is hereby divided into zones which are designated in Section 302(4) and Section 1100;
- (2) The area extent of the said zones is as shown on the Zoning Map presented in Division VI and which is hereby declared to be an integral part of this Bylaw;
- (3) The boundary lines of said zones shall be the centre lines of road allowances or railways unless reference is made to Lot lines, Municipal Boundaries, or zone boundaries are shown otherwise on the "Zoning Map";
- (4) General zone designations shall be as follows:

SHORT FORM

DESIGNATION

RS-1	One-Unit Residential 1
RS-2	One-Unit Residential 2
RS-3	One -Unit Residential 3
RT-1	Two-Unit Residential 1
RT-2	Two-Unit Residential 2
RC-1	Cedar Village Residential 1
RC-2	Cedar Village Residential 2
RG-1	Garden Apartment Residential 1
RM-1	Medium Density Apartment Residential 1
RH-1	High Density Apartment Resident 1
C-1A	Central Lonsdale Mixed Use A
C-1B	Central Lonsdale Mixed Use B
C-2	General Commercial
C-2A	Neighbourhood Commercial
C-3	Local Commercial
CS-1	Service Commercial
CS-2	Service Station Commercial
CS-3	Special Commercial

SHORT FORM**DESIGNATION**

LM-1	Lower Lonsdale Mixed Use 1
LM-2	Lower Lonsdale Mixed Use 2
LM-3	Lower Lonsdale Mixed Use 3
LM-4	Lower Lonsdale Mixed Use 4
LM-5	Lower Lonsdale Mixed Use 5

M-1	Service Industrial
M-2	General Industrial
M-2A	Grain Elevator Industrial
M-3	Special Industrial
M-4	Industrial-Commercial
M-5	Light Industrial

W-1	Waterfront
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P-1	Public Use and Assembly 1
P-2	Public Use and Assembly 2

Comprehensive Development Zones (See Division V, Section 1100)

303 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

The Use of land including the surface of water, of Buildings, and of Structures, shall be in accordance with the permitted Uses specified in this Bylaw, and in conformity with the regulations for permitted Uses specified in this Bylaw;

304 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

The construction, reconstruction, alteration, moving, or extension of Buildings and Structures within any zone shall be in conformity with the regulations for the size, shape and siting of Buildings and Structures specified in this Bylaw;

305 OFF-STREET, ACCESSORY OFF-STREET, AND OFF-SITE PARKING AND ACCESSORY OFF-STREET LOADING SPACES

Off-Street, Accessory Off-Street and Off-Site Parking and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9 and 10 of this Bylaw;

306 NON-CONFORMING USES, SIZE, SHAPE, SITING, PARKING OR LOADING

The regulations governing non-conforming Uses , Buildings or Structures and Off-Street Parking or Loading Spaces which are non-conforming as to siting, size or dimension and Buildings and Structures which are non-conforming as to the number of Off-Street Parking or Loading Spaces are set forth in the Municipal Act;

307 CHANGE IN USE AND PARKING/LOADING REQUIREMENTS

Where the Use of land, Buildings or Structures which provide inadequate Parking Spaces is changed to a Use requiring a higher Parking or Loading standard, then the difference between the lower and higher standards shall be provided in accordance with this Bylaw;

308 SEVERABILITY

If any provision of this Zoning Bylaw, 1995 or amendments hereto should be found or determined to be invalid, illegal or unenforceable, it will be severable from the remainder of this Bylaw and the remainder of this Bylaw shall be construed as if such invalid, illegal or unenforceable provision had been deleted therefrom;

PART 3A: ENFORCEMENT

3A01 INSPECTION

The Director of Development Services and Manager of Inspections, or any other employee of the Corporation appointed by the Council is hereby authorized to administer or enforce this Bylaw, and is further authorized to enter at all reasonable times upon any property to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with;

3A02 VIOLATION

- (1) It is unlawful for any person to cause, or permit any Building or Structure to be constructed, reconstructed, altered, moved, extended, in contravention of this Bylaw
- (2) It is unlawful for any person to prevent or obstruct, or attempt to prevent or obstruct the authorized entry of any City employee, authorized under Section 3A01;

3A03 REMEDIAL POWERS

- (1) The Council may, in accordance with the provisions of the Municipal Act, authorize the demolition, the removal or the bringing up to standard of any building, structure, or thing, in whole or in part, that is in contravention of this Bylaw;

3A04 PENALTIES

A person who:

- (1) contravenes any of the provisions of this Bylaw, or
- (2) causes or suffers or permits any act or thing to be done in contravention of, or in violation of, any of the provisions of this Bylaw, is guilty of an offence and shall, upon conviction, be liable to a fine and penalty not exceeding \$2,000 and costs, and each day such offences continues shall be deemed to constitute a separate offence.

PART 3B: AMENDMENT

3B01 AMENDMENT

The requirements for an amendment to this Bylaw are set forth in the Local Government Act and the City of North Vancouver Development Procedures Bylaw No. 7343.

DIVISION II: GENERAL ZONING STANDARDS

Purpose

Division II contains general Zoning regulations which apply to properties in all zones throughout the City, unless otherwise varied. These regulations are presented in Part 4 and should be read in conjunction with the regulations contained in other Divisions of this Bylaw.

PART 4: GENERAL REGULATIONS

401 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

Subject to the further regulations of this Bylaw, except for an Off-Site Parking Use, the following Uses shall be permitted in any zone:

- (1) an Accessory Use that is customarily incidental to a permitted Use located on the same Lot;
- (2) a Use providing for the essential servicing of the Municipality with water, sewer, electrical, telephone, and similar services where such Use is established by the Corporation, by another governmental body, or by a company operating under the Public Utilities Act; includes sewer, water main, and power line easements, pump houses, substations, telephone exchanges, and traffic controls;
- (3) except as permitted under "Accessory Home Occupation Use", an Assembly Use may be permitted in any zone subject to a resolution of Council permitting the establishment and operation of any one specifically defined Use, provided approval in writing shall have been obtained from a simple majority of the property Owners, any portion of whose Lot lies within 60.96 metres (200 feet) of any portion of the Lot to be so Used, and provided that Lots, Buildings and Structures so Used will be controlled by the regulations in Part 4 of this Bylaw and the regulations for the zone in which the Lot, Building or Structure is located, provided that no Assembly Use shall be permitted in a Building which contains an Accessory Home Occupation Use, an Accessory Boarding Use, a Day Care Use, or a Secondary Suite;
- (4) Child Care Use subject to the regulations pursuant to the Provincial Childcare Licensing Regulations and subject to the regulations of the zone in which it is located;

402 PROHIBITED USES OF LAND, BUILDINGS, AND STRUCTURES

Without limiting the generality of any other provisions of this Bylaw, the following Uses shall be prohibited in all zones:

- (1) a Residential Use involving a Habitable Room located in a Cellar, except a recreation room and den, which are permitted;
- (2) *[deleted - Bylaw 7830 Feb 5/07]*
- (3) a Use located in part or in total in:
 - (a) a tent, unless situated in a P-1 Zone and approved under the Parks Regulations Bylaw;
 - (b) a trailer, other than a trailer on a construction Site;
 - (c) a Mobile Cart, wagon, kiosk or similar Structure as defined under the Business Licence Bylaw; unless otherwise permitted under the provisions of this Bylaw;
 - (d) a vehicle, unless permitted for the Use of hawkers, peddlers and hucksters under the Business Licence Bylaw and the Street and Traffic Bylaw;
 - (e) a Structure which does not comply with any bylaw of the City;
- (4) an Advertising Use, except as specifically permitted in Sign Bylaw, 1992, No. 6363, as amended;
- (5) an agricultural Use involving mushroom growing or the keeping of horses, livestock, swine, fur bearing animals, poultry, pigeons, doves, bees, or other animals or birds;
- (6) any Use which is exclusively accessible from a Lane;
- (7) a Medium Density or High Density Apartment Residential Use where any adjoining road allowances to be used as Lanes have not been dedicated and opened for access and said allowances are not at least 6.096 metres (20 feet) in width;
- (8) an Escort Service Use;
- (9) the bulk storage of any liquefied petroleum gas, propane and natural gas for wholesale distribution or storage for purposes of operating a commercial refueling station;

- (10) the bulk Loading, bulk unloading, Bulk Plants/storage, production, refining or processing of Dangerous Goods;
- (11) a Use involving a Commercial Bingo and Casino Gaming Hall;
- (12) a Weapons Use;
- (13) an exotic performance, show or exhibition on a premises not duly licensed and regulated by the provisions of the Liquor Control and Licensing Act, and amendments thereto;
- (14) the operation or use of a Video Lottery Terminal;
- (15) *the sale of Amphibians or Reptiles. [Bylaw 7092/Jan.25/99]*
- (16) *Pawnbroker Use. [Bylaw 7258/July 24/00]*
- (17) *Body Rub Use [Bylaw 7261/July 24/00]*
- (18) *the boarding of animals except when in conjunction with a veterinary clinic and completely enclosed within that clinic [Bylaw 7537 Nov24/03]*
- (19) *Any Licensed Liquor Facility holding a Liquor Primary License, Liquor Primary Club License or Licensee Retail Store License other than those specifically permitted in this bylaw as a Class "A", Class "C", Class "D", Class "F", Class "G" or Class "I" Liquor License and approved prior to November 25, 2002. [Bylaw 7466/Mar22/04]*
- (20) *Any use providing a retail or wholesale floor area greater than 185.8 square metres (2000 sq.ft.) for the purpose of distributing alcoholic beverages other than a facility operated by a government agency. [Bylaw7629/Nov8/04]*

403 USE OF STREETS AND LANES

When land that was a Street or a Lane is added to a Lot, such land shall be added to the zone of that Lot;

404 UNASSIGNED

405 UNASSIGNED

406 UNASSIGNED

407 UNASSIGNED

408 BUILDINGS AND STRUCTURES ON LOTS

- (1) A Building or Structure shall be constructed on not more than one Lot;
- (2) More than one Building may be constructed on one Lot except where otherwise provided for by this Bylaw;

409 HEIGHT EXCEPTIONS

The Heights of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for industrial cranes, towers, bulkheads, tanks and bunkers; accessory radio and television antennae (other than satellite dishes); (*Bylaw 6935/Sept.22/97*) church spires, belfries, domes, and similar architectural appurtenances; monuments, chimney and smoke stacks, flag poles, stadium bleachers, lighting poles, elevator shafts, scenery lofts, utility poles, posts, and signs as permitted under Sign Bylaw 1992, No. 6363;

410 SITING EXCEPTIONS

(1) Siting Exceptions for One Unit and Two Unit Residential Zones

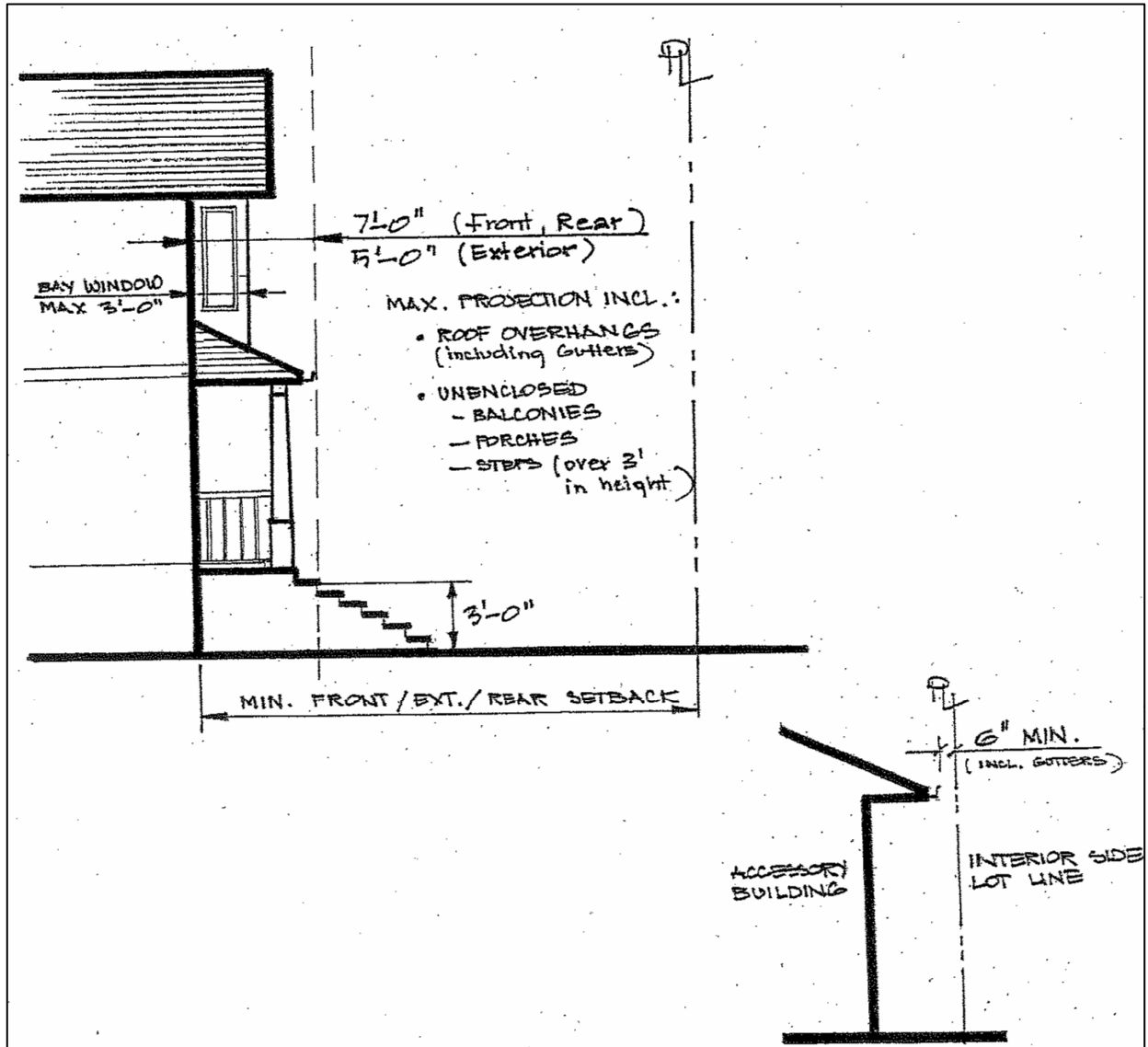
For One Unit and Two Unit developments, the following siting exceptions shall apply:

- (a) Where Exterior Cladding, pilasters or belt courses project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.165 metres (6.5 inches);
- (b) Where eaves, cornices, leaders, gutters, canopies or sunlight control projections project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.762 metres (2.5 feet) from an abutting Interior Side Lot Line;
 - ii) 1.524 metres (5.0 feet) from an abutting Exterior Lot Line;
 - iii) 2.13 metres (7 feet) from an abutting Front or Rear Lot line. [*Bylaw 7537 Nov24/03*]

- (c) Where chimneys project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.762 metres (2.5 feet) from any Lot Line;
- (d) Where Bay Windows project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.305 metres (1.0 feet) from an abutting Interior Side Lot Line;
 - ii) 0.915 metres (3.0 feet) from an abutting Front, Rear, or Exterior Lot Line.
- (e) Where Unenclosed balconies, Unenclosed porches or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.762 metres (2.5 feet) from an abutting Interior Side Lot Line;
 - ii) 1.524 metres (5.0 feet) from an abutting Rear, or Exterior Lot Line;
 - iii) *2.13 metres (7 feet) from an abutting Front or Rear Lot Line. [Bylaw 7537 Nov24/03]*
- (f) Where eaves **or gutters** *[Bylaw 7481 May5/03]* project beyond the face of an Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.457 metres (1.5 feet) from an abutting Interior Side Lot Line;
 - ii) 1.219 metres (4.0 feet) from an abutting Front, Rear, or Exterior Lot Line.
- (g) An Underground Structure may be sited in any portion of a Lot. *[Bylaw 7135/June 28/99]*

Figure 4-1

Siting exceptions for One Unit and Two Unit Dwellings



(2) Siting Exceptions for All Developments Other Than One Unit and Two Unit Dwellings

For all developments other than One Unit and Two Unit dwellings, the following siting exceptions shall apply:

- (a) Where Exterior Cladding, pilasters or belt courses project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.165 metres (6.5 inches);
- (b) Where eaves, cornices, leaders, gutters, canopies or sunlight control projections project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.915 metres (3.0 feet) from an abutting Interior Side Lot Line;
 - ii) 1.524 metres (5.0 feet) from an abutting Front, Rear, or Exterior Lot Line;
- (c) Where chimneys project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.762 metres (2.5 feet) from any Lot Line;
- (d) Where Bay Windows project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.915 metres (3.0 feet) from any Lot Line;
- (e) Where Unenclosed balconies, Unenclosed porches or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.762 metres (2.5 feet) from an abutting Interior Side Lot Line;
 - ii) 1.524 metres (5.0 feet) from an abutting Front, Rear, or Exterior Lot Line;

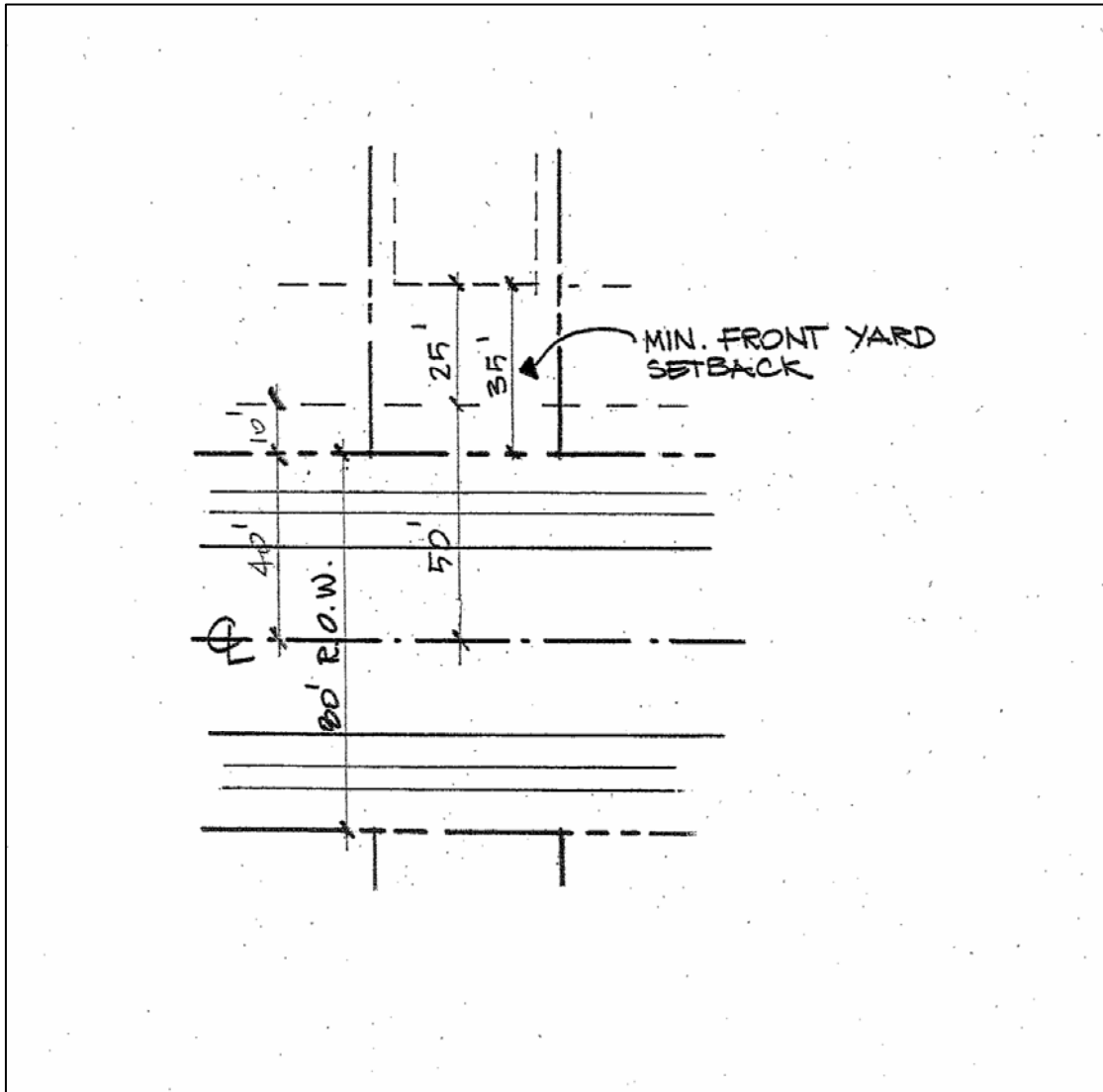
- (f) Where eaves project beyond the face of an Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.457 metres (1.5 feet) from an abutting Interior Side Lot Line;
 - ii) 1.219 metres (4.0 feet) from an abutting Front, Rear, or Exterior Lot Line;
- (g) An Underground Structure may be sited in any portion of a Lot. *(Bylaw 7135/June 28/99)*

411 SPECIAL SETBACK REQUIREMENTS

- (1) Where a Lot abuts on the road allowance of Marine Drive, or Third Street from Bewicke Avenue to Gladstone, or Cotton Road, or Lonsdale Avenue from the Trans Canada to 27th Street, or Park Street between St. Patrick's Avenue and St. David's Avenue, the required Building setback from a Lot line common to such road allowance shall be measured from a line parallel to and 15.24 metres (50 feet) from the centre line of such road allowance, as existing prior to 1967;
- (2) Where a Lot abuts on the road allowance of East 26th Street from Lonsdale Avenue to St. George's Avenue, the required Building setback from a Lot line common to such road allowance shall be measured from a line parallel to and 10.058 metres (33 feet) from the centre line of such road allowance. This centre line shall be defined to be a line 10.058 metres (33 feet) from and parallel to the northerly boundary of the road allowance in the 100 Block East 26th Street;

Figure 4-2

Example of Special Setback Calculation



412 SIZE, SHAPE AND SITING OF ACCESSORY STRUCTURES IN ONE-UNIT AND TWO-UNIT RESIDENTIAL ZONES

Except as otherwise provided for in this Bylaw, Accessory Structures including Fences but excluding trees and plant material:

(1) Height

shall not exceed a Height of 3.658 metres (12 feet);

(2) Siting

- (a) when not exceeding 1.22 metres (4 feet) in Height may be sited on any portion of the Lot;
- (b) when not exceeding 1.829 metres (6 feet) in Height may be sited to the rear of the front face of a Principal Building on the Lot;
- (c) when exceeding 1.829 metres (6 feet) in Height shall be sited in accordance with the required distances from Lot lines for Principal Buildings in the zone in which it is located;
- (d) in the case of any Structure over 0.914 metres (3.0 feet) in Height,
 - (i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane, or along two Lanes;
 - (ii) shall provide vision clearance from driveways in accordance with Section 906(4)(h);
- (e) notwithstanding the regulations under Subsections 412 (2) (b) and (c), a trellis or a gazebo with no waterproof roof, up to 2.438 metres (8 feet) in Height, may be sited anywhere on the Lot;

**413 SIZE, SHAPE AND SITING OF ACCESSORY STRUCTURES IN
APARTMENT AND PUBLIC USE AND ASSEMBLY ZONES**

Except as otherwise provided for in this Bylaw, Accessory Structures including Fences, but excluding trees and plant material:

(1) Height

shall not exceed a Height of 3.658 metres (12 feet);

(2) Siting

(a) when not exceeding 1.829 metres (6 feet) in Height may be sited anywhere on the Lot;

(b) when not exceeding 2.438 metres (8 feet) in Height may be sited to the rear of the front face of a Principal Building on the Lot;

(c) when exceeding 2.438 metres (8 feet) in Height shall be sited in accordance with the required distances from Lot lines for Principal Buildings in the zone in which it is located;

(d) in the case of any Structure over 0.914 metres (3.0 feet) in Height,

(i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane, or along two Lanes;

(ii) shall provide vision clearance from driveways in accordance with Section 906(4)(h);

(e) notwithstanding the regulations under Subsections 413(2)(b) and (c), a trellis or a gazebo with no waterproof roof, up to 2.438 metres (8 feet) in Height, may be sited anywhere on the Lot;

(f) *Notwithstanding the regulations under Sub-sections 413(2) (a), (b), (c) and (d), a Civic Use or Assembly Use in the P-1 or P-2 Zones may have a predominantly open fence with a height of up to 3.658 metres (12 feet) located anywhere on the site; [Bylaw 6748/Feb12/96]*

414 SIZE, SHAPE AND SITING OF ACCESSORY STRUCTURES IN COMMERCIAL AND INDUSTRIAL ZONES

Except as otherwise provided for in this Bylaw, Accessory Structures including Fences, but excluding trees and plant material:

(1) Height

shall not exceed the maximum Height of a Principal Building in the zone in which it is located;

(2) Siting

(a) when not exceeding 2.438 metres (8 feet) in Height may be sited on any portion of the Lot;

(b) when not exceeding 3.048 metres (10 feet) in Height may be sited to the rear of the front face of a Principal Building on the Lot;

(c) when exceeding 3.048 metres (10 feet) in Height may be sited in accordance with the required distances from Lot lines for Principal Buildings in the zone in which it is located;

(d) in the case of a Structure over 0.914 metres (3.0 feet) in Height:

(i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane;

(ii) shall provide vision clearance in accordance with Section 906(4)(h);

415 SITING OF SWIMMING POOLS

Unenclosed swimming pools shall be sited not less than:

(1) 3.048 metres (10 feet) from a front or Rear Lot Line;

(2) 1.524 metres (5 feet) from an interior or exterior Lot line;

416 LANDSCAPE SCREEN

Where a Landscape Screen as required under this Bylaw is not installed by the person required to do it, the City may, pursuant to Section 299 of the Municipal Act, direct that the Landscape Screen be done at the expense of the person in default, and the City may thereafter recover that expense with interest at the rate of 6% per annum with costs in the same manner as municipal taxes;

417 GARBAGE AND RECYCLING FACILITIES

Except as otherwise provided for in this Bylaw, Buildings in all but One and Two-Unit residential zones shall provide a facility for garbage and recycling which is screened and which is accessible from a driveway or Lane. Garbage and recycling facilities shall be sized to accommodate the demand generated by Building users.

DIVISION III: ZONE STANDARDS

Purpose

Division III contains Use and development regulations for most Zones in the City, as established in Part 3 of this Bylaw. This includes regulations for Residential (Part 5), Commercial (Part 6), Lower Lonsdale (Part 6A), Industrial (Part 7), Waterfront (Part 7A), Light Industrial (Part 7B) and Public Use and Assembly Zones (Part 8). Regulations in Division III should be read in conjunction with other Divisions of this Bylaw. Comprehensive Development Zone regulations are presented in Division V. Zone boundaries are established by the Zoning Map presented in Division VI.

PART 5 : RESIDENTIAL ZONE REGULATIONS

501 USES IN ONE-UNIT RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the RS-1, RS-2 and RS-3 One-Unit Residential Zones:

(1) One-Unit Residential Use, subject to Section 506(1) of this Bylaw:

- (a) Accessory Secondary Suite Use, subject to Section 507(10) of this Bylaw;
- (b) Accessory Bed and Breakfast Use, subject to Section 507(9) of this Bylaw;
- (c) Accessory Boarding Use, subject to Section 507(8) of this Bylaw;
- (d) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
- (e) Accessory Off-Street Parking Use;
- (f) *Accessory Home Office Use. [Bylaw 7537 Nov24/03]*

(2) Child Care Use, subject to Section 507(4) of this Bylaw:

- (a) Accessory Off-Street Parking Use;

(3) Residential Care Facility:

- (a) Accessory Off-Street Parking Use;

502 USES IN TWO-UNIT RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the RT-1 and RT-2 Two-Unit Residential Zones:

(1) **One-Unit Residential Use, subject to Section 506(1) of this Bylaw:**

- (a) Accessory Secondary Suite Use, subject to Section 507(10) of this Bylaw;
- (b) Accessory Bed and Breakfast Use, subject to Section 507(9) of this Bylaw;
- (c) Accessory Boarding Use, subject to Section 507(8) of this Bylaw;
- (d) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
- (e) Accessory Off-Street Parking Use;
- (f) *Accessory Home Office Use. [Bylaw 7537 Nov24/03]*

(2) **Two-Unit Residential Use, subject to Section 506(2) of this Bylaw:**

- (a) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
- (b) Accessory Off-Street Parking Use;
- (c) *Accessory Home Office Use. [Bylaw 7537 Nov24/03]*

(3) **Child Care Use, subject to Section 507(4) of this Bylaw:**

- (a) Accessory Off-Street Parking Use;

(4) **Residential Care Facility:**

- (a) Accessory Off-Street Parking Use;

502A USES IN CEDAR VILLAGE RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the RC-1 and RC-2 Cedar Village Residential Zones:

(1) Cedar Village Residential Use:

- (a) in the RC-1 Zone, shall not exceed 24.7 Dwelling Units per hectare (10 Dwelling Units per acre);
- (b) in the RC-2 Zone, shall not exceed 37.1 Dwelling Units per hectare (15 Dwelling Units per acre);
- (c) Accessory Off-Street Parking Use;

(2) Child Care Use subject to Section 507(4):

- (a) Accessory Off-Street Parking Use;

503 USES IN GARDEN APARTMENT RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the RG-Garden Apartment Residential Zones:

(1) One-Unit Residential Use, subject to Section 506(1) of this Bylaw:

- (a) Accessory Secondary Suite Use, subject to Section 507(10) of this Bylaw;
- (b) Accessory Bed and Breakfast Use, subject to Section 507(9) of this Bylaw;
- (c) Accessory Boarding Use, subject to Section 507(8) of this Bylaw;
- (d) Accessory Home Occupation Use, subject to Section 507(5), (6) and (7) of this Bylaw;
- (e) Accessory Off-Street Parking Use;
- (f) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*

- (2) **Two-Unit Residential Use, subject to Section 506(2) of this Bylaw:**
- (a) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
 - (b) Accessory Off-Street Parking Use;
 - (c) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*
- (3) **Garden Apartment Residential Use:**
- (a) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
 - (b) Accessory Off-Street Parking Use;
 - (c) *Accessory Home Office Use; [Bylaw 7537 Nov24/02]*
- (4) **Child Care Use, subject to Section 507(4) of this Bylaw:**
- (a) Accessory Off-Street Parking Use;
- (5) **Residential Care Facility:**
- (a) Accessory Off-Street Parking Use;

504 USES IN MEDIUM-DENSITY APARTMENT RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the RM-1 Medium-Density Apartment Residential Zone:

- (1) **One-Unit Residential Use, subject to Section 506(1) of this Bylaw**
- (a) Accessory Secondary Suite Use, subject to Section 507(10) of this Bylaw;
 - (b) Accessory Bed and Breakfast Use, subject to Section 507(9) of this Bylaw;
 - (c) Accessory Boarding Use, subject to Section 507(8) of this Bylaw;
 - (d) Accessory Home Occupation Use, subject to Section 507(5), (6) and (7) of this Bylaw;
 - (e) Accessory Off-Street Parking Use;
 - (f) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*

- (2) **Two-Unit Residential Use, subject to Section 506(2) of this Bylaw:**
- (a) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
 - (b) Accessory Off-Street Parking Use;
 - (c) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*
- (3) **Garden Apartment Residential Use:**
- (a) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
 - (b) Accessory Off-Street Parking Use;
 - (c) *Accessory Home Office Use; [Bylaw7537 Nov24/03]*
- (4) **Medium Density Apartment Residential Use, subject to Section 507(11) Adaptable Design Requirements: [Bylaw 7091/Feb.1/99]**
- (a) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
 - (b) Accessory Off-Street Parking Use;
 - (c) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*
- (5) **Child Care Use, subject to Section 507(4) of this Bylaw:**
- (a) Accessory Off-Street Parking Use;
- (6) **Residential Care Facility:**
- (a) Accessory Off-Street Parking Use;
- (7) **Rental Apartment Residential Use subject to section 516 of this bylaw:**
- (a) Accessory Home Occupation Use subject to section 507(5), (6) andn (7) of this bylaw;
 - (b) *Accessory Off-Street Parking Use;*
 - (c) *Accessory Home Office Use. [Bylaw 7830 Feb5/07]*

505 USES IN HIGH-DENSITY APARTMENT RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the RH-1 High-Density Apartment Residential 1 Zones:

(1) **One-Unit Residential Use, subject to Section 506(1) of this bylaw:**

- (a) Accessory Bed and Breakfast Use, subject to Section 507(9) of this Bylaw;
- (b) Accessory Bed and Breakfast Use, subject to Sections 507(9) of this Bylaw.
- (c) Accessory Boarding Use, subject to Section 507(8) of this Bylaw;
- (d) Accessory Home Occupation use, subject to Sections 507(5), (6) and (7) of this Bylaw;
- (e) Accessory Off-Street Parking Use;
- (f) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*

(2) **Two-Unit Residential Use, subject to Section 506(2) of this Bylaw:**

- (a) Accessory Home Occupation Use, subject to Section 507(5), (6) and (7) of this Bylaw;
- (b) Accessory Off-Street Parking Use;
- (c) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*

(3) **Garden Apartment Residential Use:**

- (a) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
- (b) Accessory Off-Street Parking Use;
- (c) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*

- (4) **Medium Density Apartment Residential Use, *subject to Section 507(11) of this Bylaw, adaptable Design Requirements:***
[Bylaw 7091/ Feb.1/99]
- (a) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
 - (b) Accessory Off-Street Parking Use;
 - (c) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*
- (5) **High-Density Apartment Residential Use, *subject to Section 507(11) Adaptable Design Requirements:***
[Bylaw 7091/Feb.1/99]
- (a) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
 - (b) Accessory Off-Street Parking Use;
 - (c) *Accessory Home Office Use; [Bylaw 7537 Nov24/03]*
- (6) **Child Care use, subject to Section 507(4) of this Bylaw:**
- (a) Accessory Off-Street Parking Use;
- (7) **Residential Care Facility:**
- (a) Accessory Off-Street Parking Use;
- (8) **Rental Apartment Residential Use subject to section 516 of this bylaw:**
- (a) *Accessory Home Occupation Use subject to section 507(5), (6) and (7) of this bylaw;*
 - (b) *Accessory Off-Street Parking Use;*
 - (c) *Accessory Home Office Use. [Bylaw 7830 Feb 5/07]*

506 **PROHIBITED RESIDENTIAL USES**

(1) **One-Unit Minimum Lot Size**

A One-Unit Residential Use shall not be permitted on a Lot of less than 557.4 square metres (6,000 square feet) based upon the original surveyed dimensions, except:

- (a) where such a Lot was existing at the effective date of this bylaw; or

- (b) where 50% or more of the existing Lots on the same side of the Street, in the same block and with the same zoning designation, have a frontage of 12.192 metres (40 feet) or less, in that case the Lot size may:
 - (i) be reduced to not less than 334.44 metres (3,600 square feet) and not less than a 10.058 metres (33 foot) Front Lot Line length based on the original surveyed dimension; or
 - (ii) be reduced to not less than 371.6 square metres (4,000 square feet) and a Front Lot Line length not less than 7.5 per cent of the sum of the lengths of the perimeter Lot lines where curvilinear road design and linear Lot design necessitates the introduction of Lots based on a radial design; or
- (c) in the RS-2 Zone, the minimum lot size shall be 464.5 square metres (5,000 square feet);
- (d) in the RS-3 Zone, the minimum lot size shall be 334.44 square metres, (3,600 square feet);

(2) Two-Unit Minimum Lot Size

A Two-Unit Residential Use shall not be permitted on a Lot less than 548.11 square metres (5,900 square feet);

(3) Locked-In Lot Prohibition

In the RM-1 and RH-1 Zones it shall be unlawful to construct an apartment building that would have the effect of causing an adjoining site to become a Locked-In Lot. For purposes of this section, a Locked-In Lot means an apartment zoned site (comprised of one or more legal lots) which is not developed with a building originally built and approved for an apartment use and which:

(a) Corner Locked-In Lots

has either a combined area of less than 743.2 square metres (8,000 square feet), or a combined frontage of less than 22.86 metres (75 feet) and which is located between a purpose-built apartment building and a Street;

(b) Interior Locked-In Lots

has either a combined area of less than 650.3 square metres (7,000 square feet), or a combined frontage of less than 21.336 metres (70 feet) and which is located either between apartment buildings, or between an apartment building and either a lane or lands not zoned for an apartment use;

507 SPECIAL PROVISIONS FOR USES IN RESIDENTIAL ZONES

(1) Minimum Size

No Principal Building shall have a floor area of less than 74.32 square metres (800 square feet);

(2) Open Site Space

Not less than 30% of the Lot Area shall be maintained as Open Site Space. When the Principal Building exceeds three Storeys in Height, this percentage of Open Site Space shall be increased with 1% of the Lot Area for each 1% or fraction thereof by which the Site coverage is reduced below 40%;

(3) Highway Screening

Notwithstanding Section 412 of this Bylaw, any Residential Use adjoining Trans-Canada Highway Number 1 may provide along the Highway frontage a Landscape Screen of 2.0 metres (6.56 feet) in Height;

(4) Child Care Use

A Child Care Use as a Principal Use shall be subject to the regulations pursuant to the Provincial Childcare Licensing Regulations and shall:

- (a) be completely Enclosed within the Principal Building with the exception of outdoor play areas and play equipment;
- (b) comply with the floor area requirements pursuant to the Provincial Childcare Licensing Regulations;
- (c) in no way indicate from the exterior that the Premises are being so used except for one name plate of not greater than 0.1 square metres (1 square foot) in area;
- (d) not generate excessive noise pursuant to the Noise Control Bylaw No. 5819;

- (e) not contain any other Principal or Accessory Use *except for an Accessory Home Office Use [Bylaw 7537 Nov24/03]*;
- (f) not be allowed where the residential Dwelling Unit containing the Child Care Use is subject to the bylaws of a Strata Corporation or the terms of a tenancy agreement, unless the Strata Corporation or landlord has acknowledged in writing that the Child Care Use does not conflict with the bylaws of the Strata Corporation or the terms of a tenancy agreement, as the case may be;
- (g) provide Accessory Off-Street Parking Spaces in accordance with Part 9 of this Bylaw;
- (h) not exceed a maximum of 20 children in care at any one time;

(5) Accessory Home Occupation Use

An Accessory Home Occupation Use:

- (a) shall not involve the sale at retail or wholesale or commercial repair, manufacture, or handling of Weapons or Explosives;
- (b) *shall be completely Enclosed within the residential Dwelling Unit or Accessory Building to which it is Accessory provided that no required Off-Street Parking Spaces are used [Bylaw 7537 Nov24/03]*;
- (c) shall not involve the sale of goods on the Premises;
- (d) *together* shall not occupy more than 20% of the Gross Floor Area of the residential Dwelling Unit, and in any event shall not exceed 46.45 square metres (500 square feet); *[Bylaw 7290/Adopted Apr.4/01]*
- (e) except for one name-plate of less than 0.1 square metre (1 square foot) in area, shall in no way indicate from the exterior that the Premises are being so Used;

- (f) **shall not discharge or emit:**
- (i) odorous, toxic or noxious matter or vapours;
 - (ii) heat, glare or radiation;
 - (iii) recurrently generated ground vibration;
 - (iv) ***any noise caused by the Accessory Home Occupation Use that can be heard at the property line, or any other noise restricted by the Noise Control Bylaw No. 5819; [Bylaw 7290/Adopted Apr.4/01]***
- (g) ***shall be limited to a maximum of two persons working in the Dwelling Unit, at least one of whom shall be a resident of the Dwelling Unit to which the Accessory Home Occupation Use is Accessory; [Bylaw 7290/Adopted Apr.4/01]***
- (h) ***Deleted in its entirety; [Bylaw 7290/Adopted Apr.4/01]***
- (i) *In a building containing an approved Accessory Secondary Suite Use, both the principal Dwelling Unit and the Accessory Secondary Suite may independently contain only one Accessory Home Occupation Use. Accessory Home Office Uses are allowed in both Dwelling Units [Bylaw 7537 Nov24/03]*
- (j) shall, in a Building for Medium or High Density Apartment Use or in a Building for Accessory Apartment Use, exclude medical or dental offices, hairdressers, private schools, commercial food preparation, music or dance studios or other similar uses;
- (k) shall not be allowed where the Dwelling Unit to which it is Accessory is subject to the bylaws of a Strata Corporation or the terms of a tenancy agreement unless the Strata Corporation or landlord has acknowledged in writing that the Accessory Home Occupation Use does not conflict with the Bylaws of the Strata Corporation or the terms of a tenancy agreement, as the case may be;

(6) Accessory Home Occupation - Newspaper Distribution

An Accessory Home Occupation Use - Newspaper Distribution shall:

- (a) be subject to Section 507(5) (h) and (i) of this Bylaw;
- (b) be permitted only in existing Principal Buildings and existing or permitted Accessory Buildings;
- (c) be subject to the City Business Licence Bylaw and shall require a business license;

(7) Accessory Home Occupation - Child Care Use

An Accessory Home Occupation - Child Care Use - shall be subject to the regulations pursuant to the Provincial Childcare Licensing Regulations and shall:

- (a) be completely Enclosed within the Dwelling Unit to which it is Accessory with the exception of outdoor play areas and play equipment;
- (b) comply with the floor area requirements pursuant to the Provincial Childcare Licensing Regulations;
- (c) in no way indicate from the exterior that the Premises are being so Used except for one name-plate of not greater than 0.1 square metre (1 square foot) in area;
- (d) not generate excessive noise pursuant to the Noise Control Bylaw No. 5819;
- (e) not exceed a maximum of 17 children in care at any one time and be operated by a resident of the residential Dwelling Unit to which the Child Care Use is Accessory;
- (f) not be allowed where the residential Dwelling Unit to which it is Accessory contains an Accessory Boarding Use, a Secondary Suite Use, an Assembly Use or another Accessory Home Occupation Use;
- (g) provide Accessory Off-Street Parking Spaces in accordance with Part 9 of this Bylaw;

(8) Accessory Boarding Use

An Accessory Boarding Use:

- (a) shall be accessory to a One-Unit Residential Use;
- (b) shall be completely Enclosed within the Principal Building;
- (c) in a One-Unit Residential Building in the One-Unit and Two-Unit Residential Zones shall accommodate not more than two boarders;
- (d) in a One-Unit Residential Building in the Garden Apartment, Medium Density Apartment or High Density Apartment Zones, shall accommodate not more than five boarders;
- (e) shall not include kitchen or cooking facilities;

(9) Accessory Bed and Breakfast Use

An Accessory Bed and Breakfast Use:

- (a) shall be accessory to a One-Unit Residential Use;
- (b) shall be completely Enclosed within the Principal Building;
- (c) shall occupy not more than 2 bedrooms in the dwelling, and not more than 3 bedrooms in a dwelling listed in the City of North Vancouver Heritage Inventory;
- (d) shall provide one Accessory Off-Street Parking Space per bedroom for the Accessory Bed and Breakfast use;
- (e) shall not contain a separate Cooking Facility associated with the Accessory Bed and Breakfast use;
- (f) shall not generate excessive noise pursuant to the Noise Control Bylaw No. 5819;
- (g) shall in no way indicate from the exterior that the Premises are being so Used except for one name plate of not greater than 0.1 square metre (1 square foot) in area;
- (h) shall not be allowed where the residential Dwelling Unit to which it is Accessory contains an Accessory Boarding Use, a Secondary Suite Use, an Assembly Use, a Child Care Use or another Accessory Home Occupation Use;

(10) Accessory Secondary Suite Use

Notwithstanding Section 506(2) of this Bylaw, an Accessory Secondary Suite is permitted in a One-Unit Residential Dwelling located in any Residential Zone provided that:

- (a) it is only permitted where the One-Unit Residential Use to which it is Accessory is Owner-occupied;
- (b) it is completely Enclosed within the Principal Building;
- (c) *it is not less than 37.16 square metres (400 square feet) in area; nor more than 90 square metres (969 square feet) or 40% of the total Gross Floor Area, whichever is the lesser; [Bylaw 6748/Feb.12/96]*
- (d) it is limited to one Accessory Secondary Suite within a One-Unit Residential Use;
- (e) there is one Accessory Off-Street Parking Space provided for the exclusive use of the Accessory Secondary Suite as per Part 9 of this Bylaw;

Former Sub-section (e) removed - sequentially renumbered.
Bylaw6748/Feb.12/96

(11) Adaptable Design Requirements

- (a) *In all medium density and high-density residential dwelling units Level 1 Adaptable Design elements as per Figure 5-1 are required; [Bylaw 7528 Oct.6/03]*
- (b) *A minimum 20% of all Medium-Density Use and High-Density Use residential Dwelling Units must be designed to meet Level 2 Adaptable Design Guidelines as per Figure 5-1, and must consist of a representative mix of each dwelling unit type in each building [Bylaw 7537 Nov24/03];*

Figure 5-1

**ADAPTABLE DESIGN GUIDELINES
DESIGN ELEMENTS**

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks
BUILDING ACCESS		Unobstructed internal access: <ul style="list-style-type: none"> - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers 	Unobstructed internal access: <ul style="list-style-type: none"> - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers
BUILDING ACCESS		<ul style="list-style-type: none"> - no stairs within building circulation including corridors on residential levels - accessible storage lockers for all Level 2 and Level 3 units 	<ul style="list-style-type: none"> - no stairs within building circulation including corridors on residential levels - accessible storage lockers for all Level 2 and Level 3 units
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm or 3' x 915mm) and enterphone	Canopy over main building entrances (3' or 915mm or 3' x 915mm) and enterphone	Canopy over main building entrances (3' or 915mm or 3' x 915mm) and enterphone
BUILDING ACCESS		Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached.	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS		3' or 915mm building and suite entry doors	3' or 915mm building and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *
COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *

	LEVEL ONE	LEVEL TWO	LEVEL THREE
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION		Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION		Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION		Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*
DOORS		Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening"	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening
PATIOS & BALCONIES		Minimum one door 2' - 10" or 860mm clear door opening	Minimum one door 2 - 10" or 860mm clear door opening
PATIOS & BALCONIES		Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **
PATIOS & BALCONIES		Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS		Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
WINDOWS		Provide minimum 6-0' or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'- 6" or 750mm above the floor	Provide minimum 6-0' or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'- 6" or 750mm above the floor
KITCHEN		Continuous counter between sink and stove	Continuous counter between *
KITCHEN			Sink cabinet minimum 2'8" or 810mm wide
KITCHEN			Provide sufficient space for future installation of cooktop and wall oven
KITCHEN			Provide for potential 2'8" or 810mm wide undercounter workspace
KITCHEN			Lower edge of upper cupboards 4'6" or 1350mm above floor
KITCHEN			Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet)
MIN. ONE BATHROOM		Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *

	LEVEL ONE	LEVEL TWO	LEVEL THREE
MIN. ONE BATHROOM		Provide turning radius within bathroom (may result from removal of vanity cabinet)*	Provide turning radius within bathroom (may result from removal of vanity cabinet)*
MIN. ONE BATHROOM		3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM		Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM		Accessible storage *	Accessible storage*
MIN. ONE BATHROOM			Provide pocket door or door swing out *
MIN. ONE BATHROOM			Space under sink minimum 2'8" or 810mm wide *
MIN. ONE BATHROOM			Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details
MIN. ONE BEDROOM			Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM			Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES			Provide front loading side-by-side washer / dryer in-suite or in common area
LAUNDRY FACILITIES			4' or 1220mm manoeuvring space in front of washer / dryer

*Illustrations available

**Options considered

Figure 5-1

**ADAPTABLE DESIGN GUIDELINES
FIXTURES AND FINISHES**

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION		Slip resistant flooring	Slip resistant flooring
CIRCULATION		Colour contrasting exit doors	Colour contrasting exit doors
BUILDING MEETING / AMENITY ROOMS		Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES		Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES		Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES			Two door viewers: 3'5" or 1050mm and 5' or 1520mm
UNIT FLOORING		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING		High density, low level loop carpet and underlay maximum ½" or 13mm height	High density, low level loop carpet and underlay maximum ½" or 13mm height
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

	LEVEL ONE	LEVEL TWO	LEVEL THREE
ELECTRICAL		Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor
ELECTRICAL		Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor
ELECTRICAL	Within suites a duplex outlet is required within 8" or 2400mm of a telephone jack	Within suites 4a duplex outlet is required within 8" or 200mm of a telephone jack	Within suites a duplex outlet is required within 8" or 2400mm of a telephone jack
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
ELECTRICAL		Rocker switches	Rocker switches
ELECTRICAL			Double bulb ceiling fixtures
ELECTRICAL			Provide wiring for automatic door opener and strike at unit entry
WINDOWS		Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
KITCHEN		Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
KITCHEN		Pull-out work boards at 2'8" or 810mm height *	Pull-out work boards at 2'8" or 810mm height *
KITCHEN		Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN			Drawer storage in key areas*
KITCHEN			Provision for removal of sink cabinet and lowering of counter height
KITCHEN			Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)
KITCHEN			Provision for the future installation of at least one counter receptacle in front of cabinets
KITCHEN			Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN			Contrasting knobs on stove / cook top
MIN. ONE BATHROOM	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *
MIN. ONE BATHROOM	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves

	LEVEL ONE	LEVEL TWO	LEVEL THREE
MIN. ONE BATHROOM		Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)
MIN. ONE BATHROOM		Provision for vanity sink removal	Provision for vanity sink removal
MIN. ONE BATHROOM		Adjustable height shower head or hand-held shower head on adjustable bracket*	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM			Water temperature regulator on tub / shower faucet
LIVING ROOM		One switched electrical outlet	One switched electrical outlet
BEDROOMS		Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
BEDROOMS		Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN-SUITE STORAGE		Provide light and electrical outlet provided	Provide light and electrical outlet provided

*Illustrations available
[Bylaw 7721 Oct.3/05]

508 **UNASSIGNED**

509 **SIZE, SHAPE AND SITING OF BUILDINGS FOR ONE-UNIT RESIDENTIAL USE**

A Principal Building for a One-Unit Residential Use:

(1) shall be limited to one per Lot;

(2) **Gross Floor Area**

shall not exceed a Gross Floor Area (One Unit Residential) of the lesser of either:

(a) 0.5 times the Lot Area; or

(b) 0.3 times the Lot Area plus 92.9 square metres (1,000 square feet);

For purposes of a One-Unit Residential Use, the Lot Area shall include those portions of the lot that have been dedicated for public lane right-of-way purposes since January 1, 1997; [Bylaw 6935/Sept.22/97]

(3) **Lot Coverage**

shall not exceed a Lot Coverage of 30%;

(4) **Height**

(a) shall not exceed a Height Envelope of 4.572 metres (15 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30 feet) as shown in Figure 5-2;

(b) notwithstanding subsection (4)(a), above, dormers of no more than 2.438 metres (8 feet) in width and gable ends may project beyond the Height Envelope, but in no way shall these projections exceed the maximum Height Envelope of 9.144 metres (30 feet);

(5) Siting

shall be sited not less than:

- (a) 7.62 metres (25 feet) from the Front Lot Line;
- (b) 7.62 metres (25 feet) or 0.35 times the Lot depth, whichever is greater, from the Rear Lot Line;
- (c) 1.524 metres (5 feet) from the Interior Side Lot Line;
- (d) 3.048 metres (10 feet) or 0.2 times the Lot width, whichever is less, from the Exterior Side Lot Line;

FIGURE 5-2

RS-1 One-Unit Residential Use Standards

The following is a summary of the RS-1 development standards for a One-Unit Residential use on a typical interior lot. This figure is presented as a visual depiction of the regulations presented in Section 509. In the event of any discrepancy, the regulations presented in Section 509 or elsewhere in this Bylaw shall take precedence over this Figure 5-2.

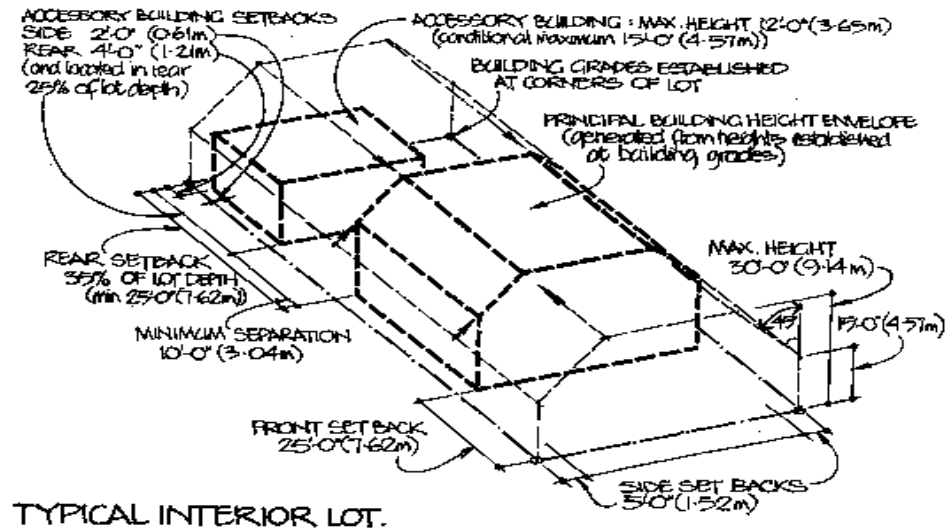
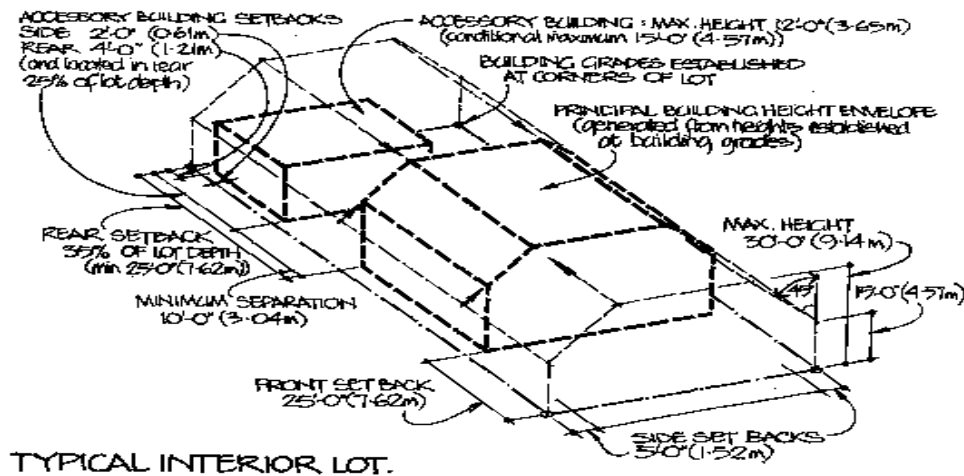


FIGURE 5-3

RT-1 Two-Unit Residential Use Standards

The following is a summary of the RT-1 development standards for a Two-Unit Residential Use on a typical interior lot. This figure is presented as a visual depiction of the regulations presented in Section 509A. In the event of any discrepancy, the regulations presented in Section 509A or elsewhere in this Bylaw shall take precedence over this Figure 5-3.



509A SIZE, SHAPE AND SITING OF BUILDINGS FOR TWO-UNIT RESIDENTIAL USE IN THE RT-1 ZONE

Principal Buildings for a Two-Unit Residential Use in the RT-1 Zone:

(1) **shall be limited to one per Lot.**

(2) **Gross Floor Area**

shall not exceed a Gross Floor Area (Two-Unit Residential) of 0.35 times the Lot Area plus 92.9 square metres. (1,000 square feet) up to an absolute maximum Gross Floor Area (Two-Unit Residential) of 408.76 square metres (4,400 square feet);

(3) **Lot Coverage**

shall not exceed a Lot Coverage of 35%;

(4) **Height**

(a) shall not exceed a Height Envelope of 4.572 metres (15 feet), which may increase at an inward angle of 45 degrees to the vertical to reach a maximum Height of 9.144 metres (30 feet), as shown in Figure 5-3;

(b) notwithstanding subsection (4)(a) above, dormers of no more than 2.44 metres (8 feet) in width and gable ends may project beyond the Height Envelope, but in no way shall these projections exceed the maximum Height of 9.144 metres (30 feet);

(5) **Siting**

shall be sited not less than:

(a) 7.62 metres (25 feet) from the Front Lot Line;

(b) 7.62 metres (25 feet) or 0.35 times the Lot depth, whichever is greater, from the Rear Lot Line;

(c) 1.524 metres (5 feet) from the Interior Side Lot Line;

(d) 3.048 metres (10 feet) or 0.2 times the Lot width, whichever is less, from the Exterior Side Lot Line;

509B SIZE, SHAPE AND SITING OF BUILDINGS FOR TWO-UNIT RESIDENTIAL USE IN THE RT-2 ZONE

Principal Buildings for a Two-Unit Residential Use in the RT-2 Zone:

(1) shall be limited to one per Lot;

(2) **Gross Floor Area**

shall not exceed a Gross Floor Area of 0.67 times the Lot Area. For the purpose of the RT-2 Zone Gross Floor Area shall mean the sum of the floor area of a Dwelling Unit including Basements and Cellars, any portion of a crawl space with a Height of more than 1.22 metres (4 feet), measured from the floor to the joists or slab directly above it, and areas occupied by internal walls and partitions within a Dwelling Unit, but excludes Unenclosed balconies, canopies and sun decks;

(3) **Lot Coverage**

together with Accessory Buildings shall not exceed a Lot Coverage of 50 per cent. For the purpose of this section Accessory Structures to shelter Accessory Off-Street Parking Uses shall be included in the calculation of Lot Coverage;

(4) **Height**

shall not consist of more than 2 Storeys plus a Cellar or one Storey plus a Basement and in no case shall exceed a Height of 8.5 metres (27.88 feet);

(5) **Siting**

shall be sited not less than:

- (a) 7.5 metres (24.61 feet) from the Front and Rear Lot Line;
- (b) 1.5 metres (4.922 feet) from an Interior Side Lot Line;
- (c) 3 metres (9.843 feet) from an Exterior Side Lot Line for a Lot 15 metres (49.22 feet) or more in width or a distance equal to 20 percent of the Lot width from an Exterior Side Lot Line for a Lot of less than 15 metres (49.22 feet) in width;

509C SIZE, SHAPE AND SITING OF BUILDINGS FOR CEDAR VILLAGE RESIDENTIAL USE IN THE RC-1 AND RC-2 ZONES

Principal buildings for Cedar Village Residential Use:

(1) **Lot Coverage**

together with Accessory Buildings shall not exceed an original lot coverage of 35%;

(2) **Height**

shall not exceed a height of 7.62 metres (25 feet) or two Storeys;

(3) **Siting**

(a) shall be sited not less than 6.096 metres (20 feet) from any original lot line except for any portion of a principal building used for required accessory off-street parking purposes, in which case it shall be sited not less than 1.22 metres (4 feet) from the property line;

(b) shall not have less than 3.048 metres (10 feet) of horizontal distance between any portion of adjacent buildings on an original lot;

(4) **Building Width and Length**

shall not exceed 42.672 metres (140 feet) in horizontal width or length;

(5) **Minimum Unit Sizes**

shall have a Gross Floor Area of not less than:

(a) 41.805 square metres (450 square feet) within each bachelor Dwelling Unit;

(b) 55.74 square metres (600 square feet) within each one-bedroom Dwelling Unit;

(c) 69.675 square metres (750 square feet) within each two-bedroom Dwelling Unit;

(d) 78.965 square metres (850 square feet) within each three-bedroom or larger Dwelling Unit;

510 SIZE, SHAPE, AND SITING OF BUILDINGS FOR GARDEN APARTMENT RESIDENTIAL USE, MEDIUM-DENSITY APARTMENT RESIDENTIAL USE, HIGH DENSITY APARTMENT RESIDENTIAL USE OR ACCESSORY APARTMENT USE

In addition to Sections 511, 512 and 513, Principal Buildings for Garden Apartment Residential Use, Medium-Density Apartment Use, High-Density Apartment Use, or Accessory Apartment Use:

(1) Minimum Unit Sizes

Dwelling Units shall have a minimum Gross Floor Area of not less than:

- (a) 41.805 square metres (450 square feet) within each bachelor Dwelling Unit;
- (b) 52.024 (560 square feet) within each one bedroom Dwelling Unit;
- (c) 69.675 square metres (750 square feet) within each two-bedroom Dwelling Unit;
- (d) 78.965 square metres (850 square feet) within each three-bedroom or larger Dwelling Unit;

(2) Unit Separation

Where one wall faces another wall of the same Building or the wall of another Building or Structure on the same Lot, shall be sited to provide a continuous 90 degree horizontal arc, unencumbered by **Buildings or Structures, of radius not less than:**

- (a) 12.192 metres (40 feet) from the centre of each window of a living room;
- (b) 9.144 metres (30 feet) from the centre of each window of a Habitable Room other than a living room;
- (c) 3.048 metres (10 feet) from the centre of any other window, from walls, or from corners or walls;

provided that Structures, as mentioned in this Section 3, shall not include Garden Structures;

(3) Building Width and Length

shall not exceed a horizontal width or length of 30.48 metres (100 feet) above the third Storey;

511 SIZE, SHAPE AND SITING OF BUILDINGS FOR GARDEN APARTMENT RESIDENTIAL USE

In addition to the regulations in Section 510, Principal Buildings for Garden Apartment Residential Use:

(1) Unit Density

together shall have not less than 206.7 square metres (2,225 square feet) of Lot Area for each Dwelling Unit;

(2) Gross Floor Area

together shall not exceed a Gross Floor Area equal to 0.49 times the Lot Area;

(3) Lot Coverage

together with Accessory Buildings shall not exceed a Lot Coverage of 35% [*Bylaw 7537 Nov24/03*];

(4) Height

shall not exceed a Height of 7.62 metres (25 feet), not to exceed two Storeys;

(5) Siting

shall be sited not less than 6.096 metres (20 feet) from a Lot line;

512 SIZE, SHAPE AND SITING OF BUILDINGS FOR MEDIUM-DENSITY APARTMENT USE

In addition to the regulations in Section 510, Principal Buildings for Medium-Density Apartment Residential Use:

(1) Gross Floor Area

together shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased by:

- (a) 0.002 times the Lot Area for every 9.29 square metres (100 square feet) of the Lot Area in excess of 1114.8 square metres (12,000 square feet), not to exceed 0.2 times the Lot Area, plus

$$\frac{\text{Lot Area} - 12,000 \text{ sq.ft.}}{100} \times 0.002 = \underline{\hspace{2cm}}$$

- (b) 0.2 times the Lot Area times the ratio of Concealed Parking provided to required Accessory Off-Street Parking, not to exceed 0.2 times the Lot Area, plus

$$\frac{\text{Concealed Parking}}{\text{required parking}} \times 0.2 = \underline{\hspace{2cm}}$$

- (c) 0.01 times the Lot Area for each 1% by which the Site coverage is reduced below 50%;

$$(50\% - \underline{\hspace{2cm}}\%) \times 0.01 = \underline{\hspace{2cm}}$$

Up to a maximum combined Gross Floor Area of 1.6 times the Lot area;

(2) Lot Coverage

together with Accessory Buildings shall not exceed a Lot Coverage of 50%;

(3) Height

shall not exceed a Height of three Storeys, nor 13.0 metres (42.65 feet);

(4) Siting

shall be sited not less than:

- (a) 6.096 metres (20 feet) from a front, rear, or Exterior Side Lot Line;
- (b) 4.57 metres (15 feet) from an Interior Side Lot Line;

513 SIZE, SHAPE AND SITING OF BUILDINGS FOR HIGH-DENSITY APARTMENT RESIDENTIAL USE

In addition to the regulations in Section 510, Principal Buildings for High-Density Apartment Use:

(1) Gross Floor Area

together shall not exceed a Gross Residential Floor Area of 1.2 times the Lot Area, provided that this amount may be increased by:

- (a) 0.002 times the Lot Area for every 9.29 square metres (100 square feet) of the Lot Area in excess of 1,393.5 square metres (15,000 square feet), not to exceed 0.3; plus

$$\frac{\text{Lot Area} - 15,000 \text{ sq.ft.}}{100} \times 0.002 = \underline{\hspace{2cm}}$$

- (b) 0.3 times the Lot Area times the ratio of concealed to required off-Street Parking, not to exceed 0.3 times the Lot Area; plus

$$\frac{\text{Concealed Parking}}{\text{required parking}} \times 0.002 = \underline{\hspace{2cm}}$$

- (c) 0.015 times the Lot Area for each 1% by which the Site coverage is reduced below 50%;

$$(50\% - \underline{\hspace{1cm}} \%) \times 0.015 = \underline{\hspace{2cm}}$$

Up to a maximum combined Gross Floor Area of 2.3 times the Lot area;

(2) Lot Coverage

together with Accessory Buildings shall not exceed a Lot Coverage of 50%;

(3) Height

notwithstanding Section 409, the maximum Height of Principal Buildings in the RH-1 Zone is 30.48 metres (100 feet) measured from Average Grade to the highest point of the Structure including elevator shafts and mechanical rooms;

(4) Siting

shall be sited not less than 7.62 metres (25 feet) from a Lot line;

- (5)** notwithstanding subsection (3) above, all portions of Principal Buildings exceeding four Storeys shall be sited at least 24.38 metres (80 feet) from all portions of other Principal Buildings exceeding four Storeys;

514 SIZE, SHAPE AND SITING OF ACCESSORY BUILDINGS

Accessory Buildings in all Residential zones, except in the RC Comprehensive Residential Zones:

(1) Floor Area

shall not exceed an area of 0.1 times the Lot Area, or 55.74 square metres (600 square feet) whichever is less; except that in the Two Unit Residential Use, shall not exceed an area of 0.13 times the Lot Area, or 81.76 square metres (880 square feet), whichever is less;

(2) Height

shall not exceed a maximum height of 3.658 metres (12 feet) from the Building Grades at the Rear Lot Line, except that where the roof slope exceeds a 4 in 12 pitch, the maximum height permitted shall be 4.57 metres (15 feet) [Bylaw 7537 Nov24/03]

- (3)** shall be limited to a single floor level;

(4) Siting

shall be sited behind the front face of the Principal Building, and when exceeding 10.0 square metres (107.6 square feet) in area, shall be sited in the rear 25% of the Lot depth, measured from the Rear Lot Line;

(5) shall be sited not less than:

- (a) 1.22 metres (4 feet) from the Rear Lot Line;
- (b) 3.048 metres (10 feet) from an Exterior Side Lot Line;
- (c) 3.048 metres (10 feet) from a Principal Building on the Lot;
- (d) 0.61 metres (2 feet) from the Interior Side Lot Line.
- (e) 4.57 metres (15 feet) from the intersection of the Lot lines along two Streets, or a Street and a Lane or two Lanes;
- (f) *In the RT-1 and RT-2 zones, solid walled Accessory Buildings may not obstruct more than 70% of the linear distance constituting the rear lot line. [Bylaw 7481/May5/03]*

515 SIZE, SHAPE AND SITING OF ACCESSORY BUILDINGS FOR CEDAR VILLAGE RESIDENTIAL USE

Accessory Buildings in the RC Comprehensive Residential Zones:

(1) Height

shall not exceed a Height of 3.568 metres (12 feet);

(2) Siting

shall be sited not less than:

- (a) 1.22 metres (4 feet) from a rear and Front Lot Line;
- (b) 3.048 metres (10 feet) from an Exterior Side Lot Line;
- (c) 0.62 metres (2 feet) from an Interior Side Lot Line, except for a semi-detached Building or Structure;

516 SPECIAL PROVISIONS FOR RENTAL APARTMENT RESIDENTIAL USE

Rental Apartment Residential Use shall be allowed in an effort to increase or maintain affordable rental housing in an existing Building and is subject to the following conditions:

- (a) *Shall be located only in Buildings issued an original Building Permit prior to 1985 and containing more than three (3) Dwelling Units that have been issued an Occupancy Permit;*
- (b) *Dwelling Units may be located in a Basement or Cellar provided that all areas that can be used as bedrooms have windows as per the British Columbia Building Code requirement for bedroom windows;*
- (c) *Basements and Cellars used for Rental Apartment Residential Use are excluded from Gross Floor Area calculations;*
- (d) *Dwelling Units may be located in areas that were excluded from Gross Floor Area calculations;*
- (e) *Shall have a minimum Dwelling Unit size of 37.16 square metres (400 square feet);*
- (f) *A/C powered smoke alarm are required in all Dwelling Units in the Building;*
- (g) *Grouting of the sanitary sewer if necessary to the efficient functioning of the Building and as determined by the Engineering Department. [Bylaw 7830 Feb 5/07]*

PART 6: COMMERCIAL ZONE REGULATIONS

601 USES IN CM-1A CENTRAL LONSDALE COMMERCIAL A ZONES, CM-1B CENTRAL LONSDALE COMMERCIAL B ZONES AND C-2 GENERAL COMMERCIAL AND C2A NEIGHBOURHOOD COMMERCIAL ZONES

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the C-1A Central Lonsdale Commercial A Zone, C-1B Central Lonsdale Commercial B Zone, C-2 General Commercial and C-2A Neighbourhood Commercial Zones:

(1) Retail-Service Group 1 Use:

- (a) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
- (b) Accessory Arcade Use, subject to Section 607(10) of this Bylaw;
- (c) Accessory Off-Street Parking Use;
- (d) Accessory Off-Street Loading Use;

(2) Tourist Accommodation Use, subject to Section 607(8) of this Bylaw:

- (a) Accessory Off-Street Parking Use;
- (b) Accessory Off-Street Loading Use;

(3) Off-Street Parking Use *in the C-1B, C-2 and C-2A Zones only;* (Bylaw 6748/Feb.12/96)

(4) Off-Site Parking Use *in the C-1B, C-2 and C-2A Zones only;* (Bylaw 6748/Feb.12/96)

602 USES IN C-3 LOCAL COMMERCIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the C-3 Local Commercial Zone:

(1) Retail-Service Group 3 Use:

- (a) Accessory One-Unit Residential Use, subject to Section 607(2) of this Bylaw;
- (b) Accessory Off-Street Parking Use;

603 USES IN CS-1 SERVICE COMMERCIAL ZONES

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the CS-1 Service Commercial Zones:

(1) Retail Service Group 1 Use:

- (a) Accessory Drive-Through Use, subject to Section 607(11) of this Bylaw;
- (b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
- (c) Accessory Arcade Use, subject to Section 607(10) of this Bylaw;
- (d) Accessory Off-Street Parking Use;
- (e) Accessory Off-Street Loading Use;

(2) Retail Service Group 2 Use:

- (a) Accessory Drive-Through Use, subject to Section 607(11) of this Bylaw;
- (b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
- (c) Accessory Arcade Use, subject to Section 607(10) of this Bylaw;
- (d) Accessory Off-Street Parking Use;
- (e) Accessory Off-Street Loading Use;

(3) Car Wash - Automatic Use, subject to Section 607(7) of this Bylaw:

- (a) the sale of gasoline in connection with the operation of a Car Wash;
- (b) Accessory Off-Street Parking Use;
- (c) Accessory Off-Street Loading Use;

(4) Off-Site Parking Use;

604 USES IN CS-2 SERVICE STATION COMMERCIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the CS-2 Service Station Zones:

(1) Service Station Use, subject to Section 607(5) of this Bylaw:

- (a) Accessory Service Station Use, subject to Section 607(6) of this Bylaw;
- (b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
- (c) Accessory Off-Street Parking Use;
- (d) Accessory Off-Street Loading Use;

(2) Off-Site Parking Use;

605 USES IN CS-3 SPECIAL COMMERCIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the CS-3 Special Commercial Zones:

(1) Retail Service Group 1 Use:

- (a) Accessory Arcade Use, subject to Section 607(10) of this bylaw;
- (b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
- (c) Accessory Off-Street Parking Use;
- (d) Accessory Off-Street Loading Use;

(2) Retail Service Group 2 Use:

- (a) Accessory Arcade Use, subject to Section 607(10) of this bylaw;
- (b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
- (c) Accessory Off-Street Parking Use;
- (d) Accessory Off-Street Loading Use;

(3) Wholesale Use:

- (a) Accessory Off-Street Parking Use;
- (b) Accessory Off-Street Loading Use;

(4) Off-Site Parking Use;

606 UNASSIGNED

607 SPECIAL PROVISIONS FOR USES IN COMMERCIAL ZONES

(1) Accessory Apartment Use

An Accessory Apartment Use:

- (a) shall be permitted only on a floor level above the second Storey;
- (b) in addition to the regulations in Part 6 for size, shape and siting of Buildings in C-1A, C-1B or C-2 Zones, shall provide minimum unit sizes as regulated in Section 510(1) of this Bylaw;
- (c)
 - (i) *in all Accessory Apartment Use residential Dwelling Units Level 1 Adaptable Design elements as per Figure 5-1 are required; [Bylaw 7528 Oct.6/03]*
 - (ii) *A minimum 20% of all Medium-Density Use and High-Density Use residential Dwelling Units must be designed to meet Level 2 Adaptable Design Guidelines as per Figure 5-1, and must consist of a representative mix of each dwelling unit type in each building [Bylaw 7537 Nov24/03];*

(2) Accessory One-Unit Residential Use

An Accessory One-Unit Residential Use in the C-3 Zone:

- (a) shall not be permitted on a Lot of less than 557.4 square metres (6,000 square feet);
- (b) shall be located within the Principal Building;

(3) Unenclosed Principal Uses

A Principal Use in the CS-1, CS-2 or CS-3 Zone that is Unenclosed in whole or in part:

- (a) shall have such Unenclosed area Bounded By a landscape screen and curb if not less than 15.25 centimetres (6 inches) in Height, except where such area meets an Off-Street Parking Use on the same Lot;
- (b) shall have such Unenclosed area surfaced with asphalt or concrete;
- (c) shall provide Accessory Off-Street Parking Spaces in accordance with Part 9 of this Bylaw;

(4) Accessory Unenclosed Storage Use

An Accessory Unenclosed Storage Use shall be bounded on all sides by a Landscape Screen of not less than 1.524 metres (5 feet) or more in Height which shall be properly maintained at all times;

(5) Service Station Use

A Service Station Use:

- (a) shall not be permitted on a Lot of less than 1,114.8 square metres (12,000 square feet);
- (b) for Service Station Use, shall have distances from Lot lines of not less than 4.57 metres (15 feet) from a service station pump island or canopy;
- (c) *a Service Station Use shall provide at least one full service gasoline pump; [Bylaw 7046/Aug.10/98]*

(6) Accessory Service Station Use

An Accessory Services Station Use shall not occupy more than 74.32 square metres (800 square feet) of the Gross Floor Area of the Building;

(7) Car Wash - Automatic

A Car Wash - Automatic Use:

- (a) shall not be permitted on a Lot of less than 1114.8 square metres (12,000 square feet);
- (b) shall have distances from Lot lines of not less than 4.57 metres (15 feet) for a gasoline pump island;

(8) Tourist Accommodation Use

A Tourist Accommodation Use:

- (a) shall not be permitted on a Lot of less than 1858.0 squares metres (20,000 square feet);
- (b) shall provide accommodation in Sleeping Units only;
- (c) shall include an office with a guest register;
- (d) shall not contain cooking or kitchen facilities in a Sleeping Unit;
- (e) shall have a floor area of not less than:
 - (i) 23.225 square metres (250 square feet) within each Sleeping Unit occupied by one person only;
 - (ii) 27.87 square metres (300 square feet) within each Sleeping Unit occupied by two or more persons;

(9) Child Care Use

A Child Care Use:

- (a) shall be subject to the regulations pursuant to the Provincial Childcare Licensing Regulations;

(10) Accessory Arcade Use

An Accessory Arcade Use:

- (a) shall occupy not more than 40% of the Gross Floor Area of the principal Commercial Social and Recreation Facility to which it is Accessory;
- (b) shall not be located within 100 metres (328 feet) of another Accessory Arcade Use;
- (c) shall provide a minimum of 3.35 square metres (36 square feet) of floor area per Amusement Machine, said floor area shall not include an area occupied by another Use;
- (d) notwithstanding the regulations made pursuant to the Liquor Control and Licensing Act with respect to the placement of Amusement Machines on licensed Premises, the placement of such machines, or the placement of an arcade may not occur in contravention of this Bylaw;
- (e) shall be restricted to more than two; but not more than eight Amusement Machines;

(11) Accessory Drive-Through Use

An Accessory Drive-Through Use shall provide a minimum stacking lane for vehicles waiting for drive-through service as follows:

- (a) for drive-through restaurants: 43.9 metres (144 feet);
- (b) for all other accessory drive-through uses: 20.7 metres (68 feet);

This length shall be measured from the point of the delivery location back along the centre line of the stacking Lane. Stacking Lanes shall not conflict with required maneuvering aisles, Parking Spaces, Loading bays, garbage containers, or the necessary access thereto;

608 SPECIAL SITING AND HEIGHT CONTROLS FOR COMMERCIAL BUILDINGS ADJOINING A RESIDENTIAL ZONE

Portions of Buildings in the C-1A, C-1B, C-2, C-2A and CS-3 Commercial Zones situated on a Lot immediately adjoining a Lot in a residential zone, and situated less than 9.144 metres (30 feet) from the adjoining residential Zone:

- (1) shall have walls without windows or apertures on the side facing the adjoining residential zone;
- (2) **shall be sited not less than:**
 - (a) 6.096 metres (20 feet) from the front and Rear Lot Line;
 - (b) 1.524 metres (5 feet) from the Interior Side Lot Line;
 - (c) 3.04 metres (10 feet) from the Exterior Side Lot Line;
- (3) **shall be limited to one Storey, or 3.658 metres (12 feet) in Height.**

609 SPECIAL LANDSCAPE REQUIREMENTS FOR COMMERCIAL BUILDINGS ADJOINING OR OPPOSITE A RESIDENTIAL ZONE

When a commercial Lot is adjoining or opposite to a residential Lot, not less than 30% of that part of the Lot within a distance of 9 metres (29.5 feet) of the residential property shall be provided as Open Site Space; such Open Site Space shall include a Landscape Screen of not less than 1.5 metres (4.9 feet) in Height provided along the Lot line fronting the residential zone and which shall be broken only by driveways and walks;

**610 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN THE
C-1A AND C-1B CENTRAL COMMERCIAL ZONES**

Buildings in the C-1A Central Lonsdale Commercial A Zones and C-1B Central Lonsdale Commercial B Zones:

(1) shall be limited to one per Lot.

(2) Gross Floor Area

(a) together with Structures shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased by:

- (i) 0.4 times the Lot Area times the ratio of Concealed Parking provided to required Accessory Off-Street Parking, not to exceed 0.6 times the Lot Area; plus
- (ii) 0.25 times the Lot Area for each Storey above the second, not to exceed 1.0 times the Lot Area;

up to a maximum combined Gross Floor Area of 2.6 times the Lot area;

(b) in the C-1A Zone, with a Gross Floor Area exceeding 1.0 times the Lot Area, shall have a Gross Floor Area of 1.0 times the Lot Area located below the third Storey of the Principal Building;

(3) Lot Coverage

shall not exceed a Lot Coverage of 90%, reduced to 35% above the second Storey;

(4) Height

Notwithstanding Section 409, the maximum Height of Principal Buildings in the C-1A Zone is 24.4 metres (80 feet) and in the C-1B Zone is 36.6 metres (120 feet) measured from Average Grade to the highest point of the Principal Building including elevator shafts and mechanical rooms;

(5) Siting

- (a) shall be sited not less than 3.048 metres (10 feet) from a flanking Lane; and not less than 6.096 metres (20 feet) from the Rear Lot Line, except that the setback from the Rear Lot Line may be reduced by 0.305 metres (1 foot) for each 0.305 (1 foot) of setback provided from the Front Lot Line, not to exceed a maximum of 3.048 metres (10 feet);
- (b) above the second Storey in the C-1A Zone, shall be set back at a 45 degree vertical angle from the second Storey fronting Lonsdale Avenue;
- (c) notwithstanding Subsections 610(3), (5)(a) and (b) and (6), all portions of Principal Buildings exceeding four Storeys shall be sited at least 24.4 metres (80 feet) from all portions of other Principal Buildings exceeding four Storeys;

(6) Building Width and Length

shall not exceed a horizontal width or length of 51.816 metres (170 feet) above the second Storey and 30.48 metres (100 feet) above the third Storey;

611 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN C-2 GENERAL COMMERCIAL AND C-2A NEIGHBOURHOOD COMMERCIAL ZONES

Buildings in C-2 General Commercial and C-2A Neighbourhood Commercial Zones:

- (1) shall be limited to one per Lot except when the Lot area exceeds 2,023.5 square metres (0.5 acres);

(2) Gross Floor Area

shall not exceed 2.3 F.S.R.;

(3) Lot Coverage

shall not exceed a Lot Coverage of 70%;

(4) Height

heights shall not exceed:

- (a) in the C-2 Zone: 12.192 metres (40 feet);
- (b) in the C-2A Zone: one storey, nor 6.096 metres (20 feet);

(5) Siting

shall be sited not less than 6.096 metres (20 feet) from the Rear Lot Line.

(6) Building Width and Length

Above the second Storey shall not exceed a horizontal width or length of 30.48 metres (100 feet);

612 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN C-3 LOCAL COMMERCIAL ZONES

Buildings in C-3 Local Commercial Zones:

- (1) shall be limited to one per Lot;

(2) Lot Coverage

shall not exceed a Lot Coverage of 45%;

(3) Height

shall not exceed a Height of two Storeys, nor 9.144 metres (30 feet);

(4) Siting

shall be sited not less than:

- (a) 1.524 metres (5 feet) from the Front Lot Line;
- (b) 6.096 metres (20 feet) from the Rear Lot Line;
- (c) 1.524 metres (5 feet) from the Interior Side Lot Line;
- (d) 3.048 metres (10 feet) from the Exterior Side Lot Line;

613 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN CS-1 SERVICE COMMERCIAL ZONES

Buildings in CS-1 Service Commercial Zones:

(1) **shall be limited to one per Lot**

(2) **Lot Coverage**

shall not exceed a Lot Coverage of 45%;

(3) **Height**

shall not exceed a Height of two Storeys, nor 10.668 metres (35 feet);

(4) **Siting**

shall be sited not less than 6.096 metres (20 feet) from a Lot line except the Interior Side Lot Line;

614 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN CS-2 SERVICE STATION ZONES

Buildings in CS-2 Service Station Zones:

(1) **shall be limited to one per Lot**

(2) **Lot Coverage**

shall not exceed a Lot Coverage of 45%;

(3) **Height**

shall not exceed a Height of two Storeys, nor 10.668 metres (35 feet);

(4) **Siting**

shall be sited not less than:

- (a) 6.096 metres (20 feet) from a Front Lot Line or Exterior Side Lot Line;
- (b) 3.048 metres (10 feet) from a Rear Lot Line; and
- (c) 6.096 metres (20 feet) from an Interior Side Lot Line, except when situated on Lonsdale Avenue south of 23rd Street;

**615 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN
CS-3 SPECIAL COMMERCIAL ZONES**

Buildings in CS-3 Special Commercial Zones:

- (1) shall be limited to one per Lot;
- (2) **Lot Coverage**
shall not exceed a Lot Coverage of 70%;
- (3) **Height**
shall not exceed a Height of two Storeys, nor 10.668 metres (35 feet);
- (4) **Siting**
shall be sited not less than 6.096 metres (20 feet) from a Rear Lot Line;

PART 6A: LOWER LONSDALE ZONES

6A01 USES IN LL-1, LL-2, LL-3, LL-4 AND LL-5 LOWER LONSDALE ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the Lower Lonsdale Zones:

(1) Retail Service Group 1 Use:

- (a) Accessory Apartment Use, subject to Section 6A02(1) of this Bylaw;
- (b) Accessory Arcade Use, subject to Section 607(10) of this Bylaw;
- (c) Accessory Off-Street Parking Use;
- (d) Accessory Off-Street Loading Use;

(2) Tourist Accommodation Use, subject to Section 607(8) of this Bylaw:

- (a) Accessory Off-Street Parking Use;
- (b) Accessory Off-Street Loading Use;

(3) Civic Use:

- (a) Accessory Off-Street Parking Use;
- (b) Accessory Off-Street Loading Use;

**(4) Off-Site Parking Use in the LL-3, LL-4 and LL-5 Zones only;
*[Bylaw 6748/Feb.12/96];***

**(5) Off-Street Parking Use; in the LL-3, LL-4 and LL-5 Zones only;
*[Bylaw 6748/Feb.12/96];***

6A02 SPECIAL PROVISIONS FOR USES IN LL-1, LL-2, LL-3, LL-4 AND LL-5 LOWER LONSDALE ZONES

(1) An Accessory Apartment Use in the Lower Lonsdale Zones:

- (a) shall be permitted on a floor level above the second Storey;
 - (b) shall have sizes as specified in Section 510(1) of this Bylaw;
- (2)** A Veterinary Clinic Use in the Lower Lonsdale Zones shall be completely Enclosed within a Principal Building;
- (3)** A Child Care Use shall be subject to Section 607(9) of this Bylaw;

6A03 UNASSIGNED

6A04 SIZE SHAPE AND SITING OF BUILDING IN LOWER LONSDALE ZONES

Buildings in Lower Lonsdale Zones:

- (1) shall be limited to one per Lot;
- (2) **Gross Floor Area**
 - (a) Together with Structures shall not exceed a Gross Floor Area of 1.2 times the Lot Area provided that this amount may be increased by:
 - (i) 0.6 times the Lot Area times the ratio of underground Parking to required Off-Street Parking not to exceed 0.9 times the Lot Area;
 - (ii) 0.25 times the Lot Area for each Storey above the first, not to exceed 0.5 times the Lot Area;up to a maximum combined Gross Floor Area of 2.6 times the Lot area;
 - (b) in the LL-1 and LL-2 Zones, with a Gross Floor Area exceeding 1.0 times the Lot Area, shall have a Gross Floor Area of 1.0 times the Lot Area located below the third Storey of the Principal Building;

(3) **Lot Coverage**

shall not exceed a Lot Coverage of 90% reduced to 35% above the second Storey;

(4) **Height**

(a) in the LL-1, LL-2, LL-3 and LL-4 Zones, shall not exceed a Height measured from Average Grade as follows:

LL-1 Zone: 7.62 metres (25 feet);

LL-2 Zone: 12.192 metres (40 feet);

LL-3 Zone: 15.24 metres (50 feet);

LL-4 Zone: 23.012 metres (75.5 feet);

(b) in the LL-5 zone shall not exceed a Height of 30.48 metres (100 feet), measured from Average Grade to the highest point of the Principal Building including elevator shafts, mechanical rooms and roof top equipment;

(5) **Siting**

(a) shall be sited not less than 3.048 metres (10 feet) from a Rear Lot Line or a flanking Lane;

(b) all portions of Principal Buildings exceeding four Storeys shall be sited at least 24.4 metres (80 feet) from all portions of other Principal Buildings exceeding four Storeys;

(c) above the second Storey in the LL-1 and LL-2 Zones shall be setback at a 45 degree vertical angle from the second Storey fronting Lonsdale Avenue;

(6) **Building Width and Length**

shall not exceed a horizontal width or length of 51.816 metres (170 feet) above the second Storey and 30.48 metres (100 feet) above the third Storey;

PART 7: INDUSTRIAL ZONES

701 USES IN THE M-1, M-2, M-2A, M-3, M-4 INDUSTRIAL ZONES

Subject to the regulations contained in this Bylaw, the following uses and no other shall be permitted in the M-1, M-2, M-2A, M-3 and M-4 Industrial Zones

(1) Industrial Use, subject to Section 702(1) of this Bylaw:

- (a) Accessory Retail Service Group 2 Use, subject to Section 702(3) of this Bylaw;
- (b) Accessory Off-Street Parking Use;
- (c) Accessory Off-Street Loading Use;

(2) Child Care Use, subject to Section 607(9) of this Bylaw:

- (a) Accessory Off-Street Parking Use;

(3) In the M-1 Zone only:

- (a) Car Wash - Automatic Use;
- (b) Accessory Off-Street Parking Use;
- (c) Accessory Off-Street Loading Use;

(4) In the M-2A Zone only, a Grain Elevator Use:

- (a) Accessory Off-Street Parking Use;
- (b) Accessory Off-Street Loading Use;

(5) In the M-3 Zone only:

- (a) Retail building supply establishment *of less than 3,710 square metres (40,000 square feet) unless established in the City prior to March 15, 2000; [Bylaw 7223/June 26/00]*
 - (i) Accessory Mobile Food Vending Use, subject to Section 702(6) of this Bylaw;

- (b) Surveying Office Use;
- (c) Accessory Unenclosed Storage Use, subject to Section 702(2) of this Bylaw;
- (d) Accessory Off-Street Parking Use;
- (e) Accessory Off-Street Loading Use;

(6) In the M-4 Zone only

- (a) *Industrial Area Commercial Use, subject to Section 702(4) of this Bylaw;*
- (b) *Accessory Off-Street Parking Use;*
- (c) *Accessory Off-Street Loading Use. (Bylaw 6748/Feb.12/96)*

702 SPECIAL PROVISIONS FOR USES IN INDUSTRIAL ZONES

(1) Industrial Use Limitations

An Industrial Use:

- (a) in the M-2 or M-3 Zone shall not be permitted on a Lot less than 1,858 square metres (20,000 square feet), except where such Lot was existing at the effective date of this Bylaw;
- (b) in the M-2 and M-4 Zones shall not include log storage or any Use involving the processing of logs, or any Use involving the burning of log refuse, bulk storage or bulk handling of sulphur;
- (c) in the M-1, M-3 and M-4 Zones shall be completely Enclosed within a Building;
- (d) in the M-1, M-3 and M-4 Zones, shall not include foundries;
- (e) shall not involve the bulk Loading, bulk unloading, Bulk Plants/storage, production, refining or processing of Dangerous Goods;

- (f) shall not discharge or emit across Lot lines:
 - (i) odorous, toxic, or noxious matter or vapours;
 - (ii) heat, glare, or radiation;
 - (iii) recurrently generated ground vibration;
- (g) a Lot adjoining or opposite to a commercial or residential zone shall provide along the Lot line fronting such zone a Landscape Screen of not less than 2 metres (6.5 feet) in Height which shall be properly maintained at all times;

(2) Accessory Unenclosed Storage Screening

An Accessory Unenclosed Storage Use in the M-3 Zone shall be bounded on all sides by a Landscape Screen of not less than 1.829 metres (6 feet) or more than 2.438 metres (8 feet) in Height, which shall be properly maintained at all times;

(3) An Accessory Retail Service Group 2 Use

- (a) shall be completely Enclosed within the Building occupied by the Industrial Use to which it is Accessory;
- (b) shall not occupy more than 20% of the Gross Floor Area of the building;
- (c) in the M-4 Zone, shall occupy not more than 20% of the main floor area, such Use to be restricted to the sale or servicing of products stored or produced in the Industrial Use portion of the main floor;

(4) Industrial Area Commercial Use Limitations

An Industrial Area Commercial Use:

- (a) shall be completely Enclosed within a Building;
- (b) with the exception of a Mission for Seamen, shall not occupy the main floor of a Building (main floor of the Building shall mean that floor which has the greatest floor space in a Building and which is closest in elevation to the level of the fronting Street).
- (c) may include a Mission for Seamen as a social club function on any floor in the Building;

(6) Accessory Mobile Food Vending Limitations

An Accessory Mobile Food Vending Use:

- (a) may be located in a mobile cart only and not more than two carts may operate accessory to the principal retail building supply establishment use;
- (b) shall not occupy any required parking spaces on the site;
- (c) shall not occupy any portion of a street or lane;

703 SIZE, SHAPE, AND SITING OF BUILDINGS AND STRUCTURES IN INDUSTRIAL ZONES

Buildings and Structures in Industrial Zones:

(1) Height

shall not exceed a Height of 12.192 metres (40 feet) in M-1, M-2, M-3, and M-4 Zones; except that when situated in an M-1 or M-4 Zone on a Lot located on First Street between Forbes Avenue and St. Andrew's Avenue, the Building shall not exceed a Height of 4.572 metres (15 feet) measured from the Building grade, established on the Street or Lane adjoining the north side of the Lot;

(2) (a) Siting in the M-1, M-2 and M-4 Zones

in the M-1, M-2 and M-4 Zones, shall not be sited less than 3.048 metres (10 feet) from a Lane;

(b) Siting in the M-3 Zone

in the M-3 Zone, shall not be sited less than:

- (i) 6.096 metres (20 feet) from a Front Lot Line;
- (ii) 6.096 metres (20 feet) from an Exterior Side Lot Line;
- (iii) 3.048 metres (10 feet) from a Rear Lot Line;
- (iv) 3.048 metres (10 feet) from an Interior Side Lot Line on one side only, unless the Lot has an exterior side yard in which case no setback is necessary from the Interior Side Lot Line;

PART 7A: LIGHT INDUSTRIAL ZONE REGULATIONS

7A01 USES IN THE M-5 LIGHT INDUSTRIAL ZONES

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the M-5 Light Industrial Zone:

(1) Light Industrial Manufacturing Use:

- (a) Accessory Office Use, subject to Section 7A02 (2);
- (b) Accessory Retail Use, subject to Section 7A02 (3);
- (c) Accessory Unenclosed Storage Use, subject to Section 7A02 (5) of this Bylaw;
- (d) Accessory Off-Street Parking Use;
- (e) Accessory Off-Street Loading Use;

(2) Light Industrial Warehousing and Wholesaling Use:

- (a) Accessory Office Use, subject to Section 7A02 (2);
- (b) Accessory Automotive Retail Use, subject to Section 7A02 (4);
- (c) Accessory Unenclosed Storage Use, subject to Section 7A02 (5) of this Bylaw;
- (d) Accessory Off-Street Parking Use;
- (e) Accessory Off-Street Loading Use;

(3) Child Care Use, subject to Section 607(9) of this Bylaw:

- (a) Accessory Off-Street Parking Use;

7A02 SPECIAL PROVISIONS FOR USES IN M-5 LIGHT INDUSTRIAL ZONE

(1) A Use in the M-5 Zone:

- (a) shall not be permitted on a lot less than 1,858 square metres (20,000 square feet), except where such lot was existing at the effective date of this Bylaw;
- (b) shall not include a foundry, or log storage or a Use involving the processing of logs or any Use involving the burning of log refuse, bulk storage or bulk handling of sulphur, milling of grains, refining sugar, vegetable oil or fat, or the brewing or distilling of alcoholic beverages;
- (c) shall be completely Enclosed within a Building except in the cases of an Accessory Unenclosed Storage Use, an Accessory Off-Street Parking Use and Accessory Off-Street Loading Use;
- (d) shall not discharge or emit across Lot lines:
 - (i) odorous, toxic, or noxious matter or vapours;
 - (ii) heat, glare, or radiation;
 - (iii) recurrently generated ground vibration.
- (e) A Lot adjoining or opposite to a commercial or residential zone shall provide along the Lot line fronting such zone, a Landscape Screen of not less than 2 metres (6.562 feet) in Height which shall be properly maintained at all times;

(2) Accessory Office Limitations

An Accessory Office Use in the M-5 Zone:

- (a) shall be completely Enclosed within the Building occupied by the Principal Use to which the office Use is Accessory;
- (b) shall not occupy more than 20% of the Gross Floor Area of the Principal Use and Accessory Uses combined for any business;
- (c) shall include all offices, meeting rooms, reception areas, waiting areas and drafting areas;

(3) Accessory Retail Limitations

An Accessory Retail Use in the M-5 Zone:

- (a) shall be completely Enclosed within the Building occupied by the Principal Use;
- (b) shall not occupy more than 20% of the Gross Floor Area of the Principal Use and Accessory Uses combined;
- (c) shall be limited to the sale of Light Industrial Products produced by the Principal Light Industrial Manufacturing Use;
- (d) shall include showrooms, display areas, washroom for visitors and customer reception areas;
- (e) shall be physically separated or walled off from the Principal Use;

(4) Accessory Automotive Retail Limitations

An Accessory Automotive Retail Use in the M-5 Zone:

- (a) shall be completely enclosed within the Building occupied by the Principal Use;
- (b) together with any Accessory Retail Uses, shall not occupy more than 20% of the Gross Floor Area of the Principal Use and Accessory Uses combined;
- (c) shall include showrooms, display areas, washrooms for visitors and customer reception areas;
- (d) shall be physically separated or walled off from the Principal use;

(5) Accessory Unenclosed Storage Limitations

An Accessory Unenclosed Storage Use:

- (a) shall be bounded on all sides by a Landscape Screen of not less than 1.829 metres (6 feet) nor more than 2.438 metres (8 feet) in Height;
- (b) shall not be permitted within the front yard setback of a Building;

7A03 SIZE, SHAPE, AND SITING OF BUILDINGS AND STRUCTURES IN THE M-5 ZONE

Buildings and Structures in the M-5 Zone:

(1) Gross Floor Area

shall not exceed a Floor Space Ratio of 0.65 times the Lot Area;

(2) Lot Coverage

(a) where the lot size is 3,251.5 square metres (35,000 square feet) or greater, or where access is limited to one point shared with an adjacent property pursuant to Section 907(6)(a) shall not exceed a Lot Coverage of 50%;

(b) where the Lot size is less than 3,251.5 square metres (35,000 square feet), and where access to the Lot is not limited to one shared access point pursuant to Section 907(6)(a) shall not exceed a Lot Coverage of 40%;

(3) Height

shall not exceed a Height of 9.144 metres (30 feet);

(4) Siting

shall not be sited less than:

(a) 6.096 metres (20 feet) from a Front Lot Line;

(b) 6.096 metres (20 feet) from a Rear Lot Line;

(c) 6.096 metres (20 feet) from an Exterior Side Lot Line;

(d) 0 metres (0 feet) from an Interior Side Lot Line on one side only, 6.096 metres (20 feet) from an Interior Side Lot Line on other side;

7A04 LANDSCAPING PROVISIONS

A Landscape Screen of not less than 3.048 metres (10 feet) in width must be provided and maintained adjacent to a front or exterior side property line, except for access points;

7A05 SPECIAL SETBACK PROVISION

Notwithstanding any other provisions of this Bylaw, no Building, Structure or any part thereof shall be located within 10 metres (32.8 feet) of the top of the bank of Mosquito Creek;

PART 7B: WATERFRONT ZONE REGULATIONS

7B01 USES IN THE W-1 WATERFRONT ZONES

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the Waterfront Zone:

(1) Light Industrial Use:

- (a) Accessory One-Unit Residential Use;
- (b) Accessory Retail Service Use, subject to Section 7B02(1) of this Bylaw;
- (c) Accessory Unenclosed Storage Use, subject to Section 7B02(2) of this Bylaw;
- (d) Accessory Off-Street Parking;
- (e) Accessory Off-Street Loading;

(2) Marina Use, subject to Section 7B06:

- (a) Accessory One-Unit Residential Use;
- (b) Accessory Retail Service Use, subject to Section 7B02(1) of this Bylaw;
- (c) Accessory Unenclosed Storage Use, subject to Section 7B02(2) of this Bylaw;
- (d) Accessory Off-Street Parking;
- (e) Accessory Off-Street Loading;

(3) Waterfront Use:

- (a) Accessory Retail Service Use, subject to Section 7B02(1) of this Bylaw;
- (b) Accessory Unenclosed Storage Use, subject to Section 7B02(2) of this Bylaw;
- (c) Accessory Off-Street Parking;
- (d) Accessory Off-Street Loading;

(4) Child Care Use, subject to Section 607(9):

(a) Accessory Off-Street Parking;

7B02 SPECIAL PROVISIONS FOR USES IN THE WATERFRONT ZONE

(1) Accessory Retail Service Limitations

For Accessory Retail Service Uses the floor area shall not exceed 20% of the Gross Floor Area of the Principal Use and Accessory Use combined, provided that in the case of a Warehousing Use shall not include retail sales. The 20% factor may be increased in the case of an office Use as permitted within the definition of a Light Industrial Use;

(2) Accessory Unenclosed Storage Limitations

An Accessory Unenclosed Storage Use:

- (a) shall be located to the rear of the front face of the Principal Building, and in no case less than 6.096 metres (20 feet) from a Front Lot Line and 3.048 metres (10 feet) from an Exterior Side Lot Line;
- (b) shall be Enclosed by a Landscape Screen or wall not less than 3.048 metres (10 feet) in Height, which shall be properly maintained at all times and shall be landscaped in accordance with Section 7B04 of this Bylaw;
- (c) shall have no goods, materials or things stored or piled to a Height greater than 3.048 metres (10 feet) within 3.048 metres (10 feet) from the perimeter wall or Fence, and under no circumstances shall any storage Use exceed 4.267 metres (14 feet) in Height;

(3) Processing Use Limitations

A Processing Use:

- (a) shall be limited to the treatment of fish and aquatic crustaceans;
- (b) shall not include Accessory Unenclosed storage;
- (c) shall not discharge fish offal into any sewer system and shall transport such fish offal to an approved disposal Site;

7B03 SIZE, SHAPE & SITING OF BUILDINGS AND STRUCTURES IN THE WATERFRONT ZONE

(1) Gross Floor Area

Buildings and Structures on any one Lot shall not exceed a Gross Floor Area of 1.0 times the Lot Area;

(2) Lot Coverage

The Principal Buildings together with Accessory Buildings constructed on any one Lot shall not exceed a Lot Coverage of 50% provided that such Lot Coverage may be increased by 1% for each 5% of the Gross Floor Area that is Used For warehousing, manufacturing, servicing and repairs to a maximum Lot Coverage of 70%;

(3) Height

(a) Buildings and Structures not constructed on the foreshore or over Tidal Waters shall not exceed a Height of 12.192 metres (40 feet);

(b) Buildings and Structures constructed totally or in part over Tidal Waters shall not exceed a Height of 5.486 metres (18 feet) measured from the underside to the top of such Buildings and Structures and in any case shall not exceed geodetic elevation of 8.839 metres (29 feet) (G.S.C.);

(4) Setbacks

Principal Buildings shall be sited not less than:

(a) 6.096 metres (20 feet) from a Front Lot Line;

(b) 3.048 metres (10 feet) from an Exterior Side Lot Line;

(c) 3.048 metres (10 feet) from an Interior Side Lot Line on one side only, unless the Lot has an exterior side yard in which case no setback is necessary from the Interior Side Lot Line;

7B04 LANDSCAPING PROVISIONS

Lots adjoining or opposite to a commercial or residential zone shall provide along the Lot line fronting such zone, a Landscape Screen of not less than 2 metres (6.562 feet) in Height which shall be properly maintained at all times;

7B05 GARBAGE PROVISIONS

- (1) Not less than one garbage container space shall be located on each Lot and for each Principal Building on that Lot;
- (2) Each garbage container space shall be a minimum of 3.048 metres (10 feet) wide, 3.658 metres (12 feet) deep and 4.267 metres (14 feet) in Height and shall have direct access at all times for removal by sanitary disposal trucks.
- (3) Each garbage container space shall be fenced or screened with a solid barrier of not less than 2.438 metres (8 feet) in Height on at least three sides with the Unenclosed side facing the Building;

7B06 MARINA PROVISIONS

- (1) For the purposes of Section 7B06 the following interpretations shall apply:

"approved" means approved in writing by the authority having jurisdiction which shall be either the designated local Municipal authority or the Provincial authority, whichever is applicable;

"back flow preventer" means a device or method to prevent back flow of contaminants into a potable water supply system;

"discharge" includes, but not so as to limit its meaning any spilling, leaking, pumping, pouring, emitting, emptying, throwing or dumping;

"garbage" means solid galley waste, food waste, paper bags, plastics, glass, metal, bottles, crockery, junk or refuse of any nature;

"marine toilet" means any toilet on or within a watercraft used to discharge sewage;

"medical health officer" means the Medical Health Officer of the Municipality or of the North Shore Union Board of Health or his duly appointed assistants;

"Council" means the Council of the Corporation of the City of North Vancouver;

"**oil**" means oil of any kind or in any form and, without limiting the generality of the foregoing, includes petroleum, fuel oil, sludge, oil refuse and oil mixed with wastes, but does not include dredged soil;

"**person**" means a person as defined in The Interpretation Act of British Columbia;

"**potable water**" means water which has been approved for drinking purposes by the Medical Health Officer;

"**pump-out facility**" means an approved device or method for removing sewage from a holding tank connected to a marina toilet or from a self-contained marina toilet on a watercraft;

"**sewage or domestic sewage**" means human excretion and the water-carried wastes from ablutions, culinary activity and laundering;

"**watercraft**" means any boat, vessel, ship, craft, houseboat, raft, barge or hull which is afloat and which is used exclusively for pleasure purposes, boat rentals or water taxis but without limiting the generality of the foregoing, excludes craft used for commercial purposes such as fishing boats, tug boats and barges;

- (2) The following regulations shall apply to all marinas within the City of North Vancouver, including all watercraft within the Municipality except those which come solely under Federal jurisdiction:
- (a) in addition to the requirements contained in these regulations, all other regulatory bylaws of the City of North Vancouver shall apply;
 - (b) no person shall construct a marina or make structural or mechanical renovations to any marina without first obtaining approval in writing for such construction;
 - (c) submissions for approval of marina plans shall be made to the Development Services Department of the Corporation of the City of North Vancouver;
 - (d) no person shall operate a marina unless he is the holder of a valid and subsisting operating permit issued by the Medical Health Officer;
 - (e) the owner of an existing marina shall make necessary renovations to the marina, if required, in order that the marina shall meet the requirements of this Bylaw;

- (f) the Medical Health Officer is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance. The Medical Health Officer shall have free access to any marina at all reasonable times for the purpose of inspection;
 - (g) the owner of a marina shall provide adequate staff to supervise the operation of the marina and to maintain the operation in conformity with the requirements of this Bylaw;
 - (h) when the Medical Health Officer finds a condition which, in his opinion, may be a hazard to the health or safety of the persons using or operating the marina, he may order the owner to take such action as he deems necessary to correct this condition;
 - (i) the Medical Health Officer may, by giving 24 hours written notice of his intention to a marina owner or operator, order the closure of a marina which he considers a health or safety hazard;
- (3)** Water supply to a marina shall comply with the following:
- (a) an adequate supply of pressurized potable water shall be available at all marinas at a distance not greater than 152.4 metres (500 feet) from any watercraft at the marina;
 - (b) Where potable water is supplied to dockside watering points, the water supply shall be protected with an approved backflow prevention device as required under the Provincial Plumbing Code as specified by the authority having jurisdiction.
- (4)** Sewage disposal shall comply with the following:
- (a) No person shall discharge or cause to be discharged sewage or oil from any watercraft moored at marinas. The operator of a marina shall post notices in a conspicuous location prohibiting such discharge.
 - (b) all sewage from any marina shall be discharged into an approved Municipal sewage system or into a sewage system otherwise approved by the Medical Health Officer;

- (c) pump out facilities shall be required by the Medical Health Officer at marina operations for the convenience of watercraft equipped with holding tanks;
 - (d) pump-out facilities provided at marinas shall be available for use at all reasonable times;
- (5) Electrical power shall be provided at all marinas and all electrical installations at marinas shall be in strict accordance with the Provincial Electrical Code;
- (6) Washroom facilities at marinas shall comply with the following:
- (a) separate washroom facilities shall be provided for men and women at all marinas for use 24 hours a day every day on which the marina is operated;
 - (b) the washroom facilities shall provide a minimum of one toilet and one lavatory basin for men and one toilet and one lavatory basin for women for each 100 moorage spaces or fraction thereof. One-half of the total number of toilets required for men may be substituted with urinals. Marinas with less than 10 moorage spaces shall only be required to provide one lavatory and one toilet;
 - (c) the operator of a marina shall post signs on the docks indicating the location of washroom facilities;
- (7) Solid waste collection and disposal shall comply with the following:
- (a) discharge of garbage from any watercraft moored at marinas or from marina docks shall be prohibited. The operator of a marina shall post notices in a conspicuous location prohibiting such discharge;
 - (b) all marinas shall have adequate closed contained facilities for garbage which are adequate in the opinion of the Medical Health Officer. The operator of a marina shall post notices of such locations;
 - (c) provision shall be made, by the marina operator, for regular servicing and normal maintenance of garbage containers;

- (8)** The following general safety standards shall apply to all marinas:
- (a) buildings, docks, floats, gangways, piers and ramps shall be kept in good repair and free of safety hazards;
 - (b) all inclined walkways or ramps shall have non-skid surfaces, cleats and handrails;
 - (c) adequate lighting shall be provided throughout the marina;
 - (d) Marinas shall have adequate lifesaving provisions which are adequate in the opinion of the Medical Health Officer. As a minimum, life rings, assist poles or ladders from docks into the water shall be provided. Such facilities shall be conveniently located and readily accessible for use;

PART 8: PUBLIC USE AND ASSEMBLY ZONES REGULATIONS

801 USES IN THE P-1 PUBLIC USE AND ASSEMBLY ZONE

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in P-1 Public Use and Assembly Zones:

(1) Civic Use:

- (a) Accessory Recreational Retail Sales and Service;
- (b) Accessory Off-Street Parking Use;
- (c) Accessory Off-Street Loading Use;

(2) Child Care Use: Subject to Section 607(9) of this Bylaw

- (a) Accessory Off-Street Parking Use;

(3) Off-Street Parking Use;

802 USES IN THE P-2 PUBLIC USE AND ASSEMBLY ZONE

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in P-2 Public Use and Assembly Zones:

(1) Assembly Use: Subject to Section 803(1) of this Bylaw:

- (a) Accessory Off-Street Parking Use;
- (b) Accessory Off-Street Loading Use;

(2) Private Hospital Use:

- (a) Accessory Off-Street Parking Use;
- (b) Accessory Off-Street Loading Use;

(3) Child Care Use: Subject to Section 607(9):

- (a) Accessory Off-Street Parking Use;

803 SPECIAL PROVISIONS FOR USES IN PUBLIC USE AND ASSEMBLY ZONES

(1) Assembly Lot Size Limitation

An Assembly Use shall not be permitted on a Lot of less than 1,114.8 square metres (12,000 square feet);

(2) Accessory Recreational Retail Sales Limitations

Without limiting the generality of the Uses permitted under the definition "Civic Use", an Accessory Recreational Retail Sales and Service Use:

(a) shall be completely Enclosed within a Principal or Accessory Building located on the Site;

(b) shall not include the sale or consumption of alcoholic beverages, except that alcoholic beverages may be consumed under the authority of a "**Public Special Occasion License**" [Bylaw 7508/June 23/03] issued to a bona fide organization under the Regulations adopted pursuant to the Liquor Control and Licensing Act;

804 SIZE, SHAPE AND SITING OF BUILDINGS IN PUBLIC USE AND ASSEMBLY ZONES

(1) Civic Use

Principal Buildings for a Civic Use:

(a) Lot Coverage

together shall not exceed a Lot Coverage of 40%; *For purposes of Section 804, the definition of Lot Coverage shall be amended so as to exclude Floor Area exclusively used for a Child Care Use, up to a maximum exemption of 260 square metres (2,800 square feet); (Bylaw 6748/Feb.12/96)*

(b) Height

shall not exceed a Height of 27.432 metres (90 feet);

(c) **Siting**

shall be sited not less than 7.62 metres (25 feet) from a Lot line;

(2) **Assembly Use**

Principal Buildings for an Assembly Use:

(a) **Lot Coverage**

together shall not exceed a Lot Coverage of 40%; *For purposes of Section 804, the definition of Lot Coverage shall be amended so as to exclude Floor Area exclusively used for a Child Care Use, up to a maximum exemption of 260 square metres (2,800 square feet); [Bylaw 6748/Feb.12/96]*

(b) **Height**

shall not exceed a Height of 18.288 metres (60 feet);

(c) **Siting**

shall be sited not less than 7.62 metres (25 feet) from a Lot line;

(3) **Private Hospital Use**

Principal Buildings for a Private Hospital Use:

(a) **Gross Floor Area**

together shall not exceed a total Gross Floor Area equal to 0.5 times the lot area.

(b) **Lot Coverage**

together shall not exceed a Lot Coverage of 40%;

(c) **Height**

shall not exceed a Height of two Storeys;

(4) Off-Street Parking Use

Principal Buildings for an Off-Street Parking Use:

(a) **Lot Coverage**

together with other Principal and Accessory Buildings, shall not exceed a Lot Coverage of 90%;

(b) **Height**

shall not exceed a Height of 12.192 metres (40 feet);

(c) **Siting**

shall be sited not less than 1.524 metres (5 feet) from a Lot line;

(5) Accessory Buildings

(a) **Height**

shall not exceed a Height of 4.57 (15 feet);

(b) **Siting**

shall be sited not less than 7.62 metres (25 feet) from a Lot line;

DIVISION IV: PARKING AND LOADING STANDARDS

Purpose

Division IV contains regulations for parking spaces, loading spaces, vehicular maneuvering and other related matters. These regulations apply to properties in all zones and should therefore be read in conjunction with the regulations contained in other Divisions of this Bylaw.

PART 9: PARKING AND ACCESS REGULATIONS

901 REQUIRED PARKING SPACE

Subject to Sections 305 and 307, the minimum number of Parking Spaces for any Building or Use shall be provided in accordance with Section 908 of this Bylaw;

902 METHODS OF PARKING PROVISION

Subject to Sections 903, 904 and 905, the required Parking may be provided on-site, Off-Site or by means of payment-in-lieu of parking;

903 ON-SITE PARKING

- (1) All required Parking Spaces shall have vehicular access from a Street or lane;
- (2) All required Parking Spaces shall be located on the same Lot as the Building or Use for which they are intended to serve, except as permitted under Sections 904 or 905, and except in the case of Parking permitted as a principal Use in this Bylaw;

904 OFF-SITE PARKING

(1) Off-Site Parking Location

The required Parking Spaces may be supplied Off-Site on a Lot within 121.92 metres (400 feet) of the Building or Use for which Parking is required, provided that Off-Site Parking shall be secured by an agreement subject to Section 904(2) or a registered Land Title Act covenant subject to Section 904(3), except that Off-Site Parking is not permitted in any residential zone and in those areas where Payment-In-Lieu of Parking is permitted under Figure 9-1;

(2) **Off-Site Parking Secured by Agreement**

(a) Subject to Section 904(3)(b) in the C-2, CS-1, CS-2, CS-3 and M-4 zones, Off-Site Parking may be obtained by an agreement;

(b) **Security Deposit:**

The owner of the Building requiring the Parking Spaces, the tenant, and the City shall be party to said agreement and each Parking Space supplied Off-Site shall be guaranteed by a security deposit, a form and terms satisfactory to the City in the amount of \$ 1,000 per Off-Site Parking space, such deposit to be re-evaluated or re-negotiated every five years, and to be forfeited should the owner, tenant, or their successor or assigns fail to provide the required number of Off-Site Parking Spaces;

(c) **Terms of Parking Agreement**

The agreement shall state the location of the Use requiring the Off-Site parking, the location and number of Parking Spaces provided off-site, and terms of any lease or rental agreement between the owner of the Off-Site parking site, and the owner of the Building requiring the Off-Site Parking spaces. The City need not approve said agreement or permit Off-Site Parking if, in the opinion of the City, the Off-Site Parking would be detrimental to the health, safety, convenience or welfare of the adjoining owners, occupants or the public generally;

(d) **Cancellation**

Off-site Parking agreement may be cancelled only by the mutual consent of both the City and the owner, his successors or assigns;

(3) Off-Site Parking Secured by Land Title Act Covenant

- (a) Subject to subsection 904(1) Off-Site Parking secured by a Section 215 Land Title Act covenant is permitted in all zones;
- (b) Notwithstanding subsection 904(2)(a) where a Parking deficiency is created through the construction, reconstruction, structural alteration, or extension of a building, Off-Site Parking shall be obtained by a Section 215 Land Title Act covenant only;

(c) Terms of the Covenant

A Land Title Act covenant for Off-Site Parking shall state the location and number of Parking Spaces provided off-site, and terms of any lease or rental agreement between the owner of the Off-Site Parking Site and the owner of the Building requiring Off-Site Parking Spaces. The City need not approve said covenant or permit such Off-Site Parking if, in the opinion of the Council of the City, the Off-Site Parking would be detrimental to the health, safety, convenience or welfare of the adjoining owners, occupants or the public generally;

- (d) The Section 215 covenant shall be filed in the Land Title Office;

(4) Default and Penalty

The City will, in accordance with section 513 of the Municipal Act, suspend the business license of the owner, his/her successors or assigns, if the required Off-Site Parking is discontinued and an alternate Parking Site in conformance with this Bylaw is not supplied within ninety days;

905 PAYMENT-IN-LIEU OF PARKING

(1) Location of Payment-in-lieu Parking

Subject to Section 905(2) payment-in-lieu Parking provision of this Bylaw shall apply only to the areas of the City outlined on Figure 9-1 which forms a part of this Bylaw, and only to the lots within 300 metres (984 feet) of a Municipal Parking Facility shown on Figure 9-1;

(2) Limited Application

Payment-in-lieu of Parking shall not be permitted for any Residential or Accessory Apartment Use, or for *Disability Parking* [Bylaw 7650/Nov22/04];

(3) New Floor Areas

Subject to subsection 905(1), any person who applies for a Building permit to construct or extend a Building or Structure for a Use on a Lot which requires Parking to be provided may, at his option, instead of providing such required Parking Spaces, pay to the City the sum of \$35,000 [Bylaw7788/Jul24/06] for each Parking Space required but not provided;

(4) Change in Use

Subject to subsection 905(1) any person who changes a Use such that this Bylaw requires additional Parking Spaces to those already provided may, at his option, instead of providing said additional Parking on site, pay to the City the sum of \$35,000 [Bylaw7788/Jul24/06] for each additional Parking Space required but not provided;

(5) Time of Payment

The money referred to in Sections 905(3) and 905(4) is payable at the time when:

- (a) the Building permit is issued for the Building or Structure that is being put to the Use that requires the Parking Space specified in this Bylaw; or
- (b) where no Building permit is required, the Use that requires the Parking Space specified in this Bylaw is granted a business license;

(6) Parking Spaces provided in this section are not available on a reserved or dedicated basis within the municipal Parking facility;

906 GENERAL PARKING AND ACCESS REGULATIONS

- (1) Parking and access regulations in Section 906 applies generally to all zones unless otherwise specified in this Bylaw;
- (2) A Parking Space and maneuvering aisle shall comply with the dimensions and regulations shown in Figure 9-2;

Figure 9-1

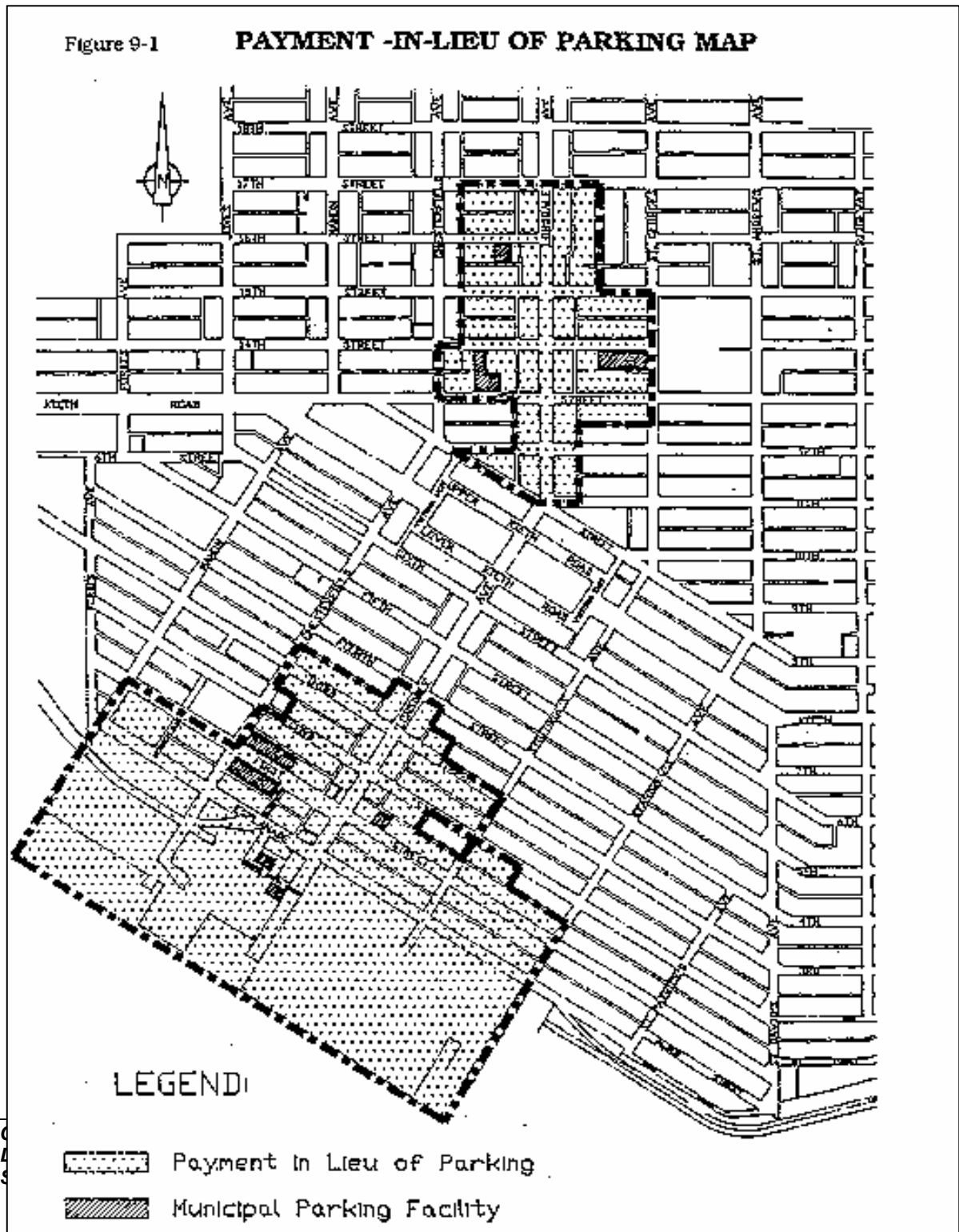
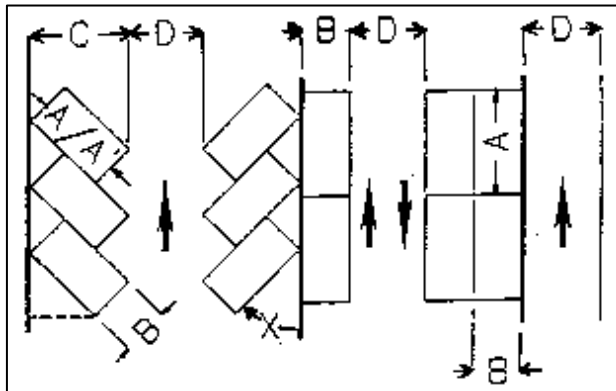


Figure 9-2

**PARKING AND MANEUVERING DIMENSIONS
MINIMUM PARKING SPACE AND AISLE DIMENSIONS IN METRES**

Angle X	Regular A	Small Car A ¹	Stall Width B	Effective Length C	Maneuvering Aisle D	Direction of Traffic
90°	5.486 (18')	-	2.44 (8')	5.486 (18')	6.7(22')	two-way or one-way
90°	-	4.65(15.25')	2.44 (8')	4.65 (15.25')	6.7 (22')	two-way or one-way
60°	5.486 (18')	-	2.44 (8')	5.97 (19.59')	5.28 (17.33')	one-way
60°	-	4.65(15.25')	2.44 (8')	5.24 (17.19')	5.28 (17.33')	one-way
60°	5.486 (18')	-	2.44 (8')	5.97 (19.59')	6.096 (20')	two-way
45°	5.486 (18')	-	2.44 (8')	5.6 (18.38')	3.86 (12.67')	one-way
45°	-	4.65 (15.25')	2.44 (8')	5.01 (16.43')	3.86 (12.67')	one-way
45°	5.486 (18')	-	2.44 (8')	5.6 (18.38')	6.096 (20')	two-way
Parallel	6.7 (22')	-	2.44 (8')	-	5.486 (18')	two-way
Parallel	6.7 (22')	-	2.44 (8')	-	3.5 (11.5')	one-way

* = Maximum 35% Parking Spaces allowed with A¹ dimensions as per Section 906(3)(b).



(3) **Design Standards of Parking Stall and Parking Areas**

(a) **Stall Dimensions**

A Parking Space shall be not less than 2.438 metres (8 feet) in width and 5.486 metres (18 feet) in length and shall have heights with a clear headroom of 2.134 metres (7 feet):

(b) **Small Car Parking Spaces**

When Parking for small cars is employed, no more than 35% of the required Parking Spaces shall be provided as small car spaces with minimum dimensions of 4.648 metres by 2.438 metres (15.25 feet by 8 feet) each of which shall be clearly marked with the following: "SMALL CAR ONLY";

(c) **Setback from Lot Lines**

A Parking Space shall be setback a minimum 0.305 metres (1 foot) from a Lot line common to a Lot and a Street or lane;

(d) **Setback From Structures**

Except for One-Unit and Two-Unit Residential Uses, where a Parking Space along its length adjoins a wall, fence, or other Structure over 0.305 metres (1 foot) in height, an additional 0.305 metres (1 foot) of width for each such space shall be provided *except that structural columns may project into one side of a Parking Space by no more than 20.32 centimetres (8 inches) provided that the centre 3.048 metres (10 feet) and the rear 0.30 metres (1 foot) of the Parking Space along its length shall have no such projections [Bylaw 7537 Nov24/03]*,

(e) **Parking Surface**

Except for a one-Unit and Two-Unit Residential Use and a farmer's market, each Parking stall, maneuvering aisle and driveway shall be surfaced with asphalt or concrete;

(f) **Wheel Stops**

- (i) Except for one-Unit and Two-Unit residential uses, all Parking areas shall be provided with adequate curbs and wheel stops of not less than 15.24 centimetres (6 inches) in Height to ensure that vehicles are kept back from fences, exterior walls and landscaped areas;
- (ii) All curbs and wheel stops shall be located a minimum of 0.914 metres (3 feet) from the end of a Parking stall;

(g) **Delineation of Stalls**

Except for one-Unit and Two-Unit residential uses, each Parking Stall shall be clearly delineated by painted solid lines or other acceptable pavement marking device for each space, and shall be clearly numbered for identification;

(h) **Landscape Screening**

Except for one-Unit and two-Unit residential uses, unconcealed Parking areas shall be Bounded By a Landscape Screen of not less than 0.914 metres (3 feet), subject to vision clearance provision under Section 906(4)(h);

(i) **Lighting**

All lighting used to illuminate any Parking area shall be so shielded that no direct rays of light fall on any adjacent premises, or cause a glare problem for motorists on adjacent streets or lanes;

(j) **Projections Over a Stall**

When a projection over the front of a Stall occurs, minimum over head clearance of 1.219 metres (4 feet) shall be provided, and such projection shall not be more than 1.219 metres (4 feet). The leading edge of the projection is to be angled at 45 degrees and marked "CAUTION - LOW CLEARANCE" in black letters on a bright yellow background. The number of stalls with such projection shall not exceed 5 % of the total;

(4) Access Points, Driveway Slope and Vision Clearance

(a) A driveway in this Bylaw includes all required access to Parking or Loading Spaces;

(b) **Vehicular Access Standards and Specifications**

Vehicular access off a Street shall be designed to conform with the standards and specifications of the Subdivision and Development Control Bylaw;

(c) **Limitation of Access**

Subject to Section 906(4)(g) of this Bylaw:

(i) for a Lot abutting on both an opened Street and an opened lane, vehicular access shall be from the lane. No access will be permitted from the Street, except for a service station Use, a Civic Use or a passenger pick up and drop off use;

(ii) for a Lot abutting on two streets of different classifications, as defined in the Subdivision and Development Control Bylaw, vehicular access shall be located off the Street of the lower classification;

(iii) for a Lot abutting on Lonsdale Avenue, no vehicular access is permitted off Lonsdale Avenue, except for a service station use;

(d) **Stall Access Directly from Lane:**

Access to individual Parking stalls located directly off lanes shall be permitted in One-Unit, Two-Unit, Commercial and Industrial Zones only;

(e) **Lane Dedication**

Vehicular access may be obtained from a Lane providing the Lot in question has had deducted from it the required or proportionate dedication to the Lane road allowance, and the Lane has in turn a point of access and egress to an opened road allowance. Direct Parking access to or from a Lane will not be permitted in any zone, unless to a dedicated and opened lane;

(f) **Setbacks from Intersections:**

All driveway crossings providing ingress and egress to a Parking or Loading area shall be located at a minimum distance of 7.62 metres (25 feet) from the point of intersection of two streets, or 4.52 metres (15 feet) from the point of intersection of two lanes, or of a Street and a lane, when such road allowances intersect at an interior angle of 135 degrees or less;

(g) **Relaxation of Driveway Standards and Crossing Locations**

Notwithstanding any other provision in this Bylaw, alternate driveway widths or locations of crossings may be permitted by the City Engineer where, in his opinion:

- (i) the grade of the Lot exceeds 20%, or the driveway slopes are excessive for safe driving, or
- (ii) vehicular access from a Lane or Street is unavailable, or
- (iii) extraordinary traffic conditions so require or allow, or
- (iv) the vehicular access is to public parking;

(h) **Vision Clearance at Driveway Intersections**

Driveways shall provide an unobstructed view of pedestrians and traffic where such driveways intersect a street. Notwithstanding Principal or Accessory Buildings otherwise permitted in this Bylaw, no Structure or landscaping except high-branched trees shall exceed 0.914 metres (3 feet) in Height within the area Bounded By the driveway, the Lot line, and a line joining points along said lines 4.572 metres (15 feet) from their point of intersection;

(i) **Driveway Slope**

- (i) No driveway ramp shall exceed a slope of 10% (1:10) in the first 6.096 metres (20 feet) from the property line, and 12.5 % beyond the first 6.1m;
- (ii) The maximum allowable slope between a garbage storage area and pick-up point is 1%;

(j) **Steep Driveway**

A driveway ramp with a slope exceeding 5% (1:20) shall have a surface of at least 3.048 metres (10 feet) in length with a slope of 5% or less, before it meets the street or lane. Such surface may include the adjoining boulevard if approved by the City Engineer;

(k) **Crossfalls**

The maximum allowable crossfall in a Parking area is 5%;

(l) **Convex Mirrors on Ramps**

Convex mirrors are required on ramps to a Parking Structure where:

- (i) the width of the ramp does not permit vehicles to bypass each other; or
- (ii) a motorist coming in one direction cannot readily view a motorist coming in an opposite direction;

(m) **Clearance at Garage Entrance**

- (i) All driveway ramps and entrances to garages shall have a clear Height of 2.134 metres (7 feet);
- (ii) If a security gating system is used on a driveway ramp for two-way traffic movement, a clear width equal to the minimum driveway width shall be provided at the gate;

- (iii) If a key lock or magnetic card security system is used, the activation unit must be placed in the centre of the driveway ramp. When the ramp is less than 5.486 metres (18 feet), as permitted under Section 906(5)(e) the security gate shall be activated by a remote control unit in the vehicle;
- (iv) When the driveway is accessed from a street, the security gate and activation unit shall be setback a minimum of 5.486 metres (18 feet) from the property line such that a vehicle is off the Street and boulevard when stopped to activate the gate;

(5) Driveway Standards and Regulations

(a) Limits of Driveways and their Widths

Parking areas shall have unobstructed access to and egress from an open Street or Lane via not more than two driveways of not less than 2.743 metres (9 feet.) in width for one-way traffic, nor less than 5.486 metres (18 feet) in width for two-way traffic except that:

on a Lot of 18.288 metres (60 feet) or more in width, one driveway maybe added for each 464.5 square metres (5,000 square feet) of Parking area in excess of 929 square metres (10,000 square feet) unless otherwise specified in this Bylaw;

(b) Driveway Widths at Lot Line

Except where otherwise permitted in this or any other Bylaw, the maximum width of any driveway Crossing as measured at the property line shall be 6.096 metres (20 feet) in residential zones and 7.62 metres (25 feet) in all other zones;

(c) Dead-end Aisle

When angled Parking of 60 degrees or less is employed in combination with a dead-end aisle, it may be designed on the basis of a 3.5 metre (11.5 feet) aisle, providing said dead-end aisle does not exceed 19.81 metres (65 feet) in length and access to the aisle is from a Lane or internal driveway;

(d) **Parallel Parking**

When parallel Parking is employed in combination with a dead-end aisle, it may be designed on the basis of a 2.743 metres (9 feet) aisle providing said dead-end aisle does not exceed 13.716 metres (45 feet) in length and access to the aisle is from a Lane only;

(e) **Reduced Driveway Width**

Notwithstanding Section 906(5)(a), a two-way driveway ramp serving a residential Parking Lot with 10 or less stalls may have its width reduced to a minimum of 3.658 metres (12 feet) subject to Section 906(4)(l);

(6) **Disability Parking** [Bylaw 7650/Nov22/04]

Disability Parking [Bylaw 7650/Nov22/04] stalls shall:

- (a) be provided on the same Lot as the Building or Use it serves, *and located at building or lobby entrances, or as close as possible while being safely accessible;* [Bylaw 7650/Nov22/04]
- (b) *be calculated based on the calculations shown in Figure 9-4 and Figure 9-5;* [Bylaw 7650/Nov22/04]
- (c) *be not less than 4 metres (13.12 feet) wide, and a portion of the width may include up to 1.5 metres (4.92 feet) of an adjoining walkway, provided such walkway is a minimum of 4 metres (13.12 feet) in width, and shall not be less than 5.486 metres (18 feet) in length;* [Bylaw 7650/Nov22/04]
- (d) be designated with a pole mounted sign in conformance with the disabled Parking sign as set out in Schedule 2 of Division (23) of the regulations to the Motor Vehicle Act R.S.B.C. 1979, Chapter 288;
- (e) *when Disability Parking* [Bylaw 7650/Nov22/04] Spaces are provided for residential use, *at least one of the stalls shall be provided for use by visitors.* [Bylaw 7091/Adopted Feb. 1/99]
- (f) *disability parking spaces shall be held in common ownership and shall not be assigned to any strata lot unless agreed to by resolution of 75% of the strata corporation owners who do not include the original developer of the building.*
[Bylaw7650/Nov22/04]

907 SPECIFIC PARKING AND ACCESS REGULATIONS

(1) Parking and access in any zone is subject to Section 906 unless otherwise specified in Section 907;

(2) **Specific Parking and Access Regulations in Residential Zones**

(a) **Parking Location**

Parking stalls shall be sited to the rear of the front face of a Principal Building, inside a Building or underground, except in the RC-1, RC-2 or RG-1 Zones;

(b) **Exemption of Parking Location**

Notwithstanding Section 907(2)(a), in the area Bounded By the Trans Canada Highway No.1, the Lane west of Lonsdale Avenue, West 27th Street, and Chesterfield Avenue, Unenclosed Parking stalls may occur in front of the front face of the Principal Residential Use, provided that:

- (i) all such Parking stalls and driveways shall be surfaced with asphalt or concrete;
- (ii) driveway access to front yard Parking shall not exceed 4.57 metres (15 feet) in width;
- (iii) the on grade Parking surface shall accommodate not more than two spaces and in no case shall the parking, including driveway access, exceed an area of 50 square metres (538.2 square feet);
- (iv) the Parking surface shall be located not less than 2 metres (6.5 feet) from the Front Lot Line;
- (v) access to front yard Parking for corner lots will be limited in such a way that the nearest point of access to the intersecting property lines along the streets will be 10.363 metres (34 feet);

(c) **Non-Conforming Parking Location**

Notwithstanding subsections 907(2)(a) and 907(2)(b) in the One-Unit and Two-Unit residential zones, Parking shall be permitted in front of the front face of the Principal Building where the Principal Building was erected prior to July 7, 1950, and the original or subsequent Parking provision was located in front of the front face of the principal building;

(d) **Parking of Commercial and Recreational Vehicles**

Unless completely Enclosed within a Building or underground, a Parking Stall shall not be Used For the Parking or storing of:

- (i) commercial vehicles, except that one such vehicle of not more than 762 Kg (3/4 ton) rated capacity may be parked or stored on the Lot;
- (ii) contractors' equipment;
- (iii) house trailers, boat trailers or boats, except that any combination of these to a maximum combined length of 12.192 metres (40 feet) may be parked or stored on the Lot in any open space to the rear of the front face of a principal building, except that in the RC zones, such vehicles shall be located not less than 6.096 metres (20 feet) from the Front Lot Line;

(e) **Distance from Habitable Room Windows**

In the RC-1, RC-2, RG-1, RM-1 and RH-1 Zones, a Parking area shall be sited such that the surface of such Use at ground level, or a driveway for such use, is not within an arc of 3.048 metres (10 feet) in radius measured from the nearest surface of a window to a habitable room;

- (f) In the RM-1 Zone, Parking area may have access to and egress from a Lane along 50% of the Lot line abutting the lane;
- (g) On a Lot in the RC-1 and RC-2 Zones, the aggregate driveway widths shall not be more than 40% of the original Front Lot Line or 40% of the combined distance of the original front and Exterior Side Lot Lines;

(3) **Specific Parking and Access Regulations in Commercial Zones**

- (a) A principal Use in the CS-1, CS-2, or CS-3 Zone that is Unenclosed in whole or in part may have access to such Unenclosed area via not more than two driveways of not less than 2.743 metres (9 feet), nor more than 7.62m (25 feet) wide each;
- (b) A service station Use may have access via not more than two driveways of not more than 7.62 metres (25 feet) wide each from each Street upon which the Lot abuts, unless otherwise provided for in this Bylaw;
- (c) **An Accessory Apartment Use shall:**
 - (i) with the exception of visitors parking shall provide Concealed Parking for all required Parking Spaces;
 - (ii) provide parking in accordance with Section 907(2)(e);
- (d) **Parking or Off-Site Parking Spaces:**
 - (i) shall occupy not more than 95% of the surface of the Lot area;
 - (ii) in the C1-A and C1-B Zones shall be sited to the rear of a Principal Building, inside a building, or underground;
 - (iii) in the C-2 Zone shall be sited to the rear of the front face of a Principal Building, if there is a principal building;
 - (iv) in the CS-1 and C-2 Zones, shall have access and egress as specified in Section 906, except that for lots in excess of 0.4 hectare (one acre) in area, the maximum width of driveways may be increased to 10.973 metres (36 feet);

(4) Specific Parking and Access Regulations in the Lower Lonsdale Zones

(a) A Parking or an Off-Site Parking Use in the LL-1, LL-2, LL-3, LL-4 and LL-5 Zones:

- (i) shall be sited to the rear of the Principal Building, or be provided as Concealed Parking;
- (ii) shall be Concealed Parking where the Gross Floor Area of the Principal Building exceeds 1.0 times the Lot area;

(5) Specific Parking and Access Regulations in the W-1 Waterfront Industrial Zone

(a) Vehicular Access and Egress in W-1 Zone:

- (i) may be obtained from the Front, Rear or Exterior Side Lot Line and shall not exceed 10.973 metres (36 feet) in width;
- (ii) shall not be permitted within 12.192 metres (40 feet) of the intersection of two streets;
- (iii) may be obtained from a driveway shared by adjacent lots, subject to a registered Land Title Act covenant or easement on terms satisfactory to the City; but for individual lots access and egress points must be separated by not less than 12.192 metres (40
- (iv) may be obtained along the full length of the Rear Lot Line in the case where a Lot adjoins a Lane on a Rear Lot Line, provided that the area to the rear of any Principal Building shall not be Used For required Parking purposes;

(6) **Specific Parking and Access Regulations in the M-5 Light Industrial Zone**

- (a) In the M-5 Zone, vehicular access and egress to First Street shall be restricted to one driveway not to exceed a width of 7.62 metres (25 feet), except that:
- (i) where a shared driveway with an adjoining Lot is provided by a registered Land Title Act covenant, the total driveway width may be a maximum 10.973 metres (36 feet);
 - (ii) where a registered Land Title Act covenant under subsection 907(6)(a)(i) is employed for future shared access with an adjoining lot, then for the purpose of section 7A03(2) the access will be deemed to be an access point shared with an adjacent property;
 - (iii) where the Lot size is 3,251.5 square metres (35,000 square feet) or greater, vehicular access and egress may be provided by more than one shared driveway;

provided that the City need not approve said covenant if the existence of such driveway would be detrimental to the safety, convenience or welfare of the adjoining property owners or occupants or the public generally;

- (b) Vehicular access from Fell Avenue or Bewicke Avenue shall not be permitted;
- (c) Access and egress points located within 60.96 metres (200 feet) of the intersection of Fell Avenue and First Street shall be limited to right turn in and right turn out only;
- (d) A Parking Space shall not be located within a distance measured parallel to and 15.24 metres (50 feet) from the centre line of the First Street road allowance;

Specific Parking and Access Regulations in the Public Use and Assembly Zones

Parking in Public Use and Assembly Zones shall not occupy more than 90% of the surface of the Lot area;

908 MINIMUM PROVISION OF PARKING SPACES

(1) Fractional Number

The required Parking specified in this Bylaw is based on the minimum standard and the highest demand at any time of the day or year. When the calculation of Parking requirements results in a fraction of 0.5 or more of a space, one Parking Space shall be provided to meet this fractional requirement;

(2) Additional Parking Requirements

- (a) The required Parking Spaces shall be provided in accordance with Section 908(10), except that for a residential Building with three or more units developed at a density of 0.5 Floor Space Ratio or more, and for a Building in a Commercial, Industrial, or Public Use and Assembly Zone, one additional Parking Space is required for every 5.486 metres (18 feet), of potential public Parking on the curb or shoulder of the Street lost to provide a driveway Crossing accessing the Lot;
- (b) Subsection 908(2)(a) does not apply where vehicular access from the Lane is not available due to physical difficulties, unavailability of flankage access or extraordinary circumstances;

(3) Minimum Parking Provision

The minimum Parking required shall be the sum of the requirements for each Building class where a Building or buildings on a Lot fall within more than one Building class under subsection 908(10);

(4) Duration of Parking Provision

Parking shall be provided on a 24 hour per day basis for every day or portion thereof where a Use is in operation, whether the Use is in operation in whole or in part;

(5) Exclusive Parking Use

Parking Spaces shall not be credited as required Loading space, or space for refuse disposal containers;

(6) Recycling Container

A Parking Space shall not be discredited where it has been Used For the enclosure and storage of recycling containers as part of a Municipal Program for those buildings which commenced construction prior to December 31, 1990;

(7) Visitor Parking

Where provision of 10 or more Parking Spaces is required on a lot, visitor Parking shall be provided as part of the required Parking and shall:

- (a) be calculated at the ratio of 10% of the total Parking Spaces required or 0.2 spaces per dwelling unit, whichever is the greater;
- (b) *be provided in a common Parking area, clearly accessible and available to visitors at all times, and if located behind a security gate must be accessible by intercom [Bylaw 7537 Nov24/03];*
- (c) *All visitor stalls to be individually labelled "Visitor Parking Only";*
- (d) *visitor stalls shall be held in common ownership and shall not be assigned to any strata lot. [Bylaw 6935/Sept.22/97]*

(8) Calculation of Parking Requirements

Parking shall be provided in accordance with Part 9 of this Bylaw and the minimum number of Parking spaces provided shall be calculated on the basis of Figure 9-3:

Former Sections (8) and (9) deleted. Sequentially renumbered [Bylaw 6935/Sept.22/97]

Figure 9-3

MINIMUM PARKING PROVISION BY CLASS OF BUILDING

<u>Class of Building</u>	<u>Required Number of Spaces</u>
<u>A. Residential Uses</u>	
One-Unit Use, or a Two-Unit Use, or an Accessory One-Unit Use.	1 space per Dwelling Unit
Accessory Secondary Suite Use	1 space
Accessory Bed & Breakfast Use	1 space per bedroom for Bed & Breakfast Use
Accessory Boarding Use	1 space per two boarders
Accessory Home Occupation Use - Child Care	1 space
Cedar Village Residential Use in the RC-1 Zone	1 space per dwelling unit only plus 0.5 spaces per dwelling unit to be provided within a common parking area on the original lot, 1 space per dwelling unit where 0.5 space per dwelling unit is not provided with a common parking area
Cedar Village Residential Use in the RC-2 Zone	1.5 spaces per dwelling unit
A residential building with 3 or more units in a CD Zone developed at 0.5 FSR to 1.0 FSR	1.5 spaces per dwelling unit
Apartment, Medium-Density Apartment, High Density Apartment Residential Use, or an Accessory Apartment Use	1.2 spaces per dwelling unit
Child Care Use	3 spaces
<i>Rental Apartment Residential Use</i>	<i>0.75 Spaces per Dwelling Unit</i> <i>[Bylaw 7830 Feb5/07]</i>

B. Commercial Uses

A building in the C1-A, C1-B, LL-1, LL-2, LL-3, LL-4 and LL-5 Zones for Retail-Service Group 1 uses other than those mentioned specifically in this table	1 space per 69.67 square metres (750 square feet) of Gross Floor Area
A Building in the C-2, C-2A, C-3, CS-1 or CS-3 Zone for Retail-Service Group 1, Retail-Service Group 2, or Retail-Service Group 3 uses, other than those specifically mentioned in this table	1 space per 46.45 square metres (500 square feet) of Gross Floor Area
A Building licensed by the Liquor Control and Licensing Branch of British Columbia as a licensed establishment, other than a " Food Primary License " [Bylaw 7508 June 23/03 refers] or an area designated as a " Lounge Endorsement Area " [Bylaw 7508 June 23/03 refers]	1 space per 11.623 square metres (125 square feet) of licensed floor area, as established by the British Columbia Liquor Control Branch plus one space per 46.45 square metres (500 square feet) for the remainder of the Gross Floor Area
Licensee Retail Store [Bylaw 7508 June 23/03 refers]	1 space per 11.613 square metres (125 square feet) or Gross Floor Area accessible to the public, plus one space per 46.45 square metres (500 square feet) for the remainder of the Gross Floor Area
Tourist Accommodation Use	1 space per sleeping unit or dwelling unit
A Building in the CS-2 Zone	1 space per 23.225 square metres (250 square feet) of Gross Floor Area for accessory service station use, plus 1 space per 46.45 square metres (500 square feet) of the remainder of the Gross Floor Area
Bowling Alley Use	3 spaces per bowling lane
Building or buildings on one lot, with a combined floor area greater than 464.5 square metres (5,000 square feet), for a shopping centre, food store, or department store	1 space per 18.58 square metres (200 square feet) of Gross Floor Area
A restaurant developed as an integral part of a shopping centre in the CS-1 Zone	1 space per 18.58 square metres (200 square feet) of Gross Floor Area

Building in the CS-1 or CS-3 Zone for restaurants, cafes, and the sale of refreshments	1 space per 11.613 square metres (125 square feet) of Gross Floor Area
Car Wash - Automatic Use	1 space per 23.23 square metres (250 square feet) of Gross Floor Area
Wholesale or Warehouse in the CS-3 Zone	1 space per 92.9 square metres (1,000 square feet) of Gross Floor Area or 1 space per 2 persons employed on the lot, whichever is greater
Child Care Use	The parking requirement for this Use is as per the Retail Service Group 1 Use or Retail Service Group 2 Use in the respective zone and a minimum of 1 Parking Space provided for this Use shall be designed and marked as a drop off and pick up space located as close as possible to Building entry.

C. Industrial Uses

Industrial Use	1 space per 92.9 square metres (1,000 square feet) of Gross Floor Area or 1 space per 2 persons employed on the lot, whichever is greater
A Building in the M-5 Zone	1 space per 69.674 square metres (750 square feet) of Gross Floor Area.
Industrial Area Commercial Use in the M-4 Zone, other than those specifically mentioned in this table	1 space per 46.45 square metres (500 square feet) of Gross Floor Area
Light Industrial Use	1 space per 46.45 square metres (500 square feet) of Gross Floor Area for accessory retail service uses, architectural data, processing, drafting, engineering and surveying office uses, plus 1 space per 92.9 square metres (1,000 square feet) of the remainder Gross Floor Area

Waterfront use	1 space per 92.9 square metres (1,000 square feet) of Gross Floor Area for warehousing, manufacturing, service and repair shops, and 1 space per 46.45 square metres (500 square feet) of Gross Floor Area for permitted uses, unless otherwise specified in this Bylaw
Marina use	1 space per 2 mooring spaces and 1 space per 2 rental boats
Launching ramp, marine elevator, launching crane or derrick in the W-1 Zone	20 spaces per use, and 50 percent of all parking spaces provided shall be a minimum of 12.192 metres (40 feet) in length
Restaurant, cafe or licensed premises in the W-1 Zone	1 space per 11.613 square metres (125 square feet) of Gross Floor Area
Passenger terminal in the W-1 Zone	1 space per 16.722 square metres (180 square feet) of waiting area
Accessory One-Unit Residential Use in the W-1 Zone	1 space
Grain Elevator Use	1 space per 185.8 square metres (2,000 square feet) of Gross Floor Area or not less than 1 space per 2 persons employed on the lot, whichever is greater
Retail Building Supply Establishment in the M-3 Zone	1 space per 46.45 square metres (500 square feet) of Gross Floor Area Used For internal display or retail uses plus 1 space per 92.9 square metres (1,000 square feet) of Gross Floor Area Used For wholesaling and storage purposes
A Building or portion of a Building for a Mission for Seamen	1 space per 110 square metres (1,184 square feet) of Gross Floor Area
Child Care Use	1 space per 92.9 square metres (1,000 square feet) of Gross Floor Area or 1 space per 2 persons employed on the lot, whichever is greater

D. Public Use and Assembly Uses

Civic Uses and Assembly Uses	1 space per 100 square metres (1,076.4 square feet)
That portion of a building for Civic Use containing Accessory Recreational Retail Sales and Service Use	1 space per 46.45 square metres (500 square feet) Gross Floor Area
Building for churches, auditoriums, theatres and undertaking establishments	1 space per 11.61 square metres (125 square feet) of total assembly area. When any of these uses has more than one assembly area, the requirement shall apply to the largest only
Building for a public school a private school, kindergarten and a college	1.25 spaces per classroom, plus 1 for each 12 students in Grade 10 or over, and in equivalent occupational classes
Child Care Use	1 space per 100 square metres (1,076.4 square feet)

Figure 9-4

Disability Parking Requirements
for Medium Density, High Density, and Accessory Apartment Residential Uses

REQUIRED number of Disability Parking Spaces to be provided for Level 1 Adaptable Design Dwelling Units		REQUIRED number of Disability Parking Spaces to be provided for Level 2 or 3 Adaptable Design Dwelling Units	
Total Required Parking Spaces	Required number of Disability Parking Spaces for Level 1 Adaptable Design Dwelling Units	Total Required Parking Spaces	Required number of Disability Parking Spaces for Level 2 and 3 Adaptable Design Dwelling Units
1 – 25	1	1 – 25	2
26 – 50	2	26 – 50	4
51 – 100	3	51 – 100	6
101- 150	4	101 – 150	8
151 – 200	5	151 – 200	10
201 –250	6	201 – 250	12
251– 300	7	251 – 300	14
301 – 350	8	301 – 350	16
351 – 400	9	351 – 400	18
401 – 450	10	401 – 450	20

- Calculation of Disability Parking Spaces is based on the required number of parking spaces rather than the total parking spaces provided.

Figure 9-5

Disability Parking Spaces Requirements for all other non-residential Uses:

Total Number of Required Parking Spaces	Required Number of Disability Parking Spaces
0-25	1
26-50	2
51-100	3
101-150	4
151-200	5
One Disability parking Space per 50 required parking spaces over 200 spaces.	

PART 10: LOADING REGULATIONS

1001 REQUIRED LOADING SPACE

- (1) Loading Spaces are required for a Building for an Industrial, Commercial or Civic Use involving the movement of goods and materials by vehicles;
- (2) The minimum number of Loading Space required shall be one Loading Space per Building, or one Loading Space per 1393.5 square metres (15,000 square feet) of the Gross Floor Area, whichever is the greater;

1002 GENERAL LOADING REGULATIONS

(1) Design Standards

A Loading Space shall:

- (a) be located entirely on the same Site as the Building or Use to be served;
- (b) not be less than 2.743 metres (9 feet) in width, 9.144 metres (30 feet) long, and 4.191 metres (13.75 feet) in height, except that where more than one Loading Space is required or provided only one such Loading Space shall require a Height of 4.191 metres (13.75 feet), the remaining space shall have a Height of not less than 2.13 metres (7 feet);
- (c) not be located in a maneuvering aisle or driveway;
- (d) be accessible from a maneuvering aisle, Street or Lane via driveways permitting a sufficient turning radius for Loading trucks in accordance with the 1991 edition of the Turning Vehicle Templates published by the Transportation Association of Canada;
- (e) be surfaced with asphalt or concrete, curbed, graded and drained to properly dispose of surface water and be clearly delineated as a Loading space;

(2) **Lighting**

All lighting used to illuminate any Loading area shall be so shielded that no direct rays of light fall on any adjacent premises, or cause a glare problem for motorists on adjacent streets or lanes;

(3) **Driveway Slope**

No driveway ramp shall exceed a slope of 10% (1:10) in the first 6.096 metres (20 feet) from the property line, and 12.5% beyond the first 6.096 metres (20 feet);

(4) **Slopes and Crossfalls**

The maximum allowable slope or crossfall in a Loading area is 5%;

1003 SPECIFIC LOADING REGULATIONS

(1) **W-1 Zone**

Loading requirements in W-1 Zone shall be as follows:

- a) one Loading Space per 929 square metres (10,000 square feet) of Gross Floor Area or part thereof;
- (b) each Loading Space shall be not less than 9.144 metres (30 feet) in length, 3.048 metres (10 feet) in width and 4.267 metres (14 feet) in Height;
- (c) each Loading Space shall be separate from any required Parking spaces and shall not interfere with or block any access to the Lot or to Parking area;
- (d) no vehicle either Loading or unloading goods or materials to a Lot shall have any portion of the vehicle extending into any public road or right-of-way while Loading or unloading;

(2) **M-5 Zone**

A Loading Space in the M-5 zone shall not be located within a distance measured parallel to and 15.24 metres (50 feet) from the centre line of the First Street road allowance;

DIVISION V: COMPREHENSIVE DEVELOPMENT ZONES *(Sold Separately)*

Division V presents Comprehensive Development Zone Standards as an integral part of the “Zoning Bylaw, 1995, No. 6700”. Comprehensive Development (CD) Zones are identified on the Zoning Map. CD Zones are usually site specific and often create a package of Zoning standards unique to that site. CD Zones are most often created in response to a site specific development application. A Zoning Bylaw Amendment is then considered by Council in accordance with the City's Official Community Plan.

Users of Division V should thoroughly review the applicable Comprehensive Development Zone Standards. Many Comprehensive Development Zones also refer to Divisions I through IV of the “Zoning Bylaw, 1995, No. 6700” for general regulations or variances therefrom. Users are therefore advised to refer to other Divisions of the “Zoning Bylaw, 1995, No. 6700” as necessary. Division V may be purchased or viewed at City Hall.

DIVISION VI: ZONING MAP (Sold Separately)

(Tiles 1 – 41)

Division VI presents Zone boundaries for the City as provided for in Sections 302 and 1100. The City of North Vancouver Zoning Map is an integral part of the “Zoning Bylaw, 1995, No. 6700” and may be purchased or viewed at City Hall.

DIVISION VII: DEVELOPMENT PERMIT GUIDELINES *(Sold Separately)*

(Pages A1 – 48)

Purpose: Division VII contains Development Permit Guidelines. Development Permit Guidelines apply to specific Development Permit Areas, as designated through the Official Community Plan.

Development Permits are used by the City to influence the development of properties beyond standard Zoning regulations. If your property is in a Development Permit Area, you will likely require a Development Permit in addition to a Building Permit. Development Permits are a separate level of approval, usually issued prior to the issuance of Building Permits.

The following Development Permit Areas and Guidelines have been adopted:

- A: Shipyard Development Permit Area Guidelines
- B: Streamside Protection and enhancement Development Permit Area Guidelines *[Bylaw No. 7759/Mar27/06]*