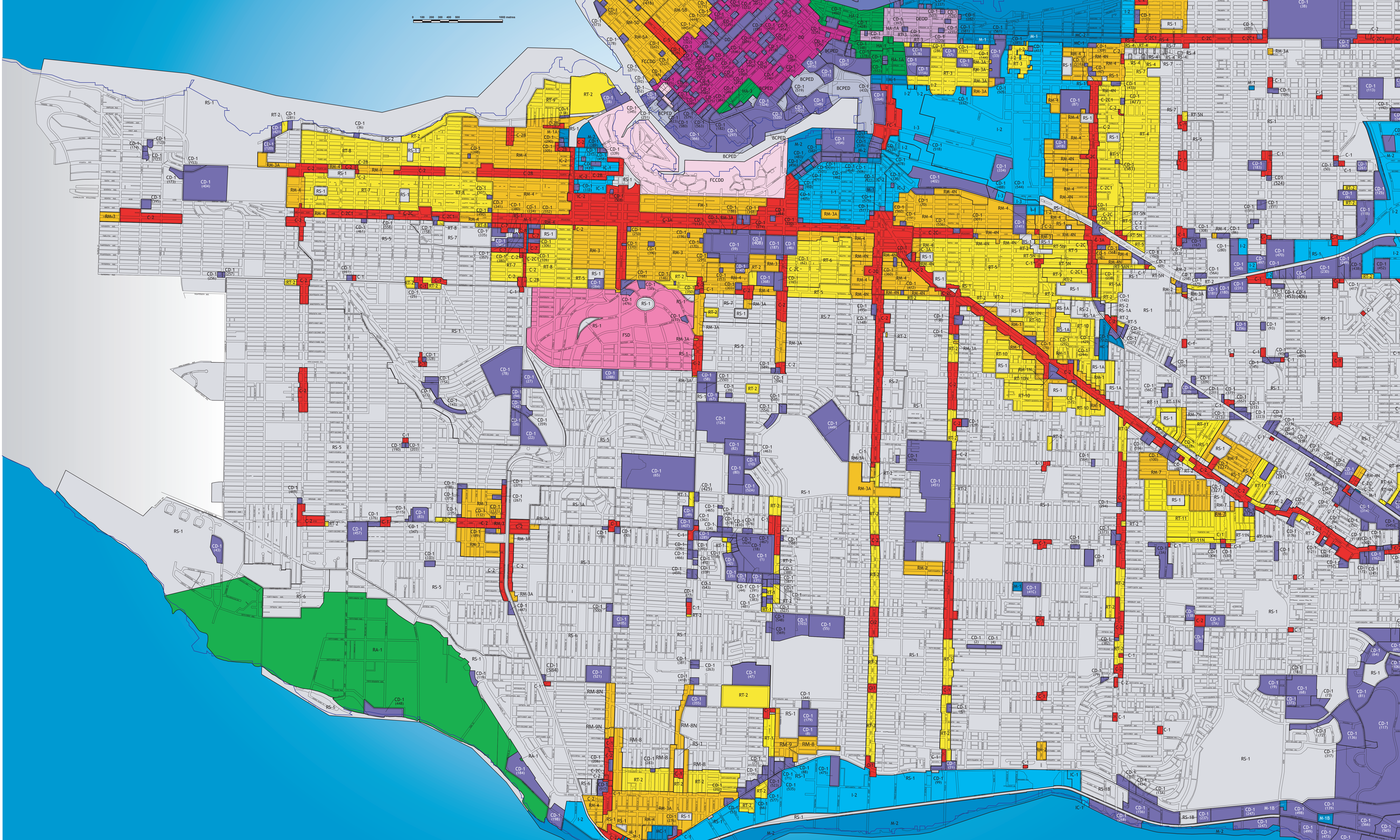


CITY OF VANCOUVER Zoning map

This map is a generalized, diagrammatic representation of Schedule D, Zoning District Plan, of the Zoning and Development By-law No. 3575, amended to By-law No. 11110, October 28, 2014. For the current zoning designation for a particular site, please refer to VanMap at <http://www.vancouver.ca/vanmap> or you may go to an Adobe PDF version of the diagrammatic map to view or print at <http://www.vancouver.ca/zoningmap>



City of Vancouver Zoning Districts

The City of Vancouver is divided into many zoning districts, shown on this map. Each zoning district has a corresponding district schedule in the Zoning and Development By-law. The following is a brief description of the intent of each district schedule, included here to provide a general understanding of the various zoning districts. The Zoning and Development By-law and applicable official development plan by-laws must be consulted for a definitive statement of district schedule intent and regulations. Where a zoning district applies to one specific area of the city, the area is noted in parenthesis. Where a zoning district is followed by the letter "M", noise mitigation for residential development is required.

Agricultural Districts

RA-1 Limited Agriculture District (Southlands)
The intent is to maintain and encourage the semi-rural, exurban and limited agricultural nature of this District, to permit low-density dwellings, and in specific circumstances to permit infill one-family dwellings.

One-Family Dwelling Districts

RS-1
The intent is to maintain the single-family residential character of the RS-1 District, but also to permit conditionally one-family dwellings with secondary suites. Emphasis is placed on encouraging neighbourhood development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape.

RS-1A
The intent is to maintain the single-family residential character of the District, but also to conditionally permit in some instances one secondary suite or additional dwelling unit in a single-family residence.

RS-1B (Riverside)
The intent is to maintain the single-family residential character of the District, but also to permit a second one-family dwelling on some sites.

RS-2
The intent is primarily to maintain the single-family residential character of the District, but also to conditionally permit in some instances the conversion of large homes to certain additional accommodation, and some two-family and multiple-family dwellings.

RS-3, RS-3A
The intent is to preserve and maintain the single-family residential character of the RS-3 and RS-3A Districts in a manner compatible with the existing amenity and design of development, and to encourage new development that is similar in character to existing development in this District. Emphasis is placed on encouraging neighbourhood development by preserving outdoor space and views and by ensuring that the bulk and size of new development is similar to existing development. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape. The RS-3 District permits a higher non-discretionary density than the RS-3A District.

RS-4 (Turner-Ferdale)
The intent is to maintain the single-family residential character of the District, to conditionally permit, in some instances, the conversion of large homes to certain additional accommodation, and some two-family dwellings and these approvals for certain residential conversion. Emphasis is on a high standard of livability and creation of a variety of dwelling unit types, including those approvals for certain residential conversion.

RS-5
The intent is to maintain the existing single-family residential character of the RS-5 District by encouraging new development that is compatible with the form and design of existing development, and by encouraging the retention and enhancement of existing housing stock. Emphasis is placed on conditionally one-family dwellings with secondary suites. Emphasis is placed on design compatibility with the established streetscape. Neighbourhood amenity is intended to be enhanced through the maintenance and addition of healthy trees and plants.

RS-6
The intent is to maintain the single-family residential character of the District, to encourage a good standard of building design, materials, and landscape development while allowing design diversity in new development and to encourage retention of existing housing stock. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established landscape.

RS-7
The intent is to maintain the single-family residential character of the RS-7 District and, on typical smaller lots, to conditionally permit two-family dwellings and multiple-family dwellings, and on larger lots, to conditionally permit multiple-family dwellings and infill. Neighbourhood amenity is enhanced through external design regulations.

RT-1
The intent is primarily to permit side-by-side two-family dwellings.

RT-2
The intent is to permit two-family dwellings and to conditionally permit, in some instances, low density multiple-family housing.

RT-3 (Strathcona/Kiwassa)
The intent is to encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings. Redevelopment is encouraged on sites with existing buildings of style and form which are consistent with the area's pre-1920 architecture. Emphasis is placed on the external design of additions to existing buildings and new buildings to encourage the preservation of the historic architectural character of the area. Floor area incentives are included to achieve the creation of affordable housing and the rehabilitation of original buildings which are important to the neighbourhood's character.

RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN
The intent is to encourage the retention of existing residential structures and to encourage and maintain a family emphasis. The RT-4, RT-4N, RT-5 and RT-5N Districts emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area, and on being neighbourly in scale and placement. In the RT-4A, RT-4AN, RT-5A and RT-5AN Districts this emphasis is limited to certain uses or, in RT-5A and RT-5AN Districts, to development seeking density relaxation.

RT-6 (Mount Pleasant)
The intent is to encourage the retention, renovation and restoration of existing residential buildings which maintain an architectural style and building form consistent with the area. Redevelopment is encouraged on sites with smaller buildings of building of architectural style and form which are consistent with the area. Emphasis is placed on requiring the external design of buildings and additions to buildings to follow the proportions, rhythm and details of architectural features of the area.

RT-7, RT-8
The intent is to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbour building scale and placement is emphasized.

RT-9 (Kitsilano Point)
The intent is to encourage new development with a diversity of character and neighbourly building scale and placement. The retention and renovation of existing buildings is also permitted on sites where buildings have historical or architectural merit.

RT-10, RT-10N
The intent is to encourage development of multiple small houses and duplexes on large lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Stacking and massing is intended to be compatible with, but not the same as, pre-existing single-family development. Retention of older character buildings and high quality architectural design of all new development are encouraged.

RT-11, RT-11N
The intent of this schedule is to allow a variety of housing options by encouraging development of multiple small houses and duplexes on larger lots and assembled sites, while continuing to permit lower intensity development on smaller sites, such as one-family dwellings with or without a secondary suite and/or a laneway house. Stacking and massing is intended to be compatible with, but not the same as, pre-existing single-family development. Laneway houses, secondary suites, and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality architectural design of new development is encouraged.

Multiple Dwelling Districts

RM-1, RM-1N
The intent is to encourage development of courtyard rowhouses on larger sites while continuing to permit lower intensity development on smaller sites. Stacking and massing is intended to be compatible with, but not the same as, pre-existing single-family development. High quality architectural design of all new development is encouraged.

RM-2
The intent is to permit low to medium density residential development, including low-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives.

RM-3, RM-3A
The intent is to permit medium density residential development, including high-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives.

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

RM-5, RM-5A, RM-5B, RM-5C, RM-5D (West End)
The intent is to permit a variety of residential developments and some compatible retail, office, service and institutional uses. Emphasis is placed on achieving development, which is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy. The RM-5A, RM-5B, RM-5C and RM-5D Districts permit greater densities than RM-5.

RM-6 (West End)
The intent is to permit high density residential development and some compatible retail, office, service and institutional uses. Emphasis is placed on achieving development which recognizes the formal character of Georgia Street and is compatible with the West End residential character along Alberni Street.

RM-7, RM-7N (Norguay)
The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, while continuing to permit lower intensity development, such as one-family dwellings with or without a secondary suite and/or a laneway house. Stacking and massing of new development are intended to be compatible with, but not the same as, pre-existing single-family development. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality design and livability standards are encouraged for new development.

RM-8, RM-8N (Marpole/South Cambie)
The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, while continuing to permit lower intensity development, such as one-family dwellings with or without a secondary suite and/or a laneway house. Stacking and massing of new development are intended to be compatible with, but not the same as, pre-existing single-family development. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality design and livability standards are encouraged for new development.

RM-9, RM-9N (Marpole/South Cambie)
The intent of this schedule is to encourage medium density residential buildings, such as low rise apartments, ground-oriented stacked townhouses and some compatible retail, office, service and institutional uses. Emphasis is on a high standard of livability and creation of a variety of dwelling unit types, including those approvals for certain residential conversion. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. All new development will demonstrate high quality design, ensure a high standard of livability and neighbourhood fit.

FM-1 (Fairview Slopes)
The intent is to encourage the retention of small-scale residential character of the Fairview Slopes neighbourhood by encouraging retention of the existing houses and service employment opportunities to serve a useful or necessary function in the city. It is also the intent to permit advanced technology industry, industry with a significant amount of research and development activity, and commercial uses compatible with and complementing light industrial uses.

CM-1
The intent is to provide for small-scale convenience commercial establishments, such as small convenience stores, grocery stores, and professional services, primarily to serve larger neighbourhoods, districts or communities and through discretionary approvals, to encourage good design and proper utilization of the land.

C-2
The intent is to provide for a wide range of commercial uses serving both local and city-wide needs, as well as residential uses, along arterial streets. Emphasis is on building design that fosters compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

C-2B
The intent is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and through discretionary approvals, to encourage good design and proper utilization of the land.

C-2C
The intent is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a distinct shopping area by increasing the residential component and limiting the amount of office use.

C-2C1
The intent is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a distinct shopping area by increasing the residential component and limiting the amount of office use.

C-3A
The intent is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatible with commercial uses.

C-5, C-6 (West End)
The intent is to provide for retail and services uses and form of development compatible with the primarily residential character of the West End and to provide for dwelling units in C-5A and C-6 designed to be compatible with commercial uses. External building design, the scale and function of which is oriented towards pedestrians, is encouraged. The C-5 district provides opportunities for commercial uses throughout the district and opportunities for nightlife in the Davie Village. The C-5A district differs from the C-5 district because C-5A provides density bonuses for social housing and secured market rental housing. The C-6 district differs from the C-5 and C-5A Districts because the C-6 district provides a transition between the Downtown and the West End by permitting a greater density and scale than the C-5 and C-5A Districts.

C-7, C-8 (Arbutus Neighbourhood)
The intent is to encourage the transition of a predominantly industrial and commercial area into a mixed-use community with a strong residential component, while preserving the character of existing development. Emphasis is placed on well-designed all-residential or mixed residential and commercial buildings. The C-7 District differs from the C-8 District in encouraging pedestrian-oriented retail uses at grade.

FC-1 (East False Creek)
The intent is to permit and encourage the development of a high density mixed commercial use neighbourhood, including some residential and compatible industrial uses. For commercial development, a variety of small-scale retail and service uses are encouraged. Larger, more regional-oriented office and retail commercial uses are limited in size and extent for individual sites.

Industrial Districts

M-1
The intent is to permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial employment opportunities to serve a useful or necessary function in the city. It is not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

M-1A (Cornwall & Cypress)
The intent is to permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial employment opportunities to serve a useful or necessary function in the city. It is not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

M-1B (S.E. Marine Lands)
The intent is to provide an industrial district schedule that permits industrial and other related uses under conditions designed to minimize conflicts with adjacent or nearby residential uses. The schedule is also intended to discourage uses that are not related to the industrial sector. While certain commercial and office uses are permitted as either outlying or conditional uses, the type and scale of non-industrial uses is restricted.

M-2
The intent is to permit industrial and other uses that are generally incompatible or potentially dangerous or environmentally incompatible when situated in or near residential districts but that are beneficial in that they provide industrial employment opportunities to serve a useful or necessary function in the city.

MC-1, MC-2 (West End)
The intent is to permit commercial, residential and industrial uses which are compatible with one another and with nearby residential districts. MC-2 is similar to MC-1, but limits dwelling uses in areas adjacent to heavy impact industrial areas.

Light Industrial Districts

IC-1, IC-2
The primary intent of this schedule is to permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts. It is also the intent to permit advanced technology industry, industry with a significant amount of research and development activity, and commercial uses compatible with and complementing light industrial uses.

IC-3
The primary intent is to permit a mix of light industrial, live arts and theatre, residential and related uses that are generally compatible with adjoining residential and commercial districts. Service uses compatible with and complementing light industrial uses and a limited number of office uses are also permitted, but not general retail stores. The general intent of the external design regulations is to achieve certain public objectives with respect to the historic Dawsey Creek watercourse.

I-1
The primary intent is to permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts. It is also the intent to permit advanced technology industry, industry with a significant amount of research and development activity. Service commercial uses compatible with and complementing light industrial uses are also permitted but not offices or retail stores.

I-2
The intent is to permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities to serve a useful or necessary function in the city. It is not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

I-3
The intent is to permit high technology industry, and industry with a significant amount of research and development activity, and commercial uses compatible with and complementing light industrial uses and with adjoining residential or commercial districts.

Historic Area Districts

HA-1, HA-1A (Chinatown)
The intent is to encourage the preservation and rehabilitation of the significant early buildings of Chinatown, while recognizing that the evolving activities that make this district an asset to the City need to be accommodated continuously. There are two Districts: HA-1 corresponds to the boundaries of the Provincially designated heritage sites; HA-1A is the remainder of Chinatown.

HA-2 (Gastown)
Gastown is the site of the old Granville Townsite, and is from this area that the City of Vancouver developed and grew. This District Schedule is designed to recognize the area's special status and to ensure the maintenance of Gastown's "turn of the century" historical and architectural character.

HA-3 (Yaletown)
The intent is to encourage the conservation and renovation of existing warehouse buildings and the construction of compatible new buildings, to produce a more contemporary mix of commercial, industrial and residential uses, and to introduce more activity-oriented uses into the area. Emphasis is placed on requiring the external design of buildings to follow the proportions, rhythm and details of the predominant circa 1900 architectural features, whether renovating or constructing a new building.

Comprehensive Development Districts

CD-1 (Site Specific)
A separate CD-1 bylaw exists for each area or site zoned CD-1, tailor-made to the intended form of development.

FCCDD (False Creek - South Side)
The intent of this District and accompanying official and area development plans is to encourage high standards of design and development for the south shore of False Creek, west of the Cambie Bridge.

DD (Downtown)
The intent of this District and accompanying official development plan is to ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users who live, work, shop or visit the Downtown.

CWD (Central Waterfront)
The intent of this District and its two accompanying official development plans (Central Waterfront and Coal Harbour) is to encourage the development of commercial, recreational, cultural and public uses throughout the waterfront area as well as residential uses west of Burrard Street. Amstar's Coal Harbour redevelopment is in this area, between Cardero and Burrard Streets.

DEDD (Downtown-Eastside/Oppenhimer)
The intent of this District and accompanying official development plan is to retain existing and provide new affordable housing for the population of the Downtown-Eastside/Oppenhimer area, and to provide for compatible commercial and industrial uses in some areas.

FSD (First Shaughnessy)
The intent of this District and accompanying official development plan is to protect and preserve Shaughnessy's unique pre-1940 single-family residential character. Provision is made to allow large pre-1940 houses to be redeveloped as multiple conversion dwellings, and to allow large sites with pre-1940 residential buildings to provide infill development.

BCPED (False Creek - North Side)
The intent of this District and its two accompanying official development plans (False Creek North and Southeast Granville Slopes) is to achieve a high standard of design and development within a number of residential neighbourhoods, parks, public facilities and commercial areas on the north side of False Creek.