

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. 11541 June 28, 2016. 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>

0 100 200 300 400 500 1000 metres



City of Vancouver Zoning Districts

The City of Vancouver is divided into many zoning districts, shown on this map, the Zoning District Plan. Each zoning district has a corresponding district schedule which provides the specific zoning regulations for that district. 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 No. 3575, amended to By-law No. 11541 June 28, 2016, 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 parentheses. Where a zoning district is followed by the letter "N", 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, equestrian and limited agricultural nature of this District, to permit one-family 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 periodically in some instances one secondary suite or additional dwelling in a single-family residence.

RS-1A

The intent is to maintain the single-family residential character of the District, but also to periodically permit in some instances one secondary suite or additional dwelling 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 larger homes to contain additional accommodation, and some two-family and multiple family dwellings.

RS-3, RS-3A

The intent is to maintain 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 its character to the existing development. 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. 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.

RS-8, RM-8N (Marpole/South Cambie)

The intent of this Schedule is to permit medium density residential development in this area. It is intended to encourage the ground-oriented stacked townhouse form, including courtyard and freehold rowhouses, 4-storey and 5-storey rowhouses, including lock-off units, within limits. The intent is to permit lower intensity development, such as one-family dwellings with secondary suites, and lock-off units are permitted, within limits, to provide flexible housing choices. All new development will demonstrate high quality design and livability standards.

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 character of the existing development. Emphasis is placed on the renovation of existing development but also to permit 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 treatment. The intent is to encourage the retention of existing buildings and to encourage retention of existing trees. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape.

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 conversion dwellings and, on larger lots, to conditionally permit multiple-family dwellings and infill. Neighbourhood amenity is enhanced through the design regulation.

RS-8

The intent is to maintain the single-family residential character of the RS-8 District, to conditionally permit, in some instances, one secondary suite or additional dwelling in a single-family residence.

RS-9

The intent is to maintain the existing single-family residential character of the RS-9 District, to conditionally permit, in some instances, one secondary suite or additional dwelling in a single-family residence.

RS-10

The intent is to maintain the single-family residential character of the RS-10 District, to conditionally permit, in some instances, one secondary suite or additional dwelling in a single-family residence.

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/Kwesel)

The intent is to encourage the retention of neighbourhood and streetscape character, particularly through the retention of existing buildings and structures where they are consistent with the area's pre-1920 architecture. Emphasis is placed on the external design of additions to existing buildings, and the retention of original buildings and historic 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 buildings and structures where they are consistent with the area's pre-1920 architecture. The RT-4, RT-4A, RT-4N, RT-5, RT-5A and RT-5AN Districts emphasis is placed on the external design of new buildings and additions being compatible with the historical character of the area, and to encourage the retention of original buildings and historic character of the area. This emphasis is limited to certain areas in RT-4, RT-4A, RT-5A and RT-5AN Districts, to development seeking density relaxations.

RT-6 (Mount Pleasant)

The intent is to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the area's pre-1920 architecture. The intent is to encourage the retention of existing buildings where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing architectural character, for new development, compatibility in external design. In all cases, neighbourhood building scale and placement is emphasized.

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 area's pre-1920 architecture. The intent is to encourage the retention of existing buildings where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing architectural character, for new development, compatibility in external design. In all cases, neighbourhood building scale and placement is emphasized.

C-5, C-6 (West End)

The intent is to provide for a variety of housing options by encouraging the retention and renovation of existing buildings and structures where they are consistent with the area's pre-1920 architecture. The intent is to provide for dwelling units in C-5 and C-6 designed to be compatible with commercial uses. External building design, the scale and function of which is consistent with the area's pre-1920 architecture, is encouraged. Opportunities for commercial uses throughout the district and opportunities for nightlife in the Davie Village. The C-5 District differs from the C-5A District in that it is intended to encourage development for social housing and 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 new development with a diversity of character and neighbourhood building scale and placement. The retention and renovation of existing buildings is also permitted on sites where buildings have historical or architectural merit.

RT-11, 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 and residential uses. Siting and massing is intended to be compatible with, but not the same as, pre-existing single family development. Emphasis is placed on the design of new development to reflect the character 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 the retention and renovation of existing buildings and structures where they are consistent with the area's pre-1920 architecture. The intent is to provide for dwelling units in C-5 and C-6 designed to be compatible with commercial uses. External building design, the scale and function of which is consistent with the area's pre-1920 architecture, is encouraged. Opportunities for commercial uses throughout the district and opportunities for nightlife in the Davie Village. The C-5 District differs from the C-5A District in that it is intended to encourage development for social housing and 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.

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 residential uses. The intent is to encourage a variety of retail and service uses are encouraged. Larger, more regional-oriented office and retail commercial uses are limited in size and extent for individual sites.

C-7, C-8 (Arbutus Neighbourhood)

The intent is to encourage the retention and renovation of existing buildings and structures where they are consistent with the area's pre-1920 architecture. The intent is to provide for dwelling units in C-5 and C-6 designed to be compatible with commercial uses. External building design, the scale and function of which is consistent with the area's pre-1920 architecture, is encouraged. Opportunities for commercial uses throughout the district and opportunities for nightlife in the Davie Village. The C-5 District differs from the C-5A District in that it is intended to encourage development for social housing and 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.

FC-2 (False Creek - North Side)

The intent of this District and accompanying official development plan is to achieve a high standard of design and development for the shore south of False Creek, west of Cambie Bridge.

CWD (Central Waterfront)

The intent of this District and accompanying official development plan is to encourage the retention and rehabilitation of the significant buildings and structures in the area, while recognizing that the evolving activities that make this district an asset to the City need to be accommodated contextually. There are two Districts H-1 corresponds to the boundaries of the Provincially designated heritage sites; H-1a is the remainder of Chinatown.

HA-2 (Gastown)

The intent is to maintain the character of the area, and to recognize the area's special status and to ensure the District Schedule is designed to recognize the area's historical character.

HA-4, HA-1A (Chinatown)

The intent is to maintain the character of the area, and to recognize the area's special status and to ensure the District Schedule is designed to recognize the area's historical character.

HA-3 (Yaletown)

The intent is to encourage the conversion and rehabilitation of the significant buildings and structures in the area, and to recognize the evolving activities that make this district an asset to the City need to be accommodated contextually. There are two Districts H-1 corresponds to the boundaries of the Provincially designated heritage sites; H-1a is the remainder of Chinatown.

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.

FCCD (False Creek - South Side)

The intent of this District and accompanying official development plan is to encourage high standards of design and development for the shore south of False Creek, west of Cambie Bridge.

DD (Downtown)

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

CWD (Central Waterfront)

The intent of this District and accompanying official development plan is to encourage the retention and rehabilitation of the significant buildings and structures in the area, while recognizing that the evolving activities that make this district an asset to the City need to be accommodated contextually. There are two Districts H-1 corresponds to the boundaries of the Provincially designated heritage sites; H-1a is the remainder of Chinatown.

DEOD (Downtown-Eastside/Oppenheimer)

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. The intent is to provide for a variety of compatible commercial and industrial uses in some areas.

FSD (False Creek - South Side)

The intent of this District and accompanying official development plan is to achieve a high standard of design and development for the shore south of False Creek, west of Cambie Bridge.

BCP (False Creek - North Side)

The intent of this District and accompanying official development plan 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.

Multiple Dwelling Districts

RM-1, RM-1N

The intent is to encourage development of compact buildings on larger sites, the intent is to provide lower intensity development on smaller sites. Siting 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 (Cornwall & Cypress)

The intent is to permit low medium-density residential development, including townhouse developments, 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 encourage 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 measure of community and social interaction. Emphasis is placed on creating increased income and the RM-3 District requires permission for residential development.

RM-4, RM-4N

The intent is to provide an industrial district schedule that permits industrial and related uses under specific conditions designed to be compatible with residential uses. The intent is to encourage an industrial sector that are not related to the residential uses. While certain commercial and office uses are permitted as either outright or conditional uses, the type and scale of non-industrial uses is restricted.

M-1, M-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 employment opportunities or serve a useful or necessary function in the city. It is the intent, however, to permit these uses in a manner which achieves an appropriate balance between residential and industrial uses. While certain industrial uses are permitted as either outright or conditional uses, the type and scale of non-industrial uses is restricted.

M-3, MC-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 employment opportunities or serve a useful or necessary function in the city.

Light Industrial Districts

IC-1, IC-2

The primary intent is to permit light industrial uses that are generally incompatible with residential land use, but are beneficial in that they provide industrial employment opportunities or 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.

RM-6 (West End)

The intent is to permit light industrial, office, service and institutional uses, compatible with and adjoining residential or commercial uses. Employment areas are encouraged to achieve development which recognizes the formal character of Georgia Street and is compatible with the West End residential street along Albert Street.

RM-7, RM-7N (Norway)

The intent is to encourage the development of ground-oriented stacked townhouse developments, which continue to permit lower intensity development, such as one-family dwellings with or without a secondary suite or a laneway house. Siting and massing of new development are intended to be compatible with the established character of the area. 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.

RS-3, RS-3A

The primary intent is to permit a mix of light industrial, arts and theatre, residential and related uses that are generally compatible with adjoining residential or commercial districts. It is also the intent to permit advanced technology, industry, industry with a significant amount of