

# 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. 9766, November 25, 2008.

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 a map called the Zoning District Plan. 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 the district schedules. 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.

### 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. It permits one-family dwellings and in specific circumstances to permit infill one-family dwellings.

### One-Family Dwelling Districts

**RS-1 One-Family Dwelling Districts**  
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 neighbourly 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 One-Family Dwelling District**  
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 One-Family Dwelling District (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 One-Family Dwelling District**  
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 contain additional accommodation, and some two-family and multiple-family dwellings.

**RS-3, RS-3A One-Family Dwelling Districts**  
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 neighbourly 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 One-Family Dwelling District (Turner-Ferdale)**  
The intent is primarily to maintain the single-family residential character of the District, to conditionally permit, in some instances, the conversion of large homes to contain additional accommodation, and some two-family dwellings and to accommodate retention of an existing residential building where creation of a new lot is otherwise avoided.

**RS-5 One-Family Dwelling Districts**  
The intent is to maintain the 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 renovation of existing development but also to permit conditionally one-family dwelling with accessory 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 One-Family Dwelling District**  
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 One-Family Dwelling District**  
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 external design regulations.

**RT-1 Two-Family Dwelling Districts**  
The intent is primarily to permit side-by-side two-family dwellings.

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

**RT-3 Two-Family Dwelling District (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 inconsistent with the area's historic architectural character. Emphasis is placed on the external design of additions to existing buildings and preservation of the 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 Two-Family Dwelling Districts**  
The intent is to encourage the retention of existing residential structures and to encourage and maintain a family emphasis. The RT-4, RT-5, RT-5A and RT-5AN Districts emphasize in particular 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 relaxations. The RT-4, RT-4A, RT-5A and RT-5AN Districts require evidence of noise mitigation for residential development.

**RT-6 Two-Family Dwelling District (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 or buildings of architectural style and form which are inconsistent 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 Two-Family Dwelling Districts**  
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 exterior architectural character, for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized.

**RT-9 Two-Family Dwelling District (Kitsilano Point)**  
The intent is to encourage redevelopment 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 Two-Family Dwelling Districts**  
The intent is to encourage development of multiple small houses and duplexes on large lots and accessory sites, while continuing to permit lower intensity development on smaller sites. Siting and siting 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.

### Multiple Dwelling Districts

**RM-1, RM-1N Multiple Dwelling Districts**  
The intent is to encourage development of courtyard rowhouses on larger sites while continuing to permit lower intensity development on smaller sites. Siting and siting 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 Multiple Dwelling District**  
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 Multiple Dwelling Districts**  
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 Multiple Dwelling Districts**  
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 Multiple Dwelling Districts (West End)**  
The intent is to encourage a variety of residential developments and some compatible retail, office, service and institutional uses. Emphasis is placed on service employment opportunities or serve a useful or necessary function in the city. The RM-5A, RM-5B and RM-5C Districts permit greater densities than RM-5.

The additional intent of the RM-5 District is to permit greater densities suited to families with children. The additional intent of the RM-5C District is to permit a greater range of uses.

**RM-6 Multiple Dwelling District (West End)**  
The intent is to permit high density residential development and some compatible retail, cultural, recreational, 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 Albers Street.

**FM-1 Multiple Dwelling District (Fairview Slopes)**  
The intent is to enhance the small-scale residential character of the Fairview Slopes neighbourhood by encouraging retention of the existing houses and service employment opportunities or 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.

### Commercial Districts

**C-1 Commercial District**  
The intent is to provide for a small convenience commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and certain limited service uses, and to provide for dwelling uses designed compatibly with commercial uses.

**C-2 Commercial District**  
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 furthers compatibility among uses, ensures livability, limits impact on adjacent residential uses, and contributes to pedestrian interest and amenity.

**C-2B Commercial District**  
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 district shopping area by increasing the residential component and limiting the amount of office use.

**C-2C Commercial District**  
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 district shopping area by increasing the residential component and limiting the amount of office use.

**C-2C1 Commercial District**  
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 district shopping area by increasing the residential component and limiting the amount of office use.

**C-3A Commercial District**  
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 compatibly with commercial uses.

**C-5, C-6 Commercial Districts (West End)**  
The intent is to provide for retail and service uses and forms of development which are compatible with the primarily residential character of the West End, and to provide for dwelling units designed compatibly with commercial use. Emphasis is placed on requiring the external design of buildings to be oriented to the pedestrian in terms of scale and functional considerations. The C-5 District provides a transition between Downtown and the West End by permitting a greater density and scale and range of uses than C-5.

**C-7, C-8 Commercial Districts (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 respecting the needs of existing development. Emphasis is placed on well-designed all-residential or mixed residential and commercial buildings. The C-8 District differs from the C-7 District in encouraging pedestrian-oriented retail uses of grade.

**FC-1 Commercial District (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

**MC-1, MC-2 Industrial Districts**  
The intent is to permit residential, residential and industrial uses which are compatible with one another and with nearby residential districts. MC-2 similar to MC-1 but limits dwelling uses in areas adjacent to heavy impact industrial zones.

**M-1 Industrial District**  
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 not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

**M-1A Industrial District (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 or 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 Industrial District (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 outright or conditional uses, the type and scale of non-industrial uses is restricted.

**M-2 Industrial District**  
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 Industrial Districts**  
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, and commercial uses compatible with and complementing light industrial uses.

The general intent of external design regulations in the IC-2 District is to achieve a form of development compatible with the function and character of adjoining major streets.

**IC-3 Industrial District**  
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 Brewery Creek water course.

**I-1 Industrial District**  
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, and 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 Industrial District**  
The primary intent is to permit light 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 not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

**I-3 Industrial District**  
The intent is to encourage the preservation and rehabilitation of a significant amount of research and development activity. It is also the intent to permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts.

### Historic Area Districts

**HA-1, HA-1A Historic Area Districts (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 the district an asset to the City need some accommodation. The Schedule may permit a range of uses provided that reasonable, but not rigorous, concern for compatibility are met.

To achieve this intent, this Schedule provides the basic development controls that regulate land use and building form. There are two Districts: HA-1 corresponds to the boundaries of the Provincially designated sites; HA-1A is the remainder of Chinatown.

**HA-2 Historic Area District (Gastown)**  
The intent is to encourage the preservation and rehabilitation of the significant early buildings of Gastown, while recognizing that the evolving activities that make the district an asset to the City need some accommodation. The Schedule may permit a range of uses provided that reasonable, but not rigorous, concern for compatibility are met.

To achieve this intent, this Schedule provides the basic development controls that regulate land use and building form. There are two Districts: HA-1 corresponds to the boundaries of the Provincially designated sites; HA-1A is the remainder of Chinatown.

**HA-3 Historic Area District (Yaleton)**  
The intent is to encourage the preservation and renovation of existing warehouse buildings and the construction of compatible new buildings, to provide a more contemporary mix of commercial, industrial and residential uses, and to introduce more activity-oriented uses into this 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 Comprehensive Development District**  
A specific CD-1 by-law exists for a portion of an area of site-zoned CD-1, tailor-made to the intended form of development.

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

**DD Comprehensive Development District (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 population of the Downtown-Eastside/Oppenheimer area, and to provide for compatible commercial and industrial uses in some areas.

**CWD Comprehensive Development District (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, Marathan's Coal Harbour redevelopment is in this area, between Cardero and Burrard Streets.

**DEOD Comprehensive Development District (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/Oppenheimer area, and to provide for compatible commercial and industrial uses in some areas.

**FSD Comprehensive Development District (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 be infilled development.

**BCPED Comprehensive Development District (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.