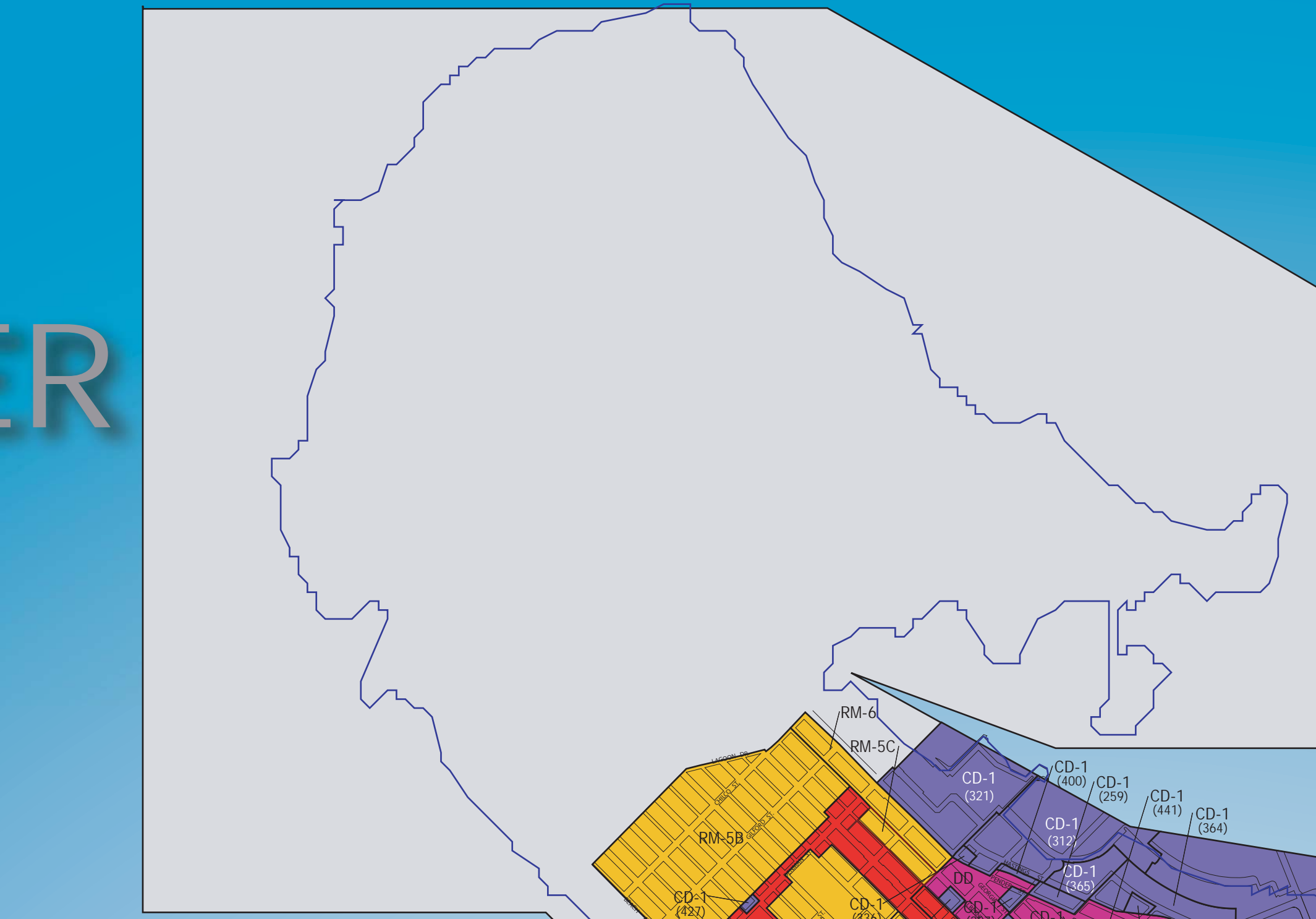


# CITY OF VANCOUVER Zoning Map

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. 9289, May 16, 2006.

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. Intended 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.

### Agricultural Districts

**RA-1 Limited Agriculture District (Southlands)**  
The intent is to maintain and encourage the semi-rural, agricultural nature of this District. To permit one-family dwellings and in specific circumstances to permit (a) 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 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 One-Family Dwelling District**  
The intent is to permit high density residential development, 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 encourage the single-family residential character of the RS-3 and RS-3A Districts in a manner compatible with the existing amenity and character of the neighbourhood, 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 One-Family Dwelling District (Turner-Ferdale)**  
The intent is to maintain the single-family residential character of the District, but conditionally permit, in some instances, the conversion of large homes to contain additional accommodation, and some two-family dwellings and multiple conversion dwellings and, on larger lots, to conditionally permit multiple family dwellings and (a) one-family dwellings.

**RS-5 One-Family Dwelling Districts**  
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 landscaping. Neighbourhood amenity is 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 (a) one-family dwellings.

**RT-1 Two-Family Dwelling District**  
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 building form of existing character buildings. Redevelopment is encouraged on sites with existing buildings of high quality and form which are consistent with 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**  
**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-4A, RT-4N and RT-5N districts emphasize 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 relaxations. The RT-4, RT-4A, RT-4N 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 small, or do not contribute to the 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, neighbourly building scale and placement is emphasized.

**RT-9 Two-Family Dwelling District (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 Two-Family Dwelling Districts**  
The intent is to encourage development of multiple small houses and duplexes on large lots and associated sites, while continuing to permit 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. 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 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 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 high 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 permit high density residential development and some compatible retail, office, service and institutional uses. Emphasis is placed on achieving development which is compatible with neighbouring development with respect to neighbourhood character, open spaces, view retention, sunlight access and privacy. 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 require development 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 George 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 by encouraging the retention of existing houses and permitting new low-profile residential development which may include some compatible commercial, light industrial and ancillary uses, designed to optimize the amenities inherent in the topography and location of this neighbourhood.

### Commercial Districts

**C-1 Commercial District**  
The intent is to provide for small-scale convenience commercial establishments, catering primarily to the needs of a local neighbourhood and providing primarily retail sales and certain limited service functions, 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 impacts on residential sites, 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 pedestrian-oriented 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 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 regionally-oriented office and retail commercial uses are limited in size and extent for individual sites.

**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 residential area 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 at 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 regionally-oriented office and retail commercial uses are limited in size and extent for individual sites.

**MC-1, MC-2 Industrial Districts**  
The intent is to permit commercial, residential and industrial uses which are compatible with one another and with nearby residential uses. 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 those uses in a manner which achieves an acceptable level of compatibility with adjacent residential districts and to not 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 or potentially dangerous or environmentally incompatible when situated in or near residential districts but that 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, low 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 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 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 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.

### I-3 Industrial District

The intent is to permit high technology industry, and industry with 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 this district an asset to the City need to be accommodated continually. The Schedule may permit a range of uses provided that reasonable, but not excessive, concerns for compatibility are met.

To achieve this intent, this Schedule provides the basic development controls that regulate land uses 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)**  
Gastown is the site of the old Granville Townsite, and it 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 Historic Area District (Yaletown)**  
The intent is to encourage the conversion 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 encourage the retention and enhancement of existing buildings, and to require 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 District exists for each 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 development plan is to encourage high standards of design and development in 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 benefit of all users who live, work, shop or visit the Downtown.

**CWD Comprehensive Development District (Central Waterfront)**  
The intention 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. Marathon's Coal Harbour redevelopment is in this area, between Gastown 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 provide infill 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.