



ZONING BYLAW 8500

City of Richmond

Office Consolidation: July 28, 2021

This document is an office consolidation of Richmond Zoning Bylaw 8500 (adopted on November 16, 2009) and subsequent amendments adopted by City Council.

All persons making use of this consolidation are reminded that it has no Council sanction, that amendments have been incorporated only for convenience of reference, and that for all purposes of interpretation and application the original bylaws should be consulted.

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Zoning Bylaw 8500

Bylaw Amendment List

Bylaw No.	Zoning District	Purpose	Adopted
8440	ZLR24	Removes 18.24 Low Rise Apartment (ZLR24) from Section 26 – Site Specific Zones in Progress and adds 18.24 Low Rise Apartment (ZLR24) to Section 18 Site Specific Residential (Low Rise Apartment) Zones of Part C: Site Specific Zones of Zoning Bylaw 8500 for 9420, 9460, 9480 and 9500 Odlin Road.	2009/11/23
8455	ZS20	Removes 15.20 Coach House (ZS20) from Section 26 – Site Specific Zones in Progress and adds 15.20 Coach House (ZS20) to Section 15 Site Specific Residential Zones (Single Detached) of Part C: Site Specific Zones of Zoning Bylaw 8500 for 3051 Catalina Crescent.	2009/12/14
8554	Section 3 and Section 12	Adds definition for “indoor shooting range” to Sub-Section 3.4 Use and Term Definitions. Adds “indoor shooting range” as an Additional Use to Section 12.1.3.B Industrial (I). Adds clauses 3. to 6. to Section 12.1.11 Other Regulations, and renumbers the existing clause 6 to be clause 7., in Section 12.1 Industrial (I) zone.	2009/12/14
8552	Section 23.1	Amends Section 23.1 Industrial Limited Retail (Z11) by inserting “retail, liquor 2” in Section 23.1.3B Additional Uses and by inserting a new subsection 2. into 23.1.11 and renumbering the existing subsections accordingly.	2009/12/21
8460	ZT69	Removes 17.69 Town Housing (ZT69) from Section 26 – Site Specific Zones in Progress and adds 17.69 Town Housing (ZT69) to Section 17 Site Specific Residential Zones (Town Houses) of Part C: Site Specific Zones of Zoning Bylaw for 9460 and 9480 Westminster Highway.	2010/01/11

Bylaw No.	Zoning District	Purpose	Adopted
8450	ZT67	Adds Subsection 2 to 17.67.4 Permitted Density of Section 17.67 Town Housing (ZT67) for 9631, 9651, 9691, 9711, 9751, 9791 Alexandra Road and 4471, 4511, 4531, 4551 No. 4 Road.	2010/01/25
8439	ZLR23	Removes Section 18.23 Low Rise Apartment (ZLR23) from Section 26 Site Specific Zones in Progress and adds Section 18.23 Low Rise Apartment (ZLR23) to Section 18: Site Specific Residential Zones (Low Rise Apartments) to Part C: Site Specific Zones of Zoning Bylaw 8500 for 6760, 6780, 6800 Eckersley Road; 8500, 8520, 8540 Park Road; 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place.	2010/02/08
8309	ZT68	Removes 17.68 Town Housing (ZT68) from Section 26 – Site Specific Zones in Progress and adds 17.68 Town Housing (ZT68) to Section 17 Site Specific Residential Zones (Town Houses) of Part C: Site Specific Zones of Zoning Bylaw for 10911, 10931, 10951, 10971 and 10991 Steveston Highway.	2010/03/08
8545	ZT43	Amends Section 17.43 Town Housing (ZT43) by inserting “housing, apartment” in Section 17.43.2 Permitted Uses, inserting “and apartment housing” in clause 3 of Section 17.43.4 Permitted Density, inserting “and apartment housing” in clause 3 of Section 17.43.5 Permitted Lot Coverage, inserting a new subsection 6. into 17.43.6 and inserting “and apartment housing” in clause 2 of Section 17.43.7 Permitted Heights for 6451 Princess Lane.	2010/03/08
8527	CV	Amends Section 10.7 Vehicle Sales (CV) by adding to 10.7.4. Permitted Density Subsection 1, a clause (b) for 5571 Parkwood Way.	2010/03/22

Bylaw No.	Zoning District	Purpose	Adopted
8582	Sections 3.4, 4.12, 5.18, 7.5, 8.2, 9.3, 10.3, 12.1, 12.2, 12.3, 12.4 and 12.5	"Housekeeping Amendments". Adds definition for "commercial vehicle parking and storage"; replaces definitions for "entertainment, spectator", "fleet service" and "recreation, indoor" in Section 3.4. Replaces Section 4.12.3. Adds sub-section 5.18 after sub-section 5.17 in Section 5. Replaces Section 7.5.6. Adds sub-section 8.2.4.6 to Section 8.2. Deletes "vehicle sale/rental" from Section 9.3.2 and replaces with "vehicle rental, convenience". Adds sub-section 10.3.7 after 10.3.6 in Section 10.3. Deletes "parking, non-accessory" and replaces with "commercial vehicle parking and storage" for Sections 12.1.2, 12.4.2 and 12.5.2. Adds "commercial vehicle parking and storage" to Sections 12.2.2 and 12.3.2.	2010/04/19
8343	ZT23	Amends Section 17.23 Town Housing (ZT23) – Laurelwood, by replacing section 17.23.8.2.	2010/04/26
8433	ZR6	Removes 21.6 Congregate Housing (ZR6) – ANAF Legion (Steveston) from Section 26 – Site Specific Zones in Progress and adds 21.6 Congregate Housing (ZR6) – ANAF Legion (Steveston) to Section 21 Site Specific Residential (Other) Zones of Part C: Site Specific Zones of Zoning Bylaw for 11900 No. 1 Road and 4091, 4111 Chatham Street.	2010/05/25
8444	ZT60	Amends Section 17.60 Townhousing (ZT60) – North McLennan (City Centre), by adding a new clause 2. to 17.60.6 Yards and Setbacks, and renumbers following clauses. Adds "or exterior side yard" to clauses 17.60.6.3 and 17.60.6.4. Adds new clause 7. to 17.60.6 Yards and Setbacks.	2010/05/25

Bylaw No.	Zoning District	Purpose	Adopted
8624	RCH	Amends Section 8.3 Coach Houses (RCH) by repealing and replacing subsections 8.3.1, 8.3.4.2., 8.3.6.8 (which is renumbered to 8.3.6.7), 8.3.7.1, and 8.3.7.6. Subsection 8.3.6.6 is deleted in its entirety (and the following subsections renumbered accordingly). New subsection 8.3.11.2 is added after 8.3.11.1.	2010/07/19
8616	CN	Amends Section 9.1 Neighbourhood Commercial (CN) by repealing subsection 9.1.3 Secondary Uses and replacing it with subsections 9.1.3 A Secondary Uses and 9.1.3 B Additional Uses. Inserts clauses 5 and 6 to subsection 9.1.11 Other Regulations for 3031 Beckman Place.	2010/07/26
8617	CDT1	Amends Section 9.3 Downtown Commercial (CDT1) by replacing clause 1 of subsection 9.3.11 Other Regulations and deleting clause c) in its entirety from 9.3.11.1.	2010/07/26
8604	RCL1, RCL2, RCL3	Amends Section 9.4 Residential/Limited Commercial (RCL1, RCL2, RCL3) by repealing Section 9.4.3 Secondary Uses and replacing it with a new Section 9.4.3 Secondary Uses; repealing subsection 9.4.4.4 and replacing it with a new subsection 9.4.4.4; repealing Section 9.4.11 Other Regulations and replacing it with a new Section 9.4.11 Other Regulations.	2010/09/13

Bylaw No.	Zoning District	Purpose	Adopted
8581	Section 3.4 Use and Term Definitions and 14.1	Amends Section 3.4 Use and Term Definitions by adding a new definition for “cranberry processing facility”. Amends Section 14.1 Agriculture (AG1; AG2; AG3) by repealing section 14.1.1 Purpose and replacing it with a new section 14.1.1 Purpose (which includes the new subzone AG4); by adding “cranberry processing facility” to Section 14.1.2. Permitted Uses; adding new subsection 14.1.4.4 to Permitted Density; adding new subsection 14.1.5.2 to Permitted Lot Coverage; adding new subsections 14.1.6.5 and 14.1.6.6 to Yards & Setbacks; adding new subsections 14.1.7.6 and 14.1.7.7 to Permitted Heights; and adding a new subsection 14.1.11.14 Other Regulations and renumbering the following subsections accordingly.	2010/09/13
8310	15.19	Adds Section 15.19 Single Detached (ZS19) – Mirabel Court (Blundell Area) to Section 15 Site Specific Residential Zones (Single Detached) for 8091 Gilbert Road, 6760 and 6800 Blundell Road. Removes Section 15.19 Single Detached (ZS19) – Mirabel Court (Blundell Area) from Section 26 - Site Specific Zones in Progress.	2010/09/13
8517	19.7	Adds Section 19.7 High Rise Apartment (ZHR7) – Lansdowne Village (City Centre) for 7500 Alderbridge Way to Section 19 Site Specific Residential Zones (Higher Density). Removes Section 19.7 High Rise Apartment (ZHR7) – Lansdowne Village (City Centre) from Section 26 - Site Specific Zones in Progress.	2010/09/13

Bylaw No.	Zoning District	Purpose	Adopted
8428	20.15	Adds Section 20.15 Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre) for 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a surplus portion of No. 3 Road to Section 20 Site Specific Mixed Use Zones. Removes Section 20.15 Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre) from Section 26 - Site Specific Zones in Progress.	2010/09/13
8494	20.16	Adds Section 20.16 Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie) for 9371 & 9411 Alexandra Road to Section 20 Site Specific Mixed Use Zones. Removes Section 20.16 Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie) from Section 26 – Site Specific Zones in Progress.	2010/09/27
8634	12.5	Amends Section 12.5 Industrial Storage (IS) by repealing and replacing subsections 12.5.1 Purpose; 12.5.4 Permitted Density; and 12.5.5 Permitted Lot Coverage. Also amended Section 12.5 Industrial Storage by inserting subsection 3 into 12.5.7 Permitted Heights; by inserting subsection 2 into 12.5.9 Landscaping and Screening; and by inserting subsections 2 and 3 into 12.5.11 Other Regulations.	2010/09/27
8609	14.1	Amends Section 14.1 Agriculture (AG1; AG2; AG3; AG4) by deleting section 14.1.6.1 in its entirety and substituting it with a new subsection 14.1.6.1.	2010/11/15
8674	18.24	Amends Section 18.24 Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) by inserting to 18.24.6 Yards & Setbacks Subsections 1, 2 and 3, a clause d).	2010/12/20

Bylaw No.	Zoning District	Purpose	Adopted
8575	Section 17.61	Amends Section 17.61 Town Housing (ZT61) by replacing Diagram 1 in Section 17.61.4.4; adding new subsection directly after Section 17.61.6.5 and renumbering remaining subsections accordingly; and replacing Section 17.61.10.1 for 22331 Westminster Highway.	2010/12/20
8684	Sections 3.4, 4.4, 4.5, 4.17, 10.3, 10.4, 12.3, 12.4, 14.1, 18.22, 20.9, 22.1, 23.2	"Housekeeping Amendments". Replaces definitions for "boarding and lodging"; "dwelling or dwelling unit"; "live/work dwelling"; "retail, general"; "service, personal"; and "structure, accessory". Replaces subsection 4.4.1.c). Replaces subsection 4.5.1.a). Adds section 4.17 Separation Between Uses after section 4.16. Adds "commercial storage" as a permitted use to Section 10.3 and deletes "service, massage" from the permitted uses of Section 10.3. Replaces subsection 10.3.6.7. Adds "recreation, outdoors" as a permitted use to Section 10.4. Adds "vehicle repair" as a permitted use to Section 12.3. Adds "commercial storage" as a permitted use to Section 12.4. Replaces subsections 14.1.6.2.b) and 14.1.6.2.c). Replaces subsections 18.22.11.1 and 18.22.11.2. Adds "amusement centre" as a permitted use to Section 20.9. Adds "amusement centre" as a secondary use to Section 22.1. Adds "services, personal" as a permitted use to Section 23.2.	2011/01/17
8580	Sections 5.15 & 20.19	Adds new Section 20.19 Commercial Mixed Use (ZMU19) – Broadmoor to Section 20 Site Specific Mixed Use Zones, and adds ZMU19 to the tables in subsections 5.15.1, 5.16.1 and 5.16.2.	2011/01/24

Bylaw No.	Zoning District	Purpose	Adopted
8672	Sections 3, 5.5, 7.7, 8.1, 8.2, 8.3, 14.1, 15.1 to 15.8, 15.10 to 15.20	Replaces definition of “bed and breakfast” in Section 3. Replaces Section 5.5. Adds “bed and breakfast” to Table 7.7.2.1 (in Section 7) – effective Sept. 30, 2011. Deletes RS3/A-H, J-K from Sections 8.1, 8.2 and 8.3. Deletes AG2 from Section 14.1. Adds “bed and breakfast” to Secondary Uses in Sections: 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.10, 15.11, 15.12, 15.13, 15.14, 15.15, 15.16, 15.17, 15.18, 15.19, and 15.20.	2011/01/24
8696	Section 13.3	Adds new subsection 2 to 13.3.11 Other Regulations for 10640 No. 5 Road.	2011/03/14
8716	Section 18.24	Adds new subsection 3 to 18.24.4 Permitted Density and renumbers following subsections in 18.24 Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) (for 9388 Odlin Road – formerly 9340, 9360 and 9400 Odlin Road).	2011/04/26
8760	Sections 12.3, 12.4, 23.1, 23.2, 23.3, 23.4, 23.5, 23.7	Adds “health service, minor” in alphabetical order as a permitted use to Sections 12.3, 12.4, 23.1, 23.2, 23.3, 23.4, 23.5, and 23.7.	2011/05/16
8743	Sections 4.9, 4.12, 6.8, 8.6, 8.7, 8.8, 8.9, 17.15, 17.18, 17.45.	“Housekeeping Amendments”. Adds new clause 4.9.8 to Section 4.9; replaces clause 4.12.6; adds new Section 4.12.A. and clauses 4.12.A.1 and 4.12.A.2 after Section 4.12; replaces clause 6.8.3 in Section 6.8; replaces clauses 8.6.5.2 and 8.6.5.3 in Section 8.6; replaces clauses 8.7.5.2 and 8.7.5.3 in Section 8.7; replaces clauses 8.8.5.2 and 8.8.5.3 in Section 8.8; replaces clauses 8.9.5.2 and 8.9.5.3 in Section 8.9; replaces clauses 17.15.5.2 and 17.15.5.3 in Section 17.15; replaces clauses 17.18.5.2 and 17.18.5.3 in Section 17.18; replaces clauses 17.45.5.2 and 17.45.5.3 in Section 17.45.	2011/06/20

Bylaw No.	Zoning District	Purpose	Adopted
8457	23.9	Adds Section 23.9 Industrial Storage (ZI9) – Knox Way (East Richmond) to Section 23 Site Specific Industrial Zones. Removes Section 23.9 Industrial Storage (ZI9) – Knox Way (East Richmond) from Section 26 - Site Specific Zones in Progress.	2011/06/27
8486	21.7	Adds Section 21.7 Water Oriented Mixed Use (ZR7) – Dyke Road (Hamilton Area) to Section 21 Site Specific Residential (Other) Zones. Removes Section 21.7 Water Oriented Mixed Use (ZR7) – Dyke Road (Hamilton Area) from Section 26 – Site Specific Zones in Progress.	2011/07/11
8532	20.18	Adds Section 20.18 Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) to Section 20 Site Specific Mixed Use Zones. Removes Section 20.18 Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) from Section 26 – Site Specific Zones in Progress.	2011/07/25
8761	21.6	Amends Section 21.6 Congregate Housing (ZR6) – ANAF Legion (Steveston) by adding “government service”, “health service, minor”, “office”, and “retail, general” to subsection 21.6.3 Secondary Uses and also adding them as new subsections d), e), f) and g) to 21.6.11 Other Regulations, subsection 2.	2011/07/25
8662	24.4	Repeals subsection 24.4.6 Yards & Setbacks in Section 24.4 Religious and Education (ZIS4) – Aberdeen Village (City Centre) and replaces it with a new 24.4.6 Yards & Setbacks.	2011/07/25
8522	20.17	Adds Section 20.17 Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) to Section 20 Site Specific Mixed Use Zones. Removes Section 20.17 Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) from Section 26 – Site Specific Zones in Progress.	2011/10/11

Bylaw No.	Zoning District	Purpose	Adopted
8686	20.4	Amends Section 20.4 High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre) by replacing Sections 20.4.2 Permitted Uses; 20.4.3 Secondary Uses; Diagram 1; and 20.4.4 Permitted Density. Adds Section 20.4.54. Replaces Section 20.4.6.1.a; Section 20.4.7.4; Section 20.4.8.2.c and 20.4.8.2.d. Replaces Section 20.4.10 On-Site Parking and Loading and Section 20.4.11 Other Regulations for 6051 and 6071 River Road.	2011/10/24
8702	20.4	Amends Section 20.4 High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre) by replacing Sections 20.4.2 Permitted Uses; 20.4.3 Secondary Uses; Diagram 1; and 20.4.4 Permitted Density. Replaces Section 20.4.5.2. Adds Section 20.4.5.5. Replaces Section 20.4.6.1.a. Adds Section 20.4.6.1.e and 20.4.6.1.f. Replaces Section 20.4.6.2.a. Adds Sections 20.4.6.2.d; 20.4.7.6; 20.4.8.2.h; 20.4.8.2.i; 20.4.8.2.j; 20.4.8.2.k; and 20.4.8.2.l. Replaces Section 20.4.10 On-Site Parking and Loading and Section 20.4.11 Other Regulations for 5200 Hollybridge Way, 6300, 6380, 6500 River Road, a portion of 6900 River Road, and a portion of the River Road right-of-way.	2011/10/24
8737	12.2	Amends Section 12.2 Light Industrial (IL) by adding clause 2 to Section 12.2.4 Permitted Density and also adding clause 2 to Section 12.2.11 Other Regulations for 16540 River Road.	2011/11/14
8782	19.9	Adds Section 19.9 High Rise Apartment (ZHR9) – North McLennan (City Centre) to Section 19 Site Specific Residential (Higher Density) Zones for 9099 Cook Road.	2011/12/19

Bylaw No.	Zoning District	Purpose	Adopted
8860	Sections 3.4 and 5.10	Amends Section 3.4 Use and Term Definitions by replacing definition of “farm-based winery”. Amends Section 5.10 by renaming Section 5.10 “Roadside Stands” to “Roadside Stands and Farm-Based Wineries” and adding new subsection 5.10.4.	2012/02/20
8811	Section 18.14	Amends Section 18.14 Low Rise Apartment (ZLR14) – Riverport, by changing the title to 18.14 Low to Mid Rise Apartment (ZLR14) – Riverport. Replaces Section 18.14.1 Purpose. Amends Section 18.14.2 Permitted Uses and 18.14.11.1 Other Regulations by deleting reference to “outdoor storage”. Adds clauses 3. and 4. to Section 18.14.4 Permitted Density. Amends clauses 18.14.6.2.a) and 18.14.7.1.a). In Section 18.14.10 On-site Parking & Loading, amends clause 1. and deletes clause 2. In Section 18.14.11 Other Regulations for 14000 and 14088 Riverport Way, replaces clause 3. and adds new clause 4. and renumbers remaining clauses.	2012/03/12
8816	Section 15.14	Amends Section 15.14 Single Detached (ZS14) by replacing subsection 15.14.4.2 and adding new subsection 15.14.4.4 for 9571 General Currie Road.	2012/03/12
8839	Sections 3.4, 5, 7.9 and 9.4	Amends Section 3.4 by adding definition for “Capstan station reserve”. Amends Section 5 by adding new Section 5.19 Capstan Station. Amends Section 7.9 by changing designation “2A” to “1A” on Map 7.9.1A; deleting Zone 2A table headings in tables 7.9.3.1, 7.9.4.1 and 7.9.5.1; and adding Section 7.9.6. Amends Section 9.4 by replacing Section 9.4.1 Purpose; inserting “park” in Section 9.4.3 Secondary Uses; replacing Sections 9.4.4.2, 9.4.4.3, 9.4.4.4 and 9.4.4.5; inserting Section 9.4.5.3; and replacing Sections 9.4.7.1 and 9.4.7.2; replacing Sections 9.4.8.1.c), 9.4.8.2.c), 9.4.8.5, 9.4.11.1 and 9.4.11.2.	2012/03/12

Bylaw No.	Zoning District	Purpose	Adopted
8488	Section 19.6	Adds Section 19.6 High Rise Apartment (ZHR6) – Brighthouse Village (City Centre) to Section 19 Site Specific Residential (Higher Density) Zones. Removes Section 19.6 from Section 26 Zones in Progress.	2012/04/10
8738	Section 19.8	Adds Section 19.8 High Rise Apartment (ZHR8) – Brighthouse Village (City Centre) to Section 19 Site Specific Residential (Higher Density) Zones for 6331 and 6351 Cooney Road.	2012/04/10
8878	Section 3.4, Section 15.16	Replaces definition of “Child care reserve fund” in Section 3.4. Adds new subsection 15.16.4 to Section 15.16 Child Care and Other Community Amenities.	2012/05/22
8882	Section 15.15	Replaces subsection 15.15.2 and deletes subsection 15.15.3 in its entirety from Section 15.15 Affordable Housing.	2012/05/22
8904	Section 5.13	Replaces subsection 5.13.7 in its entirety and adds new subsection 5.13.8 to Section 5.13 Uses Permitted in All Zones.	2012/06/18
8908	Section 12.2	Repeals subsections 12.2.11.2a) and b) in their entirety and renumbers the remaining section to a). Adds subsection 12.2.11.2b) as an amendment, as requested by Council.	2012/07/16
8736	Section 4.16	Replaces subsections 4.16.6, 4.16.18 and 4.16.23.a). Amends text in subsections 4.16.5, 4.16.11.a), 4.16.11.b), 4.16.11.d), 4.16.12, 4.16.13, 4.16.19, 4.16.20, 4.16.23.c), 4.16.28 and 4.16.29.	2012/09/06
8792	Section 21.8	Adds Section 21.8 Congregate Housing and Child Care (ZR8) – McLennan to Section 21: Site Specific Residential (Other) Zones for 6780 No. 4 Road.	2012/09/10
8818	Section 5 and Section 20.20	Adds ZMU20 after ZMU19 to table contained in Section 5.15.1. Adds Section 20.20 into Section 20 Site Specific Mixed Use Zones for 6200 London Road, 13100, 13120, 13140, 13160 and 13200 No. 2 Road.	2012/09/24

Bylaw No.	Zoning District	Purpose	Adopted
8891	Section 20.18	Replaces subsections 20.18.4.4 and 20.18.4.5 in Section 20.18.4 Permitted Density; and replaces subsection 20.18.7.1(a) in Section 20.18.7 Permitted Heights for 10880, 10820, and 10780 No. 5 Road and 12733 Steveston Highway.	2012/10/09
8938	Section 20.17	Revises Section 20.17 Residential Mixed Use Commercial (ZMU17) by deleting “live/work dwelling” from 20.17.2 Permitted Uses; deleting 20.17.10.1(b) in its entirety; deleting 20.17.11.1 in its entirety and renumbering the remaining sections accordingly; replacing 20.17.11.3; and adding 20.17.11.5 for 10011, 10111, 10199 and 10311 River Drive.	2012/10/15
8939	Section 20.18	Revises Section 20.18 Commercial Mixed Use (ZMU18) by inserting new subsection 3 to 20.18.11 Other Regulations and renumbering the remaining subsections accordingly.	2012/10/15
8875	Section 5 and Section 20.21	Adds ZMU21 after ZMU20 to table contained in Section 5.15.1. Adds Section 20.21 into Section 20 Site Specific Mixed Use Zones for 6011 and 6031 No. 1 Road.	2012/11/13
8884	Section 8.12	Amends Section 8.12 High Density Low Rise Apartments (RAH1, RAH2) by adding a new clause 3. to Section 8.12.4 Permitted Density for 7731 and 7771 Alderbridge Way.	2012/11/13
8912	Section 18.24	Amends Section 18.24 Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) by adding a new clause 3. to Section 18.24.4 Permitted Density and renumbering the following clauses for 9399 and 9500 Odlin Road.	2012/11/13
8913	Section 17.67	Amends Section 17.67 Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie) by adding a new clause 3. to Section 17.67.4 Permitted Density for 9566 Tomicki Avenue.	2012/11/13

Bylaw No.	Zoning District	Purpose	Adopted
8922	Section 3, Section 7 and Section 18.4	Amends Section 3.4 by replacing the definition of “coach house” and adding the definition for “granny flat” in alphabetical order. Amends Section 7.7 by adding “Granny Flat” to Table 7.7.2.1. Adds new Section 8.14 Single Detached with Granny Flat or Coach House – Edgemere (RE1) to Section 8 – Residential Zones.	2012/11/19
8840	Section 19.10	Adds new Section 19.10 High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre) to Section 19 – Site Specific Residential Zones (Higher Density) for 8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road.	2013/01/28
8879	Section 9.4	Amends Section 9.4 Residential/Limited Commercial by deleting the statement “so as to increase the maximum floor area ratio to 2.0 or 2.5 respectively,” from Section 9.4.4., clause 5. Also inserted a new clause 6. to Section 9.4.4 for 5440 Hollybridge Way.	2013/02/25
8914	Section 19.11	Adds Section 19.11 High Rise Apartment (ZHR11) – Brighthouse Village (City Centre) to Section 19: Site Specific Residential Zones (Higher Density) for 6251 Minoru Boulevard.	2013/03/11
8987	Section 8.3	Repeals Section 8.3 Coach Houses (RCH) and replaces it with a new 8.3 Coach Houses (RCH, RCH1).	2013/03/18
8993	Section 7.5	Adds new subsections 7.5.6A and 7.5.19 to Section 7.5 Development & Maintenance Standards for On-Site Parking.	2013/03/18
8958	Section 19.13	Adds new Section 19.13 High Rise Apartment (ZHR13) – St. Albans (City Centre) for 8280 and 8300 Granville Avenue.	2013/03/25

Bylaw No.	Zoning District	Purpose	Adopted
8960	Section 13.4	Amends Section 13.4 Health Care (HC) by adding a new clause 2. to subsection 13.4.11 Other Regulations for 9020 Bridgeport Road.	2013/05/27
9023	Section 14.1	Amends Section 14.1 Agriculture (AG1; AG3; AG4) by inserting a new clause 15 to Section 14.1.11 Other Regulations and renumbering the following clauses accordingly.	2013/06/17
8821	Section 10.1	Amends Section 10.1 Local Commercial (CL) by replacing subsection 10.1.3 Secondary Uses; replacing clause 1 in Section 10.1.11 Other Regulations; and adding new clause 3 to Section 10.1.11 Other Regulations for 9220 No. 3 Road.	2013/07/08
8998	Section 12.2	Amends Section 12.2 Light Industrial (IL) by adding subclause 12.2.3.B Additional Uses to 12.2.3 Secondary Uses and renumbering 12.2.3 Secondary Uses to 12.2.3.A Secondary Uses; adding “outdoor storage” into Section 12.2.3.B; inserting new clause 3 into Section 12.2.4. Permitted Density; inserting new clauses 2, 3, 4 and 5 into Section 12.2.11 Other Regulations for 16360 River Road.	2013/07/08
9001	Section 5 and Section 20.22	Adds ZMU22 after ZMU21 to table contained in Section 5.15.1. Adds Section 20.22 Commercial Mixed Use (ZMU22) – Steveston Commercial to Section 20: Site Specific Mixed Use Zones for 3531 Bayview Street.	2013/07/08
8946	Section 9.4	Amends Section 9.4 Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5) by adding clause 7 to Section 9.4.4 Permitted Density for 7680 and 7720 Alderbridge Way.	2013/07/22
8965	Section 5 and Section 15.21	Adds ZS21 after RC2 to table contained in Section 5.15.1. Adds Section 15.21 Single Detached (ZS21) – Lancelot Gate (Seafair) to Section 15: Site Specific Residential Zones (Single Detached) for 4691, 4731 and 4851 Francis Road.	2013/09/23

Bylaw No.	Zoning District	Purpose	Adopted
9035	Section 20.4	Amends Section 20.4 High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre) by replacing clauses 3 and 4 of subsection 20.4.4 Permitted Density; replacing clauses i), j) and l) of subsection 20.4.8.2; replacing clause 4 of subsection 20.4.11 Other Regulations; adding new clause 5 to subsection 20.4.11 Other Regulations and renumbering the following clauses accordingly for 6611, 6622, 6655, 6811 and 6899 Pearson Way.	2013/09/23
9017	Section 18.25 and Section 20.16	Adds Section 18.25 Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie) to Section 18: Site Specific Residential Zones (Low Rise Apartments) for 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road. Repeals Section 20.16 Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie) in its entirety.	2013/10/15
9036	Section 20.17	Amends Section 20.17 Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) by adding Diagram 1 to the end of subsection 20.17.2 Permitted Density and by replacing subsection 20.17.4 Permitted Density in its entirety for 10011, 10111, 10199 and 10311 River Drive.	2013/11/12
9045	Section 8.3	Amends Section 8.3 Coach Houses (RCH, RCH1) by adding new clause 12 to subsection 8.3.6 Yards & Setbacks and by replacing clause 8 in subsection 8.3.7 Permitted Heights for 10591 No. 1 Road.	2013/12/09

Bylaw No.	Zoning District	Purpose	Adopted
9071	Section 3 and Section 5	Amends Section 3.4 Use and Term Definitions by adding definitions for “medical marihuana production facility” and “medical marihuana research and development facility”; replacing the definition for “farm business”; and replacing the definition for “office”. Amends Section 5.13 Uses Permitted in All Zones by adding a new clause c) to subsection 5.13.4.	2013/12/16
9077	Section 15.21	Amends Section 15.21 Single Detached (ZS21) – Lancelot Gate (Seafair) by replacing subsection 15.21.4 Permitted Density, clause 2 in its entirety for 4691 Francis Road.	2013/12/16
8664	Section 18.22	Amends Section 18.22 Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie) by replacing clause 2 in its entirety for subsection 18.22.4 Permitted Density and adding a new clause 7 to subsection 18.22.4 Permitted Density for 9388 Cambie Road.	2014/01/27
9083	Section 10.2	Amends Section 10.2 Community Commercial (CC) by replacing subsection 10.2.11 Other Regulations in its entirety for 11580 Cambie Road.	2014/02/11
9089	Section 12.2	Amends Section 12.2 Light Industrial (IL) by replacing clause 3. in subsection 12.2.11 Other Regulations for 16540 River Road.	2014/02/11
9091	Section 10.3	Amends Section 10.3 Auto-Oriented Commercial (CA) by replacing subsections 10.3.3 Secondary Uses and 10.3.11 Other Regulations for 8555 Sea Island Way.	2014/03/10
9092	Section 22.16	Amends Section 22.16 Hotel Commercial (ZC16) – Capstan Village (City Centre) by deleting “retail, liquor 1” from subsection 22.16.3 Secondary Uses for 3031 No. 3 Road.	2014/03/10

Bylaw No.	Zoning District	Purpose	Adopted
8903	Section 19.12	Adds Section 19.12 High Rise Apartment (ZHR12) – Capstan Village (City Centre) to Section 19 Site Specific Residential (Higher Density) Zones for 8311, 8331, 8351, 8371 Cambie Road, and 3651 Sexsmith Road (Capstan Village).	2014/03/10
9113	Section 19.7	Amends Section 19.7 High Rise Apartment (ZHR7) – Lansdowne Village (City Centre) by deleting clause 1 in its entirety from subsection 19.7.11 Other Regulations and renumbering subsequent clauses for 7117 Elmbridge Way.	2014/04/28
9145	Section 12.3	Amends Section 12.3 Industrial Business Park (IB1, IB2) by replacing clause 4a) in subsection 12.3.11 Other Regulations for 9111 Beckwith Road.	2014/06/16
9028	Section 16.4	Adds Section 16.4 Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston) to Section 16: Site Specific Residential Zones (Two-Unit Dwelling) for 6433 Dyke Road.	2014/06/23
8864	Section 22.32	Adds Section 22.32 Neighbourhood Commercial (ZC32) – West Cambie Area to Section 22 Site Specific Commercial Zones for 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road.	2014/07/28
9112	Section 20.18	Amends Section 20.18 Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) by replacing clause 2a) in subsection 20.18.4 Permitted Density; adding new clauses 10 and 11 to subsection 20.18.11 Other Regulations for 10820 No. 5 Road.	2014/07/28
9012	Section 15.22	Adds Section 15.22 Single Detached (ZS22) – No. 1 Road to Section 15 Site Specific Residential Zones (Single Detached) for 11351 No. 1 Road.	2014/09/08

Bylaw No.	Zoning District	Purpose	Adopted
9165	Section 24.5	Amends Section 24.5 Office and Education (ZIS5) – City Hall West (Thompson Area) by adding “emergency service”, in alphabetical order, to subsection 24.5.2 Permitted Uses for 6931 Granville Avenue.	2014/10/20
9159	Section 17.71	Adds Section 17.71 Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie) to Section 17 Site Specific Residential Zones (Town Houses) for 9700 and 9740 Alexandra Road.	2014/12/08
9135	Section 20.25	Adds Section 20.25 Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre) to Section 20 Site Specific Mixed Use Zones for 3200, 3220, 3240, 3300 and 3320 No. 3 Road, 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331 and 3371 Sexsmith Road.	2014/12/17
9163	Section 20.28	Adds Section 20.28 Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie) to Section 20 Site Specific Mixed Use Zones for 9191 and 9231 Alexandra Road.	2015/03/09
9223	Section 3.0 & Section 8.0	Replaces the definition for Storey, half (½) in Section 3.4 Use and Terms Definitions. Replaces clause 1. under Subsection 7. Permitted Heights for Sections 8.1, 8.2, 8.3, 8.4, 8.13 and 8.14.	2015/04/20
9138	Section 5.0 & Section 20.26	Adds Zone ZMU26 to the end of the table in Section 5.15.1 regarding Affordable Housing density bonusing provisions. Adds new zone 20.26 Commercial Mixed Use (ZMU26) – Steveston Village to Section 20 Mixed Use Zones for 3471 Chatham Street.	2015/04/27

Bylaw No.	Zoning District	Purpose	Adopted
9233	Section 8.3	Amends Section 8.3 Coach Houses (RCH, RCH1) by adding clause 7 after clause 6 in subsection 8.3.4 Permitted Density; replacing subsection 8.3.6 Yards & Setbacks in its entirety; replacing clauses 7 and 8 in subsection 8.3.7 Permitted Heights; replacing clauses 5, 6 and 9 in subsection 8.3.9 Landscaping & Screening; replacing clause 3 in subsection 8.3.10 On-Site Parking & Loading; and adding clause 4 after clause 3 in subsection 8.3.10 On-Site Parking & Loading.	2015/05/19
9235	Section 20.22	Amends Section 20.22 Commercial Mixed Use (ZMU22) – Steveston Commercial by adding “animal grooming” in alphabetical order to subsection 20.22.2 Permitted Uses for 3531 Bayview Street.	2015/05/19
9245	Section 10.7	Amends Section 10.7 Vehicle Sales (CV) by adding a new clause 1(c) to subsection 10.7.4 Permitted Density for 5600 Parkwood Crescent.	2015/07/13
9066	Section 22.33	Adds new zone 22.33 High Rise Office Commercial (ZC33) – City Centre to Section 22 Site Specific Commercial Zones for 8451 Bridgeport Road and Surplus City Road.	2015/07/27
9094	Section 5.0 & Section 20.24	Adds Zone ZMU24 in alphanumeric order to the table in Section 5.15.1 regarding Affordable Housing density bonusing provisions. Adds new zone 20.24 Commercial Mixed Use (ZMU24) – London Landing (Steveston) to Section 20 Mixed Use Zones for 13040 No. 2 Road.	2015/07/27
9174	Section 22.35	Adds new zone 22.35 Car Wash & Service Station (ZC35) – Bridgeport to Section 22 Site Specific Commercial Zones for 3011 No. 5 Road.	2015/07/27
9264	Section 2	Amends Section 2 Bylaw Amendments by adding new clause 2.4.9 to subsection 2.4 Notification Signs.	2015/09/08

Bylaw No.	Zoning District	Purpose	Adopted
9107	Section 5.0 & Section 17.70	Adds Zone ZT70 at the end of the table in Section 5.15.1 regarding Affordable Housing density bonusing provisions. Adds new zone 17.70 Town Housing (ZT70) – South McLennan to Section 17 Site Specific Residential (Town Houses) Zones for 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road.	2015/09/14
9237	Section 20.17	Replaces clause 1(b) in subsection 17.17.4 Permitted Density in Section 20.17 Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) for 10311 River Drive.	2015/09/14
9280	Sections 3.0, 4.3, 4.7, 4.8, 4.14, 8.1, 8.2, 8.3, 8.4, 8.13 and 8.14	Adds the definition for “height, ceiling” in alphabetical order and replaces the definition of “height, building” in subsection 3.4 Use and Term Definitions in Section 3.0 Interpretation. Amends Section 4.3 Calculation of Density in Single Detached Housing and Two-Unit Housing Zones by repealing clause 4.3.1(c) in its entirety and renumbering any subsequent clauses and adding new subsection 4.3.2. Amends Section 4.7 by replacing subsection 4.7.7 in its entirety; repealing subsection 4.7.8 and renumbering any subsequent subsections. Amends Section 4.8 by replacing subsection 4.8.3 in its entirety; repealing subsection 4.8.4 and renumbering any subsequent subsections. Amends Section 4.14 by replacing subsection 4.14.4 in its entirety and renumbering any subsequent subsections. Amends Section 8.1 by repealing subsection 8.1.7.2 in its entirety and renumbering any subsequent subsections. Amends Section 8.2 by repealing subsections 8.2.6.5 and 8.2.7.6 in their entirety and renumbering any subsequent subsections.	2015/09/14

Bylaw No.	Zoning District	Purpose	Adopted
9280 con't	Sections 3.0, 4.3, 4.7, 4.8, 4.14, 8.1, 8.2, 8.3, 8.4, 8.13 and 8.14	Amends Section 8.3 by replacing subsection 8.3.7.6 in its entirety. Amends Section 8.4 by repealing subsection 8.4.7.3 in its entirety and renumbering any subsequent subsections. Amends Section 8.13 by repealing subsection 8.13.7.2 in its entirety and renumbering any subsequent subsections. Amends Section 8.14 by repealing subsection 8.14.7.6 in its entirety and renumbering any subsequent subsections.	2015/09/14
9281	Section 3.4 and Section 4.18	Amends Section 3.4 Use and Term Definitions by replacing the definition of “residential vertical lot width envelope” in its entirety. Adds new Section 4.18 Residential Vertical Lot Width Envelope to Section 4 General Development Regulations.	2015/09/14
9295	Section 3.4 and Section 12.3	Amends Section 3.4 Use and Term Definitions by adding new definition for “Microbrewery, Winery and Distillery” in alphabetical order. Amends Section 12.3 Industrial Business Park (IB1, IB2) by adding new subsection 12.3.3.B Additional Uses; and by adding a new clause 5 to subsection 12.3.11 Other Regulations and renumbering subsequent clauses.	2015/11/09
9209	Section 21.8	Amends Section 21.8 Congregate Housing and Child Care (ZR8) – McLennan by deleting Congregate Housing from the title and from subsection 21.8.2 Permitted Uses. Also replaces subsection 21.8.1 Purpose in its entirety; replaces clause 1 in subsection 21.8.4 Permitted Density in its entirety; replaces clauses 2 and 3 from subsection 21.8.6 Yards & Setbacks in their entirety and replaces clauses 1-3 in subsection 21.8.11 Other Regulations in their entirety for 10019 Granville Avenue.	2015/11/23

Bylaw No.	Zoning District	Purpose	Adopted
9324	Section 3.4 and Section 8.24	Amends Section 3.4 Use and Term Definitions by adding definition for “Housing, semi-detached” in alphabetical order. Adds new Section 8.24 Single Family Zero Lot Line (ZS24) to Section 8: Residential Zones for Land Use Contract 023.	2015/11/24
9438	Section 8.25	Adds new Section 8.25 Single Detached (ZS25) – Yoshida Court (Steveston) to Section 8: Residential Zones for Land Use Contract 130.	2015/11/24
9302	Section 17.73	Adds new Section 17.73 Town Housing (ZT73) – Edgewater Park (Seafair) to Section 17: Site Specific Residential Zones (Town Houses) for Land Use Contract 003.	2015/11/24
9308	Section 17.74	Adds new Section 17.74 Town Housing (ZT74) – Parksville (Seafair) to Section 17: Site Specific Residential Zones (Town Houses) for Land Use Contract 009.	2015/11/24
9310	Section 17.75 and Section 22.37	Adds new Section 17.75 Town Housing (ZT75) – Rosewood (Blundell) to Section 17: Site Specific Residential Zones (Town Houses); and adds new Section 22.37 Office Commercial (ZC37) – Blundell to Section 22: Site Specific Commercial Zones for Land Use Contract 010.	2015/11/24
9318	Section 17.76	Adds new Section 17.76 Town Housing (ZT76) – Steveston to Section 17: Site Specific Residential Zones (Town Houses) for Land Use Contract 015.	2015/11/24
9346	Section 17.77	Adds new Section 17.77 Town Housing (ZT77) – Maple Tree Lane (Blundell) to Section 17: Site Specific Residential Zones (Town Houses) for Land Use Contract 044.	2015/11/24
9444	Section 17.78	Adds new Section 17.78 Town Housing (ZT78) – Thompson and Steveston to Section 17: Site Specific Residential Zones (Town Houses) for Land Use Contract 134.	2015/11/24

Bylaw No.	Zoning District	Purpose	Adopted
9322	Section 18.28	Adds new Section 18.28 Low Rise Apartment (ZLR28) – Colonial Drive (Seafair) to Section 18: Site Specific Residential Zones (Low Rise Apartments) for Land Use Contract 020.	2015/11/24
9382	Section 18.29 and Section 21.10	Adds new Section 18.29 Low Rise Apartment (ZLR29) – Daniels Manor (East Cambie) to Section 18: Site Specific Residential Zones (Low Rise Apartments); and adds new Section 21.10 Health Care (ZR10) – Pinegrove Place (East Cambie) to Section 21: Site Specific Residential (Other) Zones for Land Use Contract 081.	2015/11/24
9442	Section 22.38	Adds new Section 22.38 Office Commercial (ZC38) – Broadmoor to Section 22: Site Specific Commercial Zones for Land Use Contract 133.	2015/11/24
9500	Section 12.3	Amends Section 12.3 Industrial Business Park (IB1, IB2) by adding “indoor shooting range” in alphabetical order to subsection 12.3.3.B Additional Uses; and by adding a new clause 6 to subsection 12.3.11 Other Regulations and renumbering subsequent clauses for 7400 River Road.	2015/12/15
9503	Section 12.4	Amends Section 12.4 Industrial Retail (IR1, IR2) by adding a new clause 6 to subsection 12.4.11 Other Regulations and renumbering subsequent clauses for 2760 Sweden Way.	2016/01/25
9507	Section 22.33	Amends Section 22.3 High Rise Office Commercial (ZC33) – City Centre by adding “vehicle sale/rental” to subsection 22.33.3 Secondary Uses and adding clauses 3 and 4 to subsection 22.33.10 Other Regulations for 8477 Bridgeport Road.	2016/03/14

Bylaw No.	Zoning District	Purpose	Adopted
9284	Section 9.3	Amends Section 9.3 Downtown Commercial (CDT1, CDT2, CDT3) by adding a new clause 1 to subsection 9.3.4 Permitted Density and renumbering subsequent clauses accordingly and also by replacing clause a) in subsection 9.3.4.3 and replacing clause b) i) in subsection 9.3.4.5.	2016/03/21
9488	Sections 15.1 to 15.10 and 15.12 to 15.22	Amends all Sections, with the exception of Section 15.11 in Section 15 Site Specific Residential (Single Detached) Zones with regards subsection 7 Permitted Heights.	2016/03/21
9490	Sections 2.3, 3.4, 4.3, 4.5, 5.3, 5.15, 7.7, 8.1, 8.3, 8.14, 8.24, 8.25, 9.2, 9.3, 9.4, 10.3, 10.4, 12.4, 13.3, 14.1, 20.25	Housekeeping amendments to various Sections of Zoning Bylaw 8500.	2016/03/21
9528	Section 10.3	Amends Section 10.3 Auto-Oriented Commercial (CA) by replacing clause 5 in subsection 10.3.6 Yards & Setbacks and by adding new clauses 6 & 7 to subsection 10.3.11 Other Regulations and renumbering all following clauses accordingly for 3779 Sexsmith Road, Unit 2187.	2016/04/18
9531	Sections 3 and 4	Amends Section 3.4 Use and Term Definitions by adding definitions for "District Energy Utility" and "Vapour Compressor" in alphabetical order; and adding new Section 4.19 District Energy to Section 4 General Development Regulations.	2016/05/16

Bylaw No.	Zoning District	Purpose	Adopted
9269	Section 19.10	Amends Section 19.10 High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre) by replacing clause 1 in its entirety in subsection 19.10.4 Permitted Density; repealing “and” at the end of subsection 19.10.4.2(d)(ii); replacing clause e) in its entirety and adding new clause f) to subsection 19.10.4.2; replacing clause 1 in its entirety in subsection 19.10.10 On-site Parking & Loading; and replacing clause c) in subsection 19.10.11.1 for 8888 Patterson Road and 3340 Sexsmith Road.	2016/05/24
9275	Sections 5 and 15.23	Amends Section 5.15 Affordable Housing by adding ZS23 to table. Adds new Section 15.23 Single Detached (ZS23) – Steveston to Section 15 Site Specific Residential (Single Detached) Zones for 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street.	2016/06/13
9248	Section 15.26	Adds Section 15.26 Single Detached (ZS26) – South McLennan (City Centre) into Section 15 Site Specific Residential (Single Detached) Zones for a portion of 7671 Bridge Street.	2016/06/20
9253	Section 22.36	Adds Section 22.36 Neighbourhood Commercial (ZC36) – Steveston into Section 22 Site Specific Commercial Zones for 3868, 3880 and 3900 Steveston Highway.	2016/06/27
9590	Section 22.21	Amends Section 22.21 Steveston Maritime by adding subsection 22.21.3 B. Additional Uses to subsection 22.21.3 A. Secondary Uses and adds clauses 3 and 4 to subsection 22.21.11 Other Regulations for 4080 and 4100 Bayview Street.	2016/07/18
9042	Section 10.3	Amends Section 10.3 Auto-Oriented Commercial by adding new clause 4 to subsection 10.3.4 Permitted Density for 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road.	2016/07/25

Bylaw No.	Zoning District	Purpose	Adopted
9487	Section 20.4	Amends Section 20.4 High Rise Apartment and Olympic Oval by amending subsections 20.4.2 Permitted Uses, 20.4.4 Permitted Density, 20.4.5 Permitted Lot Coverage, 20.4.6 Yards & Setbacks, 20.4.7 Permitted Heights, 20.4.8 Subdivision Provisions/Minimum Lot Size, 20.4.10 On-site Parking and Loading, and 20.4.11 Other Regulations for 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877 and 6899 Pearson Way.	2016/07/25
9591	Section 3.4	Amends Section 3.4 Use and Term Definitions by replacing the definition for “retail, general” and adding new definitions for “grocery store” and “wine store” in alphabetical order.	2016/09/06
9241	Section 5 and Section 18.26	Amends Section 5.15. by adding Zone ZLR26 into the end of the table in subsection 5.15.1. Adds Section 18.26 Mid Rise Apartment and Townhouses (ZLR26) – Brighthouse Village (City Centre) into Section 18 Site Specific Residential (Low Rise Apartment) Zones for 6731, 6751 Eckersley Road and 6740 Cooney Road.	2016/10/11
9607	Section 21.4	Amends Section 21.4 by replacing subsections 21.4.1 Purpose; 21.4.3 Secondary Uses; 21.4.10 On-Site Parking and Loading; and by adding a new clause 5 to subsection 21.4.11 Other Regulations for 5411 Moncton Street.	2016/10/17
9256	Section 22.32	Amends Section 22.32 by replacing Subsection 22.32.3; replacing Diagram 1 in Section 22.32.2; adding a new Diagram 2 in Section 22.32.2; replacing clause 3 in subsection 22.32.6.1; and inserting a new clause 5 in Section 22.32.11 Other Regulations for 9291 Alderbridge Way.	2016/10/24
9258	Section 9.3	Amends Section 9.3 by removing “retail liquor 2” from subsection 9.3.3.B. and replacing 9.3.11 Other Regulations in its entirety for 8080 Park Road.	2016/10/24

Bylaw No.	Zoning District	Purpose	Adopted
9641	Section 5; Section 8.1; Section 8.2; Section 15.21; Section 15.22; and Section 15.23	Amends Section 5.15 by deleting subsection 5.15.1 in its entirety and replacing it with new subsections 5.15.1 and 5.15.1.A. Amends Section 8.1 by replacing clause b) in subsection 8.1.4.5. Amends Section 8.2 by replacing clause b) in subsection 8.2.4.5. Amends Section 15.21 by replacing clause b) in subsection 15.21.4.4. Amends Section 15.22 by replacing clause b) in subsection 15.22.4.4. Amends Section 15.23 by replacing clause b) in subsection 15.23.4.4.	2017/01/16
9614	Section 12.3	Amends Section 12.3 Industrial Business Park (IB1, IB2) by replacing clause 5 in its entirety in subsection 12.3.11 Other Regulations for #110 – 12500 Horseshoe Way.	2017/02/14
9671	Section 3	Amends Section 3.5 Non-Permitted Uses and Definitions by adding new clause (e) to subsection 3.5.1 and adding a definition of “marihuana dispensary”, in alphabetical order, to subsection 3.5.2.	2017/02/20
9594	Section 20.30	Adds Section 20.30 Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre) to Section 20 Site Specific Mixed Use Zones for 3031, 3211, 3231, 3291, 3311, 3331, 3351 No. 3 Road; 8151 Capstan Way; 8051 and 8100 River Road.	2017/05/08
9647	Section 3.4, Sections 5.5 and 5.20; Section 14.1; and Section 15.11	Amends Section 3.4 Use and Definitions by replacing definition of “Agri-tourist accommodation” and adding the following definitions in alphabetical order: “Family member”, Individual registered owner”, “Operator” and “Principal residence”. Amends Section 5.5 Bed and Breakfast by replacing subsections 5.5.2 and 5.5.3 in their entirety and adding new subsections 5.5.5.A. and 5.20 in numeric order.	2017/05/08

Bylaw No.	Zoning District	Purpose	Adopted
9647 con't	Section 3.4, Sections 5.5 and 5.20; Section 14.1; and Section 15.11	Amends Section 14.1 Agriculture (AG1; AG3; AG4) by deleting "agri-tourist accommodation" from subsection 14.1.3.A. Secondary Uses and deleting clause 14.1.11.4 in its entirety. Amends Section 15.11 Single Detached Heritage (ZS11) – London Landing (Steveston) by deleting clause 15.11.11.1 in its entirety.	2017/05/08
9692	Section 5.5	Amends Section 5.5 Bed and Breakfast by adding new subsection 5.5.10.	2017/05/08
9715	Section 3.4; Section 5.4; Section 8.6; Section 8.7; Section 8.8; and Section 8.9	Amends Section 3.4 Use and Term Definitions by replacing the definition for "Secondary suite" in its entirety. Amends Section 5.4 Secondary Suites by replacing subsection 5.4.1 in its entirety. Amends Sections 8.6, 8.7, 8.8 and 8.9 by adding "secondary suite" to the list of permitted Secondary Uses.	2017/05/15
9707	Section 3.4 and Section 14.1	Amends Section 3.4 Use and Term Definitions by adding definitions for "Farm home" and "Farm home plate setback" in alphabetical order. Amends Section 14.1 Agriculture (AG1; AG3; AG4) by replacing clauses 2 and 3 in their entirety and deleting clause 4 in subsection 14.1.4 Permitted Density; adding new subsection 14.1.4.A. Farm Home Plate; and by replacing subsection 14.1.6 Yards & Setbacks in its entirety.	2017/05/17
9712	Section 4.3 and Section 14.1	Amends Section 4.3 Calculation of Density in Single Detached Housing and Two- Unit Housing Zones by replacing Section 4.3 in its entirety. Amends Section 14.1 Agriculture (AG1; AG3; AG4) by replacing clause 1 in its entirety in subsection 14.1.4 Permitted Density.	2017/05/17
9717	Section 8.1	Amends Section 8.1 Single Detached (RS1/A-H, J-K; RS2 A-H, J-K) by replacing clause 2 and adding new clause 2.A. in subsection 8.1.4 Permitted Density.	2017/05/17

Bylaw No.	Zoning District	Purpose	Adopted
9558	Section 5.15 and Section 20.33	Amends Section 5.15 Affordable Housing adding ZMU33 to the table in subsection 5.15.1. Amends Section 20 Site Specific Mixed Use Zones by adding new section 20.33 Commercial/Mixed Use (ZMU33) – Steveston Village for 3471 Moncton Street; 12060 and 12040 3 rd Avenue; 3560, 3580 and 3600 Chatham Street.	2017/05/23
9261	Section 3.4 and Section 18.27	Amends Section 3.4 Use and Term Definitions by adding new definition for “Hamilton Area Plan community amenity capital reserve” in alphabetical order. Amends Section 18 Site Specific Residential (Low Rise Apartment) Zones by adding new zone 18.27 Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton) for parts of 23241 and 23281 Gilbert Road; part of 23060, 23066, 23080 and 23100 Westminster Highway.	2017/06/12
9262	Section 20.29	Amends Section 20 Site Specific Mixed Use Zones by adding new section 20.29 Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton) for 23241, 23281 and part of 23301 Gilley Road; and part of 23060 and 23000 Westminster Highway.	2017/06/12
9699	Section 3.4; Section 4.4; Section 5.2; Section 8.1; Section 8.3; Section 9.3 and Section 9.4	Housekeeping amendments to various Sections of Zoning Bylaw 8500.	2017/06/19
9638	Section 18.30	Amends Section 18 Site Specific Residential (Low Rise Apartment) Zones by adding new zone 18.30 Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie) for 9491, 9511, 9531, 9551 and 9591 Alexandra Road.	2017/06/26

Bylaw No.	Zoning District	Purpose	Adopted
9723	Section 5.5; Section 9.4; Section 10.8; Section 18.17; Sections 18.19 to 18.24; Sections 19.5 to 19.8; Section 20.7; Section 20.8; Section 20.14; Section 20.15; Sections 20.17 to 20.22; Sections 20.24 to 20.26; Section 21.6; Section 21.7; Section 22.10; Section 22.27; Section 22.28; Section 22.33; Section 23.2; Section 23.4; Section 23.5; Section 23.7 and Section 24.6	Amends various Sections of Zoning Bylaw 8500 to align with new Sign Bylaw 9700.	2017/07/17
9737	Section 3.4, Section 4.7, Section 6.2, Section 6.4 and Section 8.1	Amends Section 3.4 Use and Term Definitions by adding new definition for “Continuous wall” and replacing definitions for “Grade, finished site” and “Non-porous surfaces” in their entirety. Amends Section 4.7 Projections Into Yards in Single Detached Housing Zones by replacing subsections 4.7.1, 4.7.2, 4.7.3(b), 4.7.7(f) in their entirety and by inserting new subsection 4.7.11. Amends Section 6 Landscaping and Screening, Section 6.2 General by adding new subsection 6.2.9; and by replacing Section 6.4 Landscape Requirements in Residential Zones in its entirety.	2017/07/24

Bylaw No.	Zoning District	Purpose	Adopted
9737 con't	Section 3.4, Section 4.7, Section 6.2, Section 6.4 and Section 8.1	Amends Section 8.1 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) by adding new clause (d) to subsection 8.1.5.3; replacing clause 8.1.6.6; adding new clause 8.1.6.7 and renumbering all following clauses accordingly; and adds new clause 8.1.11.1 and renumbering all following clauses accordingly.	2017/07/24
8764	Section 23.10	Amends Section 23 Site Specific Industrial Zones by adding new section 23.10 Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre) for 9451, 9491, 9511, 9531, 9551 Bridgeport Road and 9440, 9460, 9480 Beckwith Road.	2017/09/11
9745	Section 22.40	Amends Section 22 Site Specific Commercial Zones by adding new section 22.40 Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre) for Land Use Contract 040.	2017/10/16
9747	Section 22.42	Amends Section 22 Site Specific Commercial Zones by adding new section 22.42 Restaurant Commercial (ZC42) – Alderbridge Way (City Centre) for Land Use Contract 079.	2017/10/16
9672	Section 10.7	Amends Section 10.7 Vehicle Sales (CV) by adding new clause d) to subsection 10.7.4.1 for 13100 Smallwood Place.	2017/10/23
9498	Section 8.15	Adds Section 8.15 Large Lot Arterial Road Coach House (RCH2) to Section 8 Residential Zones for 10644 Railway Avenue.	2017/11/14
8748	Section 20.23	Adds Section 20.23 Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie) to Section 20 Site Specific Mixed Use Zones for 9251 and 9291 Alexandra Road.	2017/11/14
9746	Section 22.41	Adds Section 22.41 Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre) to Section 22 Site Specific Commercial Zones for property developed under Land Use Contract 064.	2017/11/27

Bylaw No.	Zoning District	Purpose	Adopted
9748	Section 22.41	Adds Section 22.43 Commercial (ZC43) – Bridgeport Road (City Centre) to Section 22 Site Specific Commercial Zones for property developed under Land Use Contract 126.	2017/11/27
9744	Section 23.13	Adds Section 23.13 Commercial Storage (ZI13) – Cambie Road (City Centre) to Section 23 Site Specific Industrial Zones for property developed under Land Use Contract 039.	2017/11/27
9557	Section 24.7	Adds Section 24.7 Religious Assembly (ZIS7) – No. 5 Road to Section 24 Site Specific Public Zones for westerly 110 m wide portion of 10060 No. 5 Road.	2017/11/27
9756	Section 3.4 and Section 7.15	Amends Section 3.4 Use and Term Definitions by adding in new definitions, in alphabetical order, for “Electric vehicle”, “Electric vehicle energy management system”, “Electric vehicle supply equipment”, “Energized outlet” and “Level 2 charging”. Adds new Section 7.15 Provision of Electric Vehicle Charging Infrastructure to Section 7.0 Parking and Loading. This bylaw is effective April 1, 2018.	2017/12/18
9597	Section 17.79	Adds Section 17.79 Town Housing (ZT79) – Alexandra Neighbourhood (West Cambie) to Section 17 Site Specific Residential Zones (Town Houses) for 9240, 9248 and 9260 Cambie Road.	2018/01/15
9541	Section 5.15 and Section 20.32	Amends Section 5.15 Affordable Housing by adding ZMU32 to the table in subsection 5.15.1. Adds Section 20.32 Commercial Mixed Use (ZMU32) – Steveston Village to Section 20 Site Specific Mixed Use Zones for 3735, 3751, 3755 and 3771 Chatham Street.	2018/01/15
9669	Section 21.11	Adds Section 21.11 Senior’s Care Facility (ZR11) – Hamilton Village (Hamilton) to Section 21 Site Specific Residential (Other) Zones for 23100, 23120 and 23140 Westminster Highway.	2018/01/15

Bylaw No.	Zoning District	Purpose	Adopted
9760	Section 5.15, Section 8.10, Section 8.11, Section 8.12, Section 9.3 and Section 9.4	Amends Section 5.15 Affordable Housing by deleting, in its entirety, Section 5.15.1 and Section 5.15.1A and replacing with new Sections 5.15.1, 5.15.1(a), 5.15.1(b) and 5.15.1(c). Amends various subsections and clauses of Sections 8.10, 8.11, 8.12, 9.3 and 9.4 according to Affordable Housing Rates and Requirements.	2018/01/22
9705	Section 8.6	Amends Section 8.6 Low Density Townhouses (RTL1, RTL2, RTL3, RTL4) by adding new clause 3 to subsection 8.6.11 Other Regulations for 5071 Steveston Highway	2018/03/12
9806	Section 17.84	Adds Section 17.84 Town Housing (ZT84) – Cooney Road (Brighthouse Village of City Centre) to Section 17 Site Specific Residential Zone (Town Houses) for properties developed under Land Use Contract 104	2018/03/19
9801	Section 18.32	Adds Section 18.32 Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre) to Section 18 Site Specific Residential Zones (Low Rise Apartments) for properties developed under Land Use Contract 025.	2018/03/19
9804	Section 18.33	Adds Section 18.33 Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre) to Section 18 Site Specific Residential Zones (Low Rise Apartments) for properties developed under Land Use Contract 073.	2018/03/19
9805	Section 18.34	Adds Section 18.34 Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre) to Section 18 Site Specific Residential Zones (Low Rise Apartments) for properties developed under Land Use Contract 096.	2018/03/19
9807	Section 18.35	Adds Section 18.35 Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre) to Section 18 Site Specific Residential Zones (Low Rise Apartments) for properties developed under Land Use Contract 115.	2018/03/19

Bylaw No.	Zoning District	Purpose	Adopted
9809	Section 18.36	Adds Section 18.36 Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre) to Section 18 Site Specific Residential Zones (Low Rise Apartments) for properties developed under Land Use Contract 131.	2018/03/19
9810	Section 18.37	Adds Section 18.37 Low Rise Apartment (ZLR37) – Brighthouse Village (City Centre) to Section 18 Site Specific Residential Zones (Low Rise Apartments) for properties developed under Land Use Contract 138.	2018/03/19
9811	Section 18.38	Adds Section 18.38 Low Rise Apartment (ZLR38) – Brighthouse Village (City Centre) to Section 18 Site Specific Residential Zones (Low Rise Apartments) for properties developed under Land Use Contract 158.	2018/03/19
9799	Section 19.14	Adds Section 19.14 High Rise Apartment (ZHR14) – Brighthouse Village (City Centre) to Section 19 Site Specific Residential Zones (Higher Density) for properties developed under Land Use Contract 001.	2018/03/19
9802	Section 22.46	Adds Section 22.46 Office Commercial (ZC46) – Lansdowne Village (City Centre) to Section 22 Site Specific Commercial Zones for properties developed under Land Use Contract 051.	2018/03/19
9808	Section 22.47	Adds Section 22.47 Office (ZC47) – Brighthouse Village (City Centre) to Section 22 Site Specific Commercial Zones for properties developed under Land Use Contract 119.	2018/03/19
9661	Section 5.15 and Section 15.28	Amends Section 5.15 Affordable Housing by adding Zone ZS28 into Table 5.15.1b). Adds Section 15.28 Single Detached (ZS28) – Pendleton Road (West Richmond) to Section 15 Site Specific Residential Zones (Single Detached) for 9560 Pendleton Road.	2018/03/26

Bylaw No.	Zoning District	Purpose	Adopted
9698	Section 22.15	Amends Section 22.15 Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area by adding “restaurant, drive-through” to Section 22.15.3 Secondary Uses and adds new clause 3 to Section 22.15.11 Other Regulations for 11991 Steveston Highway.	2018/05/14
9755	Section 18.31	Adds Section 18.31 Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie) to Section 18 Site Specific Residential Zones (Low Rise Apartment) for 9211, 9251, 9271 and 9291 Odlin Road.	2018/05/28
9838	Section 3.4, Section 3.5 and Section 5.13	Amends Section 3.4 Use and Term Definitions by replacing definitions for “agriculture”, “greenhouse and plant nursery”, “office”, “retail, convenience”, “retail, general”, “service, business support” and a portion of “farm business”. Also repeals the definition for “medical marihuana production facility” and replaces it with “medical cannabis production facility” and repeals the definition for “medical marihuana research and development facility” and replaces it with “cannabis research and development facility”. Adds new definitions for “non-medical cannabis production facility” and “warehouse, cannabis”. Amends Section 3.5 Non-Permitted Uses and Definitions by replacing clause e) in Section 3.5.1 and repeals and replaces the definition for “marihuana dispensary” with “retail, cannabis”. Amends Section 5.13 Uses Permitted in All Zones by replacing clause c) in Section 5.13.4.	2018/06/18
9861	Section 14.1	Amends Section 14.1 Agriculture (AG1; AG3; AG4) by adding new clauses 4, 5 and 6 to Section 14.1.4 Permitted Density.	2018/06/18

Bylaw No.	Zoning District	Purpose	Adopted
9865	Section 3.4, Section 5.4 and Section 8.4	Amends Section 3.4 Use and Term Definitions by replacing the definitions of “secondary suite” and “housing, two-unit”. Amends Section 5.4 Secondary Suites by replacing Section 5.4.1 in its entirety. Amends Section 8.4 Two-Unit Dwellings (RD1, RD2) by adding “secondary suite” to Section 8.4.3 Permitted Secondary Uses.	2018/06/18
9870	Section 14.1	Amends Section 14.1 Agriculture (AG1; AG3; AG4) by replacing clause 2 from Section 14.1.4 Permitted Density and adding new clause 2 to Section 14.1.4.A Farm Home Plate.	2018/06/18
9845	Section 3.4, Section 4.2, Section 4.3, and Section 4.4	Amends Section 3.4 Use and Terms Definitions by adding new definition, in alphabetical order, for “green building system”. Amends Section 4.2 Calculation of Density in All Zones by adding clause c) to subsection 4.2.1. Amends Section 4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones by replacing the words “item is” with “items are” in subsection 4.3.3 and by adding clause b) to that same subsection. Amends Section 4.4 Calculation of Density in Town Housing Zones by adding clause e) to subsection 4.4.1.	2018/07/16
9780	Section 20.25	Amends Section 20.25 Residential/ Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre) by adding “cultural and educational uses” and “entertainment, spectator” to Section 20.25.3 Secondary Uses. Amends Section 20.25.4 Permitted Density by replacing clause c) in subsection 20.25.4.2; replacing clause b) in subsection 20.25.4.3; replacing clauses d) and e) in subsection 20.25.4.3; replacing clauses a) and c) in subsection 20.25.4.4; replacing Diagram 2 and adding Diagram 3 to subsection 20.25.4.4; replacing subsection 20.25.4.5 and adding new subsection 20.25.4.6.	2018/07/23

Bylaw No.	Zoning District	Purpose	Adopted
9780 con't	Section 20.25	Amends Section 20.25.5 by replacing subsection 20.25.5.1. Amends Section 20.25.6 Yards & Setbacks by adding new subsection 20.25.5.2. Amends Section 20.25.8 Subdivision Provisions by replacing subsection 20.25.8.1. Amends Section 20.25.10 On-site Parking and Loading by adding new clause d) to subsection 20.25.10.1; replacing the opening phrase in subsection 20.25.10.2; replacing the opening phrase in clause b) of subsection 20.25.10.2; and adding new subsection 20.25.10.3 for 8511 Capstan Way, 3280 and 3360 No. 3 Road, and 3131 Sexsmith Road.	2018/07/23
9871	Section 3.4, Section 4.1 and Section 4.20	Amends Section 3.4 Use and Terms Definitions by adding new definition, in alphabetical order, for “active flood plain”, “enhancement”, “floodplain plant species”, “high water mark”, “designated stream”, “riparian management area”, “Riparian Area Regulation”, and “top of bank”. Amends Section 4.1 by adding new paragraph to end of subsection 4.1.2. Adds new Section 4.20 Riparian Management Area Protection.	2018/09/04
9886	Section 3.4, Section 5.4, Section 7.7 and Section 7.9	Amends Section 3.4 Use and Terms Definitions by adding new definition, in alphabetical order, for “market rental unit” and “market rental agreement”. Amends Section 5.4 Secondary Suites by adding to subsection 5.4.1 new clauses f) and g) and renumbering as needed, as well as adding new clause o), and renumbering as needed. Amends Section 7.7 Parking Spaces Required by replacing, in its entirety, Table 7.7.2.1 Residential Use Parking Requirements. Amends Section 7.9 Provision of Parking in City Centre by replacing, in its entirety, Table 7.9.3.1 Residential Use City Centre Parking Requirements.	2018/09/04

Bylaw No.	Zoning District	Purpose	Adopted
9902	Section 7.5	Amends Section 7.5 Development & Maintenance Standards for On-Site Parking by replacing subsections 7.5.11, 7.5.14 and 7.5.15, in their entirety.	2018/09/04
9915	Section 8.9	Amends Section 8.9 Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4) by adding new clauses 3 and 4 to subsection 8.9.4 Permitted Density; replacing subsection 8.9.5 Permitted Lot Coverage in its entirety; and by replacing clauses 2 and 3 in their entirety and adding a new clause 4 to subsection 8.9.6 Yards & Setbacks.	2018/10/15
9859	Section 20.37	Adds Section 20.37 High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre) to Section 20 Site Specific Mixed Use Zones for 6340 No. 3 Road.	2018/10/22
9551	Section 5.15 and Section 16.5	Amends Section 5.15 Affordable Housing by adding ZD5 to the table in subsection 5.15.1(a). Adds Section 16.5 Two-Unit Dwelling (ZD5) – Steveston/Williams to Section 16 Site Specific Residential (Two-Unit Dwelling) Zones for 5660, 5680 and 5700 Williams Road.	2018/11/13
9825	Section 20.34	Adds Section 20.34 City Centre High Density Mixed Use (ZMU34) – Lansdowne Village to Section 20 Site Specific Mixed Use Zones for 7960 Alderbridge Way and 5333 & 5411 No. 3 Road.	2018/11/13
9962	Section 10.6	Amends Section 10.6 Pub & Sales (CP1; CP2) by deleting Section 10.6.3 Secondary Uses and replacing it with Section 10.6.3.A. Secondary Uses and Section 10.6.3.B. Additional Uses. Also amends Section 10.6.11 Other Regulations by adding a new clause 2 and renumbering subsequent clauses accordingly for 8320 Alexandra Road.	2018/12/17
9965	Section 14.1	Amends Section 14.1 Agriculture (AG1; AG3; AG4) by replacing clause 1.b)ii) in its entirety in Section 14.1.4 Permitted Density.	2018/12/17

Bylaw No.	Zoning District	Purpose	Adopted
9966	Section 14.1	Amends Section 14.1 Agriculture (AG1; AG3; AG4) by replacing Section 14.1.4.A Farm Home Plate in its entirety; adds a new clause 3 to Section 14.1.5 Permitted Lot Coverage and by replacing clause 1 in its entirety in Section 14.1.7 Permitted Heights.	2018/12/17
9967	Section 3.4	Amends Section 3.4 Use and Term Definitions by replacing the definition for “Farm Home Plate” in its entirety.	2018/12/17
9968	Section 8.1	Amends Section 8.1 Single Detached (RS1/A-H; J-K; RS2/A-H, J-K) by replacing clause 2.A.b) in its entirety in Section 8.1.4 Permitted Density.	2018/12/17
9878	Section 20.39	Adds Section 20.39 High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre) to Section 20 Site Specific Mixed Use Zones for 8071/8091 Park Road.	2019/02/11
9898	Section 15.11	Amends Section 15.11 Single Detached Heritage (ZS11) – London Landing (Steveston) by replacing clause 1 in Subsection 15.11.11 Other Regulations.	2019/02/19
9975	Section 4.14, Section 5.15 and Section 8.16	Amends Section 4.14 Accessory Buildings and Accessory Structures by inserting “two-unit housing” following “single detached housing” in Subsection 4.14.4. Amends Section 5.15 Affordable Housing by inserting zone RDA into Subsection 5.15.1(c) after zone RTP4. Adds Section 8.16 Arterial Road Two-Unit Dwellings (RDA) to Section 8 Residential Zones.	2019/02/19
9976	Section 3.4, Section 4.14, Section 4.18, Section 5.4, Section 5.15 and Section 8.17	Amends Section 3.4 Use and Term Definitions by adding new definition “Housing, three-unit” in alphabetical order and amends the definitions for “Residential vertical lot depth envelope” and “Residential vertical lot width envelope”. Amends Section 4.14 Accessory Buildings and Accessory Structures by inserting “three-unit housing” following “two-unit housing” in Subsection 4.14.4.	2019/02/19

Bylaw No.	Zoning District	Purpose	Adopted
9976 con't	Section 3.4, Section 4.14, Section 4.18, Section 5.4, Section 5.15 and Section 8.17	Amends Section 4.18 Residential Lot Width Envelope by adding “or three-unit housing” to Subsection 4.18.1; adding “and three-unit housing” to Subsections 4.18.2, 4.18.3 and 4.18.4. Amends Section 5.4 Secondary Suites by adding “, three-unit housing” to Subsections 5.4.1(a), 5.4.1(b) and 5.4.1(p); and by adding “and three-unit housing” to Subsection 5.4.1(n). Amends Section 5.15 Affordable Housing by adding zone RTA before zone RAL2 in Subsection 5.15.1(c). Adds new Section 8.17 Arterial Road Three-Unit Dwellings (RTA) to Section 8 Residential Zones.	2019/02/19
9985	Section 14.1	Amends Section 14.1 Agriculture (AG1; AG3; AG4) by replacing clause 2 in its entirety in Subsection 14.1.4 Permitted Density and by deleting clause 2 in its entirety from Subsection 14.1.4.A Farm Home Plate.	2019/02/19
9670	Section 12.4	Amends Section 12.4 Industrial Retail (IR1, IR2) by adding “vehicle sale/rental” to subsection 12.4.3B. Additional Uses and by adding a new clause 7 to subsection 12.4.11 Other Regulations and renumbering all subsequent clauses for 4331 and 4431 Vanguard Road.	2019/02/25
9977	Section 12.3	Amends Section 12.3 Industrial Business Park (IB1, IB2) by adding “vehicle sale/rental” to subsection 12.3.3B Additional Uses and by adding new clauses 7 and 8 to subsection 12.4.11 Other Regulations and renumbering all subsequent clauses for 6260 Graybar Road.	2019/05/13
9987	Section 17.85	Adds Section 17.85 Town Housing (ZT85) – Kingsgrove Avenue (Shellmont) to Section 17 Site Specific Residential (Town Houses) Zones for the property developed under Land Use Contract 016.	2019/05/21

Bylaw No.	Zoning District	Purpose	Adopted
9988	Section 18.39	Adds Section 18.39 Low Rise Apartment (ZLR39) – No. 5 Road (Shellmont) to Section 18 Site Specific Residential (Low Rise Apartment) Zones for the property developed under Land Use Contract 021.	2019/05/21
9990	Section 18.40	Adds Section 18.40 Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont) to Section 18 Site Specific Residential (Low Rise Apartment) Zones for the property developed under Land Use Contract 086.	2019/05/21
9991	Section 23.15	Adds Section 23.15 Light Industrial (ZI15) – River Road (Bridgeport) to Section 23 Site Specific Industrial Zones for the property developed under Land Use Contract 091.	2019/05/21
9992	Section 23.16	Adds Section 23.16 Light Industrial (ZI16) – Bridgeport Road & Voyageur Way (Bridgeport) to Section 23 Site Specific Industrial Zones for the properties developed under Land Use Contract 103.	2019/05/21
9993	Section 23.17	Adds Section 23.17 Industrial and Marina (ZI17) – Graybar Road (East Richmond) to Section 23 Site Specific Industrial Zones for the property developed under Land Use Contract 127.	2019/05/21
10021	Section 10.3 and Section 12.3	Amends Section 10.3 Auto-Oriented Commercial (CA) by replacing in its entirety clause 1 under subsection 10.3.7 Permitted Heights. Amends Section 12.3 Industrial Business Park (IB1, IB2) by replacing in its entirety clause 1 under subsection 12.3.7 Permitted Heights.	2019/05/21
9063	Section 20.12 and Section 22.21	Amends Section 20.12 Steveston Maritime Mixed Use (ZMU12) by deleting in its entirety Section 20.12.3 Secondary Uses and replacing is with Section 20.12.3.A. Secondary Uses and Section 20.12.3.B. Additional Uses; replacing in its entirety clause 4 from Section 20.12.11 Other Regulations; and by adding new clauses 6 thru 9 to Section 20.12.11 Other Regulations.	2019/06/10

Bylaw No.	Zoning District	Purpose	Adopted
9063 con't	Section 20.12 and Section 22.21	Amends Section 22.21 Steveston Maritime (ZC21) by adding new uses to subsection 22.21.3.B. Additional Uses; by replacing in its entirety clause 1 in Section 22.21.11 Other Regulations; and by adding new clauses 5 and 6 to Section 22.21.11 Other Regulations for 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street.	2019/06/10
9814	Section 21.12	Adds Section 21.12 Assembly and Congregate Housing (ZR12) – Garry Street (Steveston) to Section 21 Site Specific Residential (Other) Zones for 4360 Garry Street.	2019/06/24
10062	Section 3.4 and Section 5.21	Amends Section 3.4 Use and Term Definitions by repealing and replacing the definitions for “Agriculture” and “Farm Business”. Adds new Section 5.21 Cannabis Production and Cultivation in the Agricultural Land Reserve to Section 5.0 Specific Use Regulations.	2019/09/03
9994	Section 23	Adds Section 23.18 Light Industrial (ZI18) – Shell Road (West Cambie) to Section 23 Site Specific Industrial Zones for the property developed under Land Use Contract 139.	2019/09/09
10055	Section 20.9	Amends Section 20.9 Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre) by renumbering Section 20.9.3 Secondary Uses to 20.9.3.A. and adding new Section 20.9.3.B. Additional Uses; and by adding a new clause 4 to Section 20.9.11 Other Regulations and renumbering all subsequent clauses for 4151 Hazelbridge Way.	2019/09/09

Bylaw No.	Zoning District	Purpose	Adopted
9681	Section 3.4 and Section 8.8	Amends Section 3.4 Use and Term Definitions by adding definitions for “Hamilton” and “Hamilton Area Plan community amenity capital reserve” in alphabetical order. Amends Section 8.8 High Density Townhouses (RTH1, RTH2, RTH3, RTH4) by replacing Section 8.8.4 Permitted Density in its entirety for 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road.	2019/10/15
9836	Section 9.4	Amends Section 9.4 Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5) by adding new clause 8 to Section 9.4.4 Permitted Density for 3551, 3571, 3591, 3611 and 3631 Sexsmith Road.	2019/11/12
10095	Section 5.16	Amends Section 5.16 Child Care and Other Community Amenities by replacing subsection 5.16.4 in its entirety.	2019/11/18
9978	Section 12.3	Amends Section 12.3 Industrial Business Park (IB1, IB2) by adding “medical cannabis production facility” to Section 12.3.3. B Additional Uses and by adding a new clause 7 to Section 12.3.11 Other Regulations and renumbering subsequent clauses accordingly.	2019/12/18
10139	Section 3.4 and Section 5.4	Amends Section 3.4 Use and Term Definitions by replacing the definition of “secondary suite” in its entirety. Amends Section 5.4 Secondary Suites by replacing clauses c), e) and h) in their entireties of subsection 5.4.1.	2020/04/20
9563	Section 5.15 and Section 17.80	Amends Section 5.15 Affordable Housing by adding ZT80 to the end of the table in subsection 5.15.1a). Adds Section 17.80 Townhousing (ZT80) – Railway Avenue to Section 17 Site Specific Residential (Town Houses) Zones for 8620 Railway Avenue.	2020/07/27

Bylaw No.	Zoning District	Purpose	Adopted
10022	Section 12.4	Amends Section 12.4 Industrial Retail (IR1, IR2) by adding “microbrewery, winery and distillery” to subsection 12.4.3.B. Additional Uses and by adding “microbrewery, winery and distillery” to subsection 12.4.11.8 Other Regulations, in alphabetical order and renumbering according for 5800 Cedarbridge Way.	2020/07/27
9764	Section 20.35	Adds Section 20.35 Residential/Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton) to Section 20 Site Specific Mixed Use Zones for 23200 Gilley Road.	2020/09/14
10189	Section 20.30	Amends Section 20.30 Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre) by amending subsection 20.30.4.2(c) by replacing 4,250.0m ² with 4,705.0m ² ; replacing subsection 20.30.4.5(a) in its entirety; replacing clauses (i), (ii) and (iii) in their entirety in subsection 20.30.4.5(b); and amending subsection 20.30.4.5(c) by replacing 850 with 941 for 3399 Corvette Way, 3311 and 3331 No. 3 Road.	2020/09/28
9969	Section 10.7	Amends Section 10.7 Vehicle Sales (CV) by adding new clause 1.e) to subsection 10.7.4 Permitted Density for 13171 and a portion of 13251 Smallwood Place.	2020/10/13
10122	Section 3.4, Section 4.12 and Section 6.8	Amends Section 3.4 Use and Term Definitions by adding in alphabetical order a new definition for “Agrarian materials, fence” and replacing the definition for “Height, fence” in its entirety. Amends Section 4.12 Projections into Yards in All Zones by replacing subsection 4.12.1 in its entirety. Amends Section 6.8 Fence Limitations in Residential Zones by replacing subsection 6.8.3 in its entirety. Amends Section 6.9 Fence Limitations in All Other Zones by replacing subsections 6.9.1 and 6.9.3 in their entirety.	2020/11/16

Bylaw No.	Zoning District	Purpose	Adopted
10122 con't	Section 3.4, Section 4.12 and Section 6.8	Also amends Section 6.9 Fence Limitation in All Other Zones by adding new subsections 6.9.4 and 6.9.5 and renumbering the following subsections accordingly.	2020/11/16
9860	Section 20.38	Adds Section 20.38 High Density Mixed Use (ZMU38) – Lansdowne Village (City Centre) to Section 20 Site Specific Mixed Use Zones for 5591, 5631, 5651 and 5671 No. 3 Road.	2020/12/07
10147	Section 18.41	Adds Section 18.41 Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor) to Section 18 Site Specific Residential (Low Rise Apartment) Zones for the property developed under LUC 008.	2020/12/14
10148	Section 16.6	Adds Section 16.6 Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor) to Section 16 Site Specific Residential (Two-Unit Dwellings) Zones for the property developed under LUC 013.	2020/12/14
10149	Section 17.89 and Section 22.48	Adds Section 17.89 Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor) to Section 17 Site Specific Residential (Town Houses) Zones and adds Section 22.48 Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor) to Section 22 Site Specific Commercial Zones for the properties developed under LUC 022.	2020/12/14
10150	Section 17.90	Adds Section 17.90 Town Housing (ZT90) – Saunders Road (Broadmoor) to Section 17 Site Specific Residential (Town Houses) Zones for the property developed under LUC 068.	2020/12/14
10151	Section 17.92 and Section 18.42	Adds Section 17.92 Town Housing (ZT92) – No. 3 Road (Broadmoor) to Section 17 Site Specific Residential (Town Houses) Zones and adds Section 18.42 Low Rise Apartment (ZLR42) – Francis Road (Broadmoor) to Section 18 Site Specific Residential (Low Rise Apartment) Zones for the properties developed under LUC 100.	2020/12/14

Bylaw No.	Zoning District	Purpose	Adopted
10152	Section 5.15, Section 17.87 and Section 17.91	Amends Section 5.0 Specific Use Regulations by adding reference to ZT87 in Section 5.15.1(c). Adds Section 17.87 Town Housing (ZT87) – Steveston Highway (Steveston) to Section 17 Site Specific Residential (Town Houses) Zones for 5191, 5195, 5211, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway. Adds Section 17.91 Town Housing (ZT91) – No. 3 Road (Broadmoor) to Section 17 Site Specific Residential (Town Houses) Zones for the property developed under LUC 153.	2020/12/14
9731	Section 5.15 and Section 17.82	Amends Section 5.0 Specific Use Regulations by adding reference to ZT82 in Section 5.15.1(b). Adds Section 17.82 Medium Density Town Housing (ZT82) – Williams Road to Section 17 Site Specific Residential (Town Houses) Zones for 9620, 9640, 9660 and 9680 Williams Road.	2021/02/08
10181	Section 3, Section 7, Section 12.1, Section 12.2, Section 12.3 and Section 12.4	Amends Section 3.4 Use and Term Definitions by adding definitions for “industrial, manufacturing”, “industrial, warehouse” and “retail, showroom” in alphabetical order. Also amends Section 3.4 Use and Term Definitions by replacing in their entirety the definitions for “industrial, general” and “industrial, heavy”. Amends Section 7.7 Parking Spaces Required, Table 7.7.2.3. General Parking Requirements by inserting “industrial, warehouse” and “retail, showroom” in alphabetical order; deleting “general and heavy industrial”; and adding “industrial, general”, “industrial, heavy” and “industrial, manufacturing” in alphabetical order. Amends Section 7.9 Provision of Parking in City Centre by replacing Table 7.9.5.1 General City Centre Parking Requirements in its entirety.	2021/02/16

con't

Bylaw No.	Zoning District	Purpose	Adopted
10181 <small>con't</small>	Section 3, Section 7, Section 12.1, Section 12.2, Section 12.3 and Section 12.4	<p>Amends Section 12.1 Industrial (I) by adding “industrial, manufacturing” and “industrial, warehouse” to Section 12.1.2 Permitted Uses; replacing subsection 1 in its entirety from Section 12.1.5 Permitted Lot Coverage; replacing subsection 1 in its entirety from Section 12.1.7.1 Permitted Heights; and replacing subsection 1 in its entirety and deleting subsections 2 and 3 in their entirety from Section 12.1.8 Subdivision Provisions/Minimum Lot Size.</p> <p>Amends Section 12.2 Light Industrial (IL) by adding “industrial, manufacturing” and “industrial, warehouse” to Section 12.2.2 Permitted Uses; replacing subsection 1 in its entirety from Section 12.2.5 Permitted Lot Coverage; replacing subsection 1 in its entirety from Section 12.2.7.1 Permitted Heights; and replacing subsection 1 in its entirety and deleting subsections 2 and 3 in their entirety from Section 12.2.8 Subdivision Provisions/Minimum Lot Size.</p> <p>Amends Section 12.3 Industrial Business Park (IB) by adding “industrial, manufacturing”, “industrial, warehouse”, and “microbrewery, winery and distillery” to Section 12.3.2 Permitted Uses; replacing subsection 1 in its entirety in Section 12.3.5 Permitted Lot Coverage; replacing subsections 1 and 2 in their entirety and adding subsections 3 and 4 to Section 12.3.7 Permitted Heights; replacing subsection 1 in its entirety in Section 12.3.8 Subdivision Provisions/Minimum Lot Size; and inserting new subsection 10 and renumbering accordingly all remaining subsections in Section 12.3.11 Other Regulations.</p> <p style="text-align: right;"><small>con't</small></p>	2021/02/16

Bylaw No.	Zoning District	Purpose	Adopted
10181 cont	Section 3, Section 7, Section 12.1, Section 12.2, Section 12.3 and Section 12.4	Amends Section 12.4 Industrial Retail (IR) by adding “industrial, manufacturing”, “industrial, warehouse”, “microbrewery, winery and distillery” and “retail, showroom” to Section 12.4.2 Permitted Uses; replacing subsection 1 in its entirety in Section 12.4.5 Permitted Lot Coverage; replacing subsections 1 and 2 in their entirety and adding subsections 3 and 4 to Section 12.4.7 Permitted Heights; and inserting new subsection 9 and renumbering accordingly all remaining subsections in Section 12.3.11 Other Regulations.	2021/02/16
10237	Section 3.4 and Section 4.3	Amends Section 3.4 Use and Terms Definitions by adding, in alphabetical order, definitions for “certified passive house”, “passive house” and “passive house standard”. Amends Section 4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones by replacing clause b) of subsection 4.3.3 in its entirety.	2021/03/15
9953	Section 5.15 and Section 20.40	Amends Section 5.15 Affordable Housing by inserting ZMU40 into the end of the existing table in subsection 5.15.1c). Adds Section 20.40 Commercial Mixed Use – London Landing (Steveston) to Section 20: Site Specific Mixed Use Zones for 6091 and 6111 Dyke Road.	2021/03/22
10130	Section 20.45	Adds Section 20.45 High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre) to Section 20: Site Specific Mixed Use Zones for 5500 No. 3 Road.	2021/03/22
9812	Section 17.83	Adds Section 17.83 Town Housing (ZT83) – North McLennan (City Centre) to Section 17: Site Specific Residential (Town Houses) Zones for 9980 Westminster Highway.	2021/04/12

Bylaw No.	Zoning District	Purpose	Adopted
9714	Section 3.4 and Section 8.8	<p>Amends Section 3.4 Use and Term Definitions by adding the definitions for “Hamilton” and “Hamilton Area Plan community amenity capital reserve” in alphabetical order.</p> <p>Amends Section 8.8 High Density Townhouses (RTH1, RTH2, RTH3, RTH4) by replacing subsection 8.8.4 Permitted Density in its entirety.</p>	2021/04/26
9956	Section 12.3	Amends Section 12.3 Industrial Business Park (IB1, IB2) by adding “restaurant, drive-through” to subsection 12.3.3.A Secondary Uses and adding a new clause 7. to subsection 12.3.11 Other Regulations and renumbering all subsequent clauses for 13020 Delf Place.	2021/04/26
10111	Section 20.44	Adds Section 20.44 Commercial Mixed Use (ZMU44) – Broadmoor to Section 20 Site Specific Mixed Use Zones for 9900 No. 3 Road and 8031 Williams Road.	2021/04/26
9532	Section 12.1	Amends Section 12.1 Industrial (I) by adding “restaurant, drive-through” to subsection 12.1.3.B Additional Uses and adding a new clause 7. to subsection 12.1.11 Other Regulations and renumbering all subsequent clauses for 18399 Blundell Road.	2021/05/10
10259	Section 3.4, Section 13.3 and Section 24.7	<p>Amends Section 3.4 Use and Term Definitions by replacing the definition for “religious assembly” in its entirety.</p> <p>Amends Section 13.3 Assembly (ASY) by deleting “private club” from subsection 13.3.3 Secondary Uses and adding “child care” in alphabetical order to subsection 13.3.3. Secondary Uses. Also amends subsection 13.3.11 Other Regulations by replacing clause 3 in its entirety and adding new clauses 4 and 5.</p> <p>Amends Section 24.7 Religious Assembly (ZIS7) – No. 5 Road by deleting “child care” and “education” from subsection 24.7.2 Permitted Uses and adding “child care” in alphabetical order to subsection 24.7.3 Secondary Uses.</p>	2021/05/17

Bylaw No.	Zoning District	Purpose	Adopted
9981	Section 10.7	Amends Section 10.7 Vehicle Sales (CV) by adding new clause f) to subsection 10.7.4 Permitted Density for 5660 Parkwood Way	2021/05/25

