RS-1 CARETAKER DWELLING UNIT
GUIDELINES

Adopted by City Council on June 20, 1989
Amended February 4, 1992 and May 18, 2004

These guidelines are to be used in conjunction with the uses and regulations of the RS-1 District Schedule of the Zoning and Development Bylaw for development permit applications involving an infill one-family dwelling, a multiple dwelling, or a multiple conversion dwelling where one of the dwelling units shall be for a caretaker, and where the minimum site area exceeds 3 000 m². These guidelines are not applicable to family suites which provide a dwelling unit for a full time support service person.

A caretaker dwelling unit may be permitted only if the following conditions are met:

(1) The dwelling unit should be a one-bedroom maximum, and should be occupied by a person whose principal occupation is full-time caretaker on the subject site.

(2) The registered owner (or registered owner under agreement) of the subject site must submit together with the development permit application a written explanation to include:

   (a) the reasons why the site or dwelling requires a full-time caretaker; and
   (b) an undertaking to be recorded on the development permit as issued, that condition (1) will be complied with.

(3) Written notification to surrounding property owners is to be carried out during the processing of the development permit application.

(4) Prior to the issuance of a development permit for caretaker quarters, arrangements are to be made to the satisfaction of the Director of Legal Services for:

   (a) A covenant under Section 215 of the Land Title Act to be registered to ensure that the dwelling unit will be occupied and maintained only as caretaker quarters for a person whose principal occupation is full-time caretaker on the subject site.
   (b) A statutory right-of-way allowing the City of Vancouver to demolish the caretaker quarters unless such quarters are vacant or occupied by a person whose principal occupation is full-time caretaker on the subject site. The right-of-way shall include a covenant to indemnify the City of Vancouver against demolition costs.
   (c) An equitable charge to secure the City of Vancouver's cost of demolition.

The above-noted charges must have priority over existing charges on the subject site.