



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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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.

