

**EXPLANATION****Noise Control By-law amending By-law  
Re: 2250 Commercial Drive**

This consequential amendment, approved by Council on May 20, 2010, adds 2250 Commercial Drive to the Noise Control By-law.

Director of Legal Services  
May 31, 2011

2250 Commercial Drive

BY-LAW NO. \_\_\_\_\_



A By-law to amend  
Noise Control By-law No. 6555

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. To Schedule B of By-law No. 6555, at the end, Council adds:  
"CD-1 (496) By-law #10260 2250 Commercial Drive".
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
Mayor

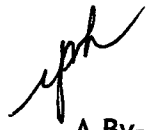
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City Clerk

**EXPLANATION****A By-law to amend the Sign By-law  
Re: 2250 Commercial Drive**

After the public hearing on May 18 and 20, 2010, Council resolved to amend the Sign By-law to add this site to Schedule E. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
May 31, 2011

2250 Commercial Drive



BY-LAW NO. \_\_\_\_\_

A By-law to amend Sign By-law No. 6510

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. To Schedule E of the Sign By-law, Council adds:  
"2250 Commercial Drive CD-1 (496) By-law #10260 B (C-2C)".
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 1553 - 1577 Main Street**

After the public hearing on November 16, 2010, Council resolved to amend the Zoning and Development By-law to create a CD-1 by-law for 1553 - 1577 Main Street. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
May 31, 2011

1553 - 1577 Main Street

BY-LAW NO. \_\_\_\_\_



A By-law to amend  
Zoning and Development By-law No. 3575  
to rezone an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

### **Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-626 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

### **Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (504).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (504) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Theatre, Museum or Archives, Park or Playground;
- (b) Dwelling Uses, limited to Multiple Dwelling;
- (c) Institutional Uses, limited to Church, School - Elementary or Secondary, School - University or College, Public Authority Use, and Social Service Centre;
- (d) Office Uses;
- (e) Parking Uses, limited to Parking Garage;
- (f) Retail Uses, limited to Grocery or Drug Store, Retail Store and Small-scale Pharmacy;

- (g) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

### **Conditions of use**

- 3.1 Dwelling units are in an “intermediate zone” as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.
- 3.2 All commercial uses must be carried on wholly within an enclosed building except for:
  - (a) Restaurant - Class 1; and
  - (b) display of flowers, plants, fruits and vegetables.
- 3.3 The design and lay-out of at least 25% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.

### **Density**

- 4.1 The total floor area for all uses, combined, must not exceed 31 659 m<sup>2</sup>, except that the total floor area for Dwelling Uses must not exceed 22 500 m<sup>2</sup>.
- 4.2 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building.
- 4.3 Computation of floor space ratio must exclude:
  - (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment,

or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;
- (e) residential amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 per cent of the permitted floor area or 1 000 m<sup>2</sup>.
- (f) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause is not to apply to walls in existence before March 14, 2000;
- (g) with respect to exterior:
  - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
  - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in subsection (ii) of this section meets the standards set out therein; and

- (h) elevator shafts and entrance lobbies.

#### 4.4 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
  - (ii) enclosure of the excluded balcony floor area must not exceed 50%; and



- (b) a space not greater than 0.4 m<sup>2</sup> in a residential suite to accommodate a heat pump or other mechanical equipment, provided that, in the opinion of the Director of Planning or Development Permit Board, it improves the overall energy performance of the building.

4.5 The use of floor space excluded under section 4.3 or 4.4 must not include any purpose other than that which justified the exclusion.

#### **Building height**

5. The building height, measured above base surface, must not exceed 56 m.

#### **Parking, loading, and bicycle spaces**

6. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.

#### **Acoustics**

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

#### **Severability**

8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

**Force and effect**

9. This By-law is to come into force and take effect on the date of its enactment.

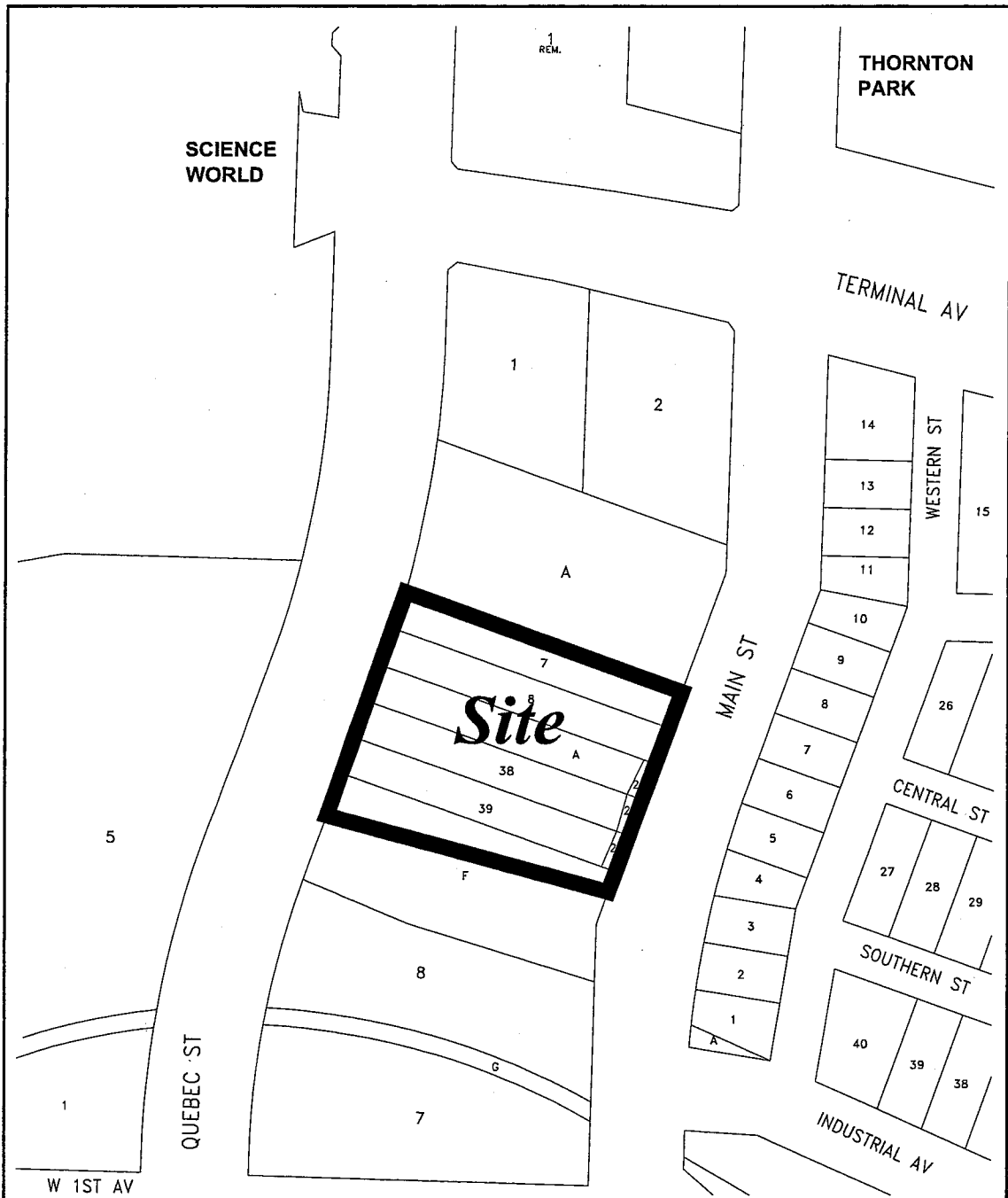
ENACTED by Council this                      day of                      , 2011

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Mayor

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City Clerk



The properties outlined in black ( **█** ) are rezoned:  
From **FC-1** to **CD-1**

**Z-626 (a)**

RZ - 1553-1577 Main Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2010-10-20

**EXPLANATION****Protection of Trees By-law amending by-law  
Re: Emergency tree removal**

On May 17, 2011, Council resolved to amend the Protection of Trees By-law regarding emergency tree removal. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
May 31, 2011



BY-LAW NO. \_\_\_\_\_

**A By-law to amend Protection of Trees By-law No. 9958  
regarding emergency removal provisions**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Protection of Trees By-law.
2. In section 9.2, Council strikes, "within 14 days after the date of removal," and replaces it with, "within 24 hours of the date of removal, or in the case of a removal which takes place on a weekend or holiday, on the next business day after the date of removal,".
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**EXPLANATION**

**A By-law to amend  
Zoning and Development By-law No. 3575  
HA-1 and HA Districts Schedule**

After a public hearing on March 17, April 5, 7, 12 and 14, 2011, Council approved amendments to the HA-1 and HA Districts Schedule to the Zoning and Development By-law 3575. There are no prior to conditions and enactment of the attached By-law will implement this resolution.

Director of Legal Services  
May 31, 2011

HA-1 and HA-1A Districts Schedule  
Re: Conditional use, height and rear yard setbacks

BY-LAW NO. \_\_\_\_\_



A By-law to amend  
Zoning and Development By-law No. 3575  
regarding the HA-1 and HA-1A Districts Schedule

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the HA-1 and HA-1A Districts Schedule of the Zoning and Development By-law.
2. Council repeals section 2.2.1.W.
3. In section 3.2.W, after the words "Wholesaling - Class A. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*", Council adds:
  - “● Wholesaling - Class B. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*”
4. In section 4.3.2, Council strikes out “21.3” and substitutes “27.4”.
5. In section 4.3.3, Council strikes out the number “20.0” and substitutes “22.8” and Council strikes out the words “and up to 27.4 m in HA-1A”.
6. Council repeals section 4.6.1 and substitutes:

“There shall be a minimum rear yard or setback of 1.0 m from the rear property line across the full width of the building, except that where any portion of a building contains residential uses, that portion shall be set back 7.0 m from the rear property line, across the full width of the building.”
7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of the By-law.

8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this                      day of                      , 2011

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Mayor

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City Clerk



**EXPLANATION**

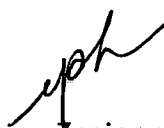
**A By-law to amend  
Zoning and Development By-law No. 3575  
regarding passive design**

At a public hearing on May 17, 2011, Council approved amendments to Zoning and Development By-law 3575 in regards to passive design. Enactment of the attached By-law will implement this resolution.

Director of Legal Services  
May 31, 2011

Zoning & Development By-law

BY-LAW NO. \_\_\_\_\_

  
A By-law to amend  
Zoning and Development By-law No. 3575  
regarding passive design

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In section 10.7.1, at the end of subsection 10.7.1(f), Council repeals “and”, renumbers subsection 10.7.1(g) as subsection 10.7.1(h) and, in between subsections 10.7.1(f) and 10.7.1(h) adds:

- “(g) demountable green walls, if:
- (i) they do not project more than 254 mm into a required yard;
  - (ii) they comply with Vancouver Building By-law requirements; and
  - (iii) they are, in the opinion of the Director of Planning, suitably designed and located to contribute to sustainable design performance; and”

3. In section 10.11.1, Council repeals the word “and” at the end of subsection (d) and repeals subsection (e) and substitutes:

- “(e) venting skylights, opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation; and
- (f) items similar to any of the above.”

4. In section 10.33, Council repeals the words: “10.33 Exterior Walls in CD-1 Districts” and substitutes: “10.33 Exterior Wall Exclusions”.

5. Council repeals subsections 10.33.1 and 10.33.2 and substitutes:

**“10.33 Exterior Wall Exclusions**

Despite anything to the contrary in any zoning district schedule or in any CD-1 by-law listed in the CD-1 (Comprehensive Development) District Schedule, computation of floor space ratio or floor area is to exclude the area of exterior walls that exceeds 152 mm to a maximum exclusion of 152 mm, as recommended by a Building Envelope Professional to control building envelope leaks, and:

- (i) up to 51 mm in exterior walls that fall under Part 9 of the Building By-law, which provide RSI 2.88 (R-16) thermal insulation,

- (ii) up to 333 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) thermal insulation,
- (iii) up to 533 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) of thermal insulation as verified by a Registered Professional, and
- (iv) up to 127 mm in exterior walls that fall under Part 3 of the Building By-law, which provide RSI 2.65 (R-15) thermal insulation in the overall wall surface as verified by a Registered Professional,

except that this section is not to apply to exterior walls in existence before May 31, 2011.”

6. In Section 10, General Regulations, after section 10.34, Council adds:

**“10.35 Floor space exclusions for natural ventilation and lighting in CD-1 Districts**

Despite anything to the contrary in any CD-1 by-law listed in the CD-1 (Comprehensive Development) District Schedule, if:

- (i) the distance from a floor to the floor above, or where there is no floor, to the top of the roof joists, exceeds 3.7 m, and
- (ii) the additional height is designed with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation,

computation of floor space ratio or floor area may exclude an amount equal to the area of the floor below the excess height, except that:

- (iii) if the CD-1 by-law does not contain a 3.7 m clause, and
- (iv) if subsections (i) and (ii) are not applicable,

computation of floor space ratio or floor area may exclude up to one percent of above grade floor area built as open to below.”

7. In Section 11, Council repeals subsections 11.24.16(d) and (e) and substitutes:

**“11.24.16 (d) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”**

8. In the C-3A, C-5 and C-6, M-1, M-1A, M-1B, and M-2 District Schedules, Council repeals subsections 4.7.3(e) and (f) and substitutes:

“4.7.3 (e) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”

9. In the C-1, C-2, C-2B, C-2C, C-2C1, C-7 and C-8, MC-1 and MC-2, IC-1 and IC-2, IC-3, I-1, I-2 and I-3 District Schedules, Council repeals subsections 4.7.3(f) and (g) and substitutes:

“4.7.3 (f) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”

10. In the RA-1, RS-1A, RS-1B, RS-2, RS-4, RT-1, RT-2, RT-10 and RT-10N, RM-1 and RM-1N, RM-2, RM-3, RM-3A and RM-4 and RM-4N District Schedules, Council repeals subsections 4.7.3(g) and (h) and substitutes:

“4.7.3 (g) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”

11. In the RT-4, RT-4A, RT-4N and RT4-AN, RT-5, RT-5A, RT-5N and RT5-AN, RT-7, RT-8, RT-9 and FM-1 District Schedules, Council repeals subsections 4.7.3(h) and (i) and substitutes:

“4.7.3 (h) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”

12. In the RS-1, RS-3 and RS-3A, RT-3, RT-6, RM-5, RM-5A, RM-5B and RM-5C and RM-6 District Schedules, Council repeals subsections 4.7.3(i) and (j) and substitutes:

“4.7.3 (i) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”

13. In the RS-5 and RS-6 District Schedules, Council repeals subsections 4.7.3(j) and (k) and substitutes:

“4.7.3 (j) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”

14. In the RS-7 District Schedule, Council repeals subsections 4.7.4(j) and (k) and substitutes:

“4.7.4 (j) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”

15. In the FC-1 and HA-3 District Schedules, Council repeals subsections 4.7.3(f) and (h) and substitutes:

“4.7.3 (f) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”

16. In the HA-1 and HA-1A District Schedule, Council repeals subsection 4.7.1 and substitutes:

“4.7.1 Computation of floor space ratio must exclude portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.”

17. In the RS-1, RS-3 and RS-3A, RS-5, RS-6, RT-10 and RT-10N, and RM-1 and RM-1N District Schedules, Council repeals subsection 4.7.2(c) and substitutes:

“4.7.2 (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:

- (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
- (ii) the area excluded does not exceed one percent of the permitted floor area.”

18. In the RS-7 District Schedule, Council repeals subsection 4.7.3(c) and substitutes:

- “4.7.3 (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
- (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
  - (ii) the area excluded does not exceed one percent of the permitted floor area.”

19. In the RS-1 District Schedule, after subsection 4.7.3(i), Council deletes “.” and adds:

- “ ; and
- (j) above grade floor area:
- (i) built as open to below,
  - (ii) to which subsection 4.7.2(c) does not apply,
  - (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
  - (iv) to a maximum exclusion of one percent of permitted floor area.”

20. In the RS-3 and RS-3A District Schedule, after subsection 4.7.3(i), Council deletes “.” and adds:

- “ ; and
- (j) above grade floor area:
- (i) built as open to below,
  - (ii) to which subsection 4.7.2(c) does not apply,
  - (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
  - (iv) to a maximum exclusion of one percent of permitted floor area.”

21. In the RS-5 District Schedule, after subsection 4.7.3(j), Council deletes “.” and adds:

“ ; and

(k) above grade floor area:

- (i) built as open to below,
- (ii) to which subsections 4.7.2(c) and 4.7.3(h) do not apply,
- (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
- (iv) to a maximum exclusion of one percent of permitted floor area.”

22. In the RS-6 District Schedule, after subsection 4.7.3(j), Council deletes “.” and adds:

“ ; and

(k) above grade floor area:

- (i) built as open to below,
- (ii) to which subsections 4.7.2(c) and 4.7.3(i) do not apply,
- (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
- (iv) to a maximum exclusion of one percent of permitted floor area.”

23. In the RS-7 District Schedule, after subsection 4.7.4(j), Council deletes “.” and adds:

“ ; and

(k) above grade floor area:

- (i) built as open to below,
- (ii) to which subsections 4.7.3(c) and 4.7.4(i) do not apply,
- (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
- (iv) to a maximum exclusion of one percent of permitted floor area.”

24. In the RT-10 and RT-10N District Schedule, after subsection 4.7.3(g), Council deletes “.” and adds:

“ ; and

(h) above grade floor area:

- (i) built as open to below,
- (ii) to which subsection 4.7.2(c) does not apply,

- (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
- (iv) to a maximum exclusion of one percent of permitted floor area.”

25. In the RM-1 and RM-1N District Schedules, after subsection 4.7.3(g), Council deletes “.” and adds:

“ ; and

(h) above grade floor area:

- (i) built as open to below,
- (ii) to which subsection 4.7.2(c) does not apply,
- (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
- (iv) to a maximum exclusion of one percent of permitted floor area.”

26 In the C-3A District Schedule, Council repeals subsection 4.7.2(b) and substitutes:

- “(b) in dwelling units and artists studios, where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof rafters or deck, exceeds 3.7 m, an additional amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude additional height in combination with:
  - (i) an undeveloped floor area beneath roof elements which are, in the opinion of the Director of Planning, solely for decorative purposes and to which the only means of access is a hatch, residential lobby or mechanical penthouse, or
  - (ii) venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation.”

27. In the I-C3 District Schedule, Council repeals subsection 4.7.2(b) and substitutes:

- “(b) in dwelling units and artists studios, where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude additional height in combination with:
  - (i) an undeveloped floor area beneath roof elements which are, in the opinion of the Director of Planning, solely for decorative



- purposes and to which the only means of access is a hatch, residential lobby or mechanical penthouse, or
- (ii) venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation.”

28. In the RA-1, RS-1A, RS-1B, RS-2, RS-4, RT-1, RT-2, RM-2, RM-3, RM-3A, and RM-4 and RM-4N District Schedules, after subsection 4.7.3(g), Council deletes “.” and adds:

“ ; and

- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.”

29. In the RT-4, RT-4A, RT-4N and RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN, RT-7, RT-8, RT-9 and FM-1 District Schedules, after subsection 4.7.3(h), Council deletes “.” and adds:

“ ; and

- (i) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.”

30. In the RT-3, RT-6, RM-5, RM-5A, RM-5B and RM-5C and RM-6 District Schedules, after subsection 4.7.3(i), Council deletes “.” and adds:

“ ; and

- (j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.”

31. In the RS-1, RS-3 and RS-3A, RS-5, RT-10 and RT-10N and RM-1 and RM-1N, at the end of subsection 4.7.2(c), Council deletes “.” and adds:

“ ; and

- (d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.”

32. In the RS-1A, RS-1B, RS-2, RS-4, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN, RT-6, RT-7, RT-8, RT-9, RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B and RM-5C, RM-6 and FM-1 District Schedules, at the end of subsection 4.7.2(b), Council deletes “.” and adds:

“ ; and

- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.”

33. In the RS-7 District Schedule:

- (a) at the end of subsection 4.7.3(b), Council deletes “and”;
- (b) at the end of subsection 4.7.3(c), Council deletes “.”; and
- (c) at the end of subsection 4.7.3(c), Council adds:

“ ; and

- (d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.”

34. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of the By-law.

35. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this                      day of                      , 2011

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**EXPLANATION**

**A By-law to amend  
Downtown District Official Development Plan By-law No. 4912  
regarding passive design**

At a public hearing on May 17, 2011, Council approved amendments to Downtown District ODP in regards to passive design. Enactment of the attached By-law will implement this resolution.

Director of Legal Services  
May 31, 2011

Downtown ODP  
Re: Exterior walls, passive design



BY-LAW NO. \_\_\_\_\_

A By-law to amend Downtown  
Official Development Plan By-law No. 4912

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Downtown Official Development Plan By-law.
2. In Section 3 - Density, Council repeals 6.(e) and (f) and substitutes:  
  
“(e) the area of exterior walls that exceeds 152 mm to a maximum exclusion of 152 mm, as recommended by a Building Envelope Professional to control building envelope leaks, and:  
  - (i) up to 51 mm in exterior walls that fall under Part 9 of the Building By-law, which provide RSI 2.88 (R-16) thermal insulation,
  - (ii) up to 333 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) thermal insulation,
  - (iii) up to 533 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) of thermal insulation as verified by a Registered Professional, and
  - (iv) up to 127 mm in exterior walls that fall under Part 3 of the Building By-law, which provide RSI 2.65 (R-15) thermal insulation in the overall wall surface as verified by a Registered Professional,  
except that this section is not to apply to exterior walls in existence before May 31, 2011.”
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## EXPLANATION

**A By-law to amend  
Downtown-Eastside/Oppenheimer Official Development Plan  
By-law No. 5532 regarding passive design**

At a public hearing on May 17, 2011, Council approved amendments to Downtown-Eastside/Oppenheimer ODP in regards to passive design. Enactment of the attached By-law will implement this resolution.

Director of Legal Services  
May 31, 2011

Downtown-Eastside/Oppenheimer ODP  
Re: Exterior walls, passive design



BY-LAW NO. \_\_\_\_\_

A By-law to amend Downtown-Eastside/Oppenheimer  
Official Development Plan By-law No. 5532

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Downtown-Eastside/Oppenheimer Official Development Plan By-law.
2. In subsection 4.5.2, Council repeals (e) and (f) and substitutes:  
  
“(e) the area of exterior walls that exceeds 152 mm to a maximum exclusion of 152 mm, as recommended by a Building Envelope Professional to control building envelope leaks, and:  
  - (i) up to 51 mm in exterior walls that fall under Part 9 of the Building By-law, which provide RSI 2.88 (R-16) thermal insulation,
  - (ii) up to 333 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) thermal insulation,
  - (iii) up to 533 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) of thermal insulation as verified by a Registered Professional, and
  - (iv) up to 127 mm in exterior walls that fall under Part 3 of the Building By-law, which provide RSI 2.65 (R-15) thermal insulation in the overall wall surface as verified by a Registered Professional,  
except that this section is not to apply to exterior walls in existence before May 31, 2011.”
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**EXPLANATION****A By-law to amend Southeast Granville Slopes  
Official Development Plan By-law No. 5752  
regarding passive design**

At a public hearing on May 17, 2011, Council approved amendments to Southeast Granville Slopes ODP in regards to passive design. Enactment of the attached By-law will implement this resolution.

Director of Legal Services  
May 31, 2011

Southeast Granville Slopes ODP  
Re: Exterior walls, passive design



BY-LAW NO. \_\_\_\_\_

A By-law to amend the Southeast Granville Slopes  
Official Development Plan By-law No. 5752

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Southeast Granville Slopes Official Development Plan By-law.
2. In subsection 6.3.3, Council repeals (g) and (i), renumbers (h) as (g) and substitutes:  
  
    “(h) the area of exterior walls that exceeds 152 mm to a maximum exclusion of 152 mm, as recommended by a Building Envelope Professional to control building envelope leaks, and:  
  
        (i) up to 51 mm in exterior walls that fall under Part 9 of the Building By-law, which provide RSI 2.88 (R-16) thermal insulation,  
        (ii) up to 333 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) thermal insulation,  
        (iii) up to 533 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) of thermal insulation as verified by a Registered Professional, and  
        (iv) up to 127 mm in exterior walls that fall under Part 3 of the Building By-law, which provide RSI 2.65 (R-15) thermal insulation in the overall wall surface as verified by a Registered Professional,  
  
    except that this section is not to apply to exterior walls in existence before May 31, 2011.”
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**EXPLANATION**

**A By-law to amend First Shaughnessy  
Official Development Plan By-law No. 5546  
regarding passive design**

At a public hearing on May 17, 2011, Council approved amendments to First Shaughnessy ODP in regards to passive design. Enactment of the attached By-law will implement this resolution.

Director of Legal Services  
May 31, 2011

First Shaughnessy ODP  
Re: Exterior walls, passive design



BY-LAW NO. \_\_\_\_\_

A By-law to amend First Shaughnessy  
Official Development Plan By-law No. 5546

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the First Shaughnessy Official Development Plan By-law.
2. In subsection 4.1.3, Council repeals (f) and (g) and substitutes:
  - “(f) the area of exterior walls that exceeds 152 mm to a maximum exclusion of 152 mm, as recommended by a Building Envelope Professional to control building envelope leaks, and:
    - (i) up to 51 mm in exterior walls that fall under Part 9 of the Building By-law, which provide RSI 2.88 (R-16) thermal insulation,
    - (ii) up to 333 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) thermal insulation,
    - (iii) up to 533 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) of thermal insulation as verified by a Registered Professional, and
    - (iv) up to 127 mm in exterior walls that fall under Part 3 of the Building By-law, which provide RSI 2.65 (R-15) thermal insulation in the overall wall surface as verified by a Registered Professional,except that this section is not to apply to exterior walls in existence before May 31, 2011; and
  - (g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.”
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this                      day of                      , 2011

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Mayor

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City Clerk

**EXPLANATION****A By-law to amend the Sign By-law  
Re: 1895 Venables Street**

After the public hearing on May 18 and 20, 2010, Council resolved to amend the Sign By-law to add a facia sign on this site to Schedule A. The Director of Planning has advised that all prior-to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
May 31, 2011

1885-1895 Venables Street



BY-LAW NO. \_\_\_\_\_

A By-law to amend Sign By-law No. 6510

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

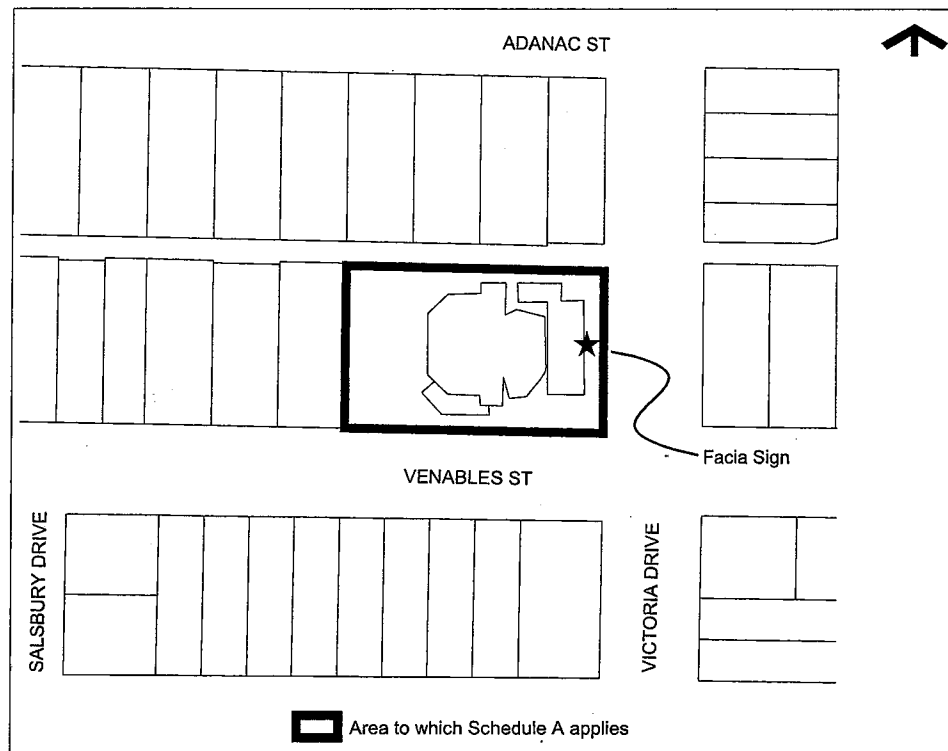
1. In Section 1.0 of Schedule A of the Sign By-law, Council strikes out the period at the end of subsection (c)(iii), and substitutes a semi-colon and, after subsection (c)(iii), inserts:

“(d) A facia sign:

- (i) on the site regulated by CD-1 By-law described as CD-1 (433) (1885-1895 Venables Street), in respect of which:
  - (A) the general location is shown on Map 1,
  - (B) the sign area must not exceed 2.7 m<sup>2</sup>,
  - (C) the copy area must not exceed 40 percent of the sign area, and
  - (D) Section 11.6 does not apply;”

2. At the end of Schedule A, Council inserts the following Map 1:

"Schedule A  
Map 1



3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this                      day of                      , 2011

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk