

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 1077 Great Northern Way**

After the public hearing on January 30, 2012, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 1077 Great Northern Way. 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
February 26, 2013

1077 Great Northern Way



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-641(b) 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 (544).

2.2 Subject to approval by Council 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 (544) 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 Community Centre or Neighbourhood House, Fitness Centre and Hall;
- (b) Institutional Uses, limited to Ambulance Station, Child Day Care Facility, Public Authority Use, School - University or College and Social Service Centre;
- (c) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class A, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class A, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class A,

Non-metallic Mineral Products Manufacturing - Class B, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing and Wood Products Manufacturing - Class B;

- (d) Office Uses, limited to Financial Institution and General Office;
- (e) Service Uses, limited to Animal Clinic, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, Sign Painting Shop and Work Shop;
- (f) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-storage Warehouse, Packaging Plant, Storage Warehouse, Taxicab or Limousine Station, and Truck Terminal and Courier Depot;
- (g) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;
- (h) Wholesales Uses, limited to Wholesaling - Class A and Wholesaling - Class B; and
- (i) Accessory Uses customarily ancillary to any use permitted in this section.

Conditions of Use

3.1 Permitted uses, except transportation and storage uses, must be contained wholly within an enclosed building, unless measures are taken to the satisfaction of the Director of Planning or Development Permit Board, to eliminate any dangerous, injurious, noxious or similar substance or thing, which could adversely impact the site, adjacent sites, or the surrounding neighbourhood.

3.2 Permitted uses must not include bulk storage of lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; rags or cotton waste; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops or sugar; or fish, fish oil, fish meal, animal oil, animal fat, or vegetable oil, unless such storage is wholly within an enclosed building.

3.3 Permitted uses, other than Animal Clinic, must not include the keeping of live animals.

3.4 Storage uses in conjunction with permitted uses, must be wholly contained within an enclosed building, unless the portion of the site used for storage is wholly enclosed by a fence or wall preventing or restricting public access.

Floor Area and Density

4.1 For the purposes of computing floor space ratio, the site is deemed to be 9 380 m² being the site size at the time of application for rezoning, prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 3.00, except that:

(a) the maximum floor space ratio for the following uses combined:

- i) School - University or College,
- ii) Manufacturing Uses,
- iii) Offices Uses,
- iv) Service Uses, limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, School - Business, School - Vocational or Trade, and Work Shop,
- v) Transportation and Storage Uses,
- vi) Utility and Communications Uses, and
- vii) Wholesale Uses,

must not exceed 3.00;

(b) the maximum floor space ratio for all other uses combined must not exceed 1.0; and

(c) the maximum floor area for Retail Uses, including accessory retail uses, must not exceed 1 000 m².

4.3 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

(a) 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; and

(b) amenity areas for the social and recreational enjoyment of residents or employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that the total area excluded does not exceed the lesser of 20% or 100 m².

Building height

5. Building height must not exceed 30.5 m, measured above base surface, inclusive of all roof top appurtenances.

Severability

6. 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.

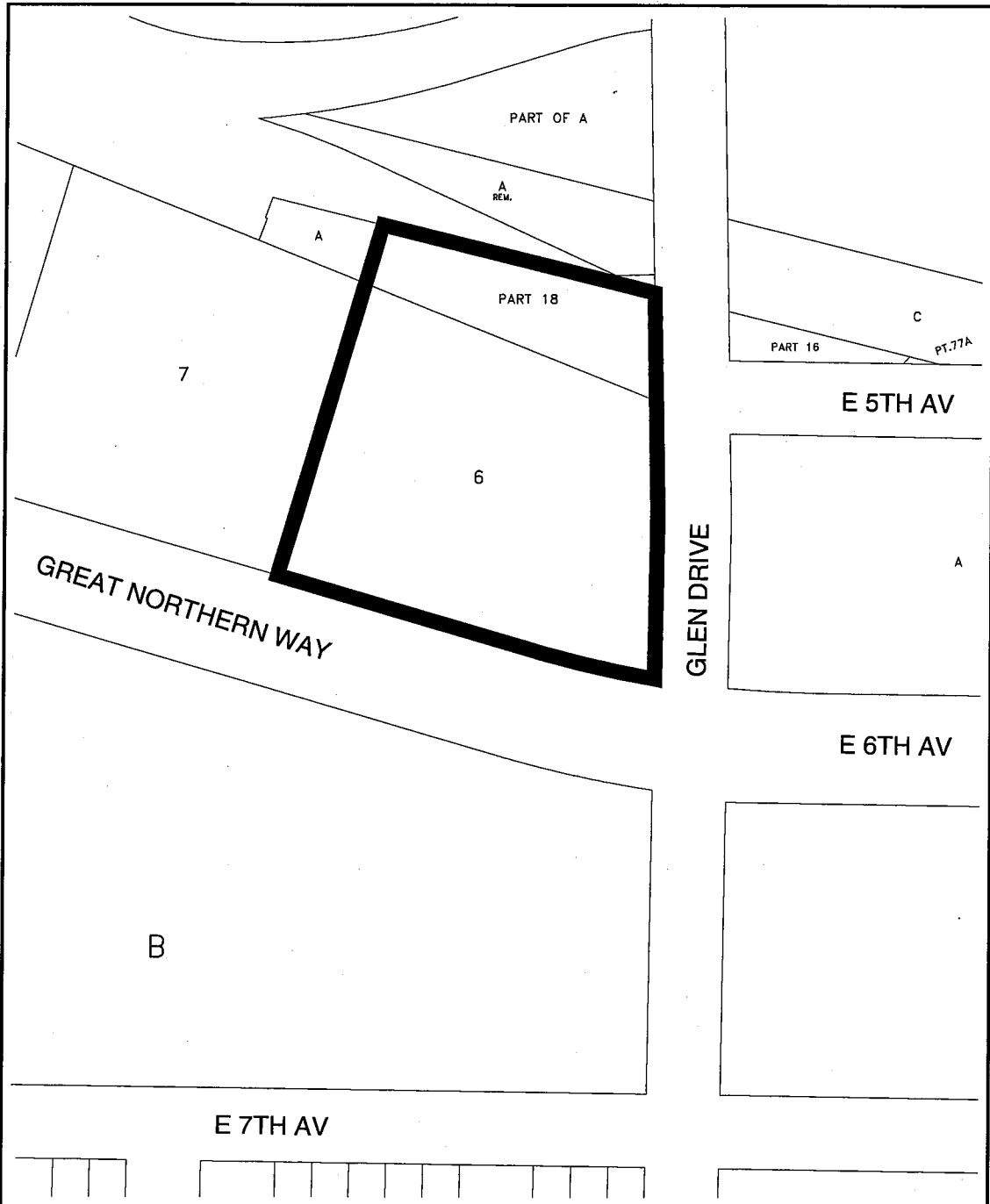
Force and effect


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

ENACTED by Council this _____ day of _____, 2013

Mayor

City Clerk



The property outlined in black () is rezoned:
 From **I-3 & I-2** to **CD-1**

Z-641 (b)

RZ - 1077 Great Northern Way & 2099 Glen Drive

map: 1 of 1

scale: NTS



City of Vancouver

date: 2012-01-06

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 6110-6170 Oak Street and 975 West 46th Avenue**

After the public hearing on November 13, 2012, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 6110-6170 Oak Street and 975 West 46th Avenue. 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
February 26, 2013

6110-6170 Oak Street and 975 West 46th Avenue



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-650 (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 (543).

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 (543), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Floor Area and Density

3.1 Computation of floor space ratio must assume that the site consists of 3 915 m², being the site size at the time of the application for the rezoning evidenced by this by-law, and before any dedications.

3.2 The floor space ratio for all uses must not exceed 1.00.

3.3 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of permitted floor area;
- (b) porches, patios and roof gardens, provided that 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) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) amenity areas, including recreation facilities and covered outdoor structures provided the total area being excluded does not exceed 10% of permitted floor area; and
- (g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

3.5 Computation of floor area may exclude:

- (a) enclosed residential balconies, at the discretion of the Director of Planning, if:
 - (i) the Director of Planning first considers all applicable Council policies and guidelines,
 - (ii) the total area of all open and enclosed balconies or sundeck exclusions does not exceed 8% of the residential floor area provided, and
 - (iii) no more than 50% of excluded balcony floor area is enclosed.

3.6 The use of floor area excluded under sections 3.4 and 3.5 must not include any purpose other than that which justified the exclusion.

Height

4.1 Building height must not exceed 10.7 m measured above base surface.

Setbacks

5.1 Setbacks must be at least:

- (a) 4.5 m from the west property line;
- (b) 4.5 m from the east property line;
- (c) 4.5 m from the north property line; and
- (d) 3.6 m from the south property line.

5.2 Despite the provisions of section 5.1, the Director of Planning may allow projections into the required setbacks if:

- (a) the Director of Planning first considers all applicable Council policies and guidelines; and
- (b) portions of buildings which may project into required setbacks are:
 - (i) bay windows which project no more than 0.6 m into a required setback or 0.6 m from the building face,
 - (ii) balconies, eaves, bays or similar features designed to meet required building energy goals,
 - (iii) entry porches located at the basement or first storey which project no more than 2.14 m from the first storey wall,
 - (iv) cantilevered eaves forming part of a porch which project no more than 0.6 m beyond the porch,
 - (v) chimneys or piers no more than 0.7 m wide which project no more than 0.7 m into the required setbacks,
 - (vi) underground parking and storage structures located entirely below grade,
 - (vii) access structures to underground parking located in the required setback from the east property line, and
 - (viii) hydro and gas utility meters, vaults or similar equipment located in the required setback from the east property line.

Horizontal Angle of Daylight

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m,

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (543).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

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.

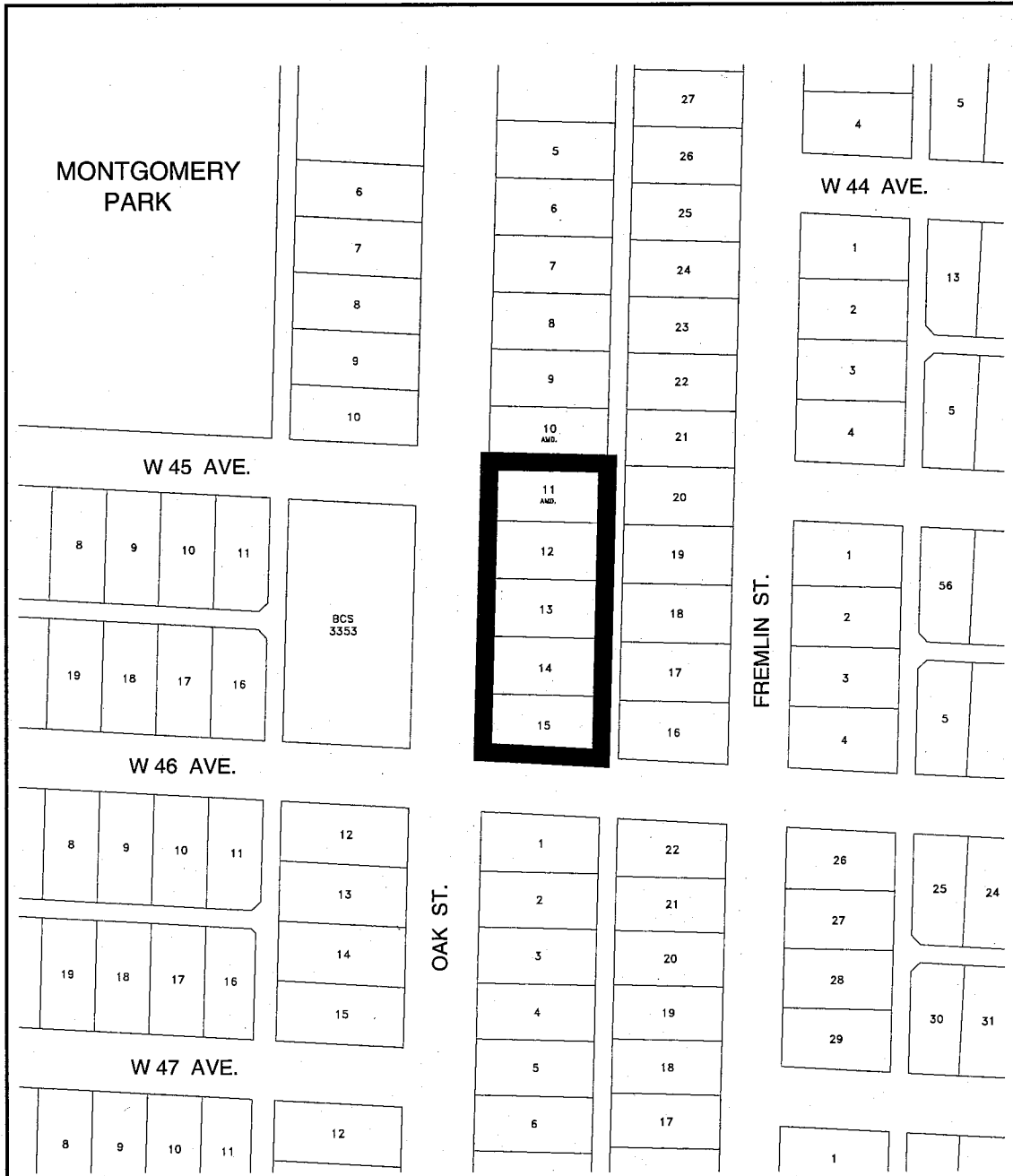
Force and Effect

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

ENACTED by Council this day of , 2013

Mayor

City Clerk



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

Z-650 (a)

RZ - 6110-6170 Oak Street & 975 West 46th Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2012-10-18

EXPLANATION**A By-law to amend Zoning & Development By-law No. 3575
Re: the I-1 District Schedule**

After the public hearing on February 5, 2013, Council resolved to amend Zoning & Development By-law No. 3575 to add certain uses and make housekeeping amendments to the I-1 District Schedule. Enactment of this By-law will implement that resolution.

Director of Legal Services
February 26, 2013

I-1 (Industrial) District Schedule
Re: Mount Pleasant Industrial District
additional uses and housekeeping amendments



BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
regarding the I-1 District Schedule**

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

1. This By-law amends the indicated provisions of the I-1(Industrial) District Schedule of the Zoning and Development By-law.

2. Council strikes out the last sentence in section 1 and substitutes:

“Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations in this schedule.”

3. Council repeals section 3.2.O, and replaces it with:

“3.2.O [Office]

- General Office.
- Health Enhancement Centre.”

4. Council repeals section 3.2.S, and replaces it with:

“3.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Laundromat or Dry Cleaning Establishment.
- Neighbourhood Public House.
- Photofinishing or Photography Studio.
- Print shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- Restaurant - Class 2.
- School - Arts or Self-Improvement.
- School - Business.”

5. In section 3.2.T, Council strikes out “● Booming Ground.”, “● Marine Terminal or Berth.” and “● Railway Station or Rail Yard.”.

6. In section 3.3, in the correct numerical order, Council adds:

“3.3.5 A Neighbourhood Public House use shall not be located within 300 m of an existing Neighbourhood Public House use.

3.3.6 A Restaurant - Class 2 use shall not be located within 200 m of an existing Restaurant - Class 2 use.”

7. In section 4.7, Council:

(a) strikes out the title “Floor Space Ratio” and substitutes “Floor Area and Density”;

(b) strikes out section 4.7.1 and substitutes:

“4.7.1 Maximum floor space ratio shall not exceed 3.0, except that:

(a) the maximum floor space ratio shall be 3.0 for Manufacturing Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses, and Service Uses limited to: Catering Establishment; Laboratory; Laundry or Cleaning Plant; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; Production or Rehearsal Studio; Repair Shop - Class A; Sign Painting Shop; and Work Shop;

(b) the maximum floor space ratio shall be 1.0 for General Office use, except that the Director of Planning may permit additional floor area for General Office use to a maximum floor space ratio of an additional 1.0, if an equal amount of floor area on the ground floor is used for a use listed in subsection 4.7.1(a);

(c) the maximum floor space ratio shall be 1.0 for Service Uses limited to: Animal Clinic; Auction Hall; Barber Shop or Beauty Salon; Laundromat or Dry Cleaning Establishment; Photofinishing or Photography Studio; Print Shop; Repair Shop - Class B; School - Arts or Self Improvement; School - Business; and School - Vocational or Trade;

(d) the maximum floor space ratio for all other uses combined must not exceed 1.0, except that:

(i) the floor area for Retail use, including accessory Retail use, must not exceed 1 000 m²,

- (ii) the floor area for Neighbourhood Public House use must not exceed 500 m², of which at least 25 % must be Manufacturing Uses, limited to Brewing or Distilling,
 - (iii) the floor area for Restaurant - Class 1 use must not exceed 150 m², and
 - (iv) the floor area for Restaurant - Class 2 use must not exceed 300 m².”;
- (c) in section 4.7.2, Council strikes out “floor space ratio” and substitutes “floor area”; and
- (d) in section 4.7.3, Council strikes out “floor space ratio” and substitutes “floor area”.

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 the By-law.

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

ENACTED by Council this day of , 2013

Mayor

City Clerk

EXPLANATION**A By-law to amend Zoning & Development By-law No. 3575
Re: "work-only" Artists Studios**

After the public hearing on February 5, 2013, Council resolved to amend Zoning & Development By-law No. 3575 to allow for "work-only" Artists Studios in industrial districts. Enactment of this By-law will implement that resolution.

Director of Legal Services
February 26, 2013

Zoning & Development By-law
Amendments re: "work-only" Artist Studio



BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding "work-only" Artist Studio

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 11.18, Council strikes out the numbering "11.18.1" before the first subsection and repeals subsection 11.18.2.
3. In the I-3, IC-1 and IC-2, M-1 and M-1B District Schedules, Council adds, in the appropriate numerical and alphabetical order:

"2.2.C [Cultural and Recreational]

- Artist Studio - Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of *[date of enactment of by-law]*, and any additions are limited to no more than 10 percent of existing floor area."

4. In the I-2 and M-2 District Schedules, Council adds, in the appropriate numerical and alphabetical order:

"2.2.C [Cultural and Recreational]

- Artist Studio - Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of *[date of enactment of by-law]*, and any additions are limited to no more than 10 percent of existing floor area.
- Artist Studio - Class B, provided that the building contains no dwelling use other than a caretaker dwelling, the change of use must only apply to floor area existing as of *[date of enactment of by-law]*, and any additions are limited to no more than 10 percent of existing floor area."

5. In subsection 2.2.C in the I-1 and IC-3 District Schedules, in alphabetical order, Council adds:

“

- Artist Studio - Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of *[date of enactment of by-law]*, and any additions are limited to no more than 10 percent of existing floor area.”

6. To subsection 2.2.1C in the MC-1 and MC-2 Districts Schedule, in alphabetical order, Council adds:

“

- Artist Studio - Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of *[date of enactment of by-law]*, and any additions are limited to no more than 10 percent of existing floor area.”

7. To subsection 3.2.C in the M-1A District Schedule, in alphabetical order, Council adds:

“

- Artist Studio - Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of *[date of enactment of by-law]*, and any additions are limited to no more than 10 percent of existing floor area.”

8. In section 3.2.C of the I-1, I-2, I-3, M-1, M-1A, M-1B and M-2 District Schedules, Council:

- (a) strikes out “September 10, 1996”, and substitutes “*[date of enactment of by-law]*”; and
- (b) strikes out “floor space” wherever it occurs and substitutes “floor area”.

9. In section 3.2.3C of the MC-1 and MC-2 Districts Schedule, Council:

- (a) strikes out “September 10, 1996”, and substitutes “*[date of enactment of by-law]*”; and
- (b) strikes out “floor space” wherever it occurs and substitutes “floor area”.

10. In section 3.2.C of the IC-1 and IC-2 Districts Schedule, Council:

- (a) strikes out “September 10, 1996”, and substitutes “*[date of enactment of by-law]*”; and
- (b) strikes out “floor space” wherever it occurs and substitutes “floor area”.

11. 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.

EXPLANATION**Parking By-law
Relaxation and Payment-in-Lieu
1001 Canada Place**

On December 14, 2010, Council approved a recommendation to accept \$1,010,000.00 in return for the waiver of the requirement to provide 50 off-street parking spaces at 1001 Canada Place. Council also approved deferral of the payment plus accrued interest calculated from January 21, 2010 until prior to issuance of an Occupancy Permit for DE 412140 for 1001 Canada Place.

The Director of Finance has verified that payment of the sum of \$1,049,350.64 has been received; being \$1,010,000.00 plus accrued interest as per the Consumer Price Index - Vancouver Construction Rate from January 21, 2010 to June 15, 2011, and Council may now enact the attached by-law to implement Council's resolution and effect the waiver.

Director of Legal Services
February 26, 2013

1001 Canada Place



BY-LAW NO. _____

A By-law to amend Parking By-law No. 6059

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

1. To Schedule A of the Parking By-law, Council adds:

PID: 027-112-721	50 off-street parking	\$1,010,000.00
Parcel 1 of the Public	spaces	
Harbour Burrard Inlet		
Plan BCP30843 except Plan		
EPP2853, and also those		
lands covered by water		
extending to the		
northernmost boundary of		
the floatplane docks existing		
as of February 26, 2013		

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

ENACTED by Council this _____ day of _____, 2013

Mayor

City Clerk