

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
Regarding Temporary Sales Offices in residential zones**

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

Zoning District Plan Amendment

1. This By-law amends the Zoning and Development By-law No. 3575.
2. Council inserts in the correct alphabetical order the following definition under Office Uses in Section 2:

"Temporary Sales Office, which means the use of a building, for a period not exceeding three years, for the sole purpose of marketing and selling dwelling units associated with a residential development."

3. Council inserts in the correct alphabetical order under Conditional Approval Uses in the RS-1, RS-5, RS-7, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN District Schedules, the following:

"3.2.1.0 [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law."

4. Council inserts in the correct alphabetical order under Conditional Approval Uses in the RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-6, RT-1, RT-2, RT-3, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N and RT-11 and RT-11N District Schedules, the following:

"3.2.0 [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law."

5. Council inserts in Section 11, the following:

11.26 Temporary Sales Office

- 11.26.1** The minimum site size shall be 2000 m², except that the Director of Planning may permit a smaller site provided that all parking required by the Parking By-law is provided on site.

- 11.26.2 The site must be within 100 metres of the development project to which the Temporary Sales Office relates.
- 11.26.3 The site must be located on an arterial or major street, which generally have two or more lanes of travel in each direction and are usually designated as truck and bus routes.
- 11.26.4 The site must be more than 800 metres from a commercial district, except that the Director of Planning may permit the use closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.
- 11.26.5 The Director of Planning considers the submission of any advisory group, property owner or tenant and all applicable policies and guidelines adopted by Council.
- 11.26.6 The site must be fully restored to its original condition immediately following the expiration of a development permit.

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 _____, 2014

Mayor

City Clerk