

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

**A By-Law to amend the  
First Shaughnessy District Schedule of  
Zoning and Development By-Law No. 3575  
Regarding uses, floor area exclusions and building depth**

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 District Schedule of the Zoning and Development By-law.

2. In section 3.2.A, Council:

(a) in the first bullet point, in (c), after “buildings”, adds “for off-street parking”; and

(b) strikes out the second bullet point and substitutes:

“

- Accessory Uses customarily ancillary to any of the uses listed in this section, except that vehicle parking is not permitted in a principal building, unless:

(a) the parking was in existence on September 29, 2015; or

(b) in the case of a principal building that is protected heritage property:

- (i) there is unnecessary hardship due to the slope or configuration of the site, or it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation in order to accommodate parking in an accessory building, and
- (iii) the vehicle parking is below finished grade; or

(c) in the case of a principal building that is not protected heritage property:

- (i) there is unnecessary hardship due to the slope or configuration of the site, or it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation in order to accommodate parking in an accessory building,
- (ii) the site does not have lane access, and

(iii) the vehicle parking is below finished grade."

3. In section 3.2.1, Council adds "Church existing as of [*insert date of enactment*]" in alphabetical order.

4. Council strikes out section 4.7.4(d) and (e) and substitutes:

"(d) basements in principal buildings where the floor elevation of the first storey is located at least 1.4 m above finished grade and the basement does not extend beyond the outermost walls of the first storey, including covered porches, except that this exclusion will only apply to that part of basements used for off-street parking in principal buildings if:

(i) there is unnecessary hardship due to the slope or configuration of the site, or because it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation in order to accommodate parking in an accessory building,

(ii) the site has no lane access, and

(iii) the exclusion does not exceed 80.77 m<sup>2</sup>;

(e) basements or cellars in protected heritage property, except that this exclusion will only apply to basements or cellars used for off street parking in protected heritage property if:

(i) there is unnecessary hardship due to the slope or configuration of the site, or because it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building, and

(ii) the exclusion does not exceed 80.77 m<sup>2</sup>;"

5. Council strikes out section 4.16.1 and substitutes:

"4.16.1 The building depth must not exceed 40% of the depth of the site, measured in a straight line parallel to the side property line, from the required front yard to the required rear yard, except that where an existing building encroaches into the required front yard, the distance must be measured from the front exterior wall rather than the required front yard."

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.

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

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

DRAFT