

EXPLANATION**A By-law to amend the Zoning & Development By-law regarding
CD-1 (618)**

After the public hearing on February 23, 2016, Council resolved to amend CD-1 (618) regarding 988 West Broadway. 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
April 5, 2016

988 West Broadway
Amendments regarding density and height

BY-LAW NO. _____

**A By-law to amend the Zoning & Development By-law regarding
CD-1 (618)**

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

1. This by-law amends the indicated provisions of Zoning & Development By-law 3575.
2. In the regulations that govern the CD-1 (618) zoning district, Council:
 - (a) in section 3.2, strikes out "5.22" and substitutes "5.62"; and
 - (b) in section 4.1, strikes out "40.3 m" and substitutes "40.6 m".
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 _____, 2016

Mayor

City Clerk

EXPLANATION

A By-law to amend License By-law No.4450 Regarding urban farming

The attached By-law will implement Council's resolution of March 8, 2016, to amend the License By-law regarding urban farming.

Director of Legal Services
April 5, 2016



**A By-law to amend License By-law No.4450
Regarding urban farming**

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

1. This By-law amends the indicated provisions for the Zoning and Development By-law.

2. Insert Urban Farm definitions in correct alphabetical order:

“Urban Farm - Class A” means the cultivation of fruits or vegetables for sale.

“Urban Farm - Class B” means the cultivation of fruits or vegetables for sale, and may include on site sales.”

3. Insert as section 26.4, the following:

“URBAN FARMING

- 26.4 (1) Every parcel operated as an Urban Farm - Class A or Urban Farm - Class B or as part of an Urban Farm - Class A or Urban Farm - Class B, requires a separate business license.
- (2) An Urban Farm - Class A or Urban Farm - Class B may only operate on more than one parcel if all the licenses are issued to the same person.
- (3) A licence holder may not operate an Urban Farm - Class A that exceeds a combined planting area of 7,000m².
- (4) A licence holder may not operate an Urban Farm - Class B that exceeds a combined planting area of 7,000m², unless approved under section 11.30.1 of the Zoning and Development By-law.
- (5) No activities associated with an Urban Farm - Class A may take place outside the hours of 8 am to 9 pm.
- (6) If located within 30 m of a residential use, no activities associated with an Urban Farm - Class B may be carried on outside the hours of 8am to 9 pm.
- (7) If the holder of a license for an Urban Farm - Class A or an Urban Farm - Class B applies for farm class tax status under the BC Assessment Act, the applicant must inform the Chief License Inspector at the time the application is made.

EXPLANATION**A By-law to amend the Zoning and Development By-law No. 3575,
regarding urban farming**

After the public hearing on March 8, 2016, Council resolved to amend the Zoning and Development By-law to allow for urban farming in a variety of zones. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
April 5, 2016

BY-LAW NO. _____

ABF

**A By-law to amend
Zoning and Development By-law 3575
Regarding Urban Farms**

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

1. This By-law amends the indicated provisions for the Zoning and Development By-law.
2. In Section 2, Definitions, under Agricultural Uses, insert at the end:

“Urban Farm - Class A, which means the use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale;

Urban Farm - Class B, which means the use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales;”.

3. In Section 11, Additional Regulations, insert after section 11.28.2, the following:

“11.29 Urban Farm - Class A

Notwithstanding anything else in this By-law, Urban Farm - Class A is subject to the following:

- 11.29.1 The planting area must not exceed 325 m² on any single parcel unless the primary use of the parcel is Park or Institutional in which case the Director of Planning may permit an increase in planting area to a maximum of 7000 m².
- 11.29.2 If two or more parcels are operated jointly as an Urban Farm - Class A, the combined planting area for all parcels must not exceed 7000 m².
- 11.29.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.
- 11.29.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.29.5 No herbicides or pesticides are permitted.
- 11.29.6 No on-site sales are permitted, unless the primary use of the parcel is Institutional.
- 11.29.7 No Urban Farm - Class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is Park or Institutional.

- 11.29.8 If an Urban Farm - Class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.29.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.29.10 No mechanical equipment may be stored outside.
- 11.29.11 Any development permit or waiver of a development permit for an Urban Form-Class A is time limited to 1 year.

11.30 Urban Farm - Class B

Notwithstanding anything else in this By-law, Urban Farm - Class B is subject to the following:

- 11.30.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an Urban Farm - Class B, may not exceed 7000 m², unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.
- 11.30.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.30.3 No herbicides or pesticides are permitted.
- 11.30.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.30.5 If an Urban Farm - Class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.30.6 Any development permit for an Urban Farm Class B is time limited to 1 year.”.

4. In the RS-1A, RS-1B, RS-2, RS-3 and 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, RT-11 and RT-11N, RM-1 and RM-1N, RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-6, RM-7 and RM-7N, RM-8 and RM-8N, RM-9 and RM-9N District Schedules, insert in correct alphabetical order, the following as a conditional use:

“3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.”.

5. In the RS-1, RS-5, RS-7, RT-4, RT-4A, RT-4N and RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN, RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedules, insert in correct alphabetical order, the following as a conditional use:

“3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.”.

6. In Section 2 of the False Creek Comprehensive Development District Schedule, insert in correct alphabetical order, the following:

“(i) Urban Farm-Class A, subject to the provisions of section 11.29 of the Zoning and Development By-law;”.

7. In all C, I, M and HA District Schedules, except for C-5, C-5A, and C-6 (West End Commercial Districts), C-7 and C-8, MC-1 and MC-2, and HA-1 and HA-1A (Chinatown) District Schedules, insert in correct alphabetical order, the following as a conditional use:

“3.2 AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of Section 11.30 of this By-law.”.

8. In the C-5, C-5A and C-6 (West End Commercial Districts), C-7 and C-8, and MC-1 and MC-2 District Schedules, insert in correct alphabetical order, the following as a conditional use:

“3.2.1 AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of Section 11.30 of this By-law.”.

9. In the HA-1 and HA-1A (Chinatown) District Schedule insert under the conditional use 3.2.AG [Agricultural], in correct alphabetical order the following:

“Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.”.

10. In Section 2.1 of the B.C. Place/Expo District Schedule, insert in correct alphabetical order, the following:

“(i) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;”.

11. In Section 3 of the Downtown District Schedule, insert in correct alphabetical order, the following:

“(g) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;”.

12. In Section 3 of the Downtown Eastside Oppenheimer District Schedule, strike “and” from the end of subsection 3(e), insert in correct alphabetical order “(f) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law; and”, and renumber the previously existing “(f)” as “(g)”.

13. In Section 3 of the Central Waterfront District Schedule, insert in correct alphabetical order, the following:

“(i) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;”.

14. In the MC-1 and MC-2 Districts Schedule, strike “and” from the end of subsection 3.3.3 (h), strike the period “.” from the end of subsection 3.3.3 (i) and replace it with “; and” and insert at the end:

“(j) Urban Farm - Class B.”.

15. In the C-1 District Schedule, strike “and” from the end of subsection 3.3.1 (d), strike the period “.” from the end of subsection 3.3.1 (e) and replace it with “; and” and insert at the end:

“(f) Urban Farm - Class B.”.

16. In the C-2, C-3A and FC-1 District Schedules, strike “and” from the end of subsection 3.3.1 (i), strike the period “.” from the end of subsection 3.3.1 (j) and replace it with “; and” and insert at the end:

“(k) Urban Farm - Class B.”.

17. In the C-2B, C-2C and C-5, C-5A and C-6 District Schedules, strike “and” from the end of subsection 3.3.1 (e), strike the period “.” from the end of subsection 3.3.1 (f) and replace it with “; and”, and insert at the end:

“(g) Urban Farm - Class B.”.

18. In the C-2C1 and C-7 and C-8 District Schedules, strike the “and” from the end of subsection 3.3.1 (g), strike the period “.” from the end of subsection 3.3.1 (h) and replace it with “; and” and insert at the end:

“(i) Urban Farm - Class B.”.

19. In Section 5, Exemptions From Development Permit Requirement, insert at the end:

“5.21 An Urban Farm - Class A, provided that:

(a) the planting area of the parcel does not exceed 325 m² (0.0325 hectares);
and

(b) the Urban Farm - Class A otherwise complies with sections 11.29.3 to 11.29.11 of the Zoning and Development By-law.

Severability

20. 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

21. 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