

BY-LAW NO. _____

A By-law to amend the RM-7 and RM-7N Districts Schedule

1. This By-law amends the indicated provisions of the RM-7 and RM-7N Districts Schedule.
2. Council renames the RM-7 and RM-7N Districts Schedule the "RM-7, RM-7N and RM-7AN Districts Schedule".
3. In Section 1 "Intent", Council inserts immediately after the first sentence, the following:

"In RM-7AN, this includes courtyard rowhouses."

4. In Section 1 "Intent", Council strikes the sentence "The RM-7N District differs from the RM-7 District, because it requires noise mitigation for dwelling units fronting arterial streets.", and replaces it with the following:

"The RM-7N and RM-7AN Districts differ from the RM-7 District, because they require noise mitigation for dwelling units fronting arterial streets or in proximity to a rapid transit guideway."

5. In section 4.6, Council inserts "in RM-7 and RM-7N" after "not applicable" and adds:

"4.6.1 A rear yard with a minimum depth of 1.8 m must be provided. Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.

4.6.2 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally."

6. In Section 4.7.5 (h) (i) Council adds, immediately after the words "side property line or rear property line," , the following:

"common open space," .

BY-LAW NO. _____

**A By-law to amend the RM-9, RM-9A, RM-9N
and RM-9AN Districts Schedule**

1. This By-law amends the indicated provisions of the RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule.
2. Council renames the RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule the "RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule".
3. In Section 1 "Intent", Council strikes the words "In the RM-9 and RM-9N Districts" from the second sentence, and replaces them with the following:

"In the RM-9, RM-9N and RM-9BN Districts".
4. In Section 1 "Intent", Council strikes the last sentence, and replaces it with the following:

"The RM-9N, RM-9AN and RM-9BN Districts differ from the RM-9 and RM-9A Districts in that they require evidence of noise mitigation for residential development in close proximity to arterial streets or a rapid transit guideway".
5. In section 3.2.R, Council adds "Retail Store existing as of ENACTMENT DATE, but only in the RM-9BN District."
6. In Section 4.2.1 (a), Council strikes "and RM-9N" and replaces it with ", RM-9N and RM-9BN".
7. In Section 4.4.1 (a), Council strikes "and RM-9N" and replaces it with ", RM-9N and RM-9BN".
8. In Section 4.7.1, Council strikes "and" from the end of 4.7.1 (a), strikes the "." from the end of 4.7.1 (b) and replaces it with "; and" and adds a new 4.7.1(c) as follows:

"(c) 0.70 for all uses in the RM-9BN District."
9. In the bolding heading above section 4.7.2, Council strikes "and RM-9N" and replaces it with ", RM-9N and RM-9BN".
10. In Section 4.7.2, Council strikes "and RM-9N" and replaces it with ", RM-9N and RM-9BN".

11. In Section 4.7.3 , Council strikes "and RM-9N" and replaces it with " , RM-9N and RM-9BN".

12. In section 4.7.4, Council strikes the section and replaces it as follows:

"4.7.4 For the purposes of section 4.7.3, affordable housing share means:

- (a) in RM-9 and RM-9N, \$116 per m² to a maximum floor space ratio of 1.20;
- (b) in RM-9 and RM-9N, \$640 per m² for any increase in floor space ratio above 1.20; and
- (c) in RM-9BN, \$32.29 per m² to a maximum floor space ratio of 2.0."

13. In section 4.7.5, Council strikes the section and replaces it as follows:

"4.7.5 For the purposes of section 4.7.3, amenity share means:

- (a) in RM-9 and RM-9N, \$116 per m² to a maximum floor space ratio of 1.20;
- (b) in RM-9 and RM-9N, \$640 per m² for any increase in floor space ratio above 1.20; and
- (c) in RM-9BN, \$32.29 per m² to a maximum floor space ratio of 2.0."

14. In section 4.7.10, Council inserts a new heading as follows:

"Floor Area and Density in RM-9, RM-9N, RM-9A, RM-9AN and RM-9BN".

15. In Section 4.10.4(b)(i), Council strikes "and RM-9N" and replaces it with " , RM-9N and RM-9BN".

Severability

16. 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

17. 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

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 9.2, under the heading "Residential Areas - SCHEDULE A", Council deletes the words "RM-7 and RM-7N" and replaces them with the following words: "RM-7, RM-7N and RM-7AN".
2. In Section 9.2, under the heading "Residential Areas - SCHEDULE A", Council deletes the words "RM-9, RM-9A, RM-9N and RM-9AN" and replaces them with the following words: "RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN".
3. 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

BY-LAW NO. _____

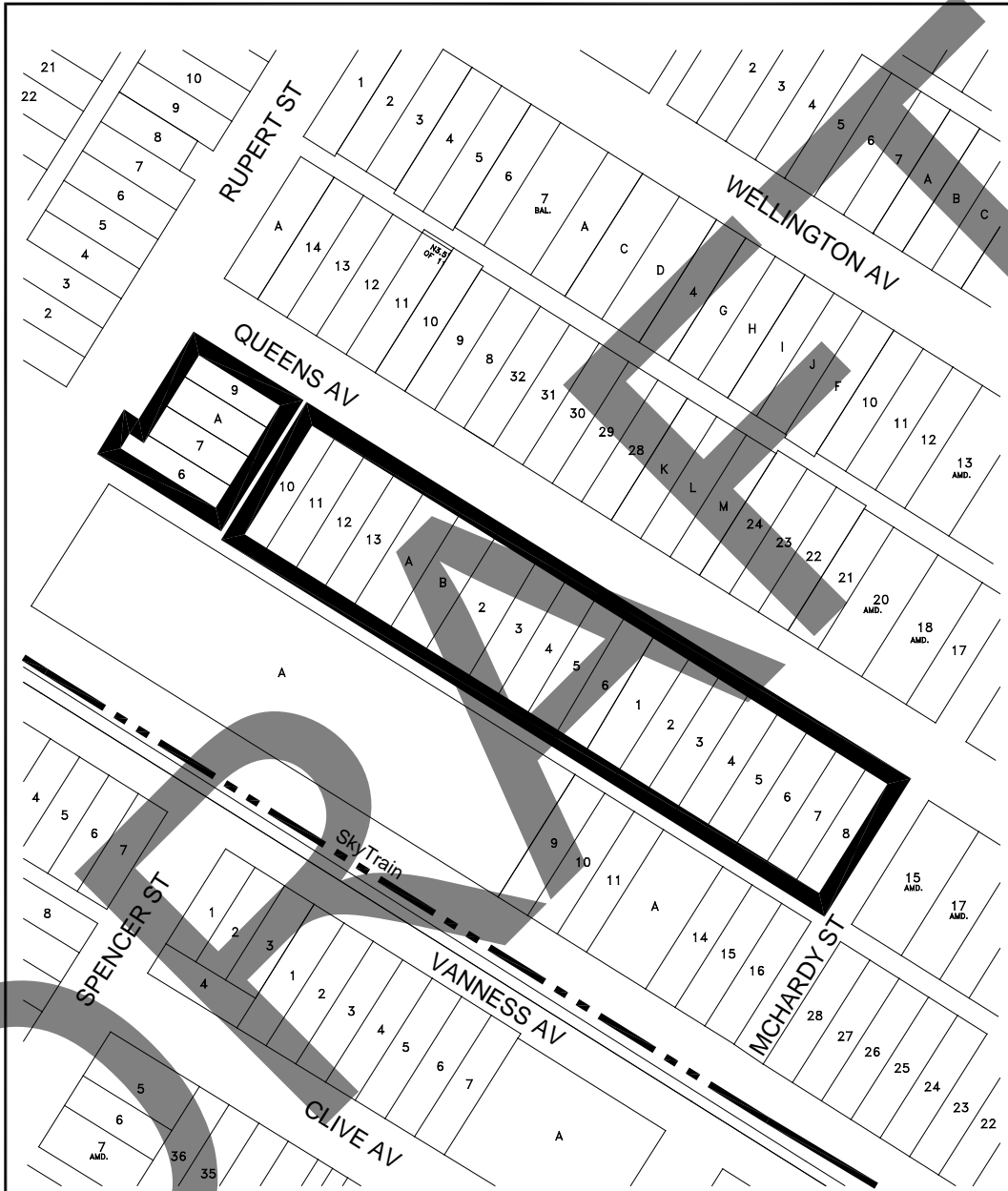
**A By-Law to amend Zoning and Development By-law No. 3575
to create a new district in accordance with the
Joyce-Collingwood Station Precinct Plan**

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

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. 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, notation, and references shown on the plans marginally numbered Z-709 (a), attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D to By-law No. 3575.
3. In section 3.2.6, Council deletes "RM-7 and RM-7N" and replaces with "RM-7, RM-7N and RM-7AN".
4. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council deletes "RM-7 and RM-7N" and replaces with "RM-7, RM-7N and RM-7AN".
5. In section 9.1, under the heading Multiple Dwelling, Council replaces "RM-7 and RM-7N" with "RM-7, RM-7N and RM-7AN".

Schedule A

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RM-7AN**

Z-709 (a)

RZ – Joyce-Collingwood Station Precinct – RM-7AN

map: 1 of 3
scale: NTS

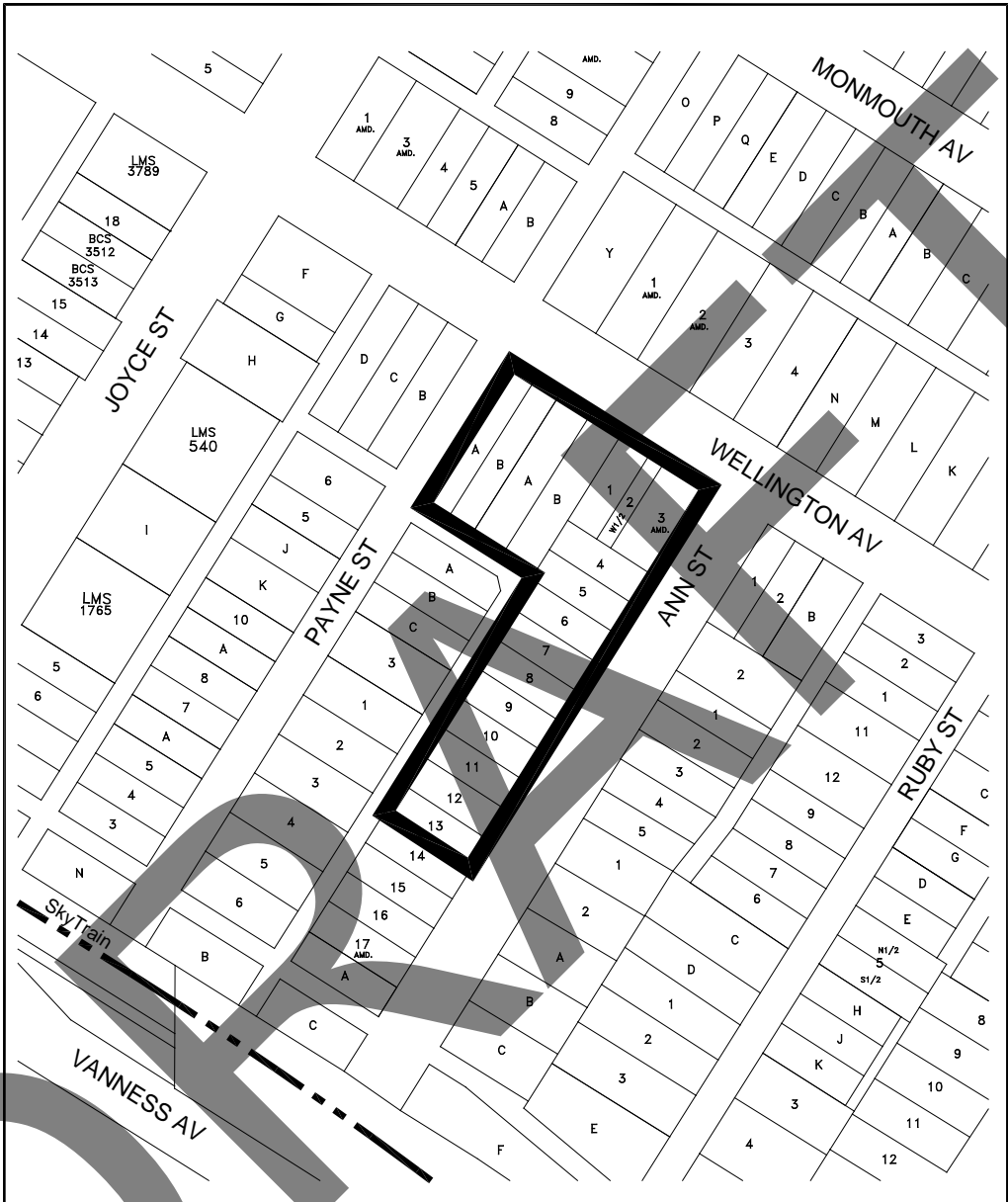


City of Vancouver

date: 2016-05-16

Schedule A





The properties outlined in black () are rezoned:
From **RS-1** to **RM-7AN**

Z-709 (a)

RZ – Joyce-Collingwood Station Precinct – RM-7AN

map: 3 of 3
scale: NTS



City of Vancouver

date: 2016-05-16

BY-LAW NO. _____

**A By-Law to amend Zoning and Development By-law No. 3575
to create a new district in accordance with the
Joyce-Collingwood Station Precinct Plan**

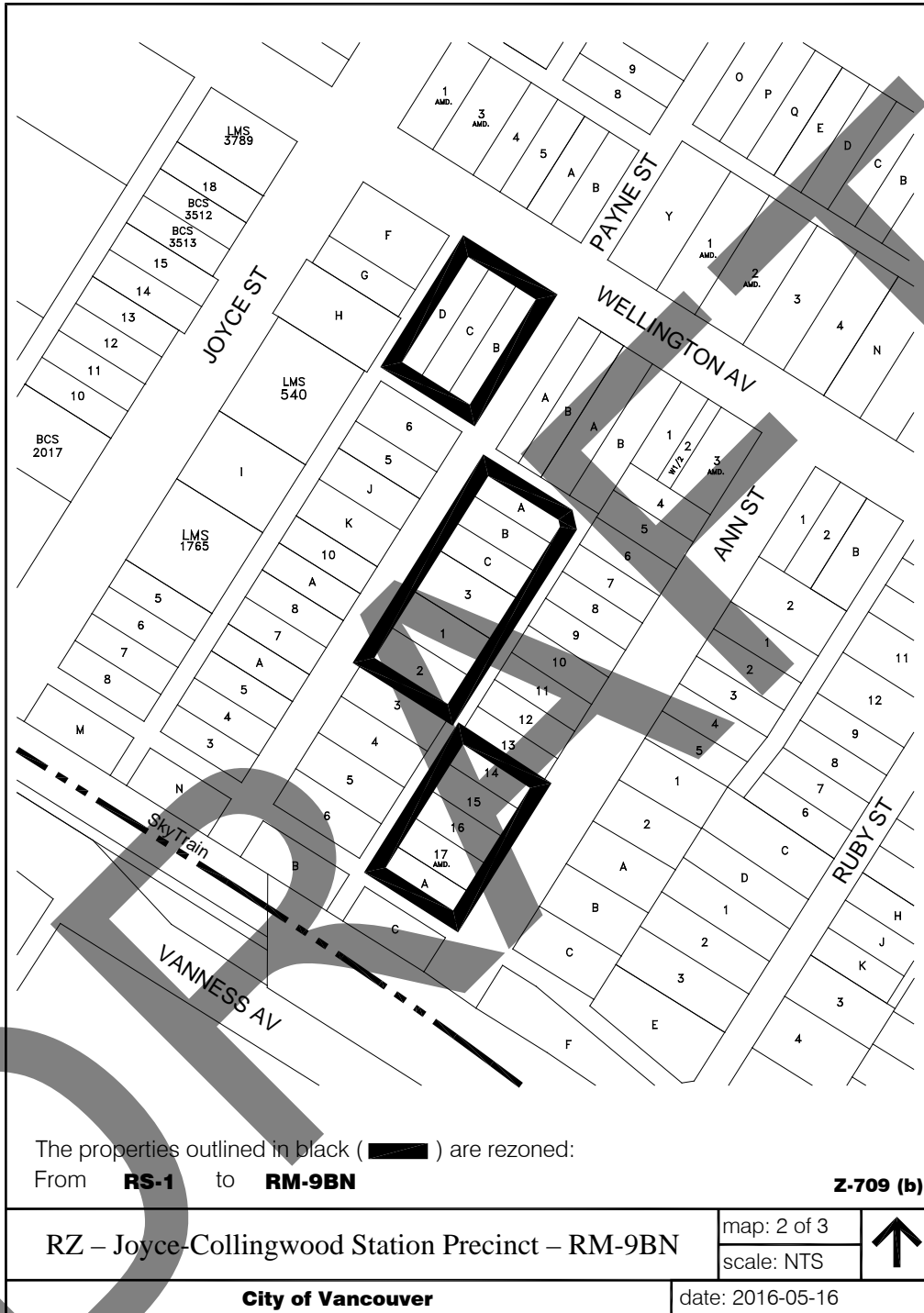
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. 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, notation, and references shown on the plans marginally numbered Z-709 (b), attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D to By-law No. 3575.
3. In section 3.2.6, Council deletes "RM-9, RM-9A, RM-9N and RM-9AN" and replaces with "RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN".
4. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council deletes "RM-9, RM-9A, RM-9N and RM-9AN" and replaces with "RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN".
5. In section 9.1, under the heading Multiple Dwelling, Council replaces "RM-9, RM-9A, RM-9N and RM-9AN" with "RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN".

Schedule A

Schedule A





The properties outlined in black () are rezoned:
From **RS-1** to **RM-9BN**

Z-709 (b)

RZ – Joy-wood Station Precinct – RM-9BN

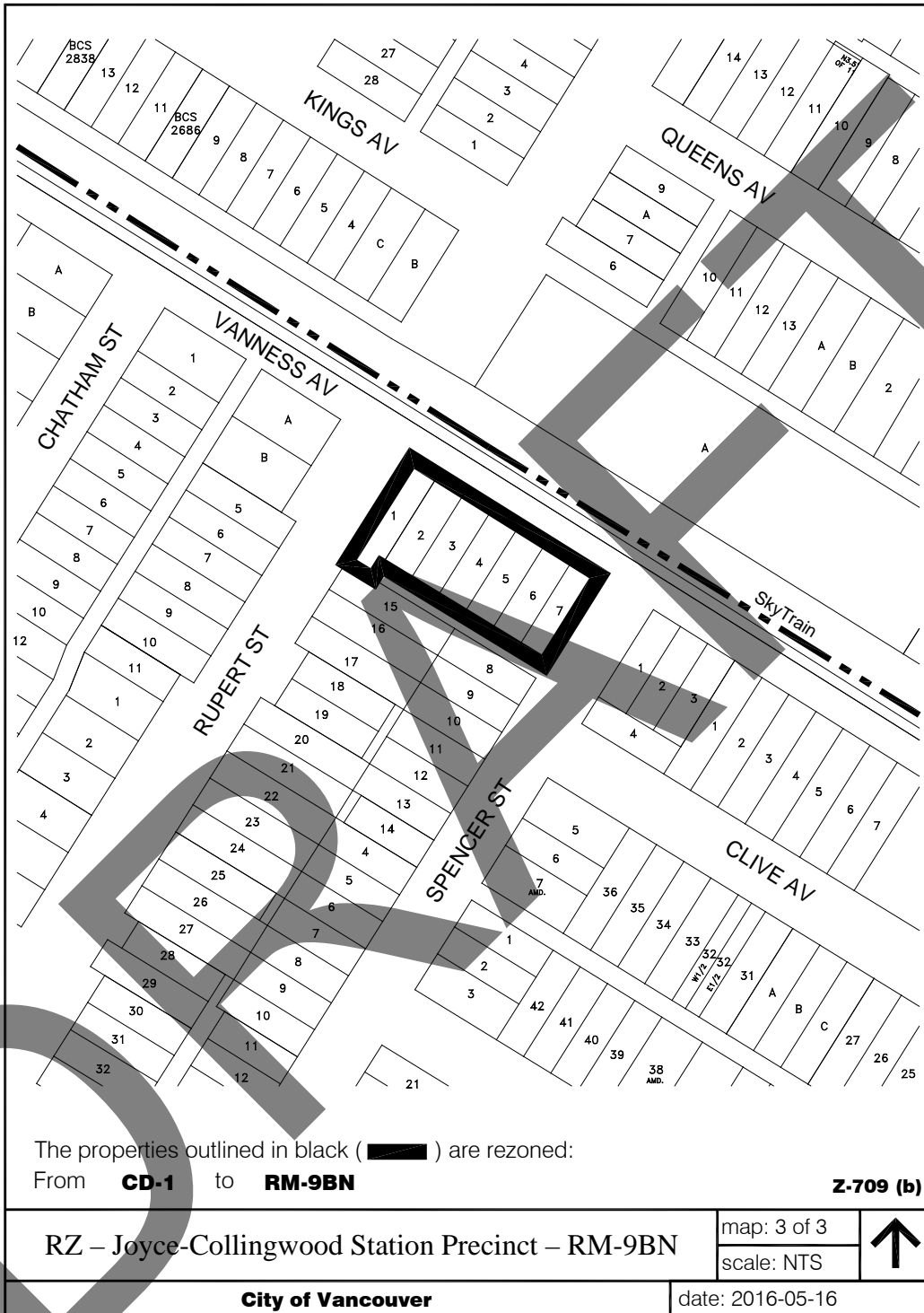
map: 2 of 3

scale: NTS



City of Vancouver

date: 2016-05-16



BY-LAW NO. _____

A By-law to amend CD-1 (219) By-law No. 6322

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

1. Council deletes section 3.4 and re-numbers section 3.5 as section 3.4.
2. In section 6.3, Council deletes the words "and across the lane between Rupert and Spencer Streets".
3. In section 9, Council deletes the words "for that portion of the site between McHardy and Spencer Streets, and from the lane between Spencer and Rupert Streets for the balance of the site".
4. Council strikes out Schedule A and substitutes the following:

Schedule A



5. 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.

6. 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

RM-7, RM-7N and RM-7AN Districts Schedule
RM-9, RM-9A, RM-9N, RM-9AN and
RM-9BN Districts Schedule
and related and consequential amendments

Draft for Public Hearing

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 9.2, under the heading "Residential Areas - SCHEDULE A", Council deletes the words "RM-7 and RM-7N" and replaces them with the following words: "RM-7, RM-7N and RM-7AN".
2. In Section 9.2, under the heading "Residential Areas - SCHEDULE A", Council deletes the words "RM-9, RM-9A, RM-9N and RM-9AN" and replaces them with the following words: "RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN".
3. 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