

EXPLANATION**A By-law to amend the Noise By-law
Re: 225 Smithe Street**

After the public hearing on January 19, 2016, Council resolved to amend the Noise By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
February 7, 2017

225 Smithe Street

BY-LAW NO. ABF

**A By-law to amend
Noise Control By-law No. 6555**

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

1. Amend Schedule A (Activity Zone) of By-law No. 6555, at the end, Council adds:
"CD-1 (653) By-law No. 11726 225 Smithe Street"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2017

Mayor

City Clerk

EXPLANATION**A By-law to amend the Parking By-law
Re: 225 Smithe Street**

After the public hearing on January 19, 2016, Council resolved to add 225 Smithe Street to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
February 7, 2017

EXPLANATION**A By-law to amend the Sign By-law
Re: 225 Smithe Street**

After the public hearing on January 19, 2016, Council resolved to amend the Sign By-law to add this site to Schedule E. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
February 7, 2017

225 Smithe Street

ABF

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. To amend Schedule E (Comprehensive Development Areas) by adding the following:

“225 Smithe Street CD-1 (653) By-law No. 11726 B (DD)”

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

ENACTED by Council this day of , 2017

Mayor

City Clerk

EXPLANATION**Subdivision By-law No. 5208 amending By-law
Re: 5189-5289 Cambie Street**

Enactment of the attached By-law will delete 5189-5289 Cambie Street from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of June 14, 2016, dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services
February 7, 2017

5189-5289 Cambie Street

ABF
BY-LAW NO. _____

A By-law to amend Subdivision By-law No. 5208

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

1. Council amends Schedule A to the Subdivision By-law in accordance with the plan labelled Schedule A, and attached to and forming part of this By-law, by deleting therefrom Amended Lots 15 and 16 (Explanatory Plan 4304), Lots 17, 18, 19 and 20; All of Block 839, District Lot 526, Plan 8513; PIDS 010-087-125, 010-087-133, 010-086-820, 010-086-846, 010-086-862, and 010-086-871, respectively from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law.
2. 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.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

By-law No. _____ being a By-law to amend By-law No. 5208

being the Subdivision By-law



The properties outlined in black (**█**) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

5189-5289 Cambie Street

map: 1 of 1

scale: NTS



City of Vancouver

EXPLANATION**A By-law to amend By-law No. 11669
Re: 3365 Commercial Drive and
1695-1775 East 18th Avenue
Re: Housekeeping**

This By-law contains housekeeping amendments to By-law No. 11669 regarding 3365 Commercial Drive and 1695-1775 East 18th Avenue, to correct the maximum permitted floor areas, density and floor space ratios, to reflect the provisions that were approved by Council following a public hearing on June 23, 2016.

Director of Legal Services
February 7, 2017

3365 Commercial Drive and
1695-1775 East 18th Avenue

ABF

BY-LAW NO. _____

A By-law to amend CD-1 (644) By-law No. 11669

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

1. This By-law amends the indicated provisions of By-law 11669.
2. Council strikes out sections 5.3., 5.4 and 5.5, and substitutes:

“5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

Sub-area	Maximum Permitted Floor Area (m ²)	Maximum Permitted Density (Floor Space Ratio)
1	6,855 m ²	2.55
2	555 m ²	0.96

5.4 The maximum permitted floor area for the site is 7,410 m².

5.5 The maximum permitted floor space ratio for the site is 2.27.”

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 _____, 2017

Mayor

City Clerk

EXPLANATION

A By-law to amend
Zoning and Development By-law No. 3575
regarding affordable housing and amenity shares

After the public hearing on January 24th, 2017, Council resolved to amend the Zoning and Development By-law regarding day cares, demolition, artist studios, amenity and affordable housing shares, density bonusing and other miscellaneous amendments. The enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
February 7, 2017

Zoning & Development By-law
Miscellaneous amendments regarding
day cares, demolition, artist studios,
amenity and affordable housing shares,
density bonusing and other miscellaneous
amendments

ABF

BY-LAW NO.

A By-law to amend
Zoning and Development By-law No. 3575
regarding affordable housing and amenity shares

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 2, Council strikes out the definitions of “Affordable Housing Share” and “Amenity Share” and substitutes:

““Affordable Housing Share” means a financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this by-law, that is paid in exchange for a specified increase in the permitted floor area of a development and that is to be used for the provision of social housing;

“Amenity Share” means a financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this by-law, that is paid in exchange for a specified increase in the permitted floor area of a development, and that is to be used towards the conservation or provision of an amenity as specified in the applicable zoning district schedule regulations;”

3. Council strikes out section 9.2 and substitutes:

“9.2 Districts and Schedules

The district schedules and other schedules that contain the uses and regulations pertaining to the districts referred to above are annexed hereto and form an integral part of this by-law.”

4. In section 11, Council:

- (a) strikes out section 11.19.1 and substitutes:

“11.19.1 No more than 2 persons may occupy the residential unit associated with an artist studio except that, the Director of Planning may relax this occupancy limit for the residential unit associated with:

- (a) an artist studio - Class A; or

- (b) an artist studio - Class B that complies with the regulations in the Building By-law for an artist studio - Class B with integrated residential quarters, which came into force on October 31, 1999;

provided that:

- (c) the artist studio is located in an IC-3, HA, RT-3 or C district; and
- (d) the Director of Planning first considers the submissions of a property owner or tenant and all applicable Council policies and guidelines.”; and

- (b) strikes out section 11.28.2 (e) and substitutes:

“on any site other than a site located on a block where all or part of the street in that block has a painted center line;”

- 5. In the RM-7, RM-7N and RM-7AN Districts Schedule, in subsection 4.7.5 (c) Council adds:

Note: Take out and after (ii)

- “(iii) heating and mechanical equipment, or uses which in the opinion of the Director of Planning, are similar to the forgoing, which are located below the base surface;”

- 6. In the RM-8 and RM-8N Districts Schedule, Council strikes out sections 4.7.4 and 4.7.5 and substitutes:

“4.7.4 For the purposes of section 4.7.3, the cost of an affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-8 and RM-8N Zoning Districts.

4.7.5 For the purposes of section 4.7.3, the cost of an amenity share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-8 and RM-8N Zoning Districts.”

- 7. In the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council:

- (a) strikes out sections 4.7.4 and 4.7.5 and substitutes:

“4.7.4 For the purposes of section 4.7.3, the cost of an affordable housing share in the RM-9 and RM-9N Zoning Districts, is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule that applies:

- (a) to a maximum floor space ratio of 1.20; and
- (b) to any increase in floor space ratio above 1.20.

- 4.7.5 For the purposes of section 4.7.3, the cost of an amenity share in the RM-9 and RM-9N Zoning Districts, is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule that applies:
- (a) to a maximum floor space ratio of 1.20; and
 - (b) to any increase in floor space ratio above 1.20.”;
- (b) re-numbers sections 4.7.6 through 4.7.13 as 4.7.8 through 4.7.15 respectively;
- (c) adds, in numerical order:
- “4.7.6 For the purposes of section 4.7.3, the cost of an affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-9BN Zoning District.
- 4.7.7 For the purposes of section 4.7.3, the cost of an amenity share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-9BN Zoning District.”; and
- (d) strikes out re-numbered sections 4.7.10 and 4.7.11 and substitutes:
- “4.7.10 For the purposes of section 4.7.9, the cost of an affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule for the RM-9A and RM-9AN Zoning Districts.
- 4.7.11 For the purposes of section 4.7.9, the cost of an amenity share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule for the RM-9A and RM-9AN Zoning Districts.”;
- (e) in re-numbered section 4.7.12, strikes out “4.7.7” and substitutes “4.7.9”; and
- (f) in re-numbered section 4.7.15:
- (i) re-numbers subsections (e) through (j) as (f) through (k) respectively,
 - (ii) after subsection (d), adds:
 - “(e) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum of 10 percent of the total permitted floor area;”, and

(iii) in re-numbered subsection (j), strikes out “4.7.13 (a)” and substitutes “4.7.15 (a)”.

8. In the FM - 1 District Schedule, Council adds, in alphabetical order:

“3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.
- Accessory Uses customarily ancillary to any of the uses listed in this section.”

9. In the HA-1 and HA-1A Districts Schedule, the HA-2 District Schedule, the FC-1 District Schedule, the RT-3 District Schedule and the RM-3A District Schedule, under Section 3.2.DW, in the description of “Micro dwelling” Council strikes out “11.26” and substitutes “11.27”.

10. Council adds the Affordable Housing and Amenity Share Cost Schedule attached as Schedule 1 to this by-law, as Schedule F to the Zoning and Development By-law.

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.

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

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

Schedule 1

**Schedule F
Affordable Housing and Amenity Share Cost Schedule**

Zoning District	Affordable Housing Share Cost	Amenity Share Cost
RM-8 and RM-8N	\$116 per m ²	\$116 per m ²
RM-9 and RM-9N	\$116 per m ² (to a maximum floor space ratio of 1.20); and \$640 per m ² (for any increase in floor space ratio above 1.20)	\$116 per m ² (to a maximum floor space ratio of 1.20); and \$640 per m ² (for any increase in floor space ratio above 1.20)
RM-9A and RM-9AN	\$178.90 per m ²	\$178.90 per m ²
RM-9BN	\$32.29 per m ²	\$32.29 per m ²

EXPLANATION**Heritage Designation By-law
Re: 305 West 16th Avenue**

At a public hearing on January 26, 2017, Council approved a recommendation to designate the structure and exterior envelope, of the improvements and exterior building materials of a building at 305 West 16th Avenue as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services
February 7, 2017

305 West 16th Avenue
Jackson Residence

ABF

BY-LAW NO. _____

**A By-law to designate certain real property
as protected heritage property**

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

1. Council considers that the real property described as:

Structure and exterior
envelope and exterior
building materials of
heritage building
(the "Jackson Residence")

305 West 16th Avenue
Vancouver, B.C.

PID: 006-116-639
LOT 9
BLOCK F
DISTRICT LOT 526
PLAN 1530

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the *Vancouver Charter*.

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

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

EXPLANATION**A By-law to amend the Zoning & Development By-law
Regarding CD-1 By-law No. 11009**

Following the public hearing on January 26, 2017, Council resolved to amend By-law No. 11009 regarding 1461 Granville Street (formerly 1429-1499 Granville Street and 710 Pacific Street). The Director of Planning has advised that there are no prior conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
February 7, 2017

1461 Granville Street
(formerly 1429-1499 Granville Street
and 710 Pacific Street)

A3F

BY-LAW NO. _____

A By-law to amend CD-1 (580) By-law No. 11009

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

1. This By-law amends the indicated provisions of By-law 11009.
2. In section 4.3, Council strikes out “fronting on the diagonal street to the east of the site” and substitutes “fronting on Continental Street”.
3. In the table in section 6.1, Council strikes out “29.9 m” and substitutes “31.06 m”.
4. 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.
5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

EXPLANATION**A By-law to amend the Zoning & Development By-law
Regarding CD-1 By-law No. 11010**

Following the public hearing on January 26, 2017, Council resolved to amend By-law No. 11010 regarding 1462 Granville Street (formerly 1410 Granville Street). The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
February 7, 2017

1462 Granville Street
(formerly 1410 Granville Street)

ABF

BY-LAW NO. _____

A By-law to amend CD-1 (579) By-law No. 11010

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

1. This By-law amends the indicated provisions of By-law 11010.
2. In section 5, Council strikes out "26.2 m" and substitutes "27.31 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 _____, 2017

Mayor

City Clerk

EXPLANATION

**A By-law to amend the Zoning and Development By-law
Re: 755-799 West 14th Avenue
(Heather Place - South Lot)**

Following the public hearing on April 15, 2014, Council gave conditional approval on April 29th, 2014 to the rezoning of the site at 755-799 West 14th 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 7, 2017

755-799 West 14th Avenue
(Heather Place - South Lot)

ABF

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-675 (c) 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 (656).

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 the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling;
- (b) Cultural and Recreational Uses, limited to Community Centre or Neighbourhood House; and
- (c) Accessory Uses customarily ancillary to any use permitted by this section.

Conditions of use

3.1 The design and layout of at least 50% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

3.2 The design and layout of at least 5% of the dwelling units must:

- (a) be suitable for use by the disabled; and
- (b) comply with the provisions of the Building By-law regarding accommodations for persons with disabilities.

Floor area and density

4.1 The floor area for all uses must not exceed 5,392 m².

4.2 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

4.3 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens only if 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; and
- (d) 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.

4.4 Computation of floor area may exclude amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the exclusion must not exceed 10% of the permitted floor area.

4.5 The use of floor area excluded under section 4.3 or 4.4 must not include any purpose other than that which justified the exclusion.

Building height

5. Building height, measured above base surface, must not exceed 17.86 m.

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 (656).

- 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.

Severability

7. 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

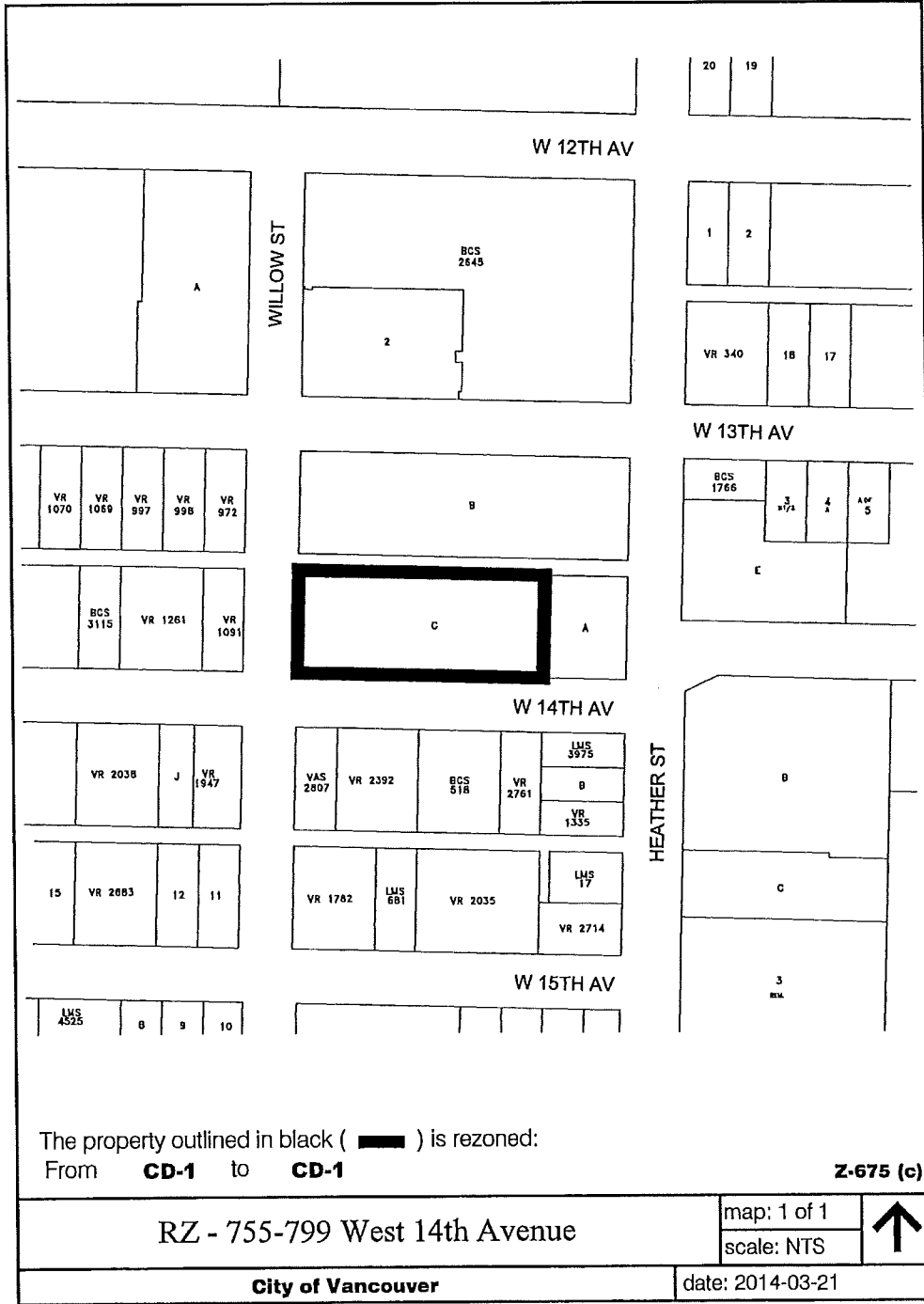
8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

Schedule A



EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 706-774 West 13th Avenue
(Heather Place - North Lot)**

Following the public hearing on April 15, 2014, Council gave conditional approval on April 29th, 2014 to the rezoning of the site at 706-774 West 13th 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 7, 2017

706-774 West 13th Avenue
(Heather Place - North Lot)

ABF

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:

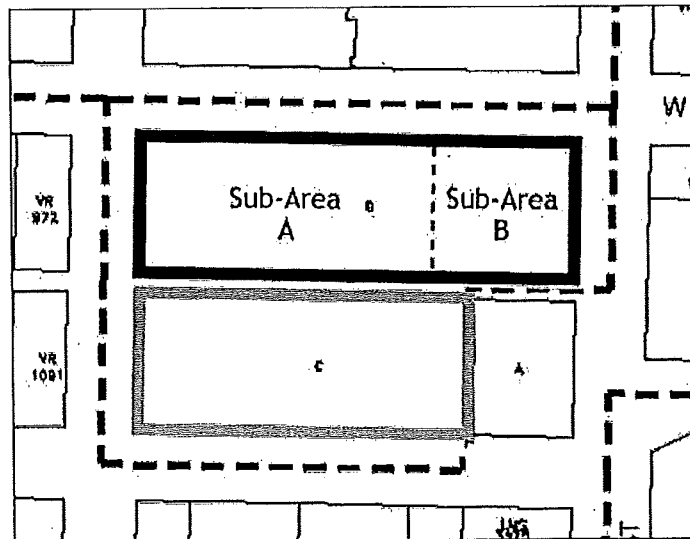
Zoning District Plan Amendment

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-675 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Sub-areas

2. The lot is to consist of two sub-areas approximately as illustrated in Figure 1, solely for the purpose of height.

Figure 1



Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (655).

3.2 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 the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to any use permitted by this section.

Conditions of use

4.1 The design and layout of at least 50% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

4.2 The design and layout of at least 5% of the dwelling units must:

- (a) be suitable for use by the disabled; and
- (b) comply with the provisions of the Building By-law regarding accommodations for persons with disabilities.

Floor area and density

5.1 The floor area for all uses must not exceed 13,193 m².

5.2 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

5.3 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and

- (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens only if 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; and
- (d) 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.

5.4 Computation of floor area may exclude amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the exclusion must not exceed 10 % of the permitted floor area.

5.5 The use of floor area excluded under section 5.3 or 5.4 must not include any purpose other than that which justified the exclusion.

Building height

6. Building height, measured above base surface, must not exceed the maximum heights set out in the table below.

Sub-Area	Maximum Building Heights
A	25.74 m
B	33.31 m

Horizontal angle of daylight

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

7.2 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.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 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.

7.5 An obstruction referred to in section 7.2 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 (655).

7.6 A habitable room referred to in section 7.1 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.

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

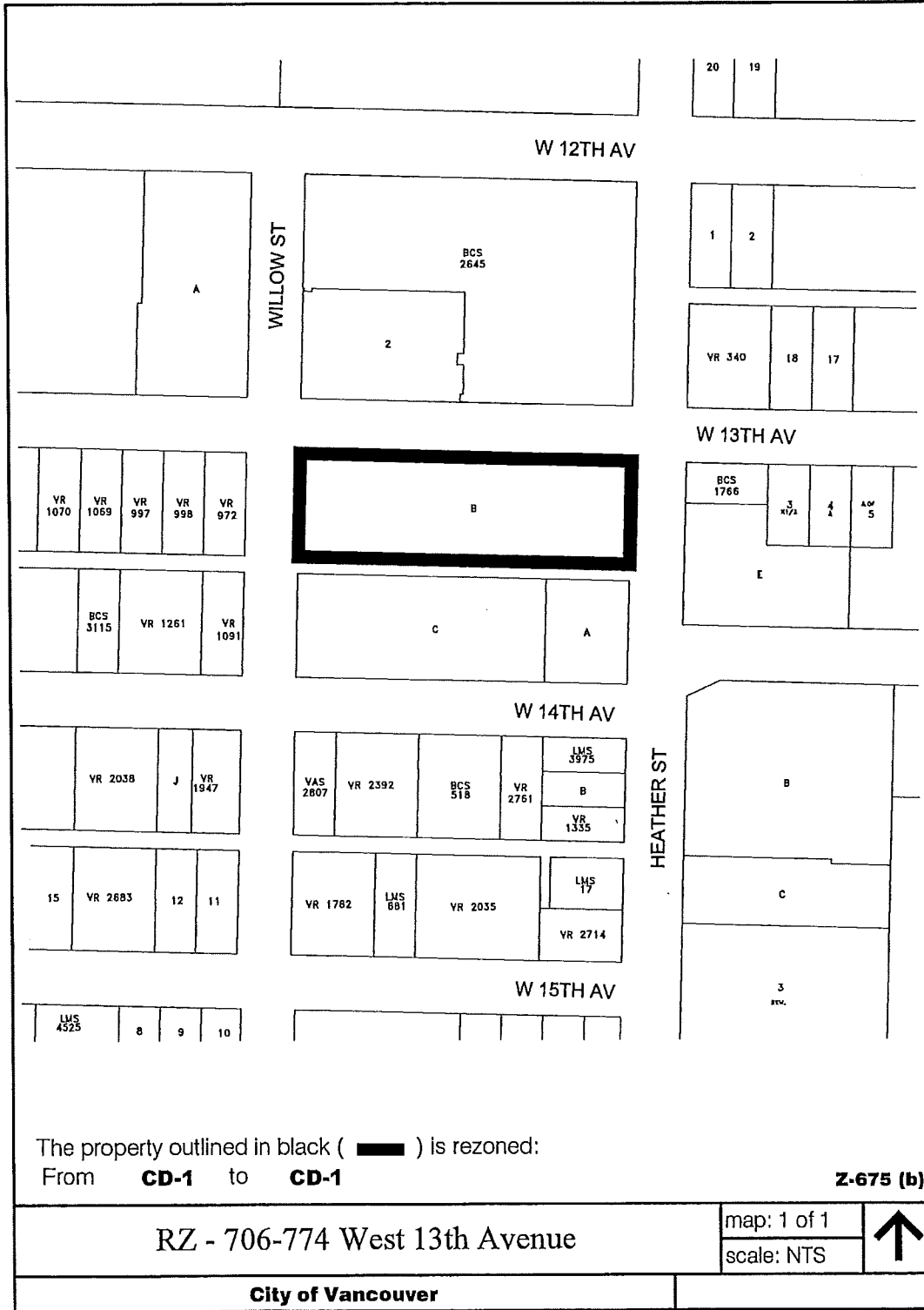
9. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

Schedule A



The property outlined in black (**█**) is rezoned:
 From **CD-1** to **CD-1**

Z-675 (b)

RZ - 706-774 West 13th Avenue

map: 1 of 1

scale: NTS



City of Vancouver