

6161 Cambie Street and
northern portion of
6261 Cambie Street
(formerly 6137 Cambie Street)

Draft for public hearing

BY-LAW NO. _____

**A By-law to amend Zoning & Development By-law 3575
by repealing By-laws 3907 and 5258, amending By-laws 8016 and 8044
and enacting a new CD-1 (12) By-law**

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

1. Council repeals By-law No. 3907 and By-law No. 5258.
2. In By-law No. 8016, Council strikes out section 1 and substitutes:

"Zoning District Plan Amendment

1.1 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-486 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to the By-law No. 3575 as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

1.2 The description of the area shown within the heavy black outline on Schedule A is CD-1 (388).".

3. In By-law No. 8044, Council strikes out section 1 and substitutes:

"Zoning District Plan Amendment

1.1 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-486 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to the By-law No. 3575 as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

1.2 The description of the area shown within the heavy black outline on Schedule A is CD-1 (391).".

4. Council enacts the by-law attached hereto as Schedule 1.

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 , 2017

Mayor

City Clerk

DRAFT

Schedule 1

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-725 (b)(ii) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to the By-law No. 3575."

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (12).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (12), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Child Day Care Facility;
- (b) Church;
- (c) Institutional Use of a religious, philanthropic or charitable character (including the Alliance Francaise and the YWCA);
- (d) Parking Area ancillary to a principal use on an adjacent site; and
- (e) Accessory uses customarily ancillary to the uses permitted in this section.

Floor space ratio

3.1 The maximum floor space ratio must not exceed the floor space ratio of the buildings existing on the site as of [*date of enactment*].

3.2 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

3.3 Computation of floor area must exclude:

- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar; to a maximum total area of 8 percent of the permitted floor area;
- (b) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer; and
- (c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.

Height

4. Building height must not exceed the height of the buildings existing on the site as of [date of enactment]."

Off-street parking and loading

5. Parking, loading and bicycle spaces existing on the site as of [date of enactment] must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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

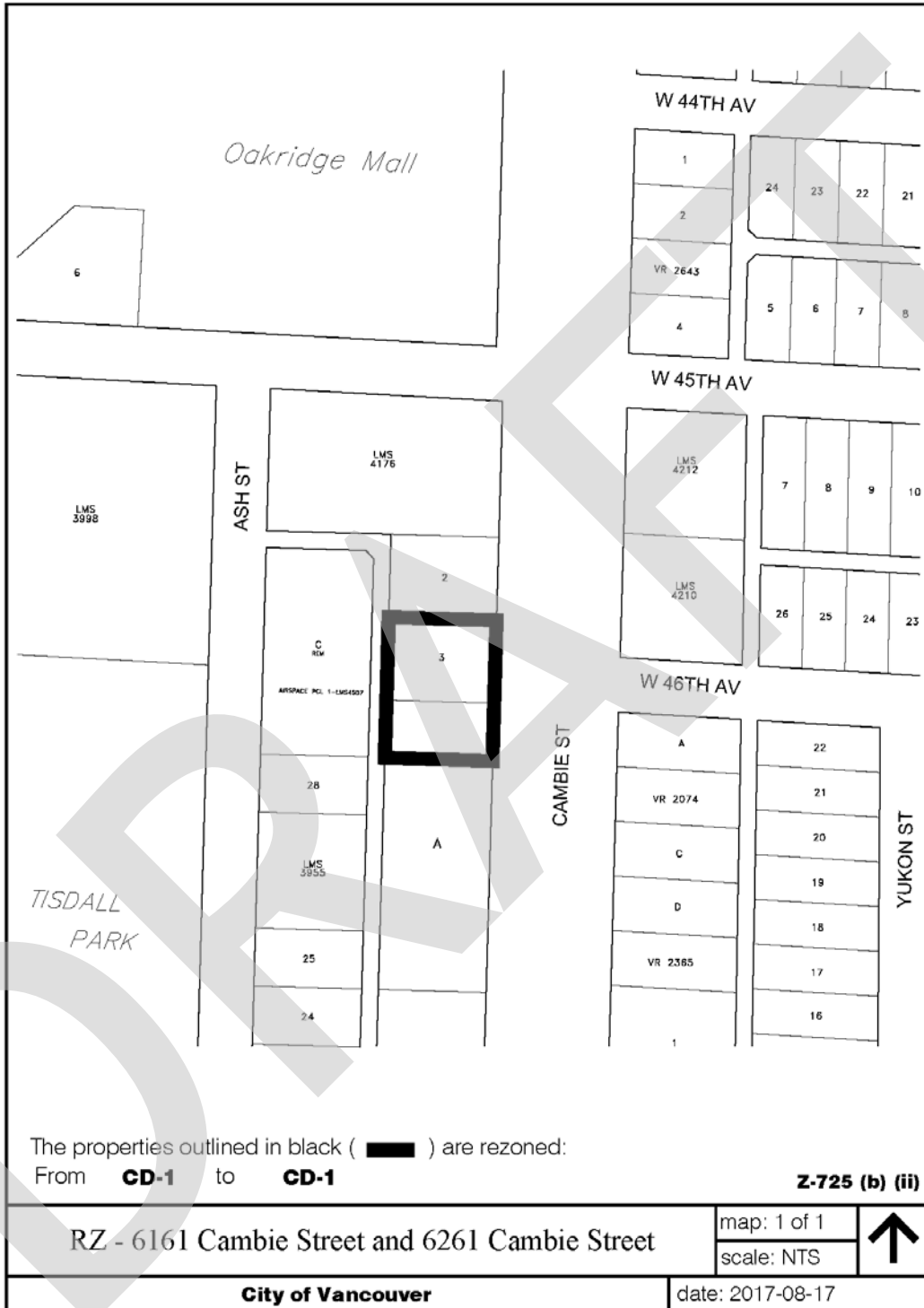
7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2017

Mayor

City Clerk

Schedule A



The properties outlined in black () are rezoned:
From **CD-1** to **CD-1**

Z-725 (b) (ii)

RZ - 6161 Cambie Street and 6261 Cambie Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2017-08-17