

BY-LAW NO. _____

**A By-law to amend Downtown Official
Development Plan By-law No. 4912
Regarding Heritage Conservation Amenity Shares**

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

1. This By-law amends the indicated provisions of Downtown Official Development Plan By-law No. 4912.
2. In Section 3, Council:
 - (a) in subsection 14, at the end of the first sentence, strikes out "." and adds "or a development where there has been an increase in floor space ratio by means of amenity shares pursuant to subsection 15."; and
 - (b) after subsection 14, adds:

"15. Despite subsections 1, 4, and 5, if the Development Permit Board first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage floor space available for transfer, the Development Permit Board may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio.

In this by-law, amenity means conservation of protected heritage property and the cost of an amenity share is the amount specified per m² in the Heritage Amenity Share Cost Schedule set out in Table 3.1 below.

**Table 3.1
Heritage Amenity Share Cost Schedule**

Zoning District	Amenity Share Cost
Downtown Official Development Plan (DODP)	\$925 per m ²

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

DRAFT