

EXPLANATION**A By-law to amend the Noise Control By-law
Re: 500-650 W 57th Avenue**

After the public hearing on July 20, 2017, and Regular Council on July 25, 2017, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
June 5, 2018

40.

500-650 W 57th Avenue

BY-LAW NO.

**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. This by-law amends the indicated provisions of Noise Control By-law No. 6555.
- 2. Council amends Schedule B (Intermediate Zone) by adding at the end:

CD #	By-law #	Approximate Location
696	12105	500-650 W 57th Avenue

- 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 , 2018

_____ Mayor

_____ City Clerk

EXPLANATION**A By-law to amend the Parking By-law
Re: 500-650 West 57th Avenue**

After the public hearing on July 20, 2017, and Regular Council on July 25, 2017, Council resolved to add 500-650 West 57th Avenue to Schedule C of the Parking By-law. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
June 5, 2018

HC.

CD-1 District Parking requirements
500-650 West 57th Avenue

BY-LAW NO.

**A By-law to amend Parking By-law No. 6059
with regard to CD-1 Districts Parking requirements**

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

1. This By-law amends the indicated provisions of the Parking By-law.
2. To Schedule C, Council adds:

"

Address	By-law No.	CD-1 No.	Parking Requirements
500-650 W 57th Avenue	12105	(696)	<p>Parking, loading and bicycle spaces to be in accordance with by-law requirements, except that there must be:</p> <ul style="list-style-type: none">(a) a minimum of 1 drop-off space for every 8 full time equivalent childcare spaces and 2 staff parking spaces;(b) visitor parking for all dwelling uses at a rate of at least 0.075 and no more than 0.15 spaces per dwelling unit;(c) a minimum vertical clearance for Class B loading of 3.8 m for residential uses and 4.1 m for non-residential uses;(d) Class A bicycle parking for all dwelling uses other than seniors, seniors supportive housing or assisted living, at a minimum rate of:<ul style="list-style-type: none">(i) 1 space per unit less than 50 m²,(ii) 2 spaces per unit greater than 50 m² and less than 95 m², and(iii) 3 spaces per unit greater than 95 m²; and(e) Class A bicycle parking for Office, Retail and Service Uses at a minimum rate of 1 space per 300 m².

"

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 , 2018

Mayor

City Clerk

EXPLANATION**A By-law to amend the Sign By-law
Re: 500-650 W 57th Avenue**

After the public hearing on July 20, 2017, and Regular Council on July 25, 2017, Council resolved to amend the Sign By-law for this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
June 5, 2018

HO.

500-650 W 57th Avenue

BY-LAW NO. _____

A By-law to amend Sign By-law No. 11879

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

- 1. Council amends Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

Location	CD-1 Number	By-law Number	Assigned Zoning District
500-650 W 57th Avenue	CD-1(696)	12105	C-2

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

ENACTED by Council this _____ day of _____, 2018.

Mayor

City Clerk

EXPLANATION**Street Name By-law No. 4054
Regarding the naming of various West End lanes**

Enactment of the attached By-law will implement Council's resolution of June 5, 2018 to name various West End lanes as set out in the attached By-law.

Director of Legal Services
June 5, 2018

46.

BY-LAW NO.

**A By-law to amend Street Name By-law No. 4054
regarding the naming of various West End lanes**

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

1. Council amends By-law No. 4054 by:
 - (a) assigning the name "Jepson-Young Lane" to those portions of public street labelled on the plan marginally numbered LF 12079, attached to and forming part of this By-law;
 - (b) adding to the "Official Street Name Map of the City of Vancouver", which is the plan marginally numbered L325, attached to and forming part of By-law No. 4054, those portions of public street named "Jepson-Young Lane" located as shown on the plan marginally numbered LF 12079;
 - (c) assigning the name "Jung Lane" to those portions of public street labelled on the plan marginally numbered LF 12081, attached to and forming part of this By-law; and
 - (d) adding to the "Official Street Name Map of the City of Vancouver", which is the plan marginally numbered L325, attached to and forming part of By-law No. 4054, those portions of public street named "Jung Lane" located as shown on the plan marginally numbered LF 12081.
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.

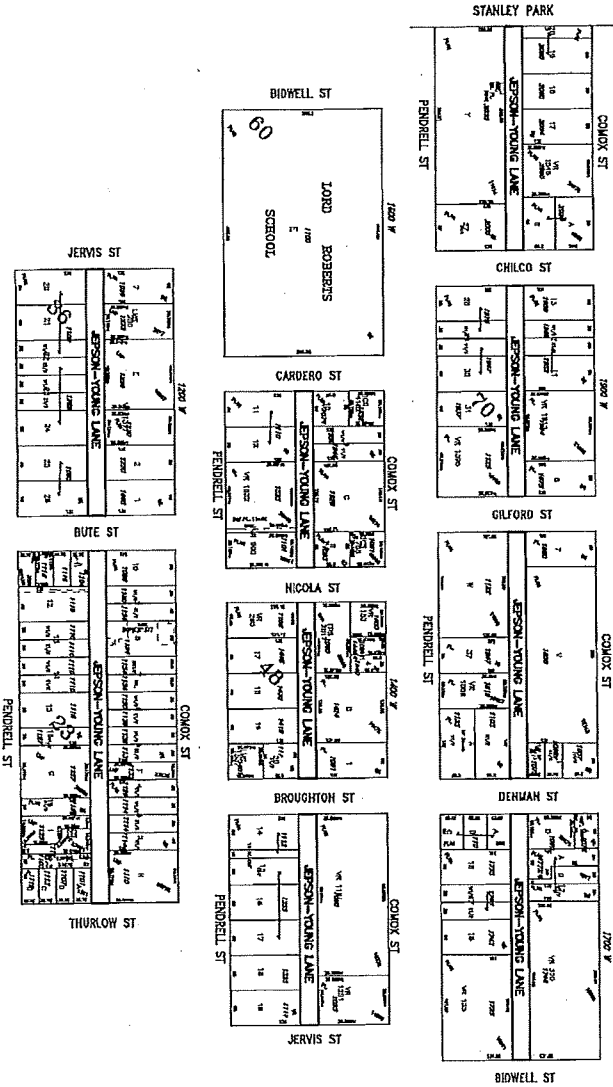
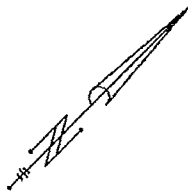
ENACTED by Council this day of , 2018

Mayor

City Clerk

**PLAN TO ACCOMPANY A BY-LAW TO
AMEND STREET NAME BY-LAW No. 4054.**

DRAWING NOT TO SCALE



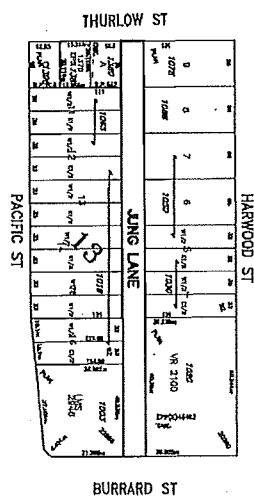
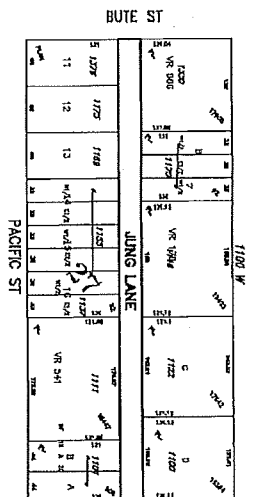
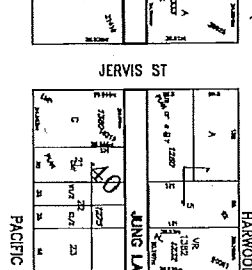
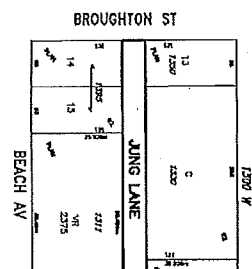
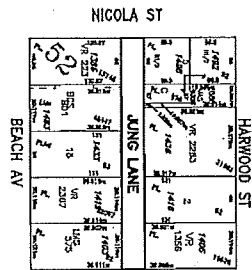
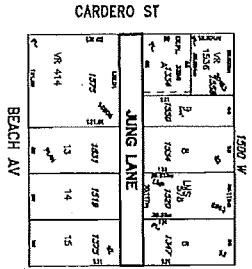
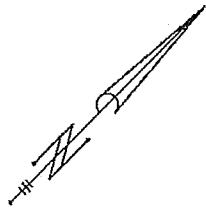
JAS MAP-M-8 N-B,
M-9, N-9

Y:\LAND_SURVEY\JAS\Street Name\dwg\LF12079-Jpsoun Young Lmr.dwg

ENGINEERING SERVICES
September 27, 2017
LF12079

PLAN TO ACCOMPANY A BY-LAW TO
AMEND STREET NAME BY-LAW NO. 4054.

DRAWING NOT TO SCALE



EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 7638-7664 Cambie Street**

Following Public Hearing on November 15, 2016, Council gave conditional approval to the rezoning of the site at 7638-7664 Cambie Street. 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
June 5, 2018

HG.

7638-7664 Cambie Street

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-712 (a) 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 (697).

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 (697), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Multiple Dwelling; and
- (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

3. The design and layout of at least 25% 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".

Floor area and density

4.1 Computation of floor area must assume that the site area is 1,579.4 m², being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses must not exceed 2.40.

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

4.4 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 permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, provided that 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 area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.5 Computation of floor area may exclude:

- (a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 21.3 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 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

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 (697).

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.

Acoustics

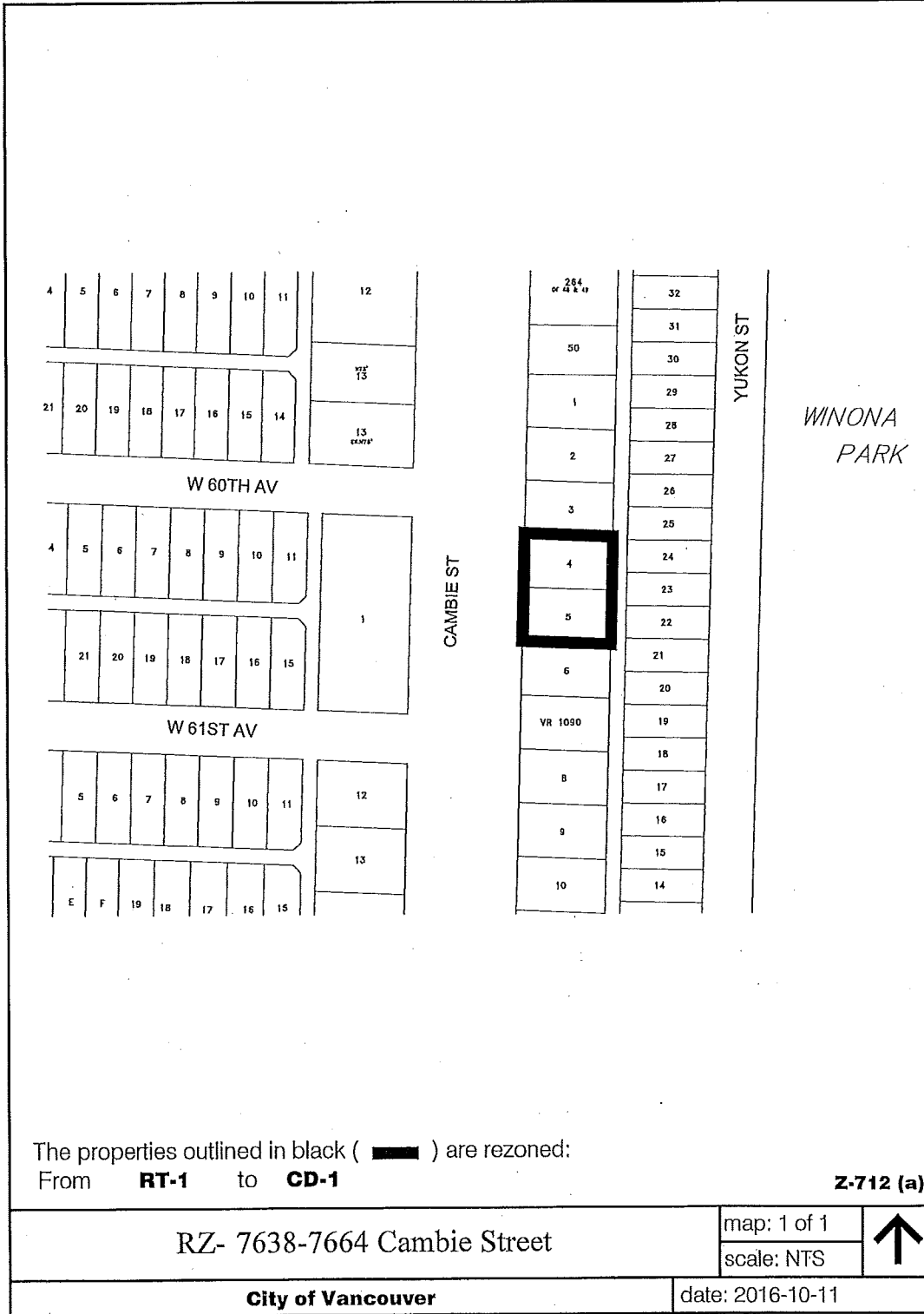
7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

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.

Schedule A



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

Z-712 (a)

RZ- 7638-7664 Cambie Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2016-10-11

EXPLANATION

A By-law to amend Zoning and Development By-law No. 3575 regarding Zero Emissions Buildings

Following a Public Hearing on May 22, 2018, Council approved proposed amendments to the Zoning and Development By-law. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
June 5, 2018

110

Zoning & Development By-law
Amendments for Zero Emissions Buildings

BY-LAW NO.

**A By-law to amend
Zoning and Development By-law No. 3575
regarding Zero Emissions Buildings**

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 inserts the following new definition, in correct alphabetical order:

“Low Operational Cost Housing means a building that is designed for certification under the Passive House standard or the International Living Future Institute’s Zero Energy standard in order to lower energy use, reduce greenhouse gas emissions and energy costs, and is therefore considered to be a form of affordable housing under section 565.1(2) (b) of the Vancouver Charter;”

3. Council amends section 3.2.1 by deleting the period “.” that follows “enhanced accessibility” at the end of subsection 3.2.1(g) and replaces it with “; or”, and inserts as a new subsection 3.2.1 (h), as follows:

“(h) for Low Operational Cost Housing containing 6 or more dwelling units, except that permitted floor area or density of units may not be increased or relaxed above the maximum permitted within the district schedule under this By-law, and may be granted by the Director after consideration of all Council adopted policies and guidelines. This subsection (h) does not apply to Comprehensive Development zones, and shall not apply to applications made after December 31, 2025.”

4. Council inserts a new section 11.34 as follows:

“11.34 Permitted Floor Area Increase for Low Operational Cost Housing

Notwithstanding the maximum permitted floor area regulation in any District Schedule, the Director of Planning may approve an addition of up to 5 per cent of the floor space ratio for Low Operational Cost Housing containing 6 or more dwelling units, excluding sites that contain rental housing units in the RM-3 zone, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council. This section shall not apply to applications made after December 31, 2025.”

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 , 2018

_____ Mayor

_____ City Clerk