

EXPLANATION**A By-law to amend CD-1 By-law No. 6747
re 525 Abbott Street**

After the public hearing on January 20, 2009, Council resolved to amend this CD-1 By-law regarding adjustment of the affordable housing numbers for International Village. 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 3, 2009

525 Abbott Street
International Village

BY-LAW NO. _____



A By-law to amend CD-1 By-law No. 6747

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

1. From section 4(a)(i) of By-law No. 6747, Council strikes out “210”, and substitutes “222”.
2. From section 4(a)(ii) of By-law No. 6747, Council strikes out “120”, and substitutes “108”.
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 _____, 2009

Mayor

City Clerk

EXPLANATION**A By-law to amend FCN ODP By-law No. 6650
re 525 Abbott Street**

After the public hearing on January 20, 2009, Council resolved to amend the FCN ODP By-law regarding adjustment of the affordable housing numbers for International Village. 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 3, 2009

525 Abbott Street
International Village

BY-LAW NO. _____



**A By-law to amend False Creek North
Official Development Plan By-law No. 6650**

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

1. This By-law amends the indicated provisions and figures of Schedule A to the False Creek North Official Development Plan By-law No. 6650.
2. From the second paragraph of section 3.3.1, described in By-law No. 9770 as section 3.2.1, Council strikes out “9,842”, and substitutes “9,830”.
3. From the sixth paragraph of section 3.3.1, described in By-law No. 9770 as section 3.2.1, Council strikes out “13 percent”, and substitutes “12.94%”.

4. Council repeals Figure #4 Residential Units, and substitutes:

Sub-area	Affordable		Market	
	non-family	family	non-family	family
Units	595	677	7,047	1,511
%	6.1	6.9	71.7	15.4
Total			1,272	8,558
%			12.9	97.1
Grand total			9,830	100

★ Additional 97 units from unconsolidated Beach lands
 ★★ Pay-in-lieu for 150 units
 note 1: The floor area distribution between affordable and market is set out in legal agreements for each CD-1

Area - Neighbourhood	Affordable		Market		Total Units	Floor Area m ²	sq ft	per CD-1
	non-family	family	non-family	family				
1 Beach	177	255	1,522	312	2,266	230,446	2,480,582	CD-1
%	7.6	11.3	67.1	13.8	★			
2 Roundhouse	74	137	594	230	1,035	114,247	1,229,785	CD-1
%	7.1	13.2	57.4	22.2				
3 Yaletown Edge	60	72	452	122	706	84,379	908,278	CD-1
%	8.5	10.2	64	17.3				
4 Quayside	58	86	1,114	117	1,415	137,281	1,477,729	CD-1
%	6.9	6.1	78.7	8.3	★			
5A Cambie-Beatty	52	52	972	80	1,156	83,902	903,143	CD-1
%	4.5	4.5	84.1	5.9				
6A Coopers Park	38	93	458	155	714	70,558	759,500	CD-1
%	5.3	8.8	64.1	21.7				
5C Abbott-Carrall	0	0	0	0	0	0	0	ODP
7B Viaducts	0	0	855	285	1,140	83,331	897,000	CD-1
%	0	0	75	25				
8 International Village	96	12	1,080	210	1,368	114,205	1,228,280	CD-1
%	6.9	0.9	77.3	15				
Total					9,830	918,348	9,865,307	

* Refer to text section on residential land use 3.4 for sub-area 10 (BC Place)

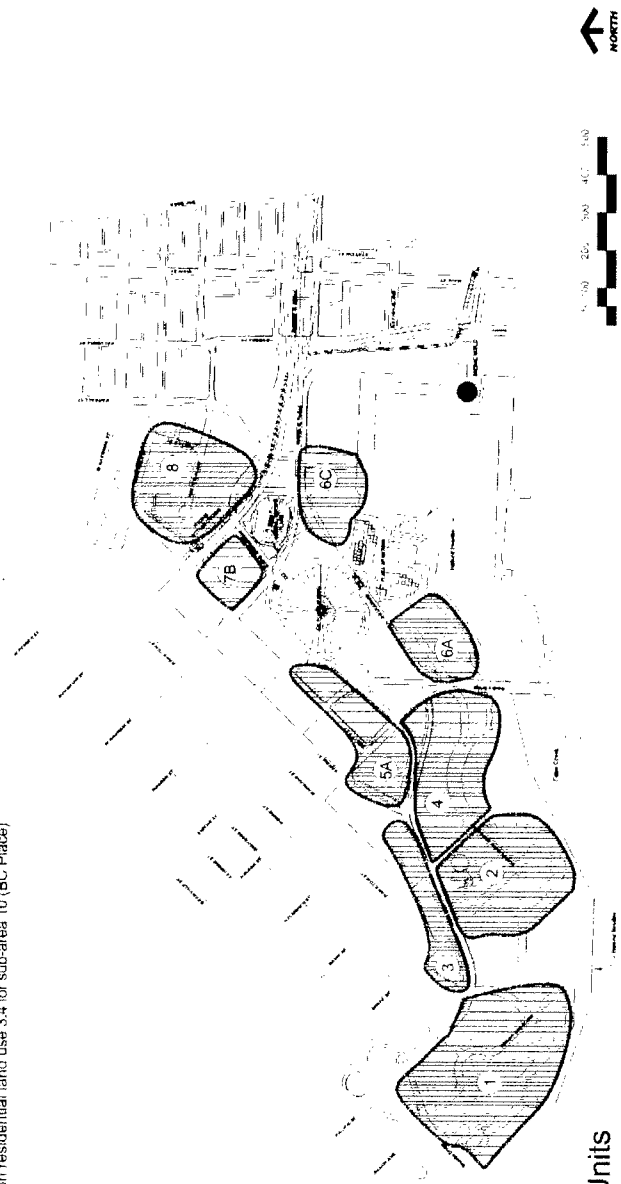


Figure #4 Residential Units

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

ENACTED by Council this _____ day of _____, 2009

Mayor

City Clerk

EXPLANATION**A By-law to amend the Zoning and Development By-law
re exterior walls**

After the public hearing on January 20, 2009, Council resolved to amend the Zoning and Development By-law to allow an exclusion regarding thicker wall assemblies. 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 3, 2009

Exterior walls

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575**

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. In Section 10 General Regulations, Council:
 - (a) repeals subsection 10.7.1, and substitutes:

“The following features shall be permitted in any required yard:

 - (a) steps, except that no steps shall be permitted in any side yard except an exterior side yard;
 - (b) eaves, gutters, sills and chimneys or other similar projections as determined by the Director of Planning, if they do not project more than 540 mm, measured horizontally, into a required yard;
 - (c) balconies on multiple dwellings, if:
 - (i) they do not project more than 1.2 m into a required yard and in no case are closer than 2.1 m to an interior side property line; and
 - (ii) the safety railing does not extend more than 1 070 mm above the floor of the balcony;
 - (d) canopies, if:
 - (i) they are cantilevered;
 - (ii) they do not project more than 1.2 m measured at right angles to the face of the building; and
 - (iii) they are not located closer than .3 m measured horizontally from any window of a habitable room where any part of such window is located below the level of the canopy;
 - (e) bay windows, if:
 - (i) they do not project more than 540 mm into the required yard;

- (ii) the bottom outside edge of the bay is not less than 300 mm above the floor level;
 - (iii) the area contained within the bay window projection is not used for any purpose other than to provide light and ventilation;
- (f) fixed external shading devices, if:
 - (i) they are, in the opinion of the Director of Planning, suitably designed and located in a position that provides solar rejection;
 - (ii) they are cantilevered; and
 - (iii) they do not project more than 1.2 m measured at right angles to the face of the building; and
- (g) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.”;
- (b) repeals the title to subsection 10.11.1, and substitutes “**Height Increases for Buildings**”;
- (c) repeals subsection 10.11.1, and substitutes:

“The Director of Planning may, at his discretion, permit a greater height than otherwise permitted for the following items if, except for the items set out in subsection (d), they do not, in total, exceed one-third of the width of the building or buildings as measured on any elevation drawings and do not, in total, cover more than 10 percent of the roof area on which they are located as viewed from directly above:

- (a) architectural appurtenances such as towers, turrets, and cupolas, provided:
 - (i) no additional floor area is created; and
 - (ii) no protrusion extends more than 1.1 m above the height limitation;
- (b) mechanical appurtenances such as elevator machine rooms;
- (c) chimneys;
- (d) access and infrastructure required to maintain green roofs or urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines, provided that the Director of Planning considers:

- (i) their siting and sizing in relation to views, overlook, shadowing, and noise impacts, and
 - (ii) all applicable policies and guidelines adopted by Council; and
- (e) items similar to any of the above.”;
- (d) after subsection 10.33, adds:

“10.34 Exterior walls in CD-1 districts

10.34.1 Despite anything to the contrary in any CD-1 by-law listed in the CD-1 (Comprehensive Development) District Schedule, computation of floor space ratio or floor area is to exclude, with respect to exterior:

- (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
- (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009.

10.34.2 A registered professional must verify that any wall referred to in section 10.34.1(ii) meets the standards set out therein.”

3. In the subsection preceding each of the subsections referred to in Schedule A to this By-law of each of the district or districts schedules also referred to in Schedule A, Council strikes out any “and” that may appear at the end of the subsection.

4. At the end of each of the subsections referred to in section 3, Council strikes out any punctuation that appears, and substitutes “; and”.

5. After each of the subsections referred to in section 3, Council adds the appropriate alphabetic or numeric subsection and the following wording:

“with respect to exterior:

- (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
- (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009.

A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.”

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.

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

ENACTED by Council this _____ day of _____, 2009

Mayor

City Clerk

SCHEDULE A

District(s) Schedule	Subsection	District(s) Schedule	Subsection
<u>Limited Agriculture</u>		<u>One-Family Dwelling</u>	
RA-1	4.7.3(g)	RS-1 RS-1A RS-1B RS-2 RS-3 and RS-3A RS-4 RS-5 RS-6 RS-7	4.7.3(h) 4.7.3(g) 4.7.3(g) 4.7.3(g) 4.7.3(i) 4.7.3(g) 4.7.3(i) 4.7.3(j) 4.7.4(j)
<u>Two-Family Dwelling</u>		<u>Multiple Dwelling</u>	
RT-1 RT-2 RT-3 RT-4, RT-4A, RT-4N and RT-4AN RT-5, RT-5A, RT-5N and RT-5AN RT-6 RT-7 RT-8 RT-9 RT-10 and RT-10N	4.7.3(g) 4.7.3(g) 4.7.3(i) 4.7.3(h) 4.7.3(h) 4.7.3(i) 4.7.3(h) 4.7.3(h) 4.7.3(h) 4.7.3(g)	RM-1 and RM-1N RM-2 RM-3 RM-3A RM-4 and RM-4N RM-5, RM-5A, RM-5B and RM-5C RM-6 FM-1	4.7.3(g) 4.7.3(g) 4.7.3(g) 4.7.3(g) 4.7.3(g) 4.7.3(i) 4.7.3(i) 4.7.3(h)
<u>Commercial</u>		<u>Industrial</u>	
C-1 C-2 C-2B C-2C C-2C1 C-3A C-5 and C-6 C-7 and C-8 FC-1	4.7.3(f) 4.7.3(f) 4.7.3(f) 4.7.3(f) 4.7.3(f) 4.7.3(e) 4.7.3(e) 4.7.3(f) 4.7.3(f)	MC-1 and MC-2 M-1 M-1A M-1B M-2 IC-1 and IC-2 IC-3 I-1 I-2 I-3	4.7.3(f) 4.7.3(e) 4.7.3(e) 4.7.3(e) 4.7.3(e) 4.7.3(f) 4.7.3(f) 4.7.3(f) 4.7.3(f) 4.7.3(f)
<u>Historic Area</u>			
HA-1 and HA-1A HA-3	4.7.1 4.7.3(f)		

EXPLANATION

**A By-law to amend
Downtown Official Development Plan By-law No. 4912,
Downtown-Eastside/Oppenheimer
Official Development Plan By-law No. 5532,
First Shaughnessy Official Development Plan By-law No. 5546, and
Southeast Granville Slopes Official Development Plan By-law No. 5752
re exterior walls**

After the public hearing on January 20, 2009, Council resolved to amend the captioned by-laws to allow an exclusion regarding thicker wall assemblies. 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 3, 2009

Exterior walls



BY-LAW NO. _____

**A By-law to amend Downtown Official Development Plan By-law No. 4912,
Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532,
First Shaughnessy Official Development Plan By-law No. 5546, and
Southeast Granville Slopes Official Development Plan By-law No. 5752**

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

1. In each of section 6 of Section 3 of the Downtown Official Development Plan By-law, and from section 4.5.2 of Section 4 of the Downtown-Eastside/Oppenheimer Official Development Plan By-law, Council strikes out the period at the end of subsection (e), and substitutes “; and”.
2. In section 4.1.3 of the First Shaughnessy Official Development Plan By-law, Council:
 - (a) strikes out “and” at the end of subsection (e); and
 - (b) strikes out the period at the end of subsection (f), and substitutes “; and”.
3. In section 6.3.3 of the Southeast Granville Slopes Official Development Plan By-law, Council:
 - (a) strikes out “and” at the end of subsection (g); and
 - (b) strikes out the period at the end of subsection (h), and substitutes “; and”.
4. After section 6(e) of Section 3 of the Downtown Official Development Plan By-law, section 4.5.2(e) of Section 4 of the Downtown-Eastside/Oppenheimer Official Development Plan By-law, section 4.1.3(f) of the First Shaughnessy Official Development Plan By-law, and section 6.3.3(h) of the Southeast Granville Slopes Official Development Plan By-law, Council adds the following as subsections (f), (f), (g), and (i) respectively:

“with respect to exterior:

- (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
- (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009.

A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.”

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 _____, 2009

Mayor

City Clerk

EXPLANATION**A By-law to amend the Zoning and Development By-law
re 188 East 1st Avenue**

After the public hearing on July 8 and 10, 2008, Council resolved to amend the Zoning and Development By-law to create a CD-1 zone for a development on this site. 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 3, 2009

188 East 1st Avenue



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-602(e) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Definitions

2. In this By-law, despite section 2 of the Zoning and Development By-law, “base surface” means the base surface calculated from the official established building grades.

Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (477).

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

- (a) Cultural and Recreational Uses, limited to Artist Studio - Class A;
- (b) Dwelling Uses, limited to Multiple Dwelling and Seniors Supportive or Assisted Housing;
- (c) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Community Care Facility;
- (d) Parking Uses;
- (e) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, and Vehicle Dealer;

- (f) Service Uses, limited to Barber Shop or Beauty Salon, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (g) Accessory Uses customarily ancillary to the uses listed in this section 3.2; and
- (h) Interim Uses not listed in this section 3.2, and accessory uses customarily ancillary to them, if:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows,
 - (ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,
 - (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to CD-1 (477), and
 - (iv) any development permit for an interim use has a time limit of three years.

Conditions of use

4.1 Dwelling units are in an “intermediate zone” as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.

4.2 All uses except dwelling uses must have direct access to grade.

Density

5.1 Computation of floor area must assume that the site consists of 1 123 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

5.2 The floor space ratio for all uses, combined, must not exceed 5.42.

5.3 Despite section 5.2, the Development Permit Board may permit an increase in floor space ratio, not to exceed 10%, resulting from a transfer of extra density from a designated heritage property, within the area of the Southeast False Creek Official Development Plan, in relation to which its receipt was as compensation for the reduction in market value at the time of designation.

5.4 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, measured to the extreme outer limits of the building.

5.5 Computation of floor area must exclude:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, 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;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas including day care facilities, recreation facilities, and meeting rooms except that the total area excluded must not exceed 1 000 m²; and
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

5.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%;
- (b) windows recessed into the building face to a depth of no more than 160 mm, except that the Director of Planning or Development Permit Board may allow a greater depth in cases where it improves building character;

- (c) unenclosed outdoor areas at grade level underneath building overhangs, if:
 - (i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and
 - (ii) the area of all overhang exclusions does not exceed 1% of the residential floor area being provided;
- (d) open to below spaces or double height volumes on the second storey units if the location of the first floor is within 2 m of grade to a maximum of 15% of the floor area of the first floor of that unit for residential units;
- (e) features which may be in the form of french balconies and horizontal extensions, on the westerly façades of buildings, to reduce solar gain; and
- (f) trellises and other garden structures which support the use of intensive green roofs and urban agriculture.

5.7 The use of floor space excluded under section 5.5 or 5.6 must not include any purpose other than that which justified the exclusion.

Building height

6.1 The building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall, must not exceed 38 m.

6.2 Despite section 6.1, maximum building height does not include mechanical penthouse, solar panels for energy collection, trellises, and similar structures which support the use of intensive green roofs and urban agriculture, as provided by section 10.11 of the Zoning and Development By-law.

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 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 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.

7.4 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 (477).

7.5 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) less than 10% of the total floor area of the dwelling unit, or
 - (ii) less than 9.3 m².

Parking, loading, and bicycle spaces

8. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that there must be at least one parking space for each 10 dwelling units.

Acoustics

9. 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

10. 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.

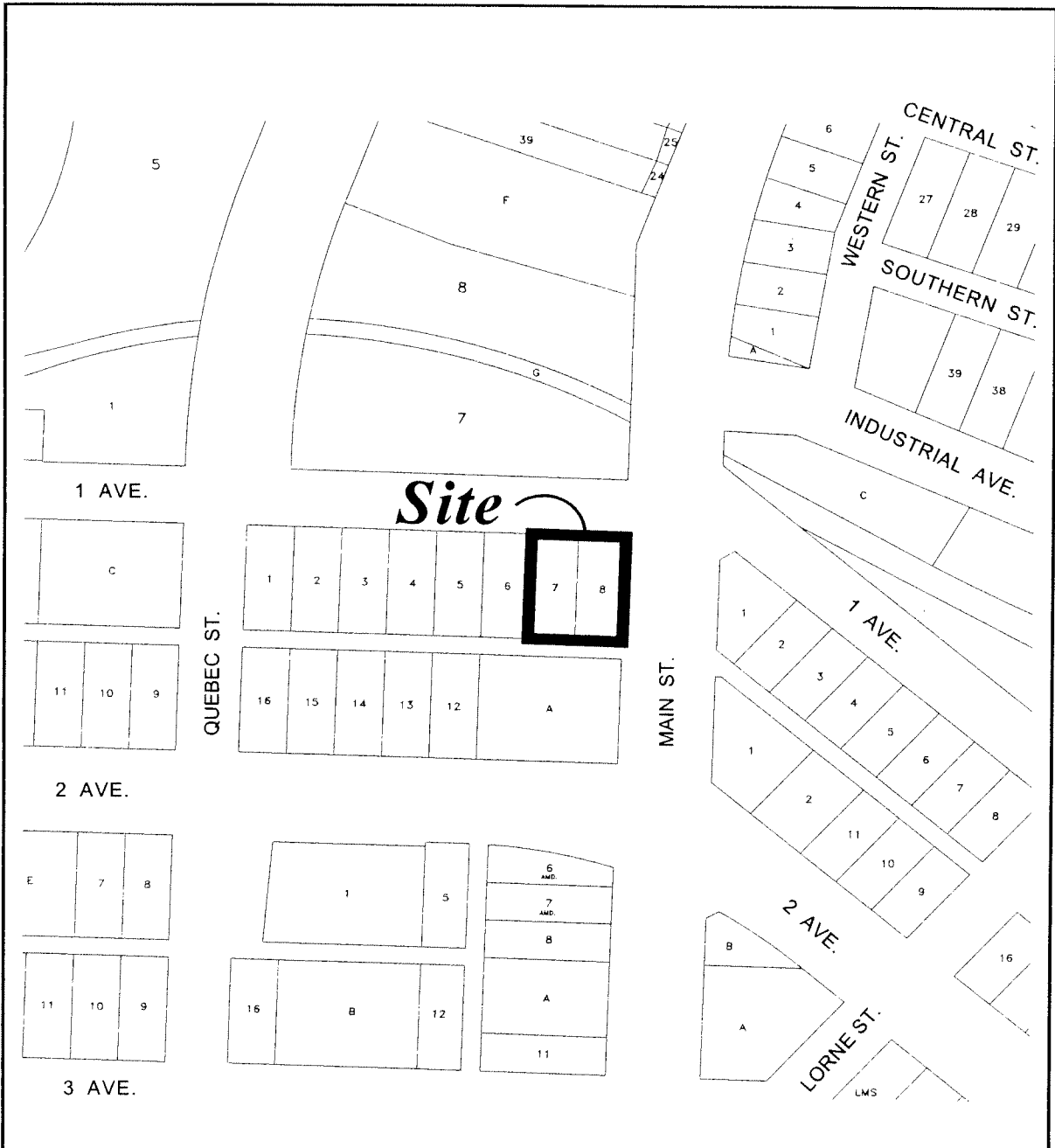
Force and effect

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

ENACTED by Council this _____ day of _____, 2009

Mayor

City Clerk



The property outlined in black (**█**) is rezoned:
 From **M-2** to **CD-1**

Z-602 (e)

RZ - 188 East 1st Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: June 2008

EXPLANATION**A By-law to amend the Sign By-law
re 188 East 1st Avenue**

After the public hearing on July 8 and 10, 2008, Council resolved to amend the Sign By-law for this site. 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 3, 2009

188 East 1st Avenue



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 Schedule E of the Sign By-law, Council adds:
 "188 East 1st Avenue CD-1(477) 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 , 2009

Mayor

City Clerk