

EXPLANATION**A By-law to amend the Zoning and Development By-law
re laneway housing**

After the public hearing on July 23, 2009, Council resolved, on July 28, 2009, to amend the Zoning and Development By-law to allow laneway housing. 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
July 28, 2009



BY-LAW NO. _____

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

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. To section 2 after the definition of “Infill Two-Family Dwelling” under the definition of “Dwelling Uses”, Council adds:

“**Laneway House** means a detached one-family dwelling constructed in the rear yard of a site on which is situate a one-family dwelling or one-family dwelling with secondary suite.”

3. From section 3.2.1(g)(i), Council strikes out “a one-family dwelling, two-family dwelling, or one-family dwelling with secondary suite”, and substitutes “a one-family dwelling, two-family dwelling, one-family dwelling with secondary suite, or laneway house”.
4. From section 10.15.3, Council strikes out “a one- or two-family dwelling or multiple conversion dwelling”, and substitutes “a one-family dwelling, two-family dwelling, multiple conversion dwelling, or laneway house”.
5. After section 11.23, Council adds:

“11.24 Laneway House

11.24.1 In this section 11.24, “footprint” means the projected area of the extreme outer limits of a laneway house including carports and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections as section 10.7 of this By-law may allow.

11.24.2 A laneway house is not permissible except on:

- (a) a site served by an open lane;
- (b) a site located on a corner served by an open or dedicated lane;
or
- (c) a double-fronting site served by a street at both the front and rear of the site.

- 11.24.3 The width of a site on which a laneway house is situated must be at least 10.0 m.
- 11.24.4 Subject to sections 11.24.5 and 11.24.7, the height of a laneway house must not exceed:
- (a) 6.1 m to the ridge of a gable, hip, or gambrel roof;
 - (b) 5.5 m to the highest point of a flat roof; or
 - (c) 5.8 m to the highest point of a shed or arched or butterfly roof.
- 11.24.5 If a laneway house does not include dwelling space located above an accessory parking area, the height of the roof over the accessory parking area must not exceed the maximum height for accessory buildings under the applicable district schedule.
- 11.24.6 The footprint of a laneway house must not exceed the greater of:
- (a) the allowable floor area of an accessory building under the applicable district schedule; and
 - (b) the allowable floor area of the laneway house, not including enclosed or covered parking spaces, if the height of the laneway house does not exceed the allowable height of the accessory building.
- 11.24.7 A laneway house must not exceed one storey and a partial second storey that does not exceed 60% of the footprint of the laneway house and does not include exclusions allowed by the Director of Planning under section 11.24.17.
- 11.24.8 A laneway house may have a basement which the calculation of the floor area is to include.
- 11.24.9 The location of a laneway house must be:
- (a) within 7.9 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
 - (c) at least 0.6 m from the rear property line at the lane; and

- (d) a distance from each side property line equal to the required side yards for the site, except that if the height of the laneway house does not exceed the height limit for an accessory building under the applicable district schedule, the distance from each side property line need not exceed 10% of the lot width.
- 11.24.10 The width of a laneway house must not exceed that permitted for an accessory building under the applicable district schedule.
- 11.24.11 The projections into required yards regulated under section 10.7 apply to the location of a laneway house under sections 11.24.9 and 11.24.10.
- 11.24.12 The floor area of a laneway house, not including enclosed or covered parking spaces, must not exceed the lesser of:
 - (a) 0.125 multiplied by the site area; and
 - (b) 70 m².
- 11.24.13 Despite section 10.21, the floor area of a laneway house must be at least 26 m², except that the Director of Planning may allow a reduction to not less than 19 m² if the Director of Planning is satisfied that the design and location of the unit provides satisfactory living accommodation, having regard to the type of occupancy proposed.
- 11.24.14 Floor area used for off-street parking or loading, bicycle storage, or accessory uses that support urban agriculture must not exceed 21 m² on a site of 740 m² or less or 42 m² on a site of more than 740 m².
- 11.24.15 Computation of floor area for a laneway house must include:
 - (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
 - (c) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.

11.24.16 Computation of floor area for a laneway house must exclude:

- (a) areas of undeveloped floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (c) covered porches if:
 - (i) their location is at the level of the basement or first storey,
 - (ii) they are open on at least one side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
 - (iii) the total excluded area does not exceed 3 m², and
 - (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the porch floor;
- (d) 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, except that this clause does not apply to walls in existence prior to March 14, 2000; and
- (e) 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 wall referred to in this section meets the standards set out therein.

- 11.24.17 Computation of floor area for a laneway house may exclude, at the discretion of the Director of Planning, if the Director of Planning first considers all applicable policies and guidelines adopted by Council:
- (a) open residential balconies, sundecks, roof decks, or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if:
 - (i) the total area of all open balcony, sundeck, or roof deck exclusions does not exceed 8 m², and
 - (ii) the open balconies, sundecks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
 - (b) patios and green roofs if the Director of Planning first approves the design of sunroofs, walls, and railings;
 - (c) despite section 11.24.15(c), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.24.12, and
 - (iv) the excluded area, combined with the excluded area under subsection (d), does not exceed 25% of the maximum allowable floor space;
 - (d) despite section 11.24.15(c), floor areas under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded floor area does not exceed 10% of the maximum floor space allowed under section 11.24.12, and

- (iv) the excluded area, combined with the excluded area under subsection (c), does not exceed 25% of the maximum allowable floor space; and
 - (e) for units that have a partial second floor, an area not exceeding 2.75 m² for stairs, if the excluded area, combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor space.
- 11.24.18 The Director of Planning may relax sections 11.24.4 and 11.24.9 (a), (c), and (d) if:
 - (a) the relaxation would assist in addressing issues arising from site topography or other site conditions;
 - (b) the Director of Planning first considers:
 - (i) the intent of this Schedule and all applicable policies and guidelines adopted by Council, and
 - (ii) the effects on neighbouring properties.
- 11.24.19 Section 4.8 of each of the RS-1 District Schedule and RS-5 District Schedule applies to a laneway house.”
- 6. To the first sentence of section 1 of each of the RS-1 District Schedule and RS-5 District Schedule, after “suites”, Council adds “and laneway houses”.
- 7. Council repeals section 2.2A(c) of the RS-1 District Schedule, and substitutes:
 - “(c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 30% of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater, except that:
 - (i) floor area previously excluded from existing development pursuant to section 4.7.3(c), and
 - (ii) the floor area of a laneway house,
 shall be deducted from the total allowable accessory building floor area;”.
- 8. Council repeals section 2.2A(c) of the RS-5 District Schedule, and substitutes:
 - “(c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than the area given by the following formula except:
 - (i) this area need not be less than 48 m², and

- (ii) the floor area of a laneway house shall be deducted from the total allowable accessory building floor area:

[site width in metres x 3.0 m] + 20 m²;

9. To section 3.2.1.DW of each of the RS-1 District Schedule and RS-5 District Schedule, after:

- “● One-Family Dwelling with Secondary Suite.”

Council adds:

- “● Laneway House, subject to the provisions of section 11.24 of this By-law.”

10. In section 4.7.3 of the RS-1 District Schedule, Council:

- (a) re-letters subsections (h) and (i) as (i) and (j) respectively; and
- (b) after subsection (g), adds:

“(h) the floor area of a laneway house;”.

11. In section 4.7.3 of the RS-5 District Schedule, Council:

- (a) re-letters subsections (i) and (j) as (j) and (k) respectively; and
- (b) after subsection (h), adds:

“(i) the floor area of a laneway house;”.

12. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

13. 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

Building By-law amending by-law re laneway housing

The attached by-law will implement Council's resolution of July 28, 2009 to amend the Building By-law requirements for laneway housing.

Director of Legal Services
July 28, 2009

BY-LAW NO. _____



**A By-law to amend Building By-law No. 9419
regarding laneway houses**

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

1. This By-law amends the indicated provisions of the Building By-law.
2. In Sentence 1.1.1.1.(2) of Part 1 of Division A, Council:
 - (a) from the end of clause (h), strikes out “and”;
 - (b) from the end of clause (i), strikes out the period, and substitutes “, and”; and
 - (c) after clause (i), adds:
 - “(j) existing *one-family dwellings* and *one-family dwellings with secondary suites* located on a parcel which is the subject of an application for a *building permit to construct a laneway house* unless the existing *one-family dwelling* or *one-family dwelling with secondary suite* is to undergo renovation or a change of use.”
3. To Sentence 1.4.1.2.(1) of Part 1 of Division A, after the definition of “journeyman plumber”, Council adds:

“*lane* means a public thoroughfare or way not more than 10.1 m in width which affords only a secondary means of access to a site, at the side or rear.

laneway house means a detached *dwelling unit* constructed in the rear yard of a parcel on which is situate a *one-family dwelling* or *one-family dwelling with secondary suite*.”
4. In Sentence 3.2.5.13.(3) of Part 3 of Division B, Council:
 - (a) from clause (a), strikes out “or”;
 - (b) from sub-clause (b(v)), strikes out the period, and substitutes “, and”; and
 - (c) after clause (b), adds:
 - “(c) only *laneway housing*, except that, despite the exemptions set out in NFPA 13D, each bathroom, clothes closet, linen closet, and pantry must have sprinkler coverage pursuant to the requirements of NFPA 13D for other rooms in the *dwelling unit*.”

5. After Sentence 9.10.20.3.(3) of Part 9 of Division B, Council adds:

- “(4) Despite anything to the contrary in this By-law, the path of foot travel for fire fighters to each *laneway house* must:
- (a) be continuous from, and connect, the *street* at the front of the parcel on which *the laneway house* is situate to the *lane* at the rear of such parcel,
 - (b) consist of a travel distance of not more than 45 m measured from the *street* to the principal entrance to the *laneway house*,
 - (c) be at least 900 mm wide,
 - (d) have an overhead clearance of at least 3 m, and
 - (e) have a surface of concrete, asphalt, or similar material.
- (5) A *laneway house* must have a strobe light installed and maintained outside the principal entrance, and connected to an internal smoke alarm within the *laneway house*.”

6. After Sentence 12.2.2.7.(3) of Part 12 of Division B, Council adds:

- “(4) Instead of a heat recovery ventilator, each bathroom fan in a *laneway house* must meet the following design criteria:
- (a) air flow - 7.0 m³/min minimum,
 - (b) efficacy - at least 0.08 m³/min/W, and
 - (c) sound rating - no more than 3.0 sone.”

7. To Sentence 12.2.2.9.(1) of Part 12 of Division B, before the period, Council adds “, except that this requirement does not apply to a *laneway house*”.

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.

9. 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

Parking By-law amending by-law re laneway housing

The attached by-law will implement Council's resolution of July 28, 2009 to amend the Parking By-law requirements for laneway housing to require one parking space.

Director of Legal Services
July 28, 2009

Laneway housing



BY-LAW NO. _____

**A By-law to amend Parking By-law No. 6059
with regard to parking requirements for laneway housing**

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. Council repeals section 4.2.1.2, and substitutes:

4.2.1.2	One-Family Dwelling with Secondary Suite	A minimum of one space for every dwelling unit, and for a building constructed before April 20, 2004, a minimum of one space.
	One-Family Dwelling with Laneway House	A minimum of one space.
	One-Family Dwelling with Secondary Suite and Laneway House	A minimum of one space.

3. To section 4.8.10, after "City Engineer", Council adds ", except that any parking area that is not covered or enclosed on a site that includes a laneway house must be permeable".
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 _____, 2009

Mayor

City Clerk

EXPLANATION

Parking By-law amending by-law re laneway housing

The attached by-law will implement Council's resolution of July 28, 2009 to amend the Parking By-law requirements for laneway housing to require two parking spaces.

Director of Legal Services
July 28, 2009

Laneway housing

BY-LAW NO. _____

**A By-law to amend Parking By-law No. 6059
with regard to parking requirements for laneway housing**

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. Council repeals section 4.2.1.2, and substitutes:

4.2.1.2	One-Family Dwelling with Secondary Suite	A minimum of one space for every dwelling unit, and for a building constructed before April 20, 2004, a minimum of one space.
	One-Family Dwelling with Laneway House	A minimum of two spaces.
	One-Family Dwelling with Secondary Suite and Laneway House	A minimum of two spaces.

3. To section 4.8.10, after "City Engineer", Council adds ", except that any parking area that is not covered or enclosed on a site that includes a laneway house must be permeable".
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 _____, 2009

Mayor

City Clerk

EXPLANATION**Solid Waste By-law amending by-law
re laneway housing**

The attached by-law will implement Council's resolution of July 28, 2009 to amend the Solid Waste By-law to have recycling service and yard waste services apply to laneway housing.

Director of Legal Services
July 28, 2009

BY-LAW NO. _____



**A By-law to amend Solid Waste By-law No. 8417
regarding laneway housing**

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

1. From section 2 of the Solid Waste By-law, Council repeals the definition of “single family dwelling”, and substitutes:

‘ “single family dwelling” means any residential property classified as:

- (a) a single family dwelling,
- (b) a single family dwelling with basement suite,
- (c) any residential property subject to section 26(4), or successor section, of the Assessment Act on the most recent assessment roll, or
- (d) a laneway house as defined under section 2 of the Zoning and Development 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 from and after the date of its enactment.

ENACTED by Council this _____ day of _____, 2009

Mayor

City Clerk

EXPLANATION

Sewer and Watercourse By-law amending by-law re laneway housing

The attached by-law will implement Council's resolution of July 28, 2009 to amend the Sewer and Watercourse By-law to apply to laneway housing.

Director of Legal Services
July 28, 2009

BY-LAW NO. _____



**A By-law to amend
Sewer and Watercourse By-law No. 8093
regarding laneway houses**

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

1. This By-law amends the indicated provisions and schedules of the Sewer and Watercourse By-law.
2. To section 1.2, after the definition of “Inspector”, Council adds:

“laneway house” means a detached one-family dwelling constructed in the rear yard of a site on which is situate a one-family dwelling or one-family dwelling with secondary suite;’.
3. To each of sections 1 and 2 of Part I of Schedule A, after “One-Family or Two-Family Dwellings”, Council adds “with or without a Laneway House”.
4. To Part II of Schedule A, after the definition of “single family dwelling”, Council adds:

“single family dwelling with laneway house” means each dwelling unit within any residential property classified as a “single family dwelling with laneway house” or other similar classification on the most recent assessment roll;”.
5. To Part II of Schedule A, after the definition of “single family dwelling with suite” Council adds:

“single family dwelling with suite and laneway house” means each dwelling unit, including the accompanying suite and laneway house, within any residential property classified as a “single family dwelling with suite and laneway house” or other similar classification on the most recent assessment roll;”.
6. From Part III of Schedule A, Council repeals the table, and substitutes:

FOR UNMETERED PROPERTY

Single Family Dwelling	\$195.00
Single Family Dwelling and Laneway House	\$264.00
Single Family Dwelling with Suite	\$264.00
Single Family Dwelling with Suite and Laneway House	\$333.00
Strata Duplex (per dwelling unit)	\$132.00
2 Services, 1 Lot	\$390.00
3 Services, 1 Lot	\$585.00
4 Services, 1 Lot	\$780.00
Parking Lot/Garden	\$111.00

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.

8. 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

**Water Works By-law amending by-law
re laneway housing**

The attached by-law will implement Council's resolution of July 28, 2009 to amend the Water Works By-law to apply to laneway housing.

Director of Legal Services
July 28, 2009

BY-LAW NO. _____



**A By-law to amend Water Works By-law No. 4848
regarding laneway houses**

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

1. This By-law amends the indicated provisions and schedules of the Water Works By-law.
2. To section 2, after the definition of “INSPECTORS”, Council adds:

‘ “LANEWAY HOUSE” means a detached one-family dwelling constructed in the rear yard of a site on which is situate a one-family dwelling or one-family dwelling with secondary suite;’.
3. To section 29, after “units”, Council adds “with or without a laneway house”.
4. In the first table in Schedule A, Council:
 - (a) to the title in the second column, after “Dwellings”, adds “with or without a Laneway House”; and
 - (b) in the last line of the second column, strikes out “4,051.00”, and substitutes “4851.00”.
5. Council repeals the table comprising Schedule B, and substitutes:

“The following charges apply to single family dwellings and dwellings comprising not more than two separate dwelling units:

Single Dwelling Unit	\$379.00
Single-Family with suite or laneway house	513.00
Single-Family with suite and laneway house	647.00
For each strata title duplex	256.00

”

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

EXPLANATION**Vancouver Development Cost Levy By-law No. 9755
amending by-law re laneway housing and
Vancouver Development Cost Levy By-law amending by-law No. 9899**

Council resolved on July 28, 2009 to amend the Vancouver Development Cost Levy By-law regarding laneway housing, and this by-law implements that resolution, and also corrects a reference in the amending by-law regarding the STIR program from “Area Specific” to “Vancouver”, which is a minor housekeeping matter.

Director of Legal Services
July 28, 2009



BY-LAW NO. _____

**A By-law to amend Vancouver Development Cost Levy By-law No. 9755
regarding laneway housing and Vancouver Development Cost Levy By-law
amending by-law No. 9899 regarding a minor housekeeping matter**

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

1. This By-law amends the indicated provisions of the Vancouver Development Cost Levy By-law.
2. To section 1.2, after the definition of “industrial zone”, Council adds:

“laneway house” has the meaning ascribed to it by section 2 of the Zoning and Development By-law;’.
3. In section 3.2, Council:
 - (a) to subsection (a), after “use”, adds “, except for a laneway house,”;
 - (b) re-letters subsections (b) to (g) of section 3.2 as subsections (c) to (h) respectively; and
 - (c) after subsection (a), adds:

“(b) a laneway house, the levy is \$18.84 for each square metre of floor area;”.
4. Council repeals section 3.3, and substitutes:

“3.3 A levy is payable where a building permit authorizes the construction, alteration, or extension of a building that, after the construction, alteration, or extension, will:
 - (a) contain less than four self-contained dwelling units;
 - (b) be put to no other use other than residential use in those dwelling units; and
 - (c) in the case of an alteration or extension, except for the alteration or extension of a garage into a laneway house, include an addition of 46.5 m² or more of floor area.”

5. Council repeals section 3.4, and substitutes:

“3.4 If a development consists only of the alteration or extension of an existing building or structure to increase its floor area, except for the alteration or extension of a garage into a laneway house, the levy applies only to the additional floor area.”

6. From section 3 of By-law No. 9899, Council strikes out “Area Specific”, and substitutes “Vancouver”.

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.

8. 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**Area Specific Development Cost Levy By-law
amending by-law re laneway housing**

Council resolved on July 28, 2009 to amend the Area Specific Development Cost Levy By-law regarding laneway housing, and this by-law implements that resolution.

Director of Legal Services
July 28, 2009

BY-LAW NO. _____



**A By-law to amend
Area Specific Development Cost Levy By-law No. 9418
regarding laneway housing**

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

1. This By-law amends the indicated provisions of the Area Specific Development Cost Levy By-law.
2. To section 1.2, after the definition of “industrial use”, Council adds:

“laneway house” has the meaning ascribed to it by section 2 of the Zoning and Development By-law;’.
3. In section 3.4, Council:
 - (a) to subsection (a), after “use”, adds “, except for a laneway house,”;
 - (b) re-letters subsections (b) to (e) of section 3.4 as subsections (c) to (f) respectively; and
 - (c) after subsection (a), adds:

“(b) a laneway house, the levy is \$18.84 for each square metre of floor area;”.
4. In section 3.9, Council:
 - (a) to subsection (a), after “use”, adds “, except for a laneway house,”;
 - (b) re-letters subsections (b) to (f) of section 3.9 as subsections (c) to (g) respectively; and
 - (c) after subsection (a), adds:

“(b) a laneway house, the levy is \$18.84 for each square metre of floor area;”.
5. Council repeals section 3.12, and substitutes:

“3.12 In the Cedar Cottage/Welwyn Street area and Oakridge/Langara area, a levy is payable where a building permit authorizes the construction, alteration, or extension of a building that, after the construction, alteration, or extension, will:
 - (a) contain less than four self-contained dwelling units;

- (b) be put to no other use other than residential use in those dwelling units; and
- (c) in the case of an alteration or extension, except for the alteration or extension of a garage into a laneway house, include an addition of 46.5 m² or more of floor area.”

6. Council repeals section 3.13, and substitutes:

“3.13 If a development consists only of the alteration or extension of an existing building or structure to increase its floor area, except for the alteration or extension of a garage into a laneway house, the levy applies only to the additional floor area.”

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.

8. 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**2010 Winter Games By-law No. 9908
amending by-law re signs on streets**

Council resolved, on July 23, 2009, to amend the 2010 Winter Games By-law to remove “or promotion of an idea” from the definition of “sign on a street”. This By-law accomplishes that purpose.

Director of Legal Services
July 28, 2009



BY-LAW NO. _____

**A By-law to amend 2010 Winter Games By-law No. 9908
regarding signs on streets**

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

1. In clause (c) of the definition of “sign on a street” in section 1.2 of the 2010 Winter Games By-law, Council:

(a) adds “or” after “business promotion,”; and

(b) strikes out “or promotion of an idea”.

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