

EXPLANATION**A By-law to amend the Energy Utility System By-law
re Levies and Charges**

On December 2, 2010, Council resolved to amend the Energy Utility System By-law to establish updated Levies and Charges effective January 1, 2011. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
December 14, 2010

BY-LAW NO. _____

ya A By-law to amend Energy Utility System By-law No. 9552
regarding miscellaneous amendments

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

1. This By-law amends the indicated provisions and schedule of the Energy Utility System By-law.
2. Council repeals Schedule C, and substitutes:

“SCHEDULE C

LEVIES AND CHARGES

PART 1 - Excess demand fee

Excess demand fee for each 1 W per m ² of the aggregate of the estimated peak heat energy demand referred to in section 4.1(b) (i), (ii), and (iii) that exceeds 65 W per m ²	\$1.50
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PART 2 - Monthly levy

Class 1 - SEFC residential or mixed use residential building	\$0.454 per m ²
Class 2 - Residential or mixed use residential building located outside SEFC	\$6.829 per KW of peak heat energy demand
Class 3 - Non-residential building	\$6.829 per KW of peak heat energy demand

PART 3 - Monthly charge

Monthly charge	\$38.166 per MW per hour
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PART 4 - Credit

Credit for heat energy returned to energy transfer station	\$38.166 per each MW per hour multiplied by 50%
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EXPLANATION

**A By-law to amend the Noise Control By-law
re 2665 Renfrew Street**

After the public hearing on June 22, June 24 and July 6, 2010, Council resolved to amend the Noise Control By-law to add this site to Schedule A. 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
December 14, 2010

2665 Renfrew Street

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. To Schedule A of By-law No. 6555, at the end, Council adds:
"CD-1 (497) [By-law # _____] 2665 Renfrew Street".
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____ 2010

Mayor

City Clerk

EXPLANATION**A By-law to amend the Sign By-law
re 2665 Renfrew Street**

After the public hearing on June 22, June 24 and July 6, 2010, Council resolved to amend the Sign By-law to add this site to Schedule E. 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
December 14, 2010

2665 Renfrew Street

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:
"2665 Renfrew Street CD-1 (497) [By-law #_____] B (I-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 _____, 2010

Mayor

City Clerk

EXPLANATION**Solid Waste By-law No. 8417 amending by-law
regarding 2011 fees and food waste**

On November 30, 2010, Council amended the By-law to provide for 2011 fee increases and amendments in regards to food waste. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
December 14, 2010

BY-LAW NO.

 A By-law to amend Solid Waste By-law No. 8417
regarding 2011 fees and miscellaneous amendments

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 Solid Waste By-law.
2. In section 2:
 - (a) after the definition of "excess producer", Council adds:
' "food waste" means raw fruit and vegetables, coffee grounds and filters, tea bags and leaves, and eggshells, ';
 - (b) to the definition of "garbage", after "material," Council adds: "food waste";
 - (c) after the definition of "night shift area", Council adds:
' "non-recyclable mattress" means a cover filled with fibers or foam, with or without metal springs or wooden slats, or a piece of foam with or without a cover, that is designed for use as a bed or as support for a bed and is unmarketable due to filth, decay or infestation, ';
 - (d) after the definition of "recyclable material", Council adds:
' "recyclable mattress" means a cover filled with fibers or foam, with or without metal springs or wooden slats, or a piece of foam with or without a cover, that is designed for use as a bed or as support for a bed and is reusable or may be converted into reusable materials, ';
 - (e) to the definition of "solid waste", after "material," Council adds: "food waste";
 - (f) after the definition of "tax roll", Council adds:
' "unmarketable" means an object, material or substance that cannot be sold, recycled or otherwise disposed of through a recycling program or commercial market, '; and
 - (g) Council strikes out the definition of "yard waste cart" and substitutes:
' "yard and food waste cart" means a wheeled container supplied by the city for the deposit of yard waste and food waste, '.
3. In subsection 3.2(a), Council strikes out the words "yard trimmings" and substitutes: "yard and food waste".

4. In subsection 4.2(3)(c), after the word “yard”, Council adds: “and food”.
5. In subsection 4.3(3)(c), after the word “yard”, Council adds: “and food”.
6. In the title to Part VI, after the word “YARD”, Council adds: “AND FOOD”.
7. In section 6.1, after the word “yard”, Council adds: “and food”.
8. In section 6.2:
 - (a) in the title, after the word “Yard”, Council adds: “and Food”; and
 - (b) after the word “yard”, Council adds: “and food”.
9. In section 6.3:
 - (a) in the title, after the word “Yard”, Council adds: “and Food”;
 - (b) in subsection 6.3(1), after the word “yard”, Council adds: “and food”; and
 - (c) in subsection 6.3(2), after the word “yard”, Council adds: “and food”.
10. In section 6.4, after the word “yard”, Council adds: “and food”.
11. In section 6.5:
 - (a) in the title, after the word “Yard”, Council adds: “and Food”; and
 - (b) in every case where the word “yard” appears, Council inserts after the words: “and food”.
12. In section 6.6:
 - (a) in the title, after the word “Yard”, Council adds: “and Food”;
 - (b) in subsection 6.6(1), after the word “yard”, Council adds: “and food”;
 - (c) in subsection 6.6(1)(a), after the word “Yard”, Council adds: “and Food”;
 - (d) in subsection 6.6(1)(d), after the word “waste”, Council adds: “and food waste”; and
 - (e) in subsection 6.6(2), after every case where the word “yard” appears, Council adds the words “and food”.
13. In section 6.7:
 - (a) in the title, after the word “Yard”, Council adds: “and Food”; and
 - (b) in section 6.7, after the word “yard”, Council adds: “and food”.
14. In subsection 6.8(1)(a), after the word “yard”, Council adds: “and food”.

15. In section 6.9:
 - (a) in the title, after the word "Yard", Council strikes out "Trimming" and adds: "and Food"; and
 - (b) after the word "yard", Council adds: "and food".
16. In section 7.2:
 - (a) in the title, after the word "Yard", Council adds: "Food"; and
 - (b) in subsection 7.2(1), after the word "yard", Council adds: "and food".
17. In each of subsections 7.3(1), (2), (3), (4), (5) and (6), after the word "yard", Council adds: "and food".
18. In subsection 7.5(2), after the word "yard", Council adds: "and food".
19. In subsection 10.1(2):
 - (a) after the word "garbage", Council strikes out the words "or yard waste"; and
 - (b) after the word "yard", Council adds: "and food".
20. Council repeals Schedule A, and substitutes:

"SCHEDULE A

RATES FOR LANDFILL AND TRANSFER STATION

I. Drop-off Rates

The following rates apply to solid waste and yard waste (including grass, leaves branches and other organic debris from landscaping and gardening as defined by the City Engineer) dropped off at the Vancouver Landfill at 5400 72nd Street in the Corporation of Delta and the Vancouver South Transfer Station at 377 West Kent Avenue North in Vancouver.

Solid waste and yard waste

Type of Waste	Rate	Peak hours minimum rate (from 10:00 a.m. to 2:00 p.m. Monday to Friday)	Non peak hours minimum rate (other than from 10:00 a.m. to 2:00 p.m. Monday to Friday)
Solid waste	\$97/tonne	\$20	\$10
Yard waste	\$63/tonne	\$6	\$6

Where any portion of a load consists of recyclable materials which can be deposited separately for recycling, for that portionNo Charge

Where any load of solid waste or yard waste is not secured as per the requirements of the Motor Vehicle Act, a 100% surcharge shall be applied to the load.

Special disposal fee, in addition to the applicable disposal charge set out above, applied to nuisance waste as determined by the City Engineer \$200 per load

Gypsum waste deposited separately for recycling \$150 per tonne (\$10 minimum)

Demolition materials meeting the City Engineer's specifications for road and infrastructure construction arriving in tandem axle trailer \$550 per load

Demolition materials meeting the City Engineer's specifications for road and infrastructure construction arriving in tridem axle trailer..... \$660 per load

Non-recyclable mattresses deposited for disposal \$20/unit

Recyclable mattresses deposited for recycling \$20/unit

II. Compost Rates

The following rates apply to the sale of compost produced from yard waste at the Vancouver Landfill Composting Facility at 5400 72nd Street in the Corporation of Delta. Delivery charges are in addition to these rates.

Compost rate\$20 per tonne (\$10 minimum)

Delta Farmer's Rate\$4 per tonne (no minimum)"

21. In Section I B of Schedule B, Council strikes out "\$89", "\$105", "\$128", "\$150", and "\$194", and substitutes: "\$91", "\$109", "\$131", "\$154", and "\$200" respectively.
22. In Section II B of Schedule B, Council strikes out "\$61", "\$61", and "\$37", and substitutes: "\$63", "\$63", and "\$38" respectively.
23. In Section IV.A of Schedule B, Council strikes out "\$29" and "\$21", and substitutes: "\$31" and "\$23" respectively.
24. In Section IV.C of Schedule B, Council strikes out "\$58" and substitutes: "\$70".

25. In Section V of Schedule B:
- (a) in Section V, in the title, after the word "Yard", Council adds: "and Food";
 - (b) in section V.A, in the title, after the word "Yard", Council adds: "and Food";
 - (c) in section V.A, after the word "yard", Council adds: "and food"; and
 - (d) in section V.A, after every case where the word "Yard" appears, Council adds the words: "and Food".
26. In section V.B of Schedule B, in the title, after the word "Yard", Council adds: "and Food".
27. In Schedule E:
- (a) Council strikes out number "29." and substitutes: "30."; and
 - (b) after item 28 and before item 30, Council adds:
"29. Recyclable mattresses."
28. 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.
29. This By-law is to come into force and take effect on January 1, 2011.

ENACTED by Council this day of , 2010

Mayor

City Clerk

EXPLANATION

**A By-law to amend CD-1 By-law No. 6155
re 2908 West 33rd Avenue**

After the public hearing on May 18, 2010, Council resolved to amend this CD-1 By-law to permit a three-storey mixed residential development with retail on the corner. The Director of Planning has advised that all prior-to conditions have been satisfied, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
December 14, 2010

BY-LAW NO.



A By-law to amend CD-1 By-law No. 6155

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

1. This By-law amends the indicated provisions of CD-1 By-law No. 6155.

2. Before section 1, Council inserts the heading:

“Zoning District Plan Amendment”

3. Before section 2, Council inserts:

“Uses”

4. Council repeals section 2 and substitutes:

“2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (190).

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 (190) 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 Fitness Centre;**
- (b) Dwelling Uses, limited to Dwelling units in conjunction with any of the uses listed in this By-law except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building facing Mackenzie Street and extending across 50% of the width of the building facing Mackenzie Street shall be used for any residential purpose except as entrances to the residential portion;**
- (c) Office Uses, limited to Financial Institution, General Office, Health Care Office, Health Enhancement Centre;**
- (d) Retail Uses, limited to Neighbourhood Grocery Store, Retail Store;**

- (e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop - Class B , Restaurant - Class 1; and
- (f) Accessory uses customarily ancillary to the above uses.”

5. Council repeals section 3, and substitutes:

“Density

3.1 Computation of floor space ratio must assume that the site consists of 1 198 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

3.2 The number of Dwelling Units must not exceed 10.

3.3 The floor space ratio for all uses, combined, must not exceed 1.25, except that the floor space ratio for all dwelling uses must not exceed 1.1.

3.4 Computation of floor space ratio must include:

- (a) all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building, and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.5 Computation of floor space ratio 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 permitted residential floor area;
- (b) patios and roof gardens for residential purposes only, if the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors 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, which:

- (i) are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas including recreation facilities, and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) 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 shall not apply to walls in existence prior to March 14, 2000; and
- (g) 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 subsection (ii) meets the standards set out therein.

3.6 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board, 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:

- (a) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and

(b) enclosure of the excluded balcony floor area must not exceed 50%.

3.7 The use of floor space excluded under section 3.5 and 3.6 must not include any purpose other than that which justified the exclusion.”

6. Council repeals section 4, and substitutes:

“Height

4.1 The building height of the mixed-use building on the site, measured from base surface, must not exceed 12.2 m.

4.2 The building height of the Two-Family Dwelling on the site, measured from base surface, must not exceed 10.7 m.”

7. Council repeals section 5, and substitutes:

“Setbacks

5.1 The setback of the mixed-use building on the site must be at least:

- (a) 0.91 m from the north front yard property line;
- (b) 0.30 m from the east side yard property line; and
- (c) 0.44 m from the south rear yard property line.

5.2 The setback of the Two-Family Dwelling on the site must be at least:

- (a) 4.42 m from the north front yard property line;
- (b) 1.52 m from the west side yard property line; and
- (c) 0.44 m from the south rear yard property line.”

8. After section 5.2, Council inserts:

“Parking, loading, and bicycle spaces

6.1 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.

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 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 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 reduce the horizontal angle of daylight requirement.

7.5 An obstruction referred to in section 7.2 means:

- (a) the theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the site;
- (b) accessory buildings located on the same site as the principal building;
- (c) any part of the same building including permitted projections; or
- (d) the largest building permitted under the zoning on any site adjoining CD-1 #190.

7.6 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.

Acoustics

8. 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

9. 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.

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

ENACTED by Council this _____ day of _____, 2010

Mayor

City Clerk

EXPLANATION**A By-law to amend East Fraser Lands
Official Development Plan By-law No. 9393**

At a public hearing on January 19, 2010, Council approved amendments to re-order the development phasing, modify the uses and restrictions on use in the various phases and other technical amendments. Enactment of the attached by-law will implement this resolution.

Director of Legal Services
December 14, 2010

Miscellaneous text amendments

BY-LAW NO. _____



**A By-law to amend East Fraser Lands
Official Development Plan By-law No. 9393**

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 East Fraser Lands Official Development Plan By-law.
2. From the definition of “areas” in section 1.1, Council strikes out “1, 2, 3, 4, 5, and 6”, and substitutes “1, 2, 3, 4, and 5”.
3. From section 3.5.4, Council strikes out “area 4”, and substitutes “area 3”.
4. From section 3.5.5(b), Council strikes out “area 4”, and substitutes “area 1”.
5. From section 3.5.6(a)(iv), Council strikes out:
 - (a) “two”; and
 - (b) “each consisting of 125 spaces”, and substitutes “to include a total of 140 spaces”.
6. From section 4.3.1(d), Council strikes out:
 - (a) “mid-rise”; and
 - (b) “seven”, and substitutes “11”.
7. From section 4.3.4, Council strikes out “seven”, and substitutes “11”.
8. In section 5.1.2(c), Council strikes out “the area 1”.
9. Council repeals section 5.2.4, and substitutes:

“Development is to include licensed child care facilities, family child care centres, and out-of-school programs in public facilities such as schools and community centres, affordable housing designed for families, or market housing.”

10. Council repeals Section 6, and substitutes:

**“Section 6
Development Phasing**

Areas

6.1 Each area is to include the following uses and restrictions on use:

Area 1

6.1.1 Area 1 is to include:

- (a) residential floor area consisting of approximately 306 802 m²,
- (b) retail floor area consisting of no more than 23 350 m²,
- (c) flex use floor area consisting of no more than 24 900 m²,
- (d) park and public open space consisting of at least 3.5 hectares,
- (e) a community centre consisting of at least 2 790 m²,
- (f) a 69 space child care facility located in the community centre,
- (g) a 49 space child care facility located on Parcel 19,
- (h) 60 out-of-school spaces located in the community centre,
- (i) at least 12% of the residential floor area is to be available for affordable housing, and
- (j) at least 54.5% of the affordable housing floor area is to be suitable for families with children.

Area 2

6.1.2 Area 2 is to include:

- (a) residential floor area consisting of approximately 145 157 m²,
- (b) park and public open space, consisting of at least 4.2 hectares,
- (c) an elementary school site consisting of at least 0.44 hectares,
- (d) a 69 space child care facility located in the elementary school,

- (e) a 69 space child care facility located on Parcel 5B,
- (f) 80 out-of-school spaces, 60 of which are to be within the school and 20 of which are to be within the child care facility on the school site,
- (g) at least 13.8% of the residential floor area is to be available for affordable housing, and
- (h) at least 100% of the affordable housing floor area is to be suitable for families with children.

Area 3

6.1.3 Area 3 is to include:

- (a) residential and light industrial live-work floor area consisting of approximately 194 471 m²,
- (b) small convenience retail stores,
- (c) park and public open space consisting of at least 2.5 hectares,
- (d) a secondary school site consisting of at least 0.57 hectares,
- (e) at least 27.3% of the residential floor area is to be available for affordable housing, and
- (f) 53.7% of the affordable housing floor area is to be suitable for families with children.

Area 4

6.1.4 Area 4 is to include:

- (a) residential floor area consisting of no more than 7 120 m²,
- (b) at least 20% of the residential units are to be available for affordable housing, and
- (c) at least 50% of the affordable housing units are to be suitable for families with children.

Area 5

6.1.5 Area 5 is to include:

- (a) residential floor area consisting of no more than 17 850 m²,

- (b) at least 20% of the residential units are to be available for affordable housing, and
- (c) at least 50% of the affordable housing units are to be suitable for families with children.

Objectives of phasing strategy

6.2 The principal objectives underpinning the phasing strategy are to:

- (a) establish a sense of place and identity for the new community at the earliest opportunity;
- (b) ensure a balance between occupancy of dwelling units and provision of local amenities such as shops, services, community facilities, and parks;
- (c) ensure efficient construction or installation of infrastructure and utilities to support the development;
- (d) minimize disruption from construction to existing and new residents; and
- (e) ensure the economic viability of the project.

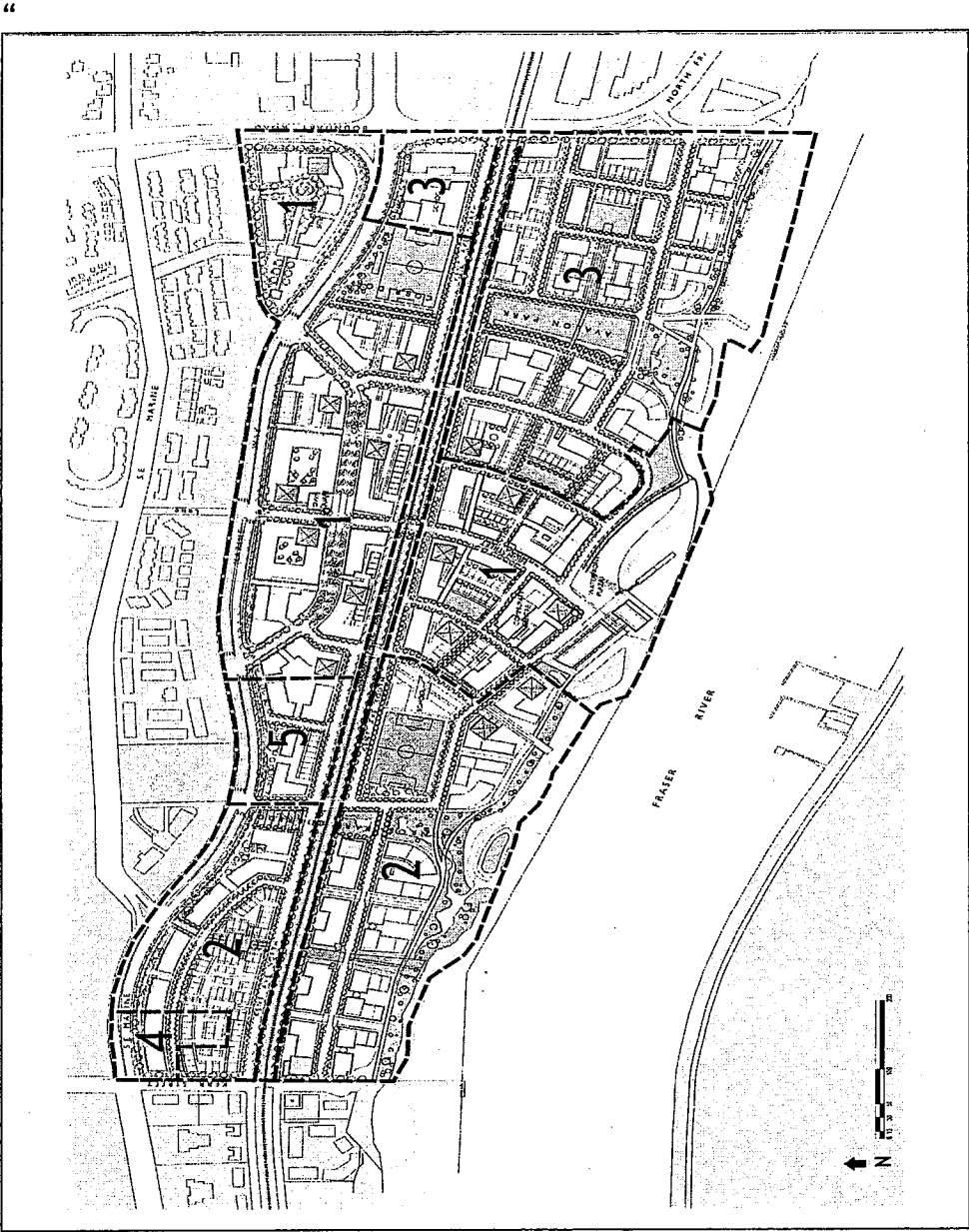
Development phasing

6.3 The anticipated sequence of phasing is to follow Phases A, B, C, D, E, and F as shown on Figure 18, except that:

- (a) the development of Phases B and C may occur in advance of the anticipated sequence; and
- (b) the anticipated sequence is to be subject to review from time to time, always in light of the objectives set out in section 6.2, but taking into account factors such as the considerable length of the development process and market conditions prevailing at the time of the review, and, as a result of any such review, Council may refer a proposed change in sequence to public hearing.”

11. Council repeals Figure 3, and substitutes the following:

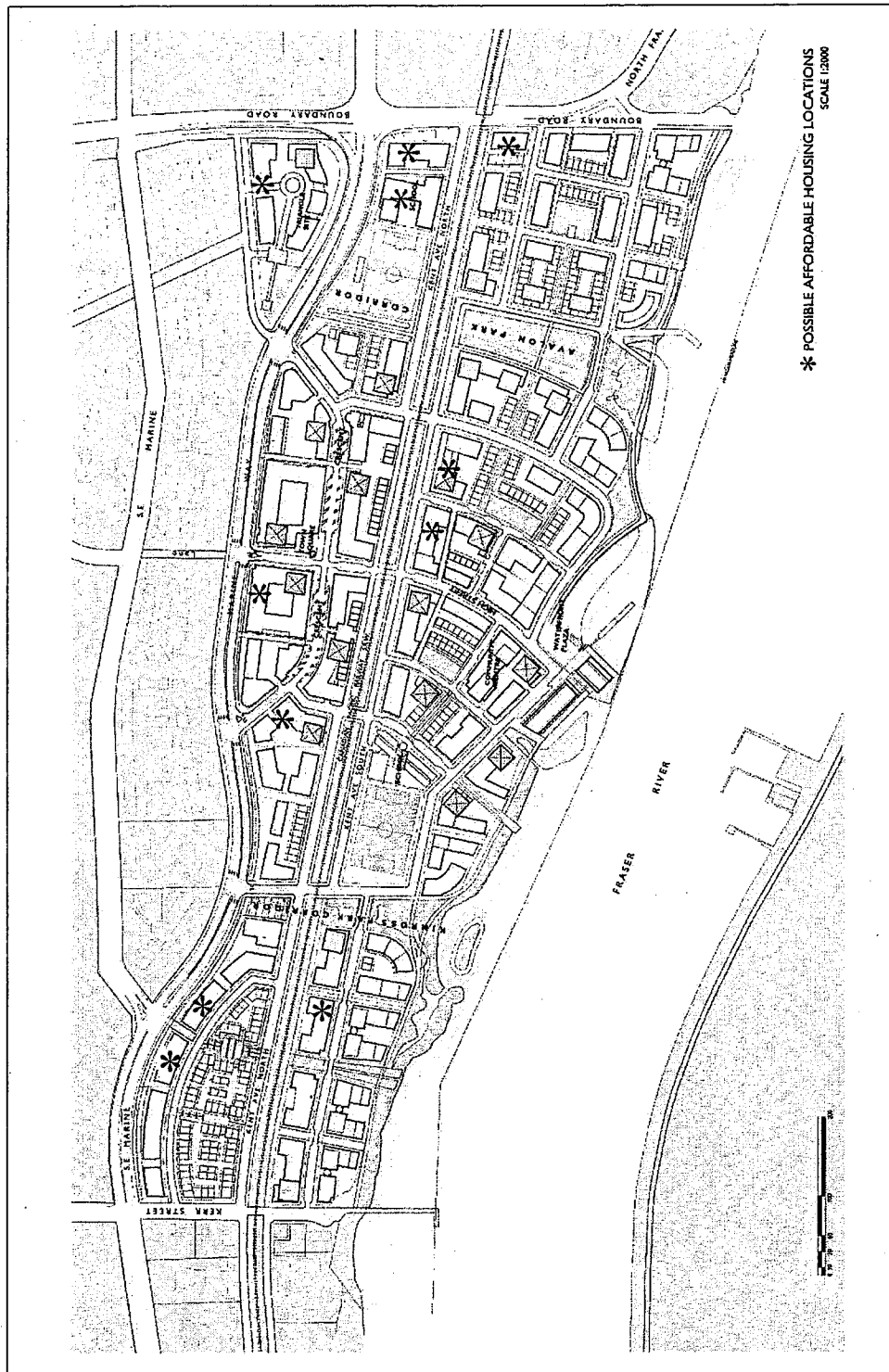
Figure 3: Areas



12. Council repeals Figure 17, and substitutes the following:

Figure 17: Affordable housing

“

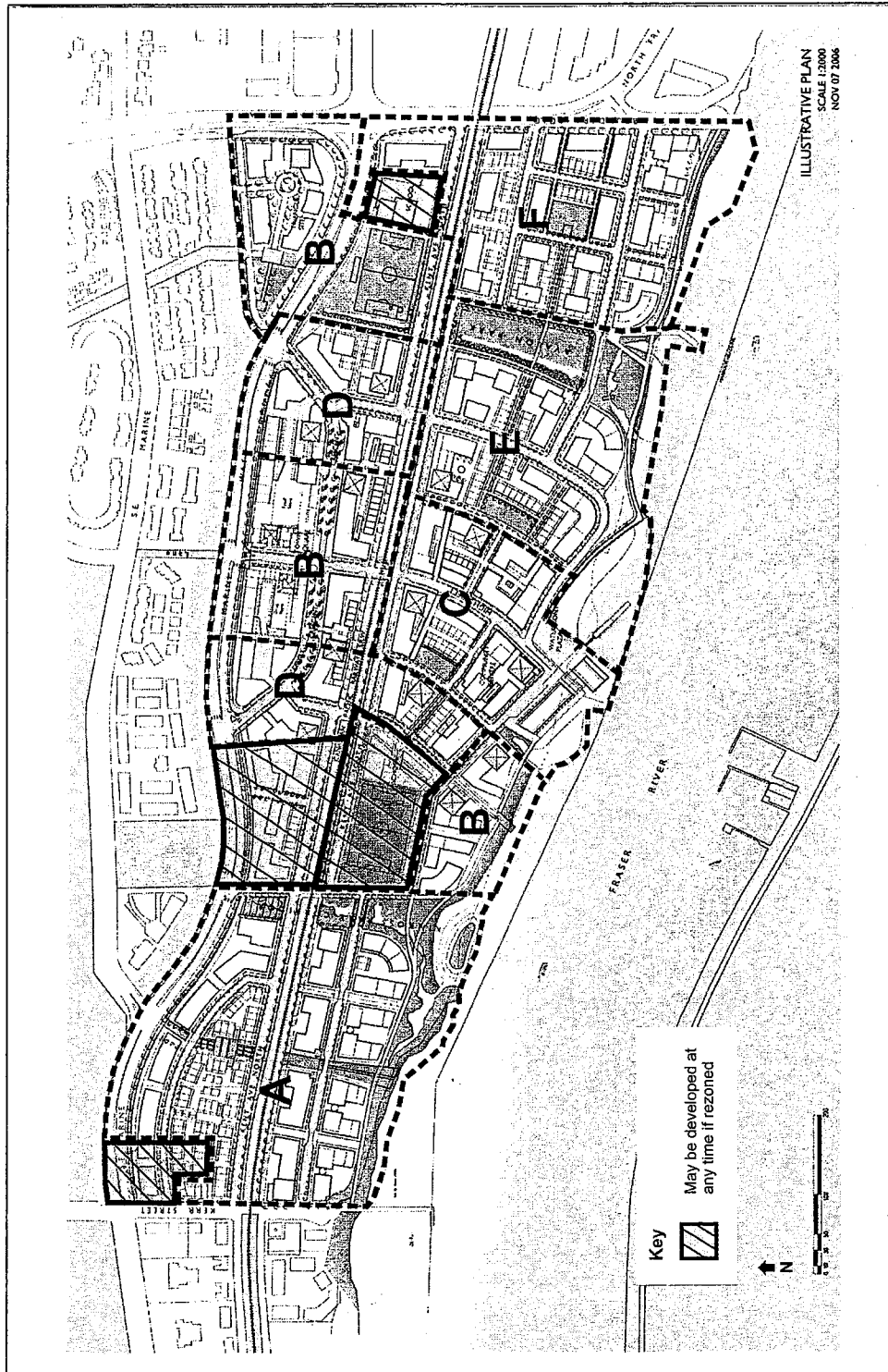


”

13. After Figure 17, Council adds the following as Figure 18:

Figure 18: Development Phases

“



”

14. 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.

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

ENACTED by Council this day of , 2010

Mayor

City Clerk

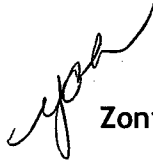
EXPLANATION**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

At a public hearing on January 19, 2010 Council approved amendments to Zoning and Development By-law No. 3575 to rezone the East Fraser Lands Area 2 North to CD-1. Enactment of the attached by-law will implement this resolution.

Director of Legal Services
December 14, 2010

Area 2 North
East Fraser Lands

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-619(g)(i) 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:

“CD-1 (_____)” means that area of land shown within the heavy black outline on Schedule A;

“principal dwelling unit combined with a secondary dwelling unit” means a dwelling unit, other than a seniors supportive or assisted housing unit, within a multiple dwelling, whether or not the multiple dwelling use is part of a mixed use building, which is a principal residence, combined with one secondary dwelling unit which is smaller than the principal residence, and in respect of which the principal residence and secondary dwelling unit may have either shared or separate external access but must have shared internal access which the owner or occupant of the principal residence is able to lock off from the principal residence;

“secondary dwelling unit” means a secondary dwelling unit referred to in the definition of “principal dwelling unit combined with a secondary dwelling unit; and

“tandem parking stall” means a parking stall containing two parking spaces where one is behind the other such that only one of the parking spaces has unobstructed access to the manoeuvring aisle.

Uses

3.1 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 (____) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are those uses which this Section 3 lists.

3.2 Uses permissible in CD-1 (____) are:

- (a) Cultural and Recreational Uses, limited to Park or Playground;
- (b) Dwelling Uses, limited to:
 - (i) Multiple Dwelling,
 - (ii) Principal Dwelling Unit combined with a Secondary Dwelling Unit,
 - (iii) Seniors Supportive or Assisted Housing, and
 - (iv) Dwelling Units in conjunction with any use permissible in the sub-area in which the Dwelling Units are situate;
- (c) Institutional Uses, limited to Child Day Care Facility;
- (d) Accessory Uses customarily ancillary to the uses listed in this section 3.2; and
- (e) Interim Uses not listed in 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 (____),
 - (iv) the Director of Planning or Development Permit Board approves the location of the interim use, and
 - (v) any development permit for an interim use has a time limit of three years.

Conditions of use

4.1 The design and lay-out of at least 35% 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".

4.2 At least 114 dwelling units must consist of affordable housing dwelling units designed to be affordable to persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent an adequate and suitable rental unit, including utilities, to meet the basic housing needs of the household at an average market rate.

4.3 All 114 dwelling units referred to in section 4.2 must be for family housing as defined in the "High Density Housing for Families with Children Guidelines".

4.4 Any development permit issued for a building that includes a multiple dwelling use, or a group of buildings that comprises a single development, must stipulate the number of secondary dwelling units included in the development.

Density

5.1 The floor area for all uses, combined, must not exceed 38 414 m².

5.2 Computation of floor area must include:

- (a) 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;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) in the case of a dwelling use, 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 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

5.3 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) on development parcels 2/4 and 6 only, floors used for off-street parking, configured with surface access, and associated with individual dwelling units, except that the exclusion for a single parking space must not exceed 16 m² in area;
- (e) 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;
- (f) 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;
- (g) amenity areas including day care facilities, recreation facilities, and meeting rooms except that the total area excluded must not exceed 2 000 m²;
- (h) 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 406 mm thickness based on an overall wall performance of R15 or greater; and
- (i) 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.

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

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, except that:
 - (i) the total area of all open balcony or sundeck exclusions must not exceed 12% of the residential floor area being provided,
 - (ii) the location of the floor area equal to the additional exclusion between 8% and 12% must be primarily at the south or west facades to improve solar shading between the spring and fall equinox,
 - (iii) the location and design of any additional exclusion between 8% and 12% that does not improve solar shading must improve the livability of dwelling units and the usability of associated outdoor spaces, and
 - (iv) achieve acceptable urban design within the approved form of development for the site, in the opinion of the Director of Planning;
- (b) enclosed residential balconies 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 balcony enclosure,
 - (ii) the enclosed balconies are part of dwelling units in the first nine storeys that front Southeast Marine Drive or Marine Way, and
 - (iii) the total area of enclosed residential balcony exclusion does not exceed 4% of the residential floor area of dwelling units fronting on Southeast Marine Drive or Marine Way;
- (c) 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, energy efficiency, or occupant comfort;
- (d) 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;
- (e) features to reduce solar gain which may be in the form of French balconies, horizontal extensions, solar shades, and other features which, in the opinion of the Director of Planning, are similar to the foregoing if there are no encroachments over the property line;
- (f) cultural, recreational, and institutional uses secured to the city's satisfaction for public use and benefit;
- (g) tool sheds, trellises, and other garden structures which support the use of intensive green roofs and urban agriculture, and, despite section 5.2(b), those portions of stairways and elevator enclosures which are at the roof level providing access to the garden area; and
- (h) floor space devoted to passive design elements such as larger ventilation shafts, or other elements providing ventilation and light within buildings if:
 - (i) the total area of passive design element exclusions does not exceed 2% of the total floor area of the building, and
 - (ii) urban design within the approved form of development for the site, in the opinion of the Director of Planning, is acceptable.

5.5 The use of floor space excluded under section 5.3 or 5.4 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, for each development parcel illustrated on the plan marginally numbered Z-619(g)(ii) attached as Schedule A to this By-law and referred to in the following table must not exceed either the number of storeys or height in metres set out in the following table:

Development Parcel	Number of storeys	Maximum building heights in metres
1	6	23.5
3	6	23.5
2/4	4	14.0
5A	6	23.5
5B	11	38.5
6	4	14.0

6.2 If the uppermost level of a building:

- (a) consists of the upper floors of two storey dwelling units;
- (b) does not exceed 40% of the floor area below it;
- (c) provides rooftop access to private outdoor space and usable roof area; and
- (d) meets the intent of the CD-1 design guidelines adopted by Council for it;

then, for the purposes of section 6.1, the uppermost level is not a storey.

6.3 Despite sections 6.1 and 6.2, the Director of Planning or Development Permit Board may permit a greater building height for garden structures such as elevator and stair enclosures, amenity areas, tool sheds, and trellises.

Parking, loading, and bicycle spaces

7. 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:

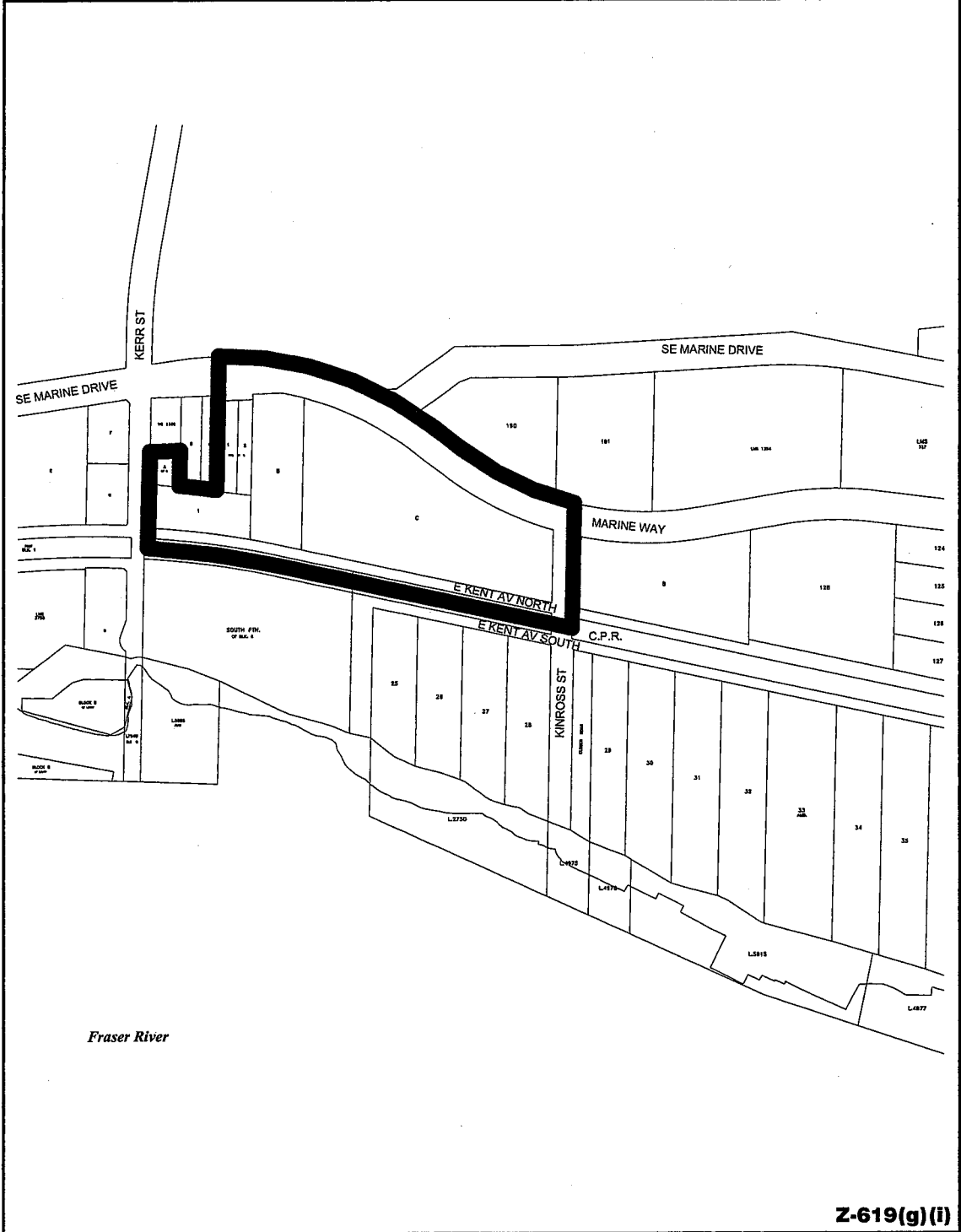
- (a) there must be, with respect to multiple dwelling uses and live-work use:
 - (i) at least the lesser of one parking space for each 100 m² of gross floor area and 1.5 parking spaces for each dwelling unit, and
 - (ii) no more than one parking space for each studio dwelling unit, 1.5 parking space for each one bedroom dwelling unit, and two parking spaces for each two bedroom or more dwelling unit;
- (b) a principal dwelling unit combined with a secondary dwelling unit, including the floor area of the secondary dwelling unit, is subject to the parking requirement otherwise specified in section 4.2.1.13 of the Parking By-law and there is no additional requirement for a secondary dwelling unit but, for the purpose of calculating visitor parking and shared vehicle parking space requirements, Council deems a secondary dwelling unit to be a separate dwelling unit;
- (c) there must be, with respect to visitor parking:
 - (i) at least that number of visitor parking spaces that would be equal to 10% of the total number of dwelling units, and
 - (ii) no more than that number of visitor parking spaces that would be equal to 20% of the total number of dwelling units;

- (d) there must be, with respect to loading spaces, Class A, for all residential uses, at least 0.01 loading space, Class A for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class A;
- (e) there must be, with respect to loading spaces, Class B, for all residential uses, at least 0.005 loading spaces, Class B for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class B;
- (f) where off-street parking associated with individual dwelling units on development parcels 2/4 or 6 has surface access, the Director of Planning, in consultation with the General Manager of Engineering Services, may allow tandem parking stalls, each of which is to count as two parking spaces, to a maximum of 50% of the dwelling units on parcels 2/4 and 6;
- (g) with respect to affordable housing, each dwelling unit must have:
 - (i) at least 0.4 parking space,
 - (ii) at least 0.1 visitor parking space,
 - (iii) not more than 1 parking space, and
 - (iv) not more than 0.2 visitor parking space; and
- (h) there must be, with respect to a principal dwelling unit combined with a secondary dwelling unit, at least 1.25 bicycle parking spaces, Class A for each principal dwelling unit and at least 0.75 bicycle parking spaces, Class A for each secondary dwelling unit, but for bicycle spaces, Class B, there are no requirements for a secondary dwelling unit.

Acoustics

8. 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



Z-619(g)(i)

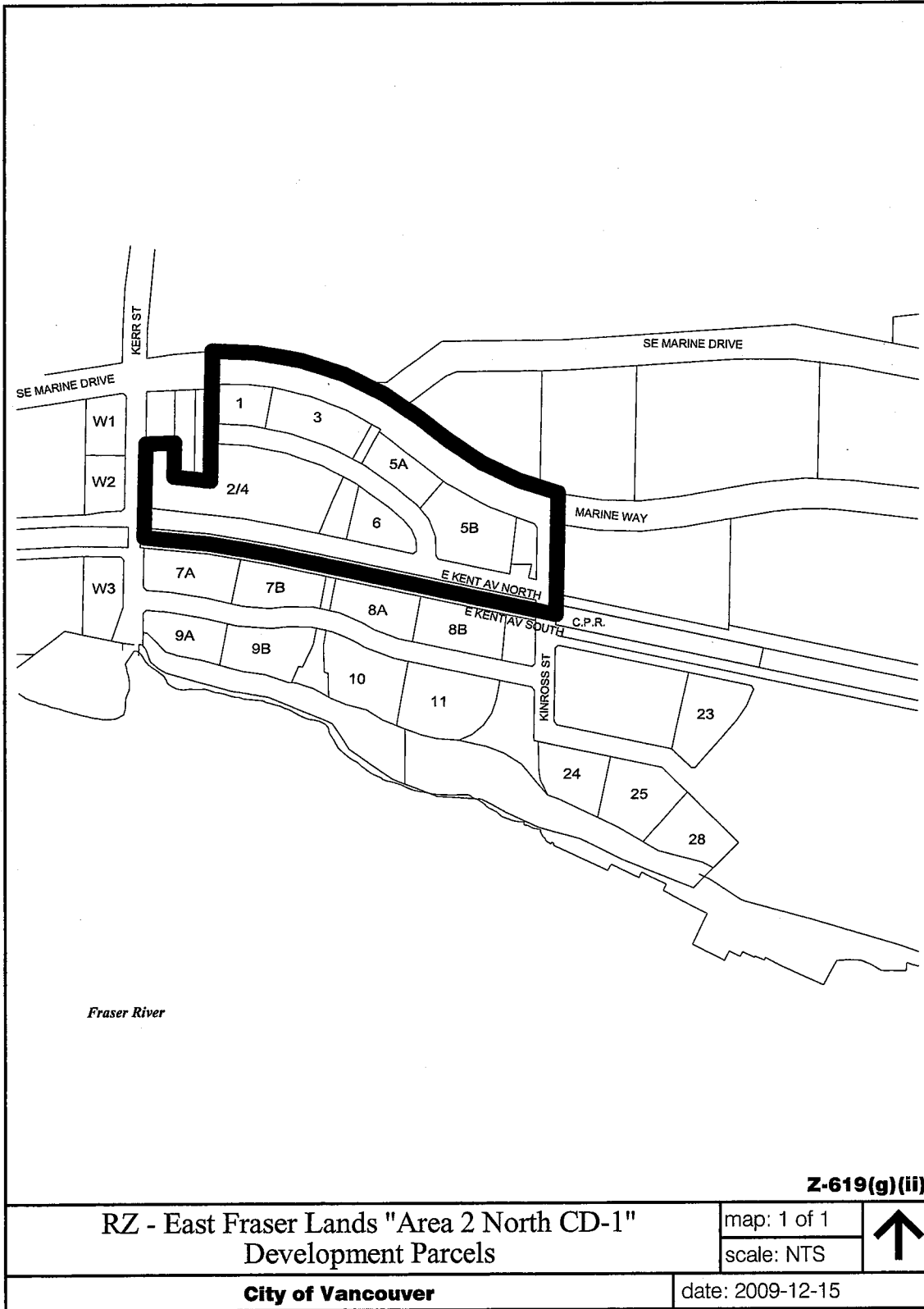
RZ - East Fraser Lands "Area 2 North CD-1"

map: 1 of 1
scale: NTS



City of Vancouver

date: 2009-12-15




**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

At a public hearing on January 19, 2010 Council approved amendments to Zoning and Development By-law No. 3575 to rezone the East Fraser Lands Area 2 South to CD-1. Enactment of the attached by-law will implement this resolution.

Director of Legal Services
December 14, 2010

Area 2 South
East Fraser Lands

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-619(h)(i) 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:

“CD-1 (_____)” means that area of land shown within the heavy black outline on Schedule A;

“principal dwelling unit combined with a secondary dwelling unit” means a dwelling unit, other than a seniors supportive or assisted housing unit, within a multiple dwelling, whether or not the multiple dwelling use is part of a mixed use building, which is a principal residence, combined with one secondary dwelling unit which is smaller than the principal residence, and in respect of which the principal residence and secondary dwelling unit may have either shared or separate external access but must have shared internal access which the owner or occupant of the principal residence is able to lock off from the principal residence;

“secondary dwelling unit” means a secondary dwelling unit referred to in the definition of “principal dwelling unit combined with a secondary dwelling unit”;

“sub-area 1” means that area of CD-1 (_____) illustrated on the plan marginally numbered Z-619(h)(i) attached as Schedule A to this By-law; and

“sub-area 2” means that area of CD-1 (_____) illustrated on the plan marginally numbered Z-619(h)(i) attached as Schedule A to this By-law.

Uses

3.1 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 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are those uses which this Section 3 lists.

3.2 Uses permissible in sub-area 1 include only:

- (a) Cultural and Recreational Uses, limited to Park or Playground; and
- (b) Dwelling Uses, limited to:
 - (i) Multiple Dwelling,
 - (ii) Principal Dwelling Unit combined with a Secondary Dwelling Unit,
 - (iii) Seniors Supportive or Assisted Housing, and
 - (iv) Dwelling Units in conjunction with any use permissible in the sub-area in which the Dwelling Units are situate.

3.3 Uses permissible in sub-area 2 include only:

- (a) Cultural and Recreational Uses, limited to Park or Playground; and
- (b) Institutional Uses, limited to Child Day Care Facility and School - Elementary or Secondary.

3.4 Uses permissible in sub-area 1 and sub-area 2 include:

- (a) Accessory Uses customarily ancillary to the uses listed in sections 3.2 and 3.3; and
- (b) Interim Uses not listed in section 3.2 or 3.3, 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 (____),

- (iv) the Director of Planning or Development Permit Board approves the location of the interim use, and
- (v) any development permit for an interim use has a time limit of three years.

Conditions of use

4.1 The design and lay-out of at least 35% of the dwelling units in sub-area 1 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".

4.2 At least 77 dwelling units must consist of affordable housing dwelling units designed to be affordable to persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent an adequate and suitable rental unit, including utilities, to meet the basic housing needs of the household at an average market rate.

4.3 All 77 dwelling units referred to in section 4.2 must be for family housing as defined in the "High Density Housing for Families with Children Guidelines".

4.4 Any development permit issued for a building that includes a multiple dwelling use, or a group of buildings that comprises a single development, must stipulate the number of secondary dwelling units included in the development.

Density

5.1 The floor area for all uses, combined, must not exceed 106 743 m².

5.2 Computation of floor area must include:

- (a) 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;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) in the case of a dwelling use, 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 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor

areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

5.3 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 5 500 m²;
- (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 406 mm thickness based on an overall wall performance of R15 or greater; and
- (h) 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.

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

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, except that:
 - (i) the total area of all open balcony or sundeck exclusions must not exceed 12% of the residential floor area being provided,
 - (ii) the location of the floor area equal to the additional exclusion between 8% and 12% must be primarily at the south or west facades to improve solar shading between the spring and fall equinox,
 - (iii) the location and design of any additional exclusion between 8% and 12% that does not improve solar shading must improve the livability of dwelling units and the usability of associated outdoor spaces, and
 - (iv) achieve acceptable urban design within the approved form of development for the site, in the opinion of the Director of Planning;
- (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, energy efficiency, or occupant comfort;
- (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) features to reduce solar gain which may be in the form of French balconies, horizontal extensions, solar shades, and other features which, in the opinion of the Director of Planning, are similar to the foregoing if there are no encroachments over the property line;
- (e) cultural, recreational, and institutional uses secured to the city's satisfaction for public use and benefit;
- (f) tool sheds, trellises, and other garden structures which support the use of intensive green roofs and urban agriculture, and, despite section 5.2(b), those

portions of stairways and elevator enclosures which are at the roof level providing access to the garden area; and

- (g) floor space devoted to passive design elements such as larger ventilation shafts, or other elements providing ventilation and light within buildings if:
 - (i) the total area of passive design element exclusions does not exceed 2% of the total floor area of the building, and
 - (ii) urban design within the approved form of development for the site, in the opinion of the Director of Planning, is acceptable.

5.5 The use of floor space excluded under section 5.3 or 5.4 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, for each development parcel illustrated on the plan marginally numbered Z-619(h)(ii) attached as Schedule A to this By-law and referred to in the following table must not exceed either the number of storeys or height in metres set out in the following table:

Development Parcel	Number of storeys	Maximum building heights in metres
7A	6	22.5
7B	6	22.5
8A	6	22.5
8B	10	34.5
9A	6	22.5
9B	7	25.5
10	7	25.5
11	9	31.5
23	4	20.5
24	11	37.5
25	12	40.5
28	13	43.5

6.2 If the uppermost level of a building:

- (a) consists of the upper floors of two storey dwelling units;
- (b) does not exceed 40% of the floor area below it;
- (c) provides rooftop access to private outdoor space and usable roof area; and
- (d) meets the intent of the CD-1 design guidelines adopted by Council for it;

then, for the purposes of section 6.1, the uppermost level is not a storey.

6.3 Despite sections 6.1 and 6.2, the Director of Planning or Development Permit Board may permit a greater building height for garden structures such as elevator and stair enclosures, amenity areas, tool sheds, and trellises.

Parking, loading, and bicycle spaces

7. 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:

- (a) with respect to multiple dwelling uses and live-work use:
 - (i) at least the lesser of one parking space for each 100 m² of gross floor area and 1.5 parking spaces for each dwelling unit, and
 - (ii) no more than one parking space for each studio dwelling unit, 1.5 parking space for each one bedroom dwelling unit, and two parking spaces for each two bedroom or more dwelling unit;
- (b) a principal dwelling unit combined with a secondary dwelling unit, including the floor area of the secondary dwelling unit, is subject to the parking requirement otherwise specified in section 4.2.1.13 of the Parking By-law and there is no additional requirement for a secondary dwelling unit but, for the purpose of calculating visitor parking and shared vehicle parking space requirements, Council deems a secondary dwelling unit to be a separate dwelling unit;
- (c) with respect to visitor parking:
 - (i) at least that number of visitor parking spaces that would be equal to 10% of the total number of dwelling units, and
 - (ii) no more than that number of visitor parking spaces that would be equal to 20% of the total number of dwelling units;
- (d) with respect to loading spaces, Class A, for all residential uses, at least 0.01 loading space, Class A for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class A;
- (e) with respect to loading spaces, Class B, for all residential uses, at least 0.005 loading spaces, Class B for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class B;
- (f) with respect to affordable housing, each dwelling unit must have:
 - (i) at least 0.4 parking space,

- (ii) at least 0.1 visitor parking space,
- (iii) not more than 1 parking space, and
- (iv) not more than 0.2 visitor parking space; and
- (g) there must be, with respect to a principal dwelling unit combined with a secondary dwelling unit, at least 1.25 bicycle parking spaces, Class A for each principal dwelling unit and at least 0.75 bicycle parking spaces, Class A for each secondary dwelling unit, but for bicycle spaces, Class B, there are no requirements for a secondary dwelling unit.

Acoustics

8. 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

9. 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.

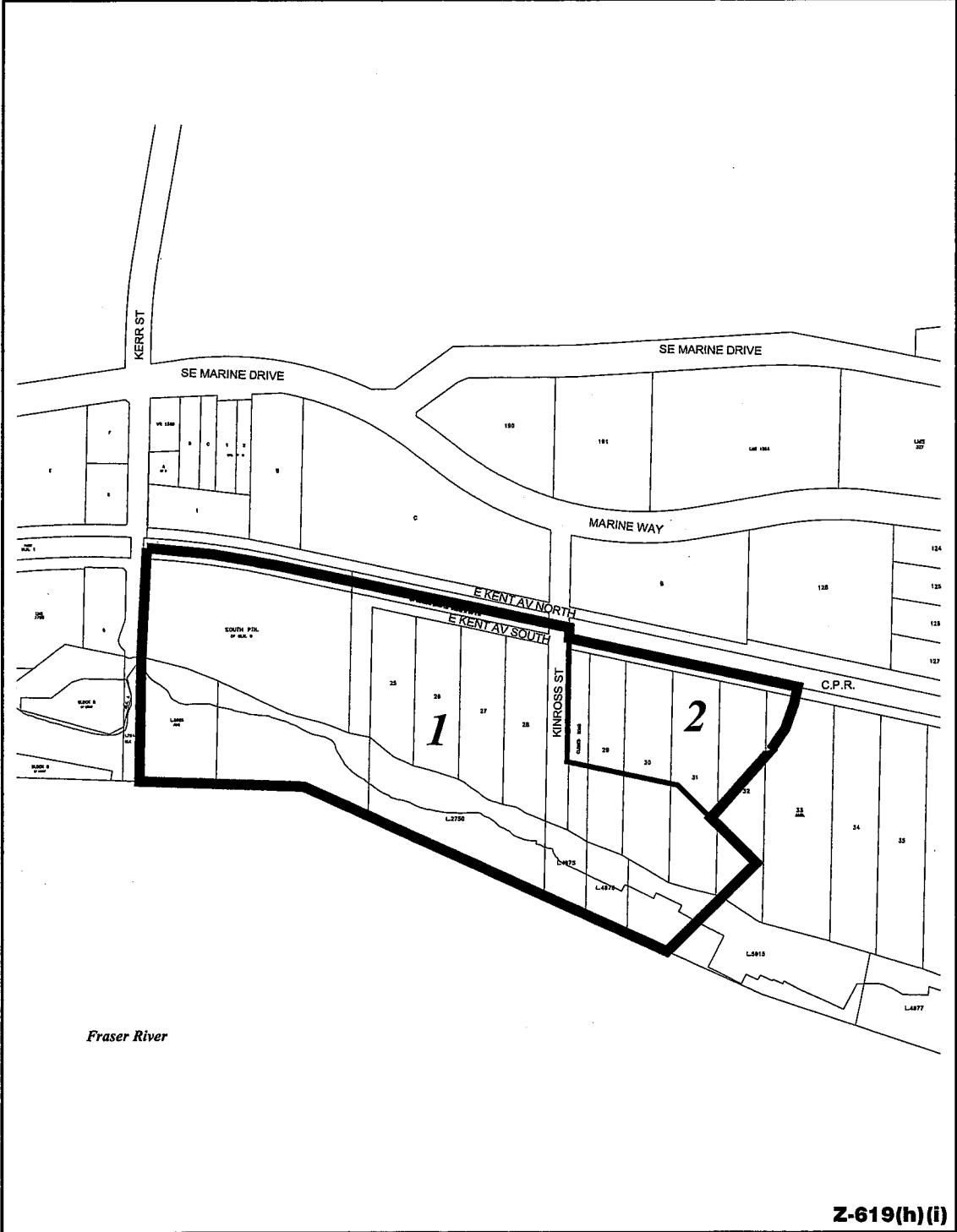
Force and effect

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

ENACTED by Council this day of , 2010

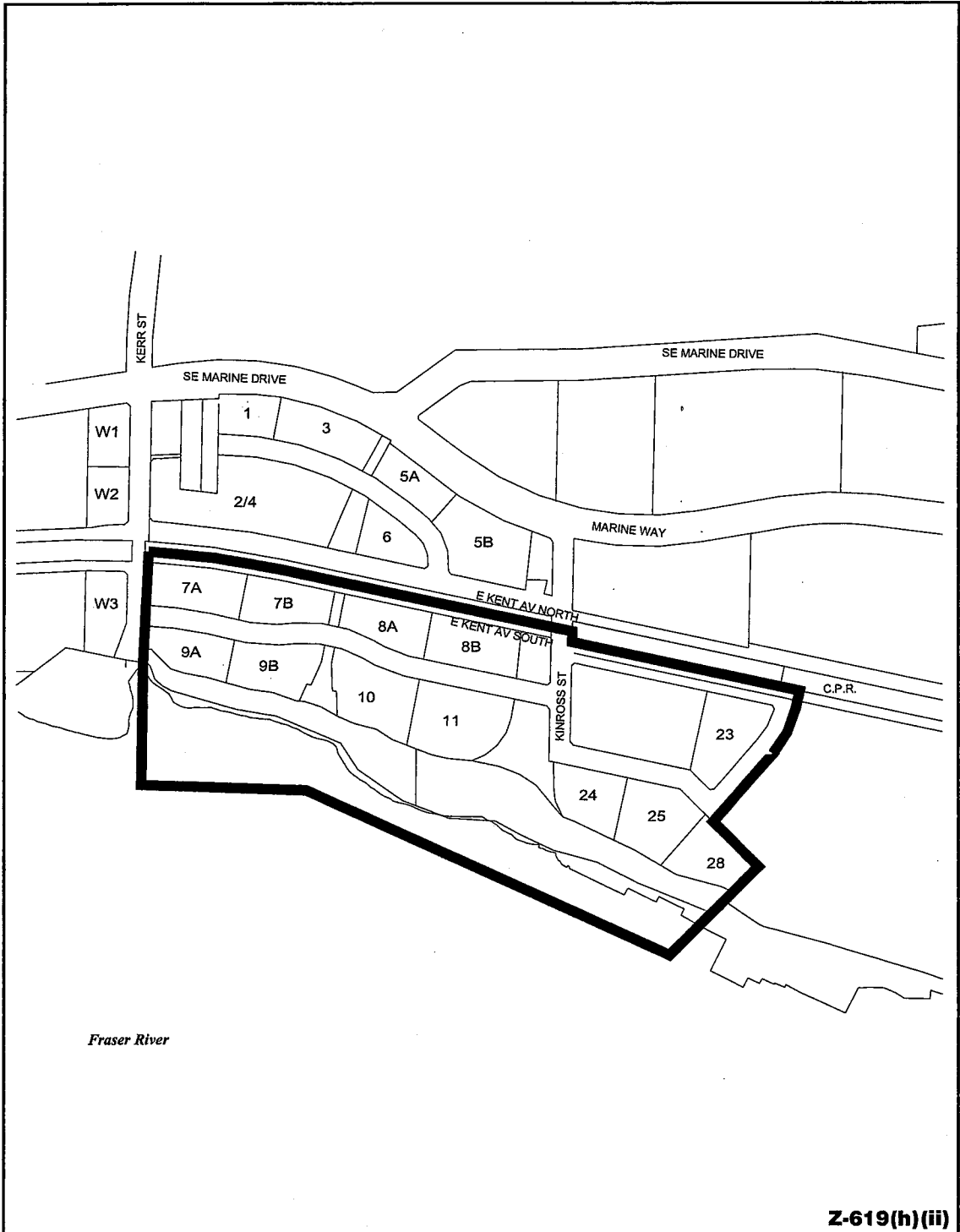
Mayor

City Clerk



Z-619(h)(i)

RZ - East Fraser Lands "Area 2 South CD-1" & Sub-Areas	map: 1 of 1	↑
	scale: NTS	
City of Vancouver	date: 2009-12-15	



Z-619(h)(ii)

RZ - East Fraser Lands "Area 2 South CD-1" Development Parcels	map: 1 of 1	↑
	scale: NTS	
City of Vancouver	date: 2009-12-15	