

EXPLANATION

**Sign By-law amending By-law
Re: 215 West 2nd Avenue**

After the public hearing on January 20, 2009, 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
April 19, 2011

215 West 2nd Avenue



BY-LAW NO. _____

A By-law to amend Sign By-law No. 6510

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

1. To Schedule E of the Sign By-law, Council adds:

“215 West 2nd Avenue CD-1(501) 10241 B (DD)”

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

ENACTED by Council this day of , 2011

Mayor

City Clerk

EXPLANATION

Noise Control By-law amending by-law Re: 215 West 2nd Avenue

This amendment, approved by Council on January 20, 2009, adds 215 West 2nd Avenue to the Noise Control By-law.

Director of Legal Services
April 19, 2011

215 West 2nd Avenue



BY-LAW NO. _____

**A By-law to amend
Noise Control By-law No. 6555**

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

1. To Schedule B of By-law No. 6555, at the end, Council adds:
“CD-1 (501) [By-law #10241] 215 West 2nd Avenue”
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2011

Mayor

City Clerk

EXPLANATION**Subdivision By-law No. 5208 amending by-law
Re: 6511 Granville Street**

Enactment of the attached By-law will delete 6511 Granville Street from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of April 7, 2009 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services
April 19, 2011

6511 Granville Street



BY-LAW NO. _____

A By-law to amend Subdivision By-law No. 5208

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

1. Council amends Schedule A to the Subdivision By-law, in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting therefrom the properties shown in black outline on Schedule A to this By-law, in accordance with the explanatory legends, notations, and references incorporated therein.
2. This By-law is to come into force and take effect on the date of its enactment.

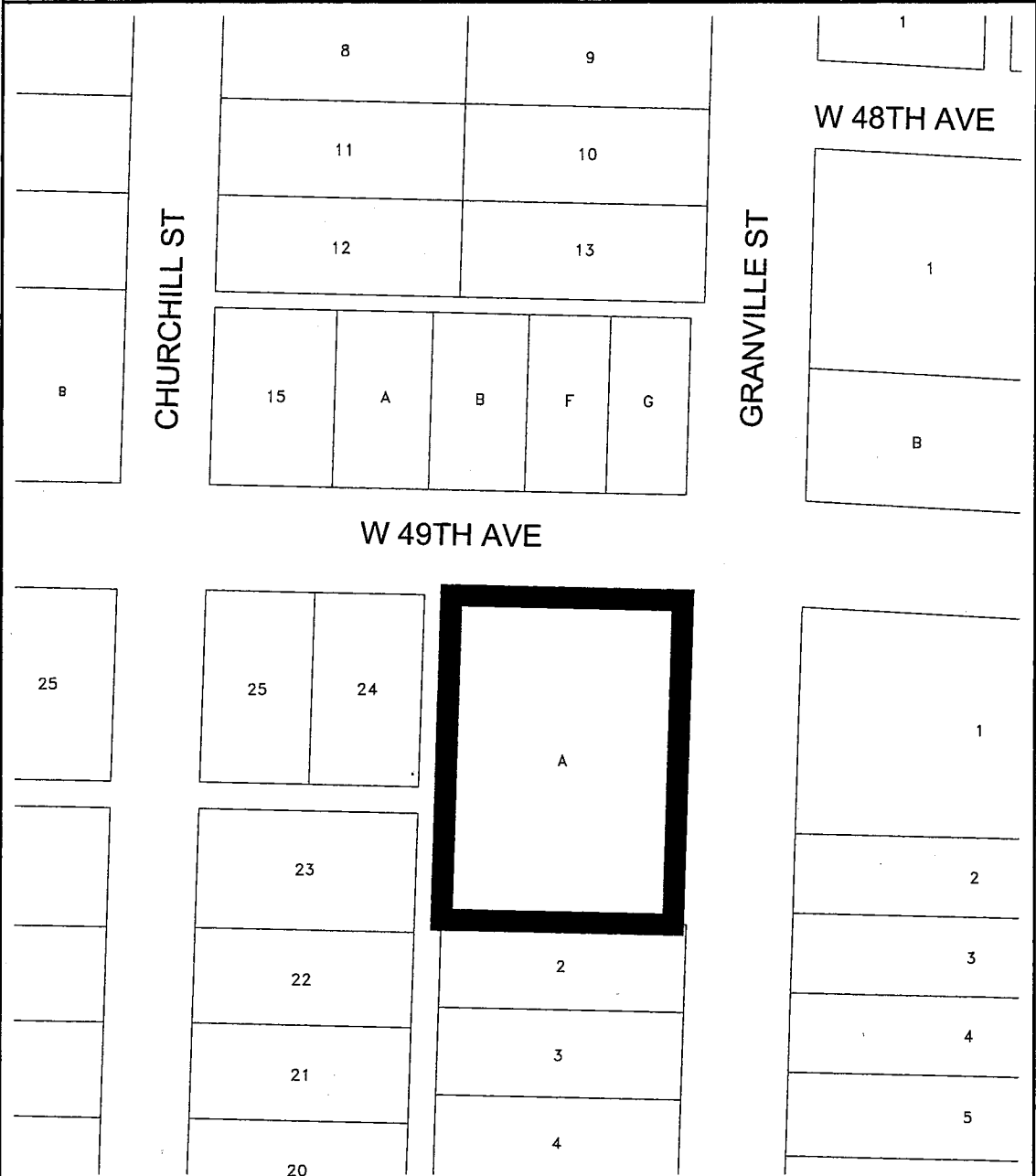
ENACTED by Council this _____ day of _____, 2011


Mayor

City Clerk

By-law No. _____ being a By-law to amend By-law No. 5208

being the Subdivision By-law



The property outlined in black () is deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

6511 Granville Street

map: 1 of 1
scale: NTS



City of Vancouver

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 1304 Hornby Street**

After the public hearing on October 19, 2010, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 1304 Hornby Street. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
April 19, 2011

1304 Hornby Street



BY-LAW NO. _____

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

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

Zoning District Plan amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-625 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (502).

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

- (a) Dwelling Uses;
- (b) Cultural and Recreational Uses, limited to Artist Studio - Class A, Billiard Hall and Fitness Centre;
- (c) Institutional Uses;
- (d) Office Uses;
- (e) Retail Uses, limited to Adult Retail Store, Grocery or Drug Store and Retail Store;
- (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Bed and Breakfast Accommodation, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant-Class 1; and
- (g) Accessory Use customarily ancillary to any use permitted by this section 2.2.

Conditions of use

3. Dwelling units are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

Density

4.1 The floor space ratio for all uses must not exceed 12.44.

4.2 Computation of floor space ratio must include all floors 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.

4.3 Computation of floor space ratio must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8 per cent of the residential floor area;
- (b) patios and roof gardens only 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 exclusion for a parking space must not exceed 7.3 m in length;
- (d) 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 will be no exclusion for any of the residential storage space above base surface for that unit;
- (e) 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
- (f) 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.

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony exclusions must not exceed 8 per cent of the residential floor area being provided, and
 - (ii) no more than 50 per cent of the excluded balcony floor area may be enclosed; and
- (b) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 per cent of the permitted floor area or 929 m².

4.5 The use of floor space excluded under section 4.3 or 4.4 must not include any purpose other than that which justified the exclusion.

Height

5.1 The building height, measured above the base surface, must not exceed 94.2 m.

5.2 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that the Director of Planning may permit a greater height than otherwise permitted for:

- (a) mechanical appurtenances such as elevator machine rooms; and
- (b) access and infrastructure required to maintain green roofs or urban agriculture, including stair and elevator enclosures, amenity areas, tool sheds, trellises and other garden structures, or roof-mounted energy technologies including solar panels, wind turbines and similar items, if the Director of Planning first considers:
 - (i) all applicable policies and guidelines adopted by Council, and
 - (ii) the effects on public and private views, shadowing, privacy, and noise impacts.

Parking, loading, and bicycle parking

6. Any development or use of the site requires the provision, development, and

maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle parking, except that there must be:

- (a) at least 0.5 parking space for each dwelling unit with less than 50 m² of gross floor area;
- (b) not more than 0.65 parking space for each dwelling unit with 50 m² or more of gross floor area, plus one additional space for each additional 140 m² to a maximum of 189 m² of gross floor area; and
- (c) not more than 2 parking spaces for each dwelling unit with more than 189 m² of gross floor area.

Acoustics

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

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

Severability

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

Force and effect

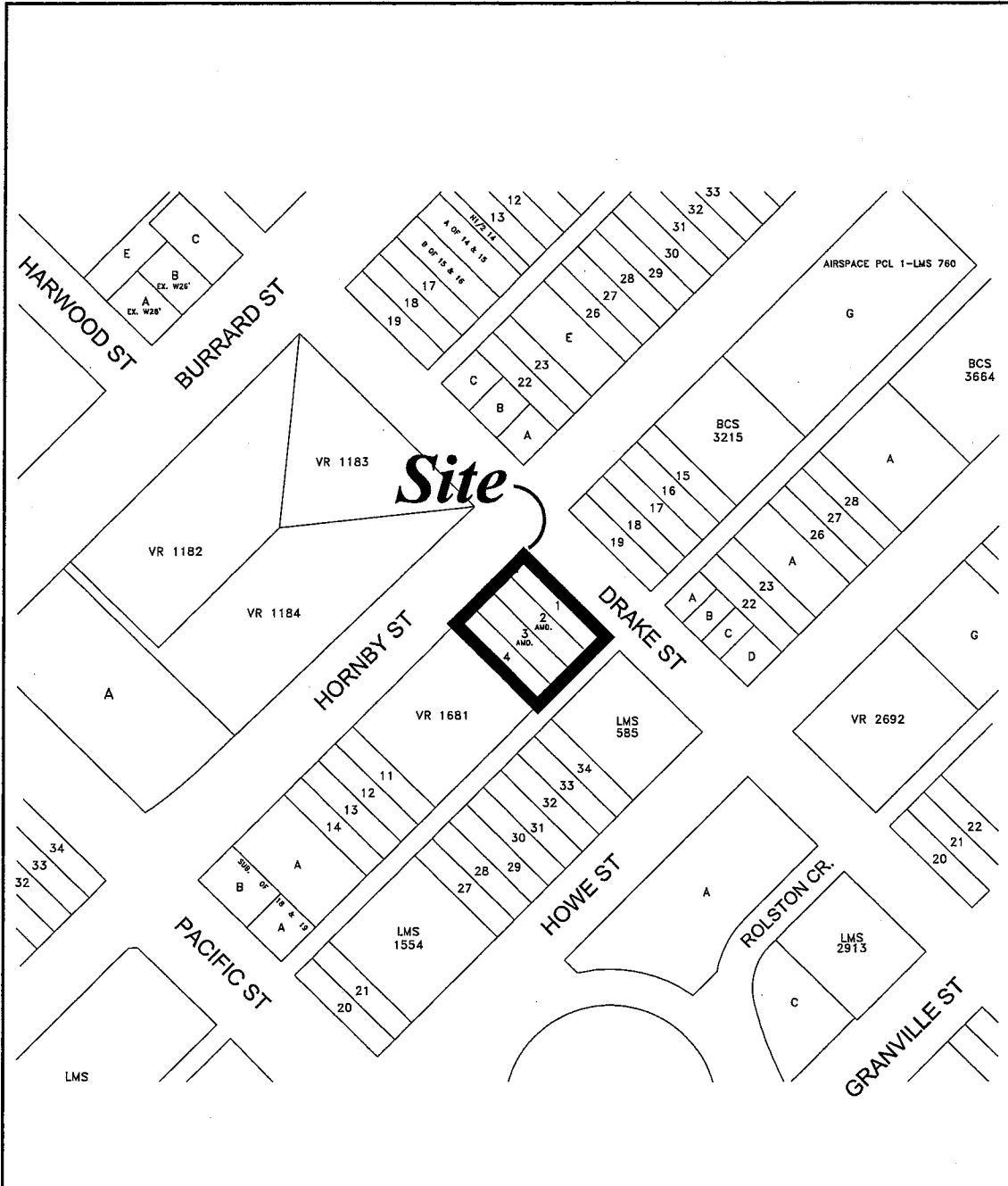
9. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2011

Mayor

City Clerk

Schedule A



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

Z-625 (b)

RZ - 1304 Hornby Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2010-09-28

EXPLANATION

**A By-law to amend the Zoning and Development By-law
Re: 1304 Howe Street**

After the public hearing on July 8 and 10, 2008, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 1304 Howe Street. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
April 19, 2011

1304 Howe Street



BY-LAW NO. _____

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

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-602 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (503).

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

- (a) Multiple Dwelling Uses in conjunction with any use listed in this section 2.2;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, Community Care Facility, and Group Residence;
- (c) Office Uses;
- (d) Retail Uses;
- (e) Service Uses; and
- (f) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of use

3. Dwelling units are in an "activity zone" as defined in the Noise Control By-law, and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

Density

4.1 Computation of floor area must assume that the site consists of 2 327.52 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses, combined, must not exceed 7.0.

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

4.4 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 residential floor area being provided;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas including day care facilities, recreation facilities, and meeting rooms except that the total area excluded must not exceed 1 000 m²; and
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

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

- (a) enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%;
- (b) windows recessed into the building face to a depth of no more than 160 mm, except that the Director of Planning or Development Permit Board may allow a greater depth in cases where it improves building character;
- (c) unenclosed outdoor areas at grade level underneath building overhangs, if:
 - (i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and
 - (ii) the area of all overhang exclusions does not exceed 1% of the residential floor area being provided;
- (d) passive solar appurtenances to reduce solar gain; and
- (e) structures such as pergolas, trellises, and tool sheds which support the use of intensive green roofs or urban agriculture.

4.6 The use of floor space excluded under section 4.4 or 4.5 must not include any purpose other than that which justified the exclusion.

Building height

5.1 Subject to section 5.2, the building height, measured above base surface, must not exceed 91.44 m, except that the Director of Planning or Development Permit Board may approve additional height, not to exceed 3 m, to accommodate any change in building grades undertaken by the city.

5.2 Sections 10.10 and 10.11 of the Zoning and Development By-law are to apply to this By-law, except that if:

- (a) in the opinion of the Director of Planning or Development Permit Board, higher structures such as:
 - (i) elevator enclosures, lobbies, and stairwells that provide access for building occupants to rooftop common area,

- (ii) guard rails that do not exceed the minimum height specified in the Building By-law, and
- (iii) pergolas, trellises, and tool sheds that support the use of intensive green roofs and urban agriculture,

will not unduly harm the liveability and environmental quality of the surrounding neighbourhood; and

- (b) the Director of Planning or Development Permit Board first considers:
 - (i) all applicable policies and guidelines adopted by Council,
 - (ii) the submission of any advisory group, property owner, or tenant, and
 - (iii) the effects on public and private views, shadowing, privacy, and open spaces,

the Director of Planning or Development Permit Board may allow a greater height for any such structure.

Parking, loading, and bicycle spaces

6. 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) for multiple dwelling uses, there must be at least 0.1 parking space for each 10 m² of gross floor area of a dwelling unit except that there need be no more than 1.25 parking spaces for each dwelling unit;
- (b) for retail uses, there must be 2 Class A loading spaces for retail floor area exceeding 100 m² and not exceeding 300 m² provided each retail unit is equal to or less than 100 m², and if the location of loading is below grade, such spaces should have access to the retail area by elevator service; and
- (c) there must be one Class B loading space at grade for shared use between commercial and residential occupants.

Acoustics

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

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

Severability

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

Force and effect

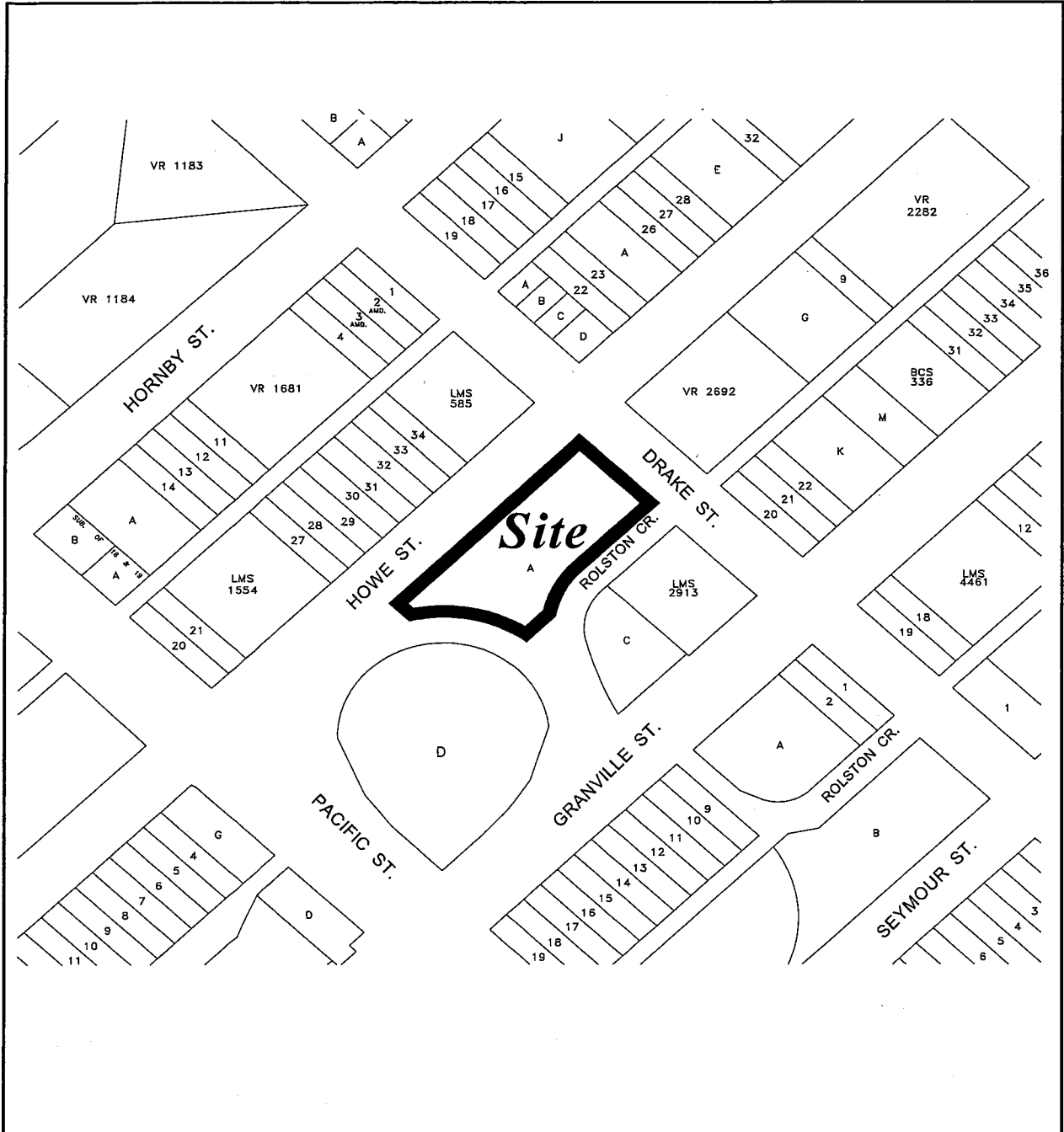
9. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2011

Mayor

City Clerk

Schedule A



The property outlined in black (**█**) is rezoned:

From **DD** to **CD-1**

Z-602 (d)

RZ - 1304 Howe Street

map: 1 of 1

scale: NTS



City of Vancouver

date: June 2008

EXPLANATION**Development Permit Board
and Advisory Panel amending By-law
Re: Housekeeping matters**

The attached housekeeping By-law, will allow for the designation of another city official to occupy the position of Chair of the Development Permit Board, in the absence of the Director of Development Services who is retiring at the end of April, 2011, prior to the next Development Permit Board meeting scheduled for May 5, 2011. It will also allow for city officials, who are in an acting position, to act in place of Board members.

Director of Legal Services
April 19, 2011

**A By-law to amend Development Permit Board and Advisory Panel By-law No. 5869
regarding miscellaneous text amendments**

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

1. Council renumbers sections "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", and "15" as "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", "15", and "16" respectively.
2. Before the renumbered section 3, Council adds:
 - "2. In this By-law:

"Director of Development Services" means the individual appointed to be the Director of Development Services, or another city official designated to carry out the powers and duties of the Director of Development Services contained in this By-law."
3. Council repeals the renumbered section 9 and substitutes:
 - "9. At any Board Meeting:
 - (a) the General Manager of Community Services, or any city official acting in that position, or any other General Manager, may act in place of the Deputy City Manager;
 - (b) an Assistant City Engineer, a Director in Engineering Services or any city official acting in those positions, may act in place of the General Manager of Engineering Services; and
 - (c) an Assistant Director of Planning or any other city official acting in that position, may act in place of the Director of Planning."
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 , 2011

Mayor

City Clerk

EXPLANATION

By-law to amend Vehicles for Hire By-law No. 6066
regarding taxicabs with temporary operating permits

On April 19, 2011, Council approved a recommendation to amend the Vehicles for Hire By-law, regarding taxicabs with temporary operating permits. Enactment of the attached By-law will implement that resolution.

Director of Legal Services
April 19, 2011



BY-LAW NO. _____

**A By-law to amend
Vehicles for Hire By-law No. 6066
regarding temporary taxi licences**

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

1. This By-law amends the indicated sections of the Vehicles for Hire By-law.
2. At the end of section 8 (1), Council deletes “.” and substitutes:

“, except that if a person operates a vehicle for hire under a temporary permit issued by the Passenger Transportation Board, the Inspector may issue a license for a term that expires on the same date as the temporary permit.”
3. At the end of section 23 (1), Council deletes “.” and substitutes:

“, except that this subsection does not apply to taxicabs operating under a temporary permit issued by the Passenger Transportation Board.”
4. In Schedule A, after the licence fee for Taxicab, Council adds:

“Taxicab operating under a temporary permit
issued by the Passenger Transportation Board for
each vehicle 256.00”
5. This By-law is to come into force and take effect on the date of enactment.

ENACTED by Council this _____ day of _____, 2011

Mayor

City Clerk