

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 15 and 97 East 2nd Avenue**

After the public hearing on July 20, 2010, Council resolved to amend the Zoning and Development By-law to create a CD-1 by-law for 15 and 97 East 2nd Avenue. 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
July 12, 2011

15 and 97 East 2nd Avenue



BY-LAW NO. _____

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

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

Zoning District Plan amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-623(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (506).

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

- (a) Dwelling Uses;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Community Care Facility - Class B;
- (c) Live-Work Use;
- (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, and Wood Products Manufacturing - Class B;

- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, and Vehicle Dealer;
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (i) Accessory Uses customarily ancillary to the uses listed in this section 2.2; and
- (j) Interim Uses not listed in this section 2.2, 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 (506), and
 - (iv) any development permit for an interim use has a time limit of three years.

Conditions of use

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

3.2 The design and lay-out of at least 25% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.

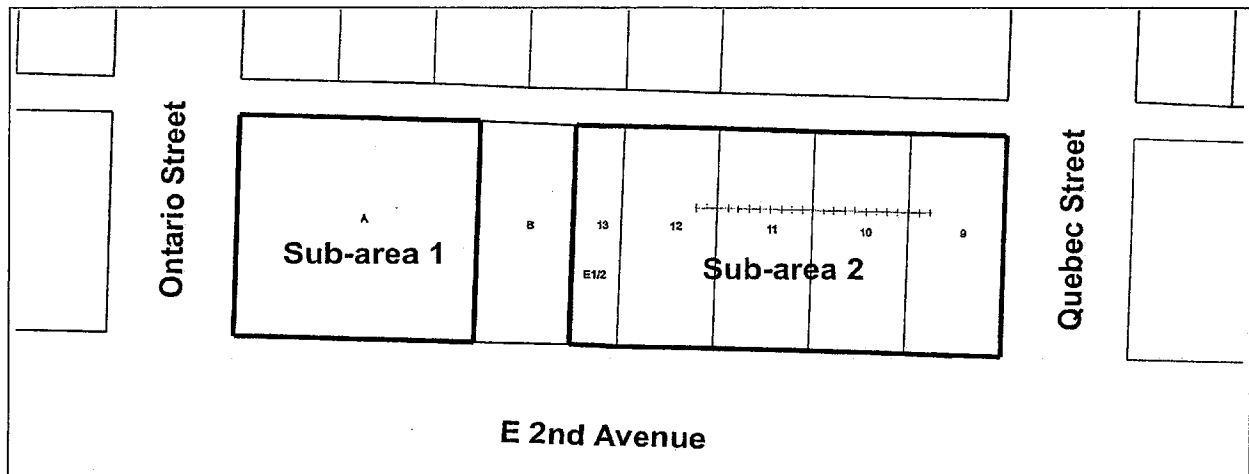
3.3 Any development permit issued for live-work uses must stipulate as permitted uses:

- (a) Dwelling Units;

- (b) General Office, Health Care Office, Barber Shop or Beauty Salon, Photofinishing or Photography Studio, or Artist Studio - Class A; and
- (c) Dwelling Unit combined with any uses set out in subsection (b).

Sub-areas

4. The site is to consist of sub-areas 1 and 2 generally as illustrated in Diagram 1:



Density

5.1 In sub-area 1, computation of floor space ratio must assume that the sub-area consists of 1406.04 m², being the size of the sub-area at the time of the application for rezoning evidenced by this By-law, and before any dedications.

5.2 In sub-area 2, computation of floor space ratio must assume that the sub-area consists of 2524.56 m², being the size of the sub-area at the time of the application for rezoning evidenced by this By-law, and before any dedications.

5.3 In sub-area 1, the floor space ratio for all uses must not exceed 4.29.

5.4 In sub-area 2, the floor space ratio for all uses must not exceed 5.09.

5.5 Computation of floor space ratio 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; and
- (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.

5.6 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 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;
- (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; 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 subsection (ii) meets the standards set out therein.

5.7 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 and urban agriculture.

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

Building height

6.1 In sub-area 1, the building height, measured above base surface, must not exceed 38.1 m.

6.2 In sub-area 2, the building height, measured above base surface, must not exceed 72.2 m.

6.3 Section 10.11 of the Zoning and Development By-law is to apply except that, despite section 10.11 and sections 5.1 and 5.2 of this By-law, the Director of Planning or Development Permit Board, as the case may be, may permit a greater height than otherwise permitted for structures which support the use of intensive green roofs or urban agriculture, such as elevator and stair enclosures, amenity areas, tool sheds, trellises, and other garden structures.

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.

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 , 2011

Mayor

City Clerk



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

Z-623 (a)

RZ- 15 & 97 East 2nd Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2010-06-25

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 1569 West 6th Avenue**

After the public hearing on October 19, 2010, Council resolved on October 21, 2010 to amend the Zoning and Development By-law to create a CD-1 by-law for 1569 West 6th Avenue. 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
July 12, 2011

1569 West 6th Avenue



BY-LAW NO. _____

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

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

Zoning District Plan amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-625(c) 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 (508).

2.2 Subject to approval by Council 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 (508) 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 and Fitness Centre;
- (c) Institutional Uses, limited to Child Day Care Facility;
- (d) Office Uses;
- (e) Retail Uses, limited to Grocery or Drug Store and Retail Store;
- (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, School - Arts or Self - Improvement, and School - Business; and
- (g) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.

Floor area and Density

3.1 The floor space ratio for all permitted uses must not exceed 4.95.

3.2 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, above and below ground level, measured to the extreme outer limits of the building; and
- (b) in the case of Dwelling Uses and Artist Studios, where the distance from a floor to the floor above, or where there is no 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 height, except that the additional amount must not be counted in the case of undeveloped 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.

3.3 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 open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided;
- (b) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including fitness, recreation and day care facilities, except that the exclusion must not exceed the lesser of 20% of the permitted floor area or 1 000 m²;
- (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.

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

- (a) cultural uses secured to the city's satisfaction for public use and benefit; and
- (b) 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%.

3.5 The use of floor space excluded under section 3.3 or 3.4 must not include any purpose other than that which justified the exclusion.

Building height

4.1 The building height must not exceed 46.7 m measured from base surface.

4.2 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that the Director of Planning or Development Permit Board may permit a greater height than otherwise permitted for 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, if the Director of Planning or Development Permit Board first considers:

- (a) all applicable policies and guidelines adopted by Council; and
- (b) the effects on public and private views, shadowing, privacy, and noise impacts.

Parking and bicycle spaces

5. 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) the Director of Planning may reduce the minimum parking requirement by 10% if the site is within 250 m of two distinct bus routes that run north to south and east to west; and
- (b) visitor parking spaces must be provided as part of the minimum residential parking at a rate of not less than 0.05 space for each dwelling unit.

Acoustics

6. 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

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.

Force and effect

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

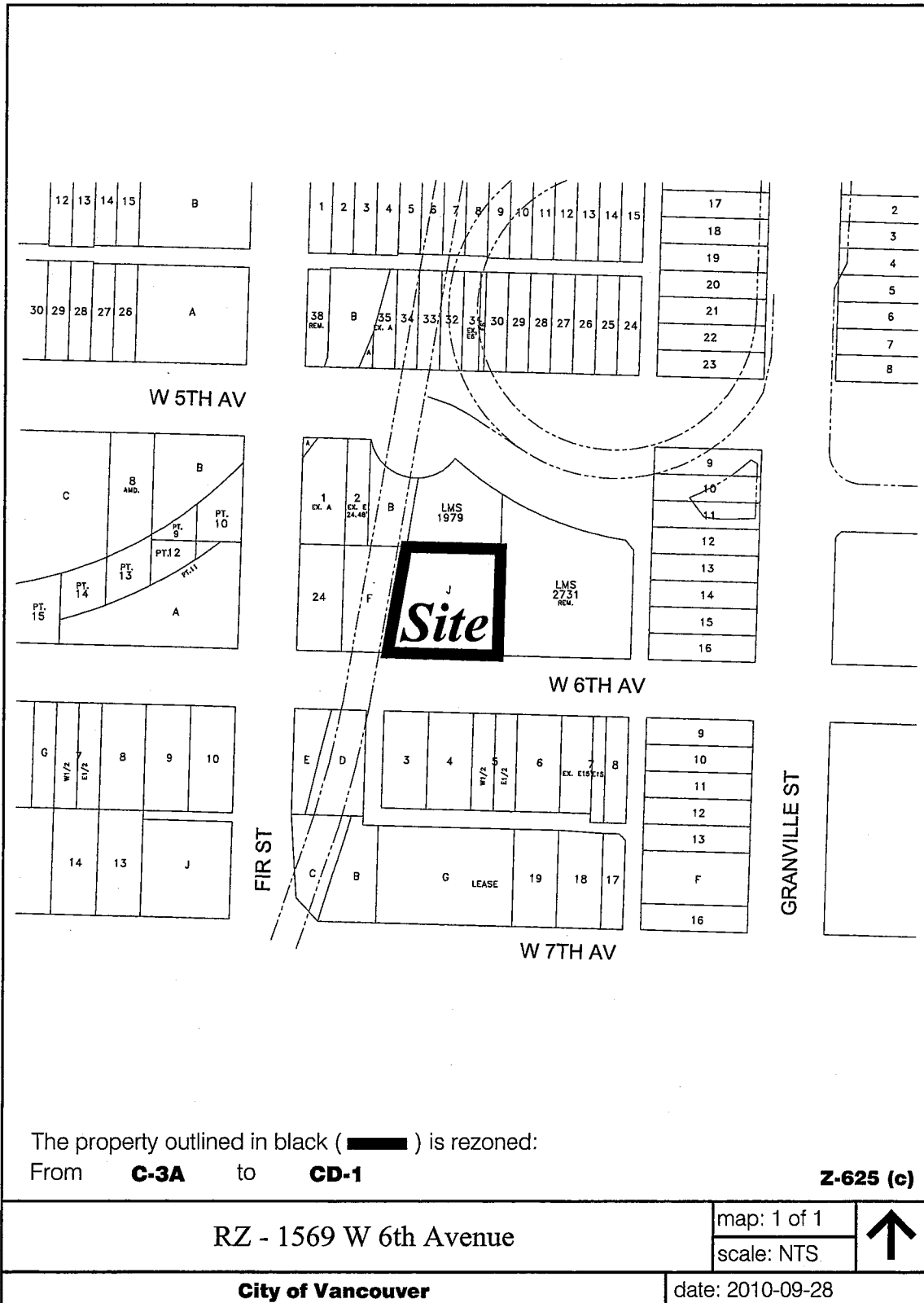
ENACTED by Council this

day of

, 2011

Mayor

City Clerk



The property outlined in black () is rezoned:
 From **C-3A** to **CD-1**

Z-625 (c)

RZ - 1569 W 6th Avenue

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: 2305-2325 West 7th Avenue**

After the public hearing on December 14, 2010, Council resolved to amend the Zoning and Development By-law to create a CD-1 by-law for 2305-2325 West 7th Avenue. 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
July 12, 2011

2305 - 2325 West 7th Avenue



BY-LAW NO. _____

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

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

Zoning District Plan amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-627(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (507).

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

- (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section 2.2;
- (b) Community Centre or Neighbourhood House;
- (c) Child Day Care Facility; and
- (d) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Density

3.1 Computation of floor area must assume that the site consists of 1 672 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 floor area for all uses, combined, must not exceed 1.70.

3.3 Computation of floor space ratio must include:

- (a) all floors, including earthen floors, 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, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.4 Computation of floor space ratio must exclude:

- (a) open residential balconies, sun decks, ground floor colonnades, porches 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) 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 are:
 - (i) at or below the base surface except that the exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) in the case of off-street parking, above the base surface in an accessory building in the rear yard except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) 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;
- (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) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) amenity areas including recreation facilities and meeting rooms, except that the total area excluded must not exceed 10% of the total floor space ratio;

- (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 152 mm thickness except that this clause does not apply to walls in existence prior to March 14, 2000; 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.

3.5 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%.

Building height

4.1 The building height must not exceed 13.0 m.

4.2 The Director of Planning, at his or her discretion, may permit a height greater than 13.0 m for:

- (a) architectural appurtenances, such as elevator enclosures, penthouses and stairwells, that:
 - (i) are necessary to give access to a rooftop garden, and
 - (ii) combined, do not cover more than 10% of the roof area;
- (b) railings, trellises, screens, planters, and other similar elements that are an integral part of the rooftop garden or of the decks and balconies; and

- (c) access and infrastructure required to maintain green roofs or urban agriculture, 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.

Horizontal angle of daylight

5.1 Each habitable room must have at least one window on an exterior wall of a building.

5.2 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 24.4 m.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 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 relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (507).

5.6 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit, or
 - (ii) less than 9.3 m².

Parking, loading, and bicycle spaces

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 there must be:

- (a) at least six parking spaces on site;
- (b) the parking spaces referred to in subsection (a), must include a parking space designated and used for car-sharing, three parking spaces designated and used for day care drop off and two parking spaces designated and used for daycare staff parking; and
- (c) at least two Class A loading spaces,

unless any amendment to the Parking By-law results in any lesser requirement in which case the lesser requirement is to apply.

Severability

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.

Force and effect

8. 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 ([thick black border]) are rezoned:
 From **RT-8** to **CD-1**

Z-627 (a)

RZ- 2305-2325 West 7th Avenue

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2010-11-17

EXPLANATION**A By-law to amend the Zoning and
Development By-law
Re: 1025 Robson Street**

After the public hearing on March 15, 2011, Council resolved to amend the Zoning and Development By-law to create a CD-1 by-law for 1025 Robson 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
July 12, 2011

1025 Robson 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-630 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (509).

2.2 Subject to approval by Council 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 (509) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling uses in conjunction with any of the other uses listed in this section 2.2;
- (b) Office Uses;
- (c) Parking Garage;
- (d) Public and Institutional Uses;
- (e) Retail Uses;
- (f) Service Uses;
- (g) Social, Recreational and Cultural Uses; and
- (h) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.

Conditions of Use

3.1 Only retail and service uses are permitted on the ground floor frontage to a depth of 7.6 m, except for entrances giving access to other uses in a building.

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

Floor area and Density

4.1 Computation of floor space ratio must assume that the site consists of 2 282.18 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 maximum floor space ratio for all uses combined must not exceed 3.0 and the maximum floor space ratio for each use is :

Use	Floor Space Ratio
Retail and service uses	1.83
Residential uses	1.17
All non residential uses, other than retail and service uses, combined	1.17

4.3 Computation of floor space ratio must include all floors of all buildings, above and below ground level, measured to the extreme outer limits of the buildings.

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 open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided;
- (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;
- (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.

4.5 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%; and
- (b) amenity areas to a maximum floor area of the lesser of 20 percent of permitted floor area or 929 m².

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

Building height

5.1 The building height for a building must not exceed 21.3 m measured from base surface.

5.2 The Director of Planning may, at his discretion, allow a greater height than otherwise permitted for the following:

- (a) mechanical appurtenances such as elevator machine rooms;
- (b) access and infrastructure required to maintain green roofs or urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines, if the Director of Planning considers:
 - (i) their size and siting in relation to views, overlook, shadowing, and noise impacts, and
 - (ii) all applicable policies and guidelines adopted by Council; and
- (c) items similar to any of the above.

Parking 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.

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

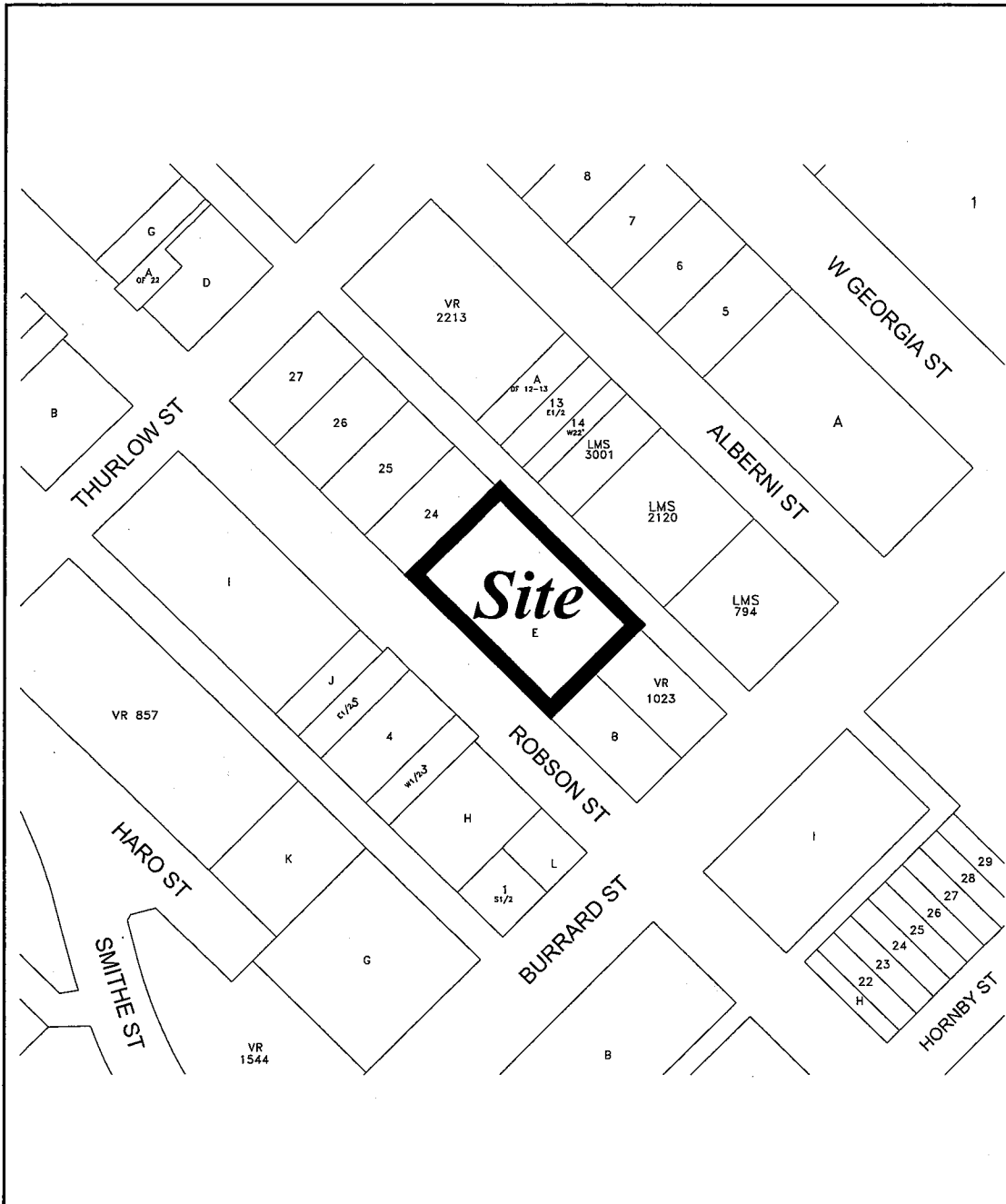
9. This By-law is to come into force and take effect on the date of its enactment.

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-630 (a)

RZ - 1025 Robson Street

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2011-02-21

EXPLANATION

Heritage Designation By-law
Re: 1090 Nicola Street

At a public hearing on June 16, 2011, Council approved a recommendation to designate the structure and exterior envelope, of the improvements and exterior building materials of a building at 1090 Nicola Street as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services
July 12, 2011

1090 Nicola Street
The Darling Residence



BY-LAW NO. _____

**A By-law to designate certain real property
as protected heritage property**

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

1. Council considers that the real property described as:

Structure and exterior
envelope of the
improvements and
exterior building
materials of the
heritage building

1090 Nicola Street
Vancouver, B.C.

Parcel Identifier: 011-454-172
Lot A
Block 48
District Lot 185 NWD
(SEE 508679L)
OF LOTS 4 & 5
Plan 92

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law, as protected heritage property under Section 593 of the *Vancouver Charter*.
3. 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**Street Name By-law No. 4054
Re: Central Street and Switchmen Street**

Enactment of the attached By-law will implement Council's resolution of June 28, 2011 to name the Streets as set out in the attached By-law.

Director of Legal Services
July 12, 2011



BY-LAW NO. _____

**A By-law to amend Street Name By-law No. 4054
regarding Central Street and Switchmen Street**

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

1. Council amends By-law No. 4054 by:
 - a) assigning the name "Central Street" to that portion of street outlined in black on the plan marginally numbered LF 11928, attached to and forming part of this By-law;
 - b) assigning the name "Switchmen Street" to that portion of street outlined in black on the plan marginally numbered LF 11928, attached to and forming part of this By-law; and
 - c) adding to the "Official Street Name Map of the City of Vancouver", which is the plan marginally numbered L325, attached to and forming part of By-law No. 4054, "Central Street" and "Switchmen Street" located as shown on the plan marginally numbered LF 11928.
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

LF 11928

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

NOT TO SCALE



ENGINEERING SERVICES
JUNE 15, 2011

DMK, MAPS P&Q-10&11

LF 11928

EXPLANATION

**Street Name By-law No. 4054
Re: Rolston Street, Neon Street and Continental Street**

Enactment of the attached By-law will implement Council's resolution of June 28, 2011 to name the Streets as set out in the attached By-law.

Director of Legal Services
July 12, 2011



BY-LAW NO. _____

**A By-law to amend Street Name By-law No. 4054
regarding Rolston Street, Neon Street and Continental Street**

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

1. Council amends By-law No. 4054 by:
 - a) assigning the name "Rolston Street" to that portion of street outlined in black on the plan marginally numbered LF 11929, attached to and forming part of this By-law;
 - b) assigning the name "Neon Street" to that portion of street outlined in black on the plan marginally numbered LF 11929, attached to and forming part of this By-law;
 - c) assigning the name "Continental Street" to that portion of street outlined in black on the plan marginally numbered LF 11929, attached to and forming part of this By-law;
 - d) deleting from the "Official Street Name Map of the City of Vancouver", which is the plan marginally numbered L325, attached to and forming part of By-law No. 4054, "Rolston Crescent" located as shown on the plan marginally numbered LF 11929; and
 - e) adding to the "Official Street Name Map of the City of Vancouver", which is the plan marginally numbered L325, attached to and forming part of By-law No. 4054, "Rolston Street", "Neon Street" and "Continental Street" located as shown on the plan marginally numbered LF 11929.
2. This By-law is to come into force and take effect on the date of its enactment.

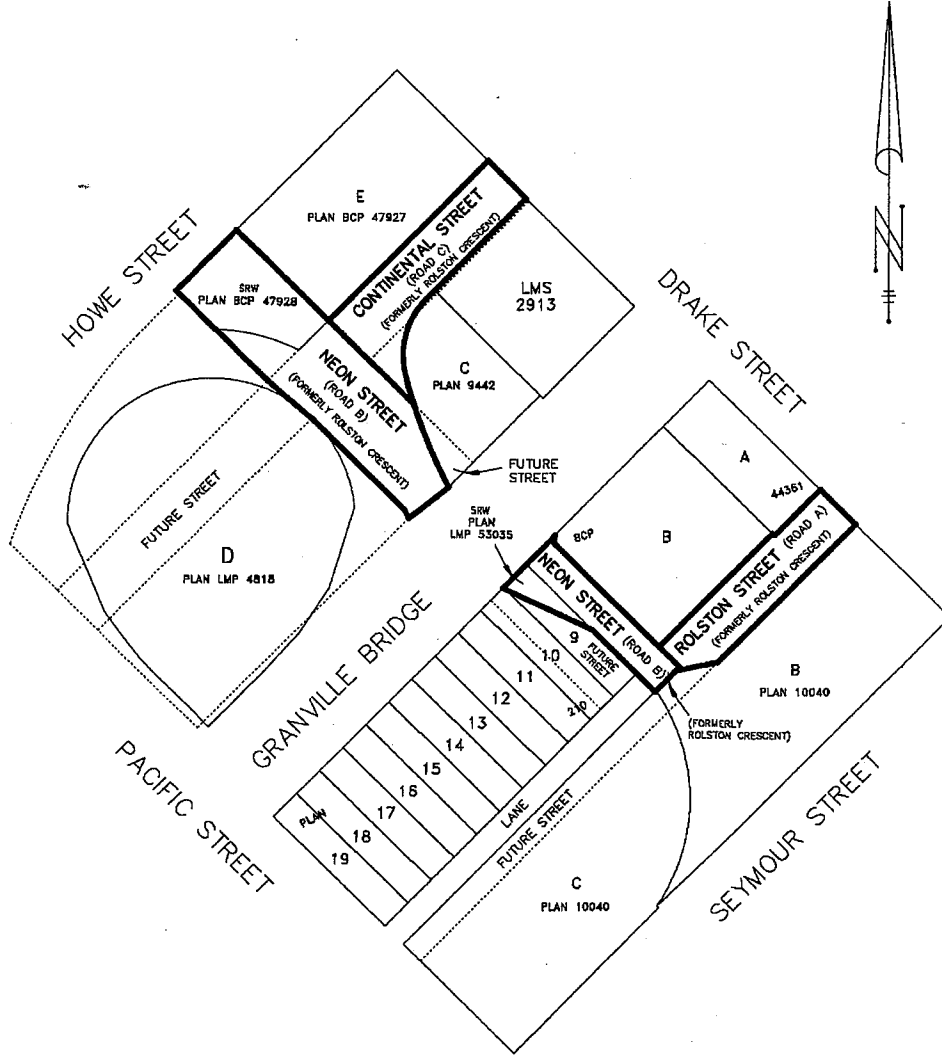
ENACTED by Council this _____ day of _____, 2011

Mayor

City Clerk

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

DRAWING NOT TO SCALE



EXPLANATION

A By-Law to Amend By-Law No. 9844, to authorize an extension and amendment of the Credit Facility established pursuant to By-Law No. 9844, for the purposes of financing in relation to the Southeast False Creek Development Project

Enactment of this By-law amends By-law No. 9844, so as to provide authority to extend the term and modify certain other terms of the credit facility, which was initially authorized pursuant to By-law No. 9844, to provide partial financing for the development of the market project in Southeast False Creek Area 2A.

Director of Legal Services
July 12, 2011



BY-LAW NO. ____

**A By-law to Amend By-law No. 9844
Regarding Borrowing and Incurring of Liabilities for the Purposes of Financing in Relation
to the Southeast False Creek Development Project
Credit Facility for \$550 Million**

PREAMBLE

A. By way of By-law No. 9844 (the "SEFC Credit Facility By-Law"), Council authorized the Credit Facility (as defined in that by-law) in exercise of the powers provided by, *inter alia*, sections 190.1, 236 and 242 of the Vancouver Charter for the purpose of financing in relation to the Southeast False Creek development project (as defined in that by-law) via the Agent (as defined in that by-law) with a syndicate of Canadian chartered banks and other lenders in the aggregate principal amount of \$550,000,000.

B. Council wishes to amend the SEFC Credit Facility By-Law to authorize certain amendments to the Credit Facility.

B. The value according to the last revised assessment roll of the real property within the boundaries of the City of Vancouver liable to taxation is \$183,581,215,926.

C. The total amount of the existing debenture debt of the City of Vancouver as at the date of this amending by-law is \$492,400,000 (exclusive of debts incurred for local improvements secured by special rates or assessments) of which none of the principal or interest is in arrears as of that date.

NOW THEREFORE THE COUNCIL OF THE CITY OF VANCOUVER (the "City"), in public meeting, enacts as follows:

1. This By-law amends the SEFC Credit Facility By-Law.
2. The City is hereby authorized to extend the term of the Credit Facility by three (3) years from its initial maturity date of April 27, 2012 to April 28, 2015 and thereafter for additional terms of one (1) year each as determined from time to time (including prior to April 28, 2015) by any two of the Specified Officials (as defined in the SEFC Credit Facility By-Law).
3. The City Manager and the Director of Finance are hereby authorized to retain, on behalf of the City, the Agent (as defined in the SEFC Credit Facility By-Law) or another financial institution to act as agent in respect of the Credit Facility, from time to time and to negotiate, accept and execute and deliver, on behalf of the City any and all commitment letters, credit facility agreements, credit facility amendments or extensions, authorizations, or any other documents or instruments in respect of the Credit Facility (the "Facility Agreements"), and to prepare and approve, on behalf of the City, information provided to the Agent or lenders in respect of the Credit Facility as required or necessary in respect of the Credit Facility (and including any and all extensions of and replacements to same).

4. All Facility Agreements authorized by this By-law are to contain such terms and conditions as may be approved on behalf of the City by the City Manager and the City Treasurer who are authorized to execute and deliver all such Facility Agreements on behalf of the City and whose approval of such terms and conditions and such Facility Agreements shall be conclusively evidenced by their execution and delivery thereof.
5. Promissory notes or other securities in such amounts and upon such terms (including maturity dates and rates of interest or discount) may be issued by the City under any and all extensions to and replacements of the Credit Facility and any such note or other security, if sealed with the common seal of the City shall be signed by the Mayor and one of the City Treasurer, the Director of Finance or the Deputy Director of Finance, and the common seal of the City, if affixed thereto, and the signatures of any of the Mayor, the City Treasurer, the Director of Finance or the Deputy Director of Finance may be stamped, printed, lithographed or otherwise reproduced, notwithstanding that the person whose signature is so reproduced has ceased to hold office before the date of the note or other security or before its date of delivery.
6. Anyone or more of the Specified Officials or other official of the City are authorized and empowered on behalf of the City from time to time to execute and deliver, on behalf of the City, all instruments, agreements and documents, give such assurances, make such determinations and to do such other acts and things as in the sole opinion of such Specified Officials or other officials may be necessary, desirable or useful to give effect to the SEFC Credit Facility By-Law as amended by this By-law.
7. This Amending By-Law comes into force and takes effect on July , 2011.

ENACTED BY Council this day of July, 2011.

Mayor

City Clerk