

EXPLANATION**Noise Control By-law amending By-law
Re: 2667 - 2703 Kingsway**

This amendment, approved by Council on July 12, 2011, adds 2667 - 2703 Kingsway to the Noise Control By-law.

Director of Legal Services
May 1, 2012

2667 - 2703 Kingsway

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 (529) By-law No. 10472 2667 - 2703 Kingsway"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2012

Mayor

City Clerk

EXPLANATION

**A By-law to amend the Sign By-law
Re: 2667 - 2703 Kingsway**

After the public hearing on July 12 and 13, 2011, 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
May 1, 2012

2667 - 2703 Kingsway

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:
"2667 - 2703 Kingsway CD-1 (529) By-law No. 10472 B (C-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 _____, 2012

Mayor

City Clerk

EXPLANATION**Street Vending By-law amending By-law
Housekeeping amendments to Schedule A**

The attached housekeeping By-law will correct some numbering of paragraphs and remove the historical category of blind street vendor, from Schedule A. City records indicate that only one individual has ever applied under this category, and no permits have been issued under this category for approximately twenty years.

Director of Legal Services
May 1, 2012

79c

BY-LAW NO. _____

**A By-law to amend
Street Vending By-law No. 4781
Housekeeping amendments to Schedule A**

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

1. Council repeals Schedule A of the Street Vending By-law, and substitutes Schedule A attached to this By-law, which new Schedule A is to form part of the Street Vending By-law.
2. This By-law is to come into force and take effect on May 1, 2012.

ENACTED by Council this _____ day of _____, 2012

Mayor

City Clerk

Schedule A

Application Fees

The following fees shall be paid upon application for a permit:

- (a) general street vendor \$ 50.00
- (b) sidewalk occupancy accessory
to a food vending establishment \$ 50.00

Permit Fees

The following fees shall be paid prior to issuance of a permit, exclusive of a harmonized sales tax imposed under the *Excise Tax Act* (Canada) unless otherwise stated:

- (a) general street vendor
 - (i) food\$ 1,052.24 per year
 - (ii) all other products \$ 788.89 per year
- (b) special event market vendor \$107.16 per block per
day to a maximum fee
of \$422.96 per day
- (c) individual special event
vendor (not available for
an event for which a special
event market vendor permit
under clause (b) has already
been issued) \$ 34.20 per day
- (d) mobile special event vendor..... \$151.05 per year
- (e) mobile food vendor
 - (i) with motorized unit \$283.87 per year
 - (ii) without motorized unit \$142.49 per year
- (f) street use for the display of
produce, plants and cut flowers
for each square foot of display area \$ 4.27 per year
subject to a minimum fee of \$119.71 per year
- (g) street use for the provision
of tables and chairs accessory
to a food vending establishment \$329.42 per year

EXPLANATION

**A By-law to amend the Zoning and Development By-law
Re: 2730 East 41st Avenue (5711 Rhodes Street)**

After the public hearing on September 19, 2011, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 2730 East 41st Avenue (5711 Rhodes Street). The Director of Planning advises that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
May 1, 2012

2730 East 41st Avenue
(5711 Rhodes 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-638 (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 (530).

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 (530), 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 use listed in this section 2.2, except that no portion of the first storey of a building to a depth of 10.7 m from the north wall of the building and extending across its full width, may be used for residential purposes, except for entrances to the residential portion;
- (b) Cultural and Recreational Uses, limited to Fitness Centre;
- (c) Office Uses;
- (d) Retail Uses;
- (e) Service Uses, limited to Animal Clinic, Barbershop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self Improvement, School - Business, School - Vocational or Trade; and

- (f) 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 1 247 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 2.41.

3.3 Computation of floor space ratio must include:

- (a) all floors, including earthen floor, 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, sundecks, 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, 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; and
- (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.

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%.

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

Building height

4. The building height, measured above base surface, must not exceed 15.4 m.

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 24.0 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 6.1 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 (530).

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

Parking, loading, and bicycle spaces

6. Any development or use of the site requires the provision and maintenance of off-street parking spaces, loading spaces, and bicycle spaces, in accordance with the Parking By-law.

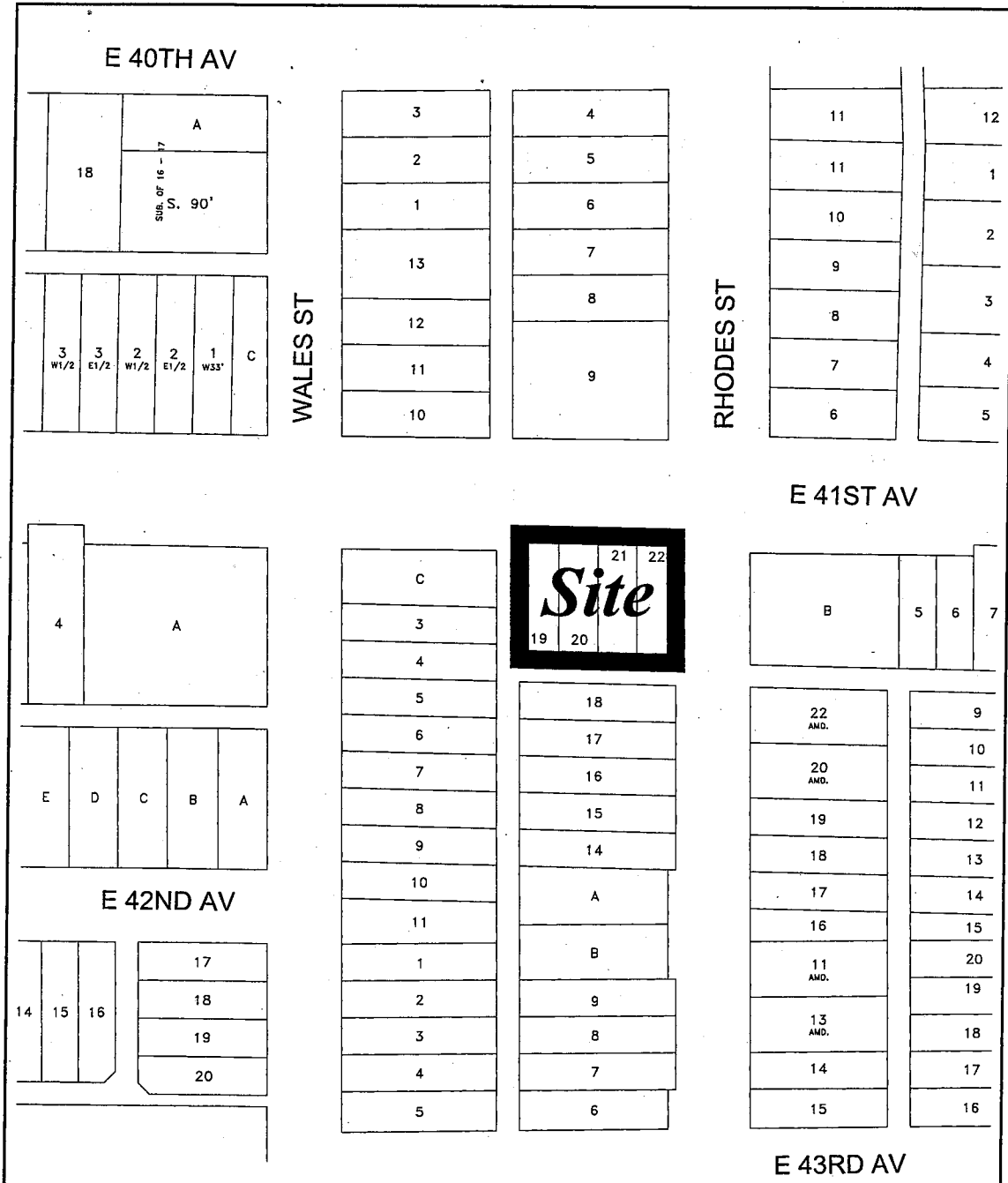
Acoustics

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.



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

Z-638 (b)

RZ - 2730 East 41st Avenue

map: 1 of 1
scale: NTS



City of Vancouver

date: 2011-08-08