

EXPLANATION

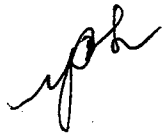
1

**A By-law to amend Zoning and Development By-law
Re: 1305 - 1335 Burrard Street and
1009 Harwood Street**

After the public hearing on October 18th, 2011, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 1305 - 1335 Burrard Street and 1009 Harwood 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
June 12, 2012

1305 - 1335 Burrard Street and
1009 Harwood 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-639 (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 (532).

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 (532) 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, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, and Theatre;
- (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.

Floor area and density

4.1 The floor space ratio for all uses must not exceed 7.40.

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; and
- (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.

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 46.8 m.

5.2 The Director of Planning may permit a greater height than otherwise permitted for guardrails or similar minor projections if:

- (a) no additional floor space is created; and
- (b) the height of the minor projections does not exceed 1 m.

Parking, loading, and bicycle parking

6. Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle parking, in accordance with the Parking by-law, except that minimum residential parking must include at least 0.05 visitor parking space for each dwelling unit.

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.

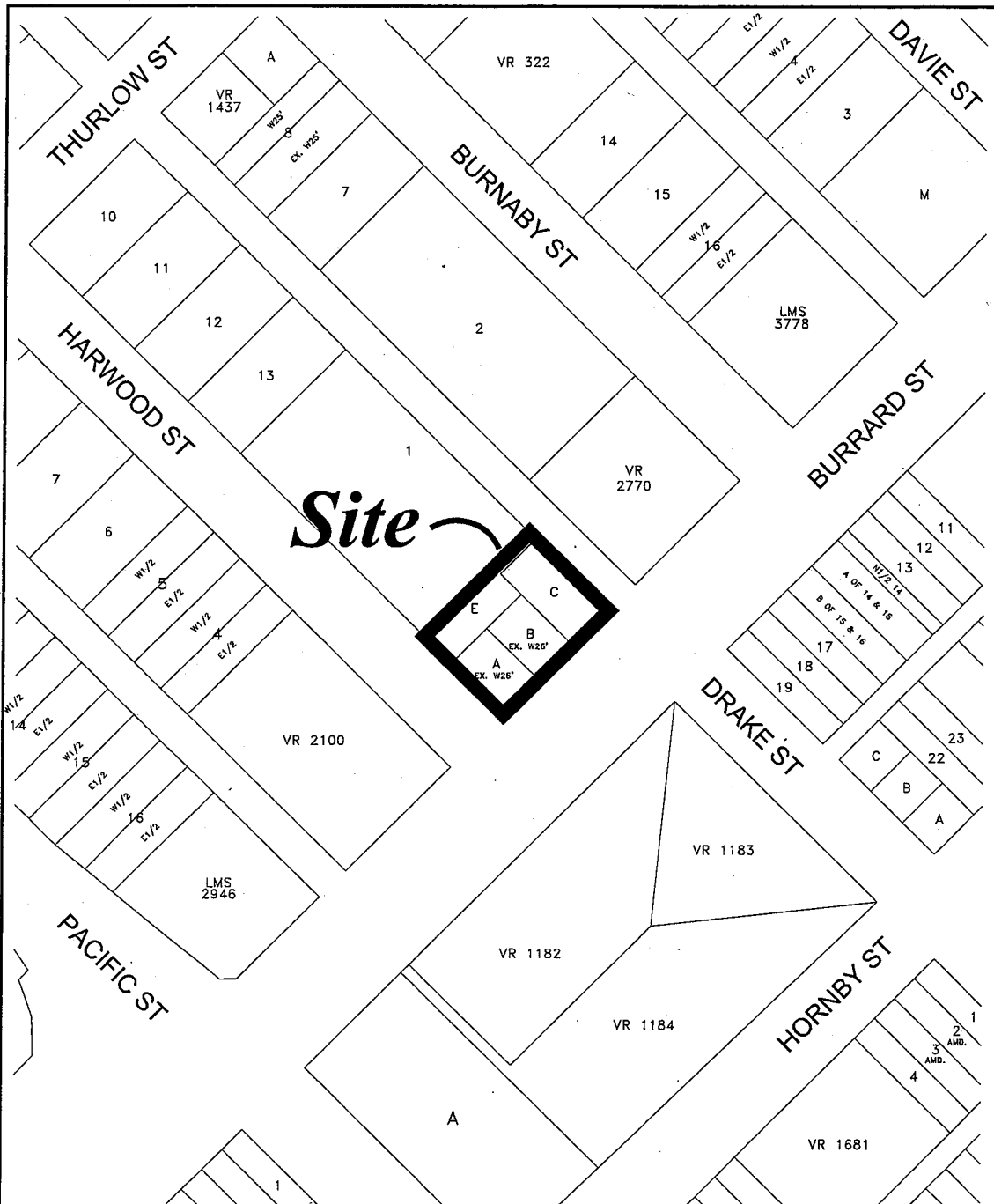
Force and effect

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

ENACTED by Council this _____ day of _____, 2012

Mayor

City Clerk



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

Z-639 (a)

RZ - 1305-1335 Burrard St & 1009 Harwood St

map: 1 of 1

scale: NTS



City of Vancouver

date: 2011-10-05

EXPLANATION**Subdivision By-law No. 5208 amending By-law
Re: 3582 McGill Street**

On May 16, 2012, Council approved an application to re-classify the captioned property from Category C to Category A of Table 1, of Schedule A to the Subdivision By-law. The attached By-law implements Council's resolution.

Director of Legal Services
June 12, 2012

3582 McGill 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 Table 1, of Schedule A to the Subdivision By-law, in accordance with the plan labeled Schedule A and attached to and forming part of this By-law, by reclassifying the properties shown in black outline on that plan, from Category C to Category A in accordance with the explanatory legends, notations, and references incorporated thereon.
- 2. This By-law is to come into force and take effect on the date of its enactment.

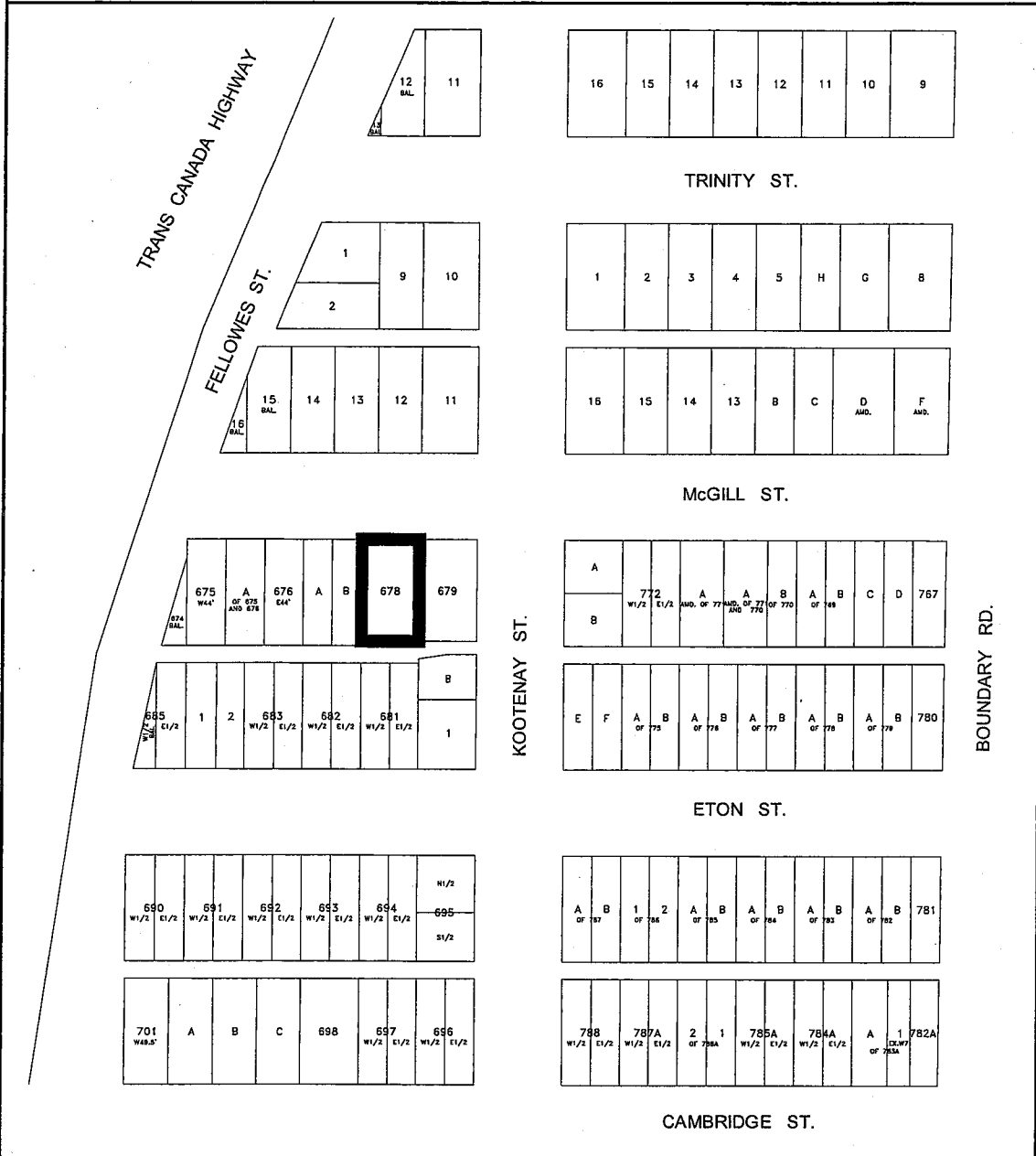
ENACTED by Council this day of , 2012

Mayor

City Clerk

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

being the Subdivision By-law



The property outlined in black (**678**) is reclassified from Category C to Category A on the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

<p>3582 McGill Street</p>	<p>map: 1 of 1</p> <p>scale: NTS</p>	
<p>City of Vancouver</p>		

EXPLANATION**A By-law to amend the Energy Utility System By-law
Re: Service area**

On June 12, 2012, Council resolved to amend the Energy Utility System By-law to extend the service area to include the Great Northern Way Campus Lands. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
June 12, 2012

BY-LAW NO. _____

**A By-law to amend Energy Utility System By-law No. 9552
to extend the service area to Great Northern Way Campus Lands**

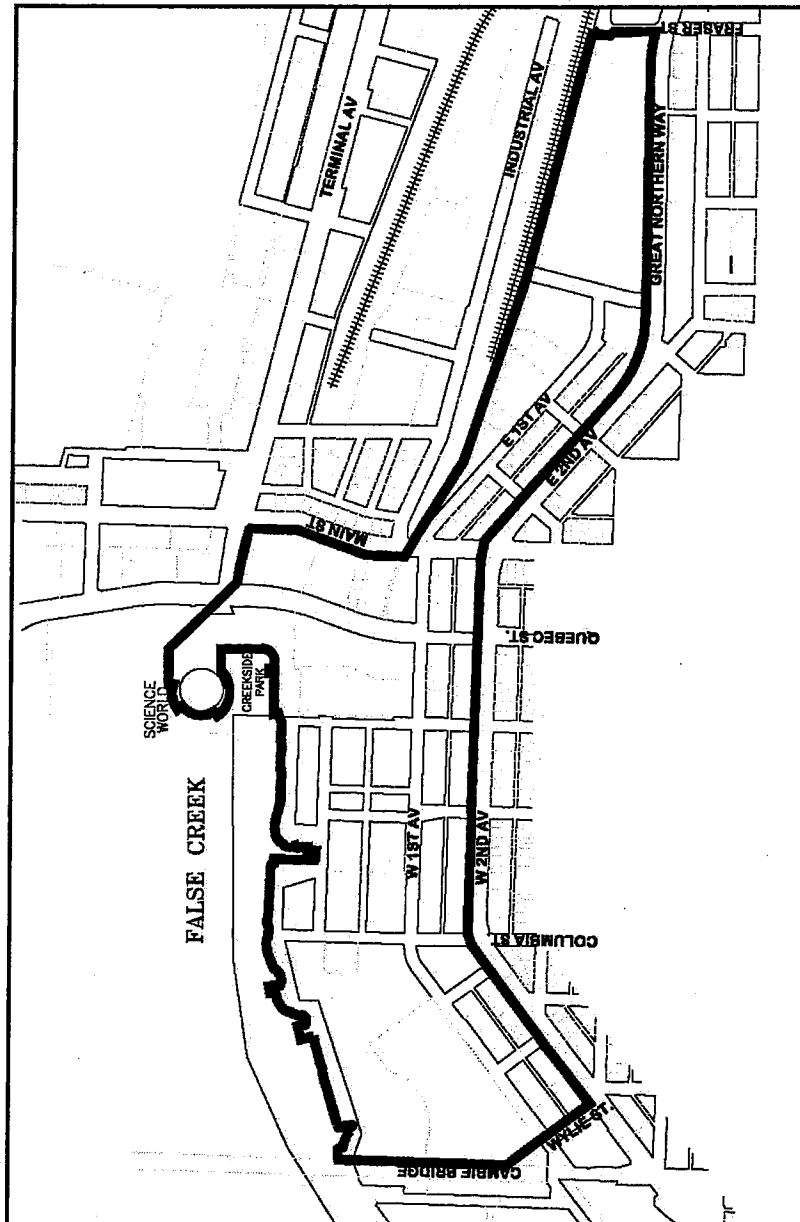
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions and schedule of the Energy Utility System By-law.
2. In the Table of Contents, in the list of Schedules, Council strikes out “Boundaries of Southeast False Creek”, and substitutes “Boundaries of Service Area”.
3. In Section 1.2, Council:
 - (a) at the end of the definition of “service”, strikes out “and”;
 - (b) in the definition of “Southeast False Creek”, strikes out the words “marked in bold black on Schedule A, and”, and, at the end, strikes out “.” and adds “, to which the Southeast False Creek Official Development Plan applies.”; and
 - (c) adds the following definition, in the appropriate alphabetical order:

“ “service area” means the area marked in bold black on Schedule A, and includes Southeast False Creek and the area bounded to the north by the southern boundary of the portion of railroad right of way which extends from Main Street to Fraser Street, to the east by Fraser Street, to the south by East 2nd Avenue and Great Northern Way, and to the west by Main Street;”.
4. In section 2.1, Council:
 - (a) strikes out “Southeast False Creek”, and substitutes “the service area”; and
 - (b) at the end of the section, strikes out “.”, and adds “, unless the City Engineer is of the opinion that providing the service to a building is not practical or economical.”
5. In section 2.2, Council strikes out “Southeast False Creek”, and substitutes “the service area”.
6. In section 7.1, Council strikes out “for Southeast False Creek”.

7. Council repeals Schedule A, and substitutes:

**“SCHEDULE A
BOUNDARIES OF SERVICE AREA**



”

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

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

ENACTED by Council this day of , 2012

_____ Mayor

_____ City Clerk

EXPLANATION

A By-law to amend the
Southeast False Creek Official Development Plan By-law
Re: Density and Height
(Re: 105-167 West 2nd Avenue)

After the public hearing on July 26, 27 and 28, 2011, Council resolved to amend the Southeast False Creek ODP By-law to increase density and height as a consequential amendment to the approval of a CD-1 rezoning for 105-167 West 2nd Avenue. This amendment should have been brought before Council prior to the enactment of the CD-1 by-law on May 29, 2012. This was not done due to inadvertence. As well, Resolution D in the July 26, 2011 decision for 105-167 West 2nd Avenue incorrectly indicated that the floor area for residential would increase by 3 587 m², while an increase of 8 704 m² was correctly set out in Appendix C of the Policy Report. The attached By-law was prepared in accordance with Appendix C, so it indicates the correct increase in floor area. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
June 12, 2012

Southeast False Creek ODP
Re: Density and Height
(105-167 West 2nd Avenue)

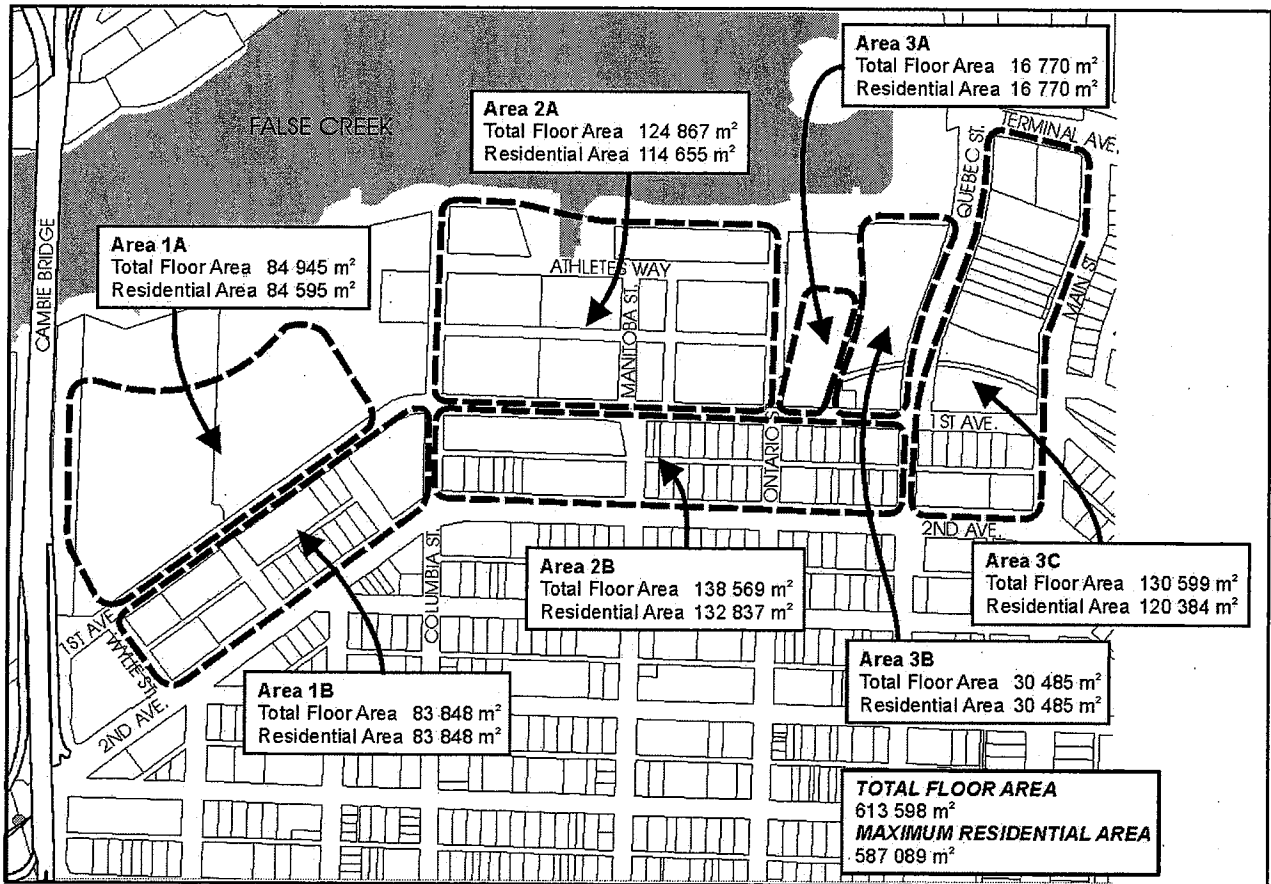
BY-LAW NO. _____

**A By-law to amend Southeast False Creek
Official Development Plan By-law No. 9073**

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

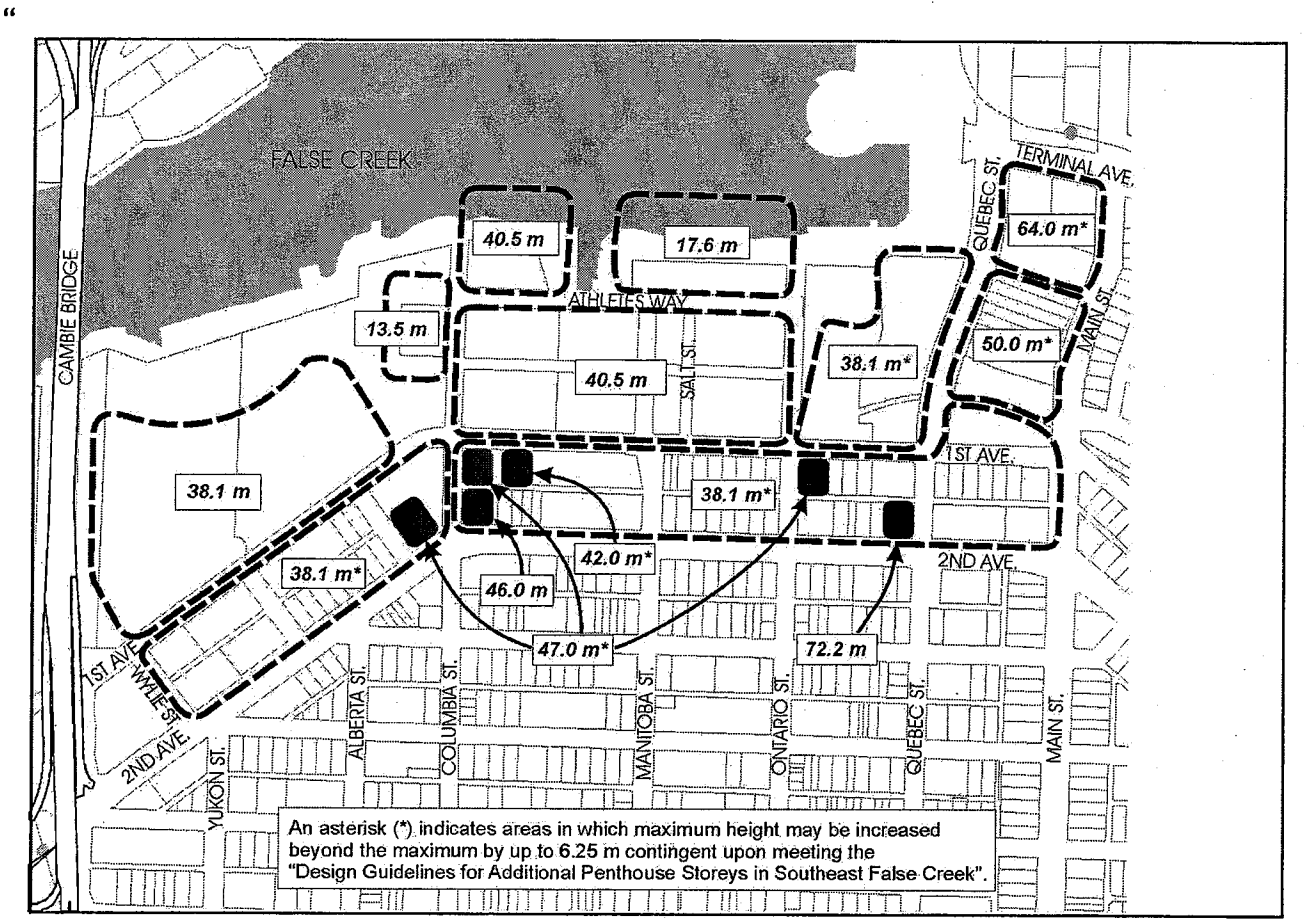
1. This By-law amends the indicated provisions of the Southeast False Creek Official Development Plan By-law.
2. In section 4.2, Council strikes out “601 307” and substitutes “613 598”.
3. In subsection 4.3.1(a), Council strikes out “578 385” and substitutes “587 089”.
4. In subsection 4.3.1(e), Council strikes out “211 497” and substitutes “220 201”.
5. Council repeals Figure 4 in section 6, and substitutes:

“



”

6. Council repeals Figure 9 in section 6, and substitutes:



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

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

ENACTED by Council this _____ day of _____, 2012

Mayor

City Clerk