

EXPLANATION**Noise Control By-law amending By-law
Re: 960-982 Howe Street**

This amendment, approved by Council on May 14, 2012, adds 960-982 Howe Street to the Noise Control By-law.

Director of Legal Services
May 15, 2013

89C

960-982 Howe Street

BY-LAW NO. _____

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

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

1. To Schedule A (Activity Zone) of By-law No. 6555, at the end, Council adds:
"CD-1 (546) By-law No. 10688 960-982 Howe Street"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2013

Mayor

City Clerk

EXPLANATION**A By-law to amend the Sign By-law
Re: 960-982 Howe Street**

After the public hearing on May 14, 2012, 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 satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
May 15, 2013



960-982 Howe Street

BY-LAW NO. _____

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

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

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

“960-982 Howe Street CD-1 (546) By-law No. 10688 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 , 2013

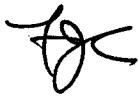
Mayor

City Clerk

EXPLANATION**A By-law to amend the Parking By-law
Re: 851-951 Boundary Road**

After the public hearing on December 11 and 13, 2012, Council resolved to add 851-951 Boundary Road to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
May 15, 2013



CD-1 District Parking requirements
851-951 Boundary Road

BY-LAW NO. _____

**A By-law to amend Parking By-law No. 6059
with regard to CD-1 Districts Parking requirements**

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

1. This By-law amends the indicated provisions of the Parking By-law.
2. To Schedule C, Council adds:

"851-951 Boundary Road	By-law No. 7158	CD-1 (300)	Parking, loading and bicycle spaces in accordance with by-law requirements on December 13, 2012, except that there must be: <ol style="list-style-type: none">a) 40 parking spaces;b) one loading space; andc) 6 Class "B" bicycle parking spaces."
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3. 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.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2013

Mayor

City Clerk

EXPLANATION**License By-law amending By-law
regarding rental dwelling units in Norquay Village**

On April 9, 2013, Council resolved to amend the License By-law regarding the introduction of two new zoning districts in the area of the Norquay Village Neighbourhood Centre Plan. This housekeeping amendment supports Council's decision to amend the By-law to provide for rental dwelling units in Norquay Village.

Director of Legal Services
May 15, 2013



BY-LAW NO. _____

**A By-law to amend License By-law No. 4450
regarding rental dwelling units**

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

1. This By-law amends the indicated provisions of the License By-law.
2. In section 2, Council:
 - (a) strikes out the definition of "Duplex";
 - (b) in the definition of "Lodging House", strikes out the words "a duplex dwelling", and substitutes "two-family dwelling"; and
 - (c) in the definition of "Residential Rental Unit", strikes out the words "duplex", and substitutes "two-family dwelling".
3. In Schedule A, Council strikes out the word "DUPLEX", and substitutes "TWO-FAMILY DWELLING", and moves this fee item to the appropriate alphabetical order in Schedule A.
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 _____, 2013


Mayor

City Clerk

EXPLANATION**A By-law to amend the Parking By-law
RT-11 and RT-11N Districts Schedule
RM-7 and RM-7N Districts Schedule**

After the public hearing on April 9, 2013, Council resolved to add the new RT-11 and RT-11N Districts Schedule and RM-7 and RM-7N Districts Schedule (multiple small houses/duplexes and rowhouses/stacked townhouses) to the Parking By-law. The Director of Planning has advised that there are no prior conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
May 15, 2013


Regulations regarding parking
RT-11 and RT-11N Districts Schedule
RM-7 and RM-7N Districts Schedule

BY-LAW NO. _____

**A By-law to amend Parking By-law No. 6059
with regard to parking for the RT-11 and RT-11N Districts Schedule
and the RM-7 and RM-7N Districts Schedule**

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

1. This By-law amends the indicated provisions of the Parking By-law.
2. In section 2, Council adds the following definitions in the correct alphabetical order:

“**Principal Dwelling Unit with Lock-off Unit** means a larger principal dwelling unit, containing a smaller dwelling unit which must have separate external access and shared internal access, and which can be locked off from the larger principal dwelling unit;” and

“**Rowhouse** means a dwelling unit, in a row of at least three side by side dwelling units, which does not have another dwelling unit located directly above or below, or another dwelling unit located behind or in front;”
3. In section 4.2.1.2 of Table 4.2, Council adds:
 - (a) at the end of Column 1:

“In RT-11: One-Family Dwelling with Secondary Suite on a site with more than one principal building”;
 - (b) at the end of Column 2, opposite the words added to Column 1 by this section 3(a):

“A minimum of 1.5 spaces.”
 - (c) at the end of Column 1, after the words added by this section 3(a):

“Two-Family Dwelling with Secondary Suite”; and
 - (d) at the end of Column 2, opposite the words added to Column 1 by this section 3(c):

“ A minimum of three spaces, except that the maximum number of spaces for a site having a two-family dwelling with secondary suite as the only use other than an accessory use must be:

Site width at rear property line	Spaces
At least 10.0 m but less than 12.2 m	3
At least 12.2 m but less than 14.5 m	4
14.5 m or more	5

”

4. In Column 1 of section 4.2.1.3 of Table 4.2:

- (a) after “RT-10N”, Council adds “RT-11, RT-11N,”; and
- (b) after “RM-1N”, Council adds “RM-7, RM-7N,”.

5. In section 4.2.1.4 of Table 4.2, Council adds the following paragraphs at the end, under Column 1 and Column 2:

“

Multiple Dwelling in RM-7 and RM-7N (not including Rowhouse)	A minimum of 0.65 spaces for every dwelling unit.
Rowhouse in RM-7 and RM-7N	A minimum of one space for every dwelling unit.
Principal Dwelling Unit with a Lock-off Unit in RM-7 and RM-7N	A principal dwelling unit with a lock-off unit is subject to the parking requirements in section 4.2.1.4 and there is no additional parking requirement for the lock-off unit.

”

6. In section 4.2.1.13 of Table 4.2, Council:

- (a) In the first paragraph under Column 1, strikes out “Despite anything to the contrary”, and substitutes “Unless otherwise specified”;
- (b) Strikes out the words “combined with a Secondary Dwelling Unit”, and substitutes “with Lock-off Unit.” in Column 1;
- (c) Strikes out the words “combined with a secondary dwelling unit”, and substitutes “with lock-off unit” in Column 2; and
- (d) In Column 2, strikes out the words “secondary dwelling unit” wherever they appear, and substitutes “lock-off unit”.

7. After section 4.2.1.13 of Table 4.2, Council adds:

“

4.2.1.14	Principal Dwelling Unit with Lock-off Unit in RT-11 and RT-11N	A principal dwelling unit with lock-off unit is subject to the parking requirement specified in sections 4.2.1.1 and 4.2.1.2, and there is no additional parking requirement for the lock-off unit.
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”

8. In Section 6.2.1.3 of Table 6.2, at the end, under the headings Column 1, Column 2 Class A, and Column 2 Class B, respectively, Council adds:

“

Multiple Dwellings in RM-7 and RM-7N (not including Rowhouse)	A minimum of 2.25 spaces for every dwelling unit	A minimum of 1 space for every 5 dwelling units up to and including 19 dwelling units, and a minimum of 6 spaces for any development containing a minimum of 20 dwelling units.
Rowhouse in RM-7 and RM-7N	A minimum of 1.25 spaces for every dwelling unit	No requirement.

”

9. In section 6.2.1.6 of Table 6.2:

- (a) In Column 1, Council strikes out the words “combined with a Secondary Dwelling Unit”, and substitutes “with Lock-off Unit”; and
- (b) In Column 2, under Class A, Council:
 - (i) strikes out the words “combined with a secondary dwelling unit”, and substitutes “with lock-off unit”, and
 - (ii) strikes out “secondary dwelling unit”, and substitutes “lock-off unit”; and
- (c) In Column 2, under Class B, Council strikes out “secondary dwelling unit”, and substitutes “lock-off unit”.

- “

”

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

Mayor

City Clerk

EXPLANATION

**A By-law to amend the Sign By-law
Re: RT - 11 and RT - 11N Districts Schedules and
RM - 7 and RM - 7N Districts Schedules
(Norquay Village)**

After the public hearing on April 9, 2013, Council resolved to amend the Sign By-law to add RT - 11 and RT - 11N Districts Schedules and RM - 7 and RM - 7N Districts Schedules. The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
May 15, 2013



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. This By-law amends the indicated provisions of Sign By-law 6510.
2. In section 9.2, under the heading “Residential Areas - **SCHEDULE A**”
 - (a) after “RT-10 and RT-10N,” Council adds “RT-11 and RT-11N,”; and
 - (b) after “RM-4N,” Council adds “RM-7 and RM-7N,”.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2013

Mayor

City Clerk

EXPLANATION

**A By-law to amend the Zoning and Development By-law
Re: Norquay Village
RT-11 and RT-11N Districts Schedules
RM-7 and RM-7N Districts Schedules
and related and consequential amendments**

After the public hearing on April 9, 2013, Council resolved to amend the Zoning and Development By-law to create two new zoning districts in the area of Norquay Village Neighborhood Centre. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
May 15, 2013

Norquay Village
RT-11 and RT-11N Districts Schedules
RM-7 and RM-7N Districts Schedules
and related and consequential amendments

BY-LAW NO. _____

**A By-Law to amend
Zoning and Development By-Law No. 3575
to create new district schedules in Norquay Village**

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

1. This by-law amends the indicated provisions of the Zoning and Development by-law.
2. 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 plans marginally numbered Z-658 (a), Z-658 (b), Z-658 (c) and Z-658 (d), attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D to By-law No. 3575.
3. In section 2, in “**Dwelling Uses**”, Council:
 - (a) repeals the definition of “One-Family Dwelling with Secondary Suite”, and substitutes:

“One-Family Dwelling with Secondary Suite means a building containing only two dwelling units, a larger principal dwelling unit and a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, principal dwelling unit with lock-off unit, two-family dwelling, or two-family dwelling with secondary suite;”;
 - (b) repeals the definition of “Secondary Dwelling Unit” and substitutes, in the appropriate alphabetical order:

“Lock-off Unit means a smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a secondary suite;”;
 - (c) repeals the definition of “Principal Dwelling Unit combined with a Secondary Dwelling Unit” and substitutes:

“Principal Dwelling Unit with Lock-off Unit means a larger principal dwelling unit, containing a smaller dwelling unit which must have separate external

access and shared internal access, and which can be locked off from the larger principal dwelling unit;”;

- (d) adds, in the appropriate alphabetical order:

“**Freehold Rowhouse** means a dwelling unit, in a row of at least three side by side dwelling units, which shares a party wall with an adjoining dwelling unit, and is located on its own lot which abuts a street and a lane;”

“**Secondary Suite** means a smaller dwelling unit within a larger one-family dwelling or two-family dwelling, which must have separate external access and may have shared internal access, but does not include a lock-off unit;” and

- (e) adds, after the definition of “Two-Family Dwelling”:

“**Two-Family Dwelling with Secondary Suite** means a building containing two larger principal dwelling units, one of which must contain and one of which may contain a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, multiple dwelling, or principal dwelling unit with lock-off unit;”

4. In section 3.2.1(g) (i), after “one-family dwelling with secondary suite”, Council adds “two-family dwelling with secondary suite”.

5. Council strikes out section 3.2.6, and substitutes:

“3.2.6 If an owner applies to replicate a Multiple Conversion Dwelling or Infill use damaged by fire to the extent of 60% or more of its value above its foundations, and the Director of Planning has previously given a bonus or relaxation under the RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, or RM-7 and RM-7N districts schedules in respect of such use, and the proposed replication is in accordance with the most recently issued development or building permits for that use, the Director of Planning must relax the provisions of the applicable districts schedules to the extent necessary to permit the replication.”

6. In section 5.14, Council strikes out the paragraph in Column B, opposite paragraph 2, and substitutes:

“Multiple conversion dwelling containing the same or fewer units in total, except in RT-4, RT-4A, RT-4AN and RT-4N, RT-5, RT-5A, RT-5N and RT-5AN, RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, or RM-7 and RM-7N district or districts and in the First Shaughnessy District (FSD)”

7. In section 9.1:
 - (a) under the heading Two-Family Dwelling, after “RT-10 and RT-10N”, Council adds “RT-11 and RT-11N”; and
 - (b) under the heading Multiple Dwelling, after “RM-6” and before “FM-1”, Council adds “RM-7 and RM-7N”.
8. In section 10.21.2, Council deletes “secondary dwelling unit” wherever it occurs, and substitutes “lock-off unit”.
9. In section 10.34, Council deletes the title “Secondary dwelling units”, and substitutes “Lock-off Units and Secondary Suites”.
10. In sections 10.34.1, and 10.34.2, Council deletes “secondary dwelling unit” wherever it occurs, and substitutes “lock-off unit or secondary suite”.
11. In section 11, Council adds:

“11.25 Freehold Rowhouses

 - 11.25.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.
 - 11.25.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5 m.”
12. In section 3.2.DW of the C-2, C-2B, C-2C, C-2C1 and C-3A District Schedules, Council deletes “Secondary Dwelling Unit” wherever it occurs, and substitutes “Lock-off Unit”.
13. After the RT-10 and RT-10N Districts Schedule, Council adds the RT-11 and RT-11N Districts Schedules attached to this by-law as Schedule B.
14. After the RM-6 District Schedule, Council adds the RM-7 and RM-7N Districts Schedules attached to this by-law as Schedule C.
15. 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.

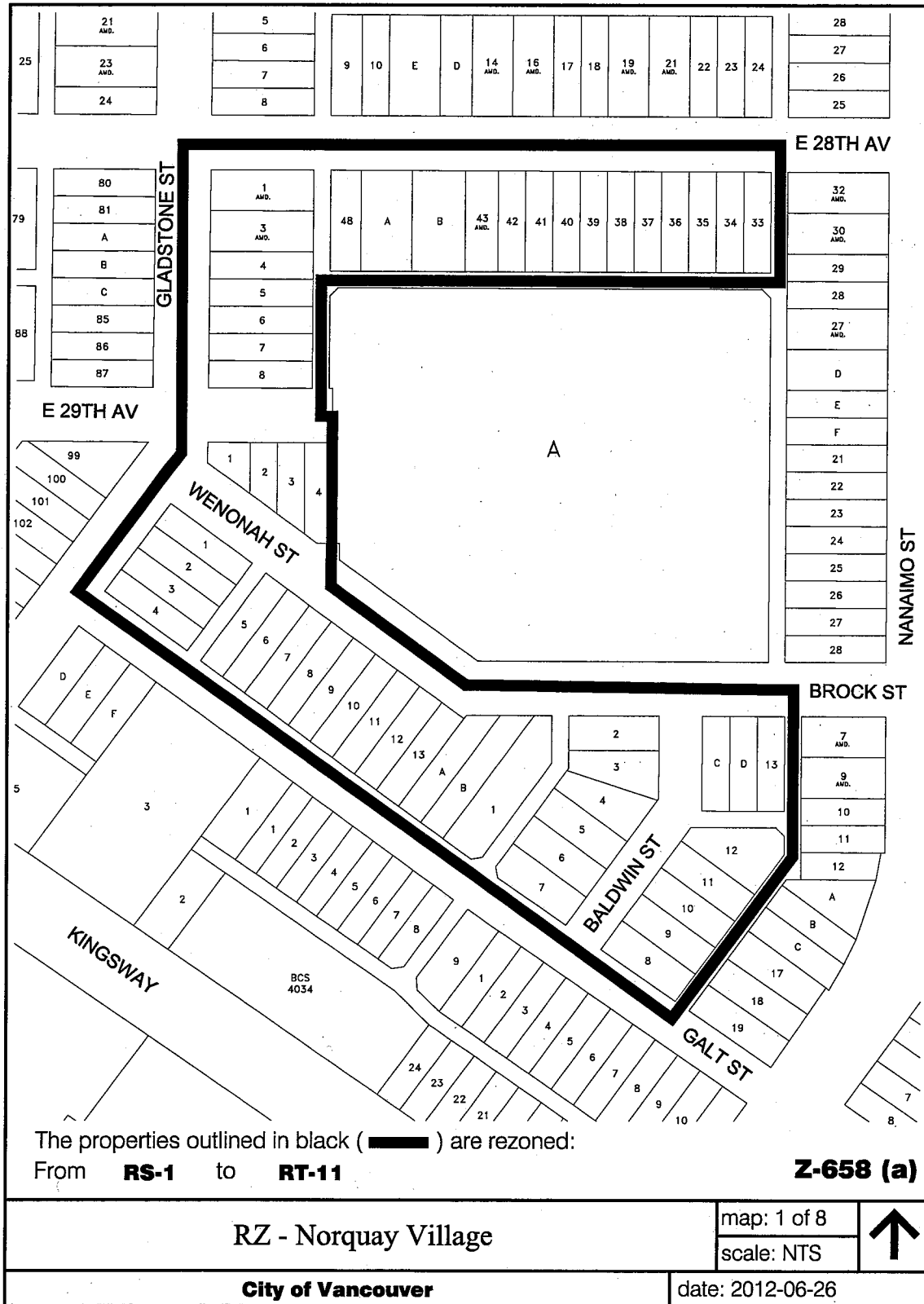
16. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2013

Mayor

City Clerk

Schedule A



[illegible]

From **RS-1** to **RT-11**

Z-658 (a)

RZ - Norquay Village

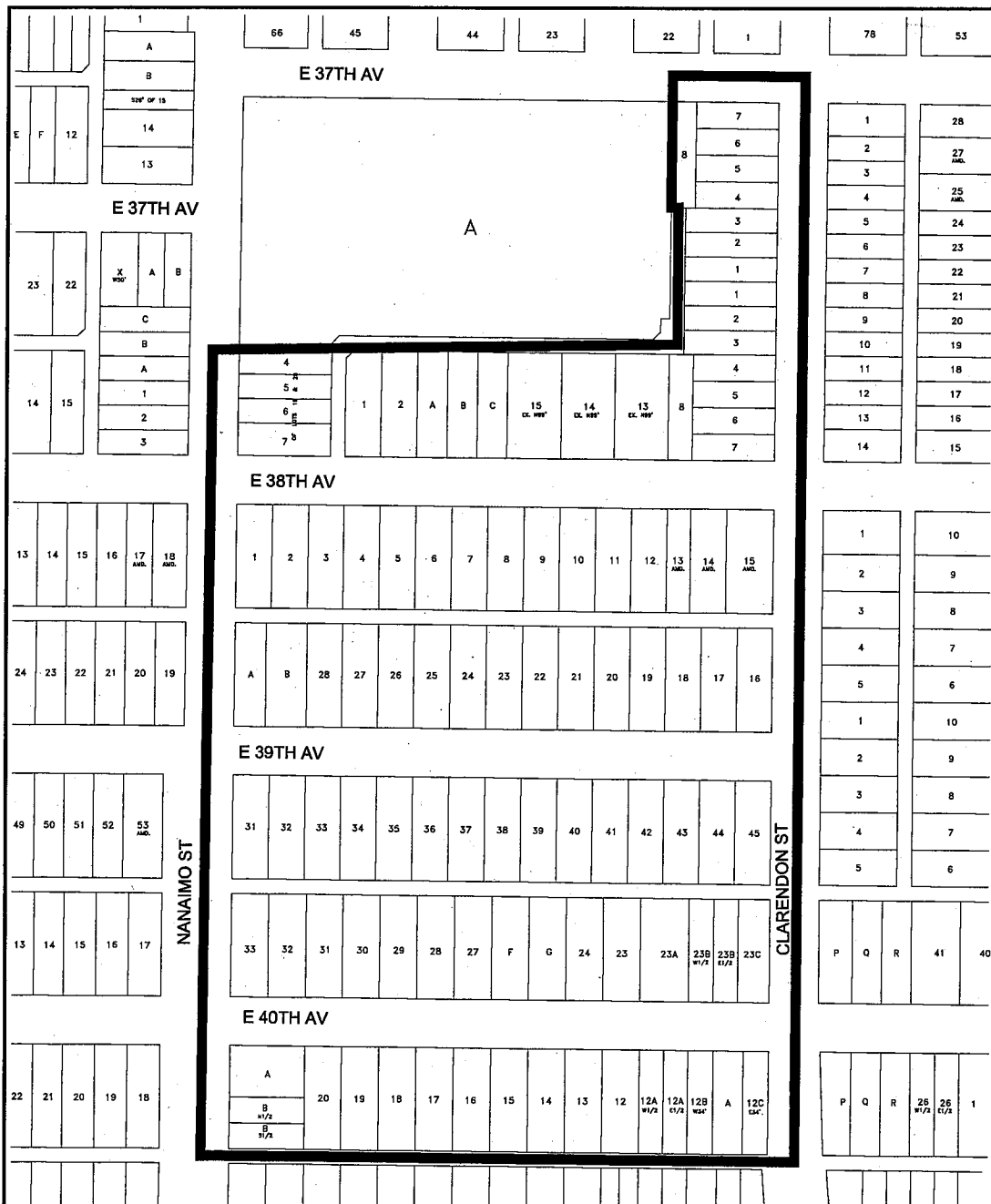
map: 2 of 8

scale: NTS

**City of Vancouver**

date: 2012-07-10

Schedule A



The properties outlined in black (**■**) are rezoned:
From **RS-1** to **RT-11**

Z-658 (a)

RZ - Norquay Village

map: 3 of 8

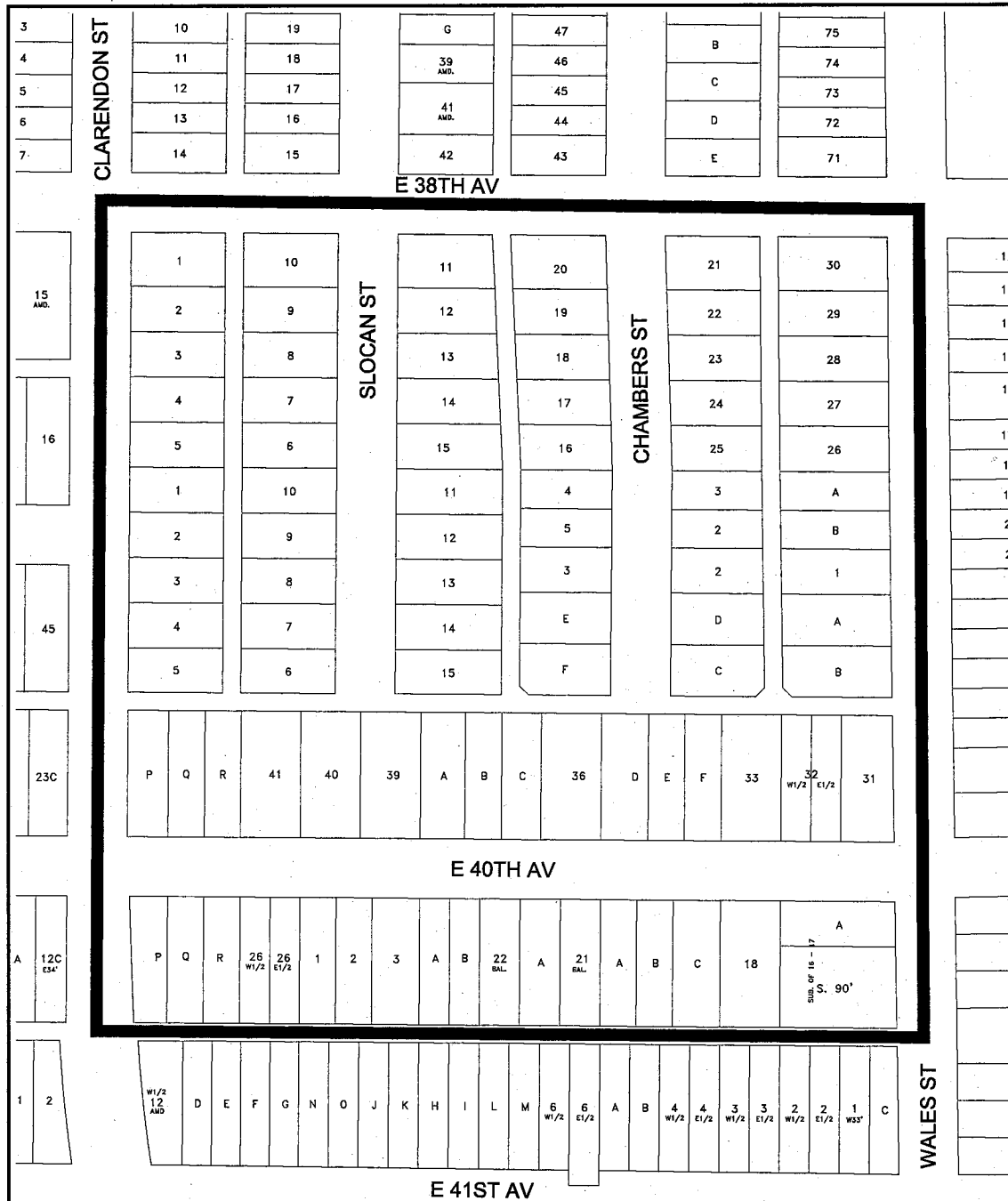
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City of Vancouver

date: 2012-07-10

Schedule A



The properties outlined in black (**■**) are rezoned:
From **RS-1** to **RT-11**

Z-658 (a)

RZ - Norquay Village

map: 4 of 8

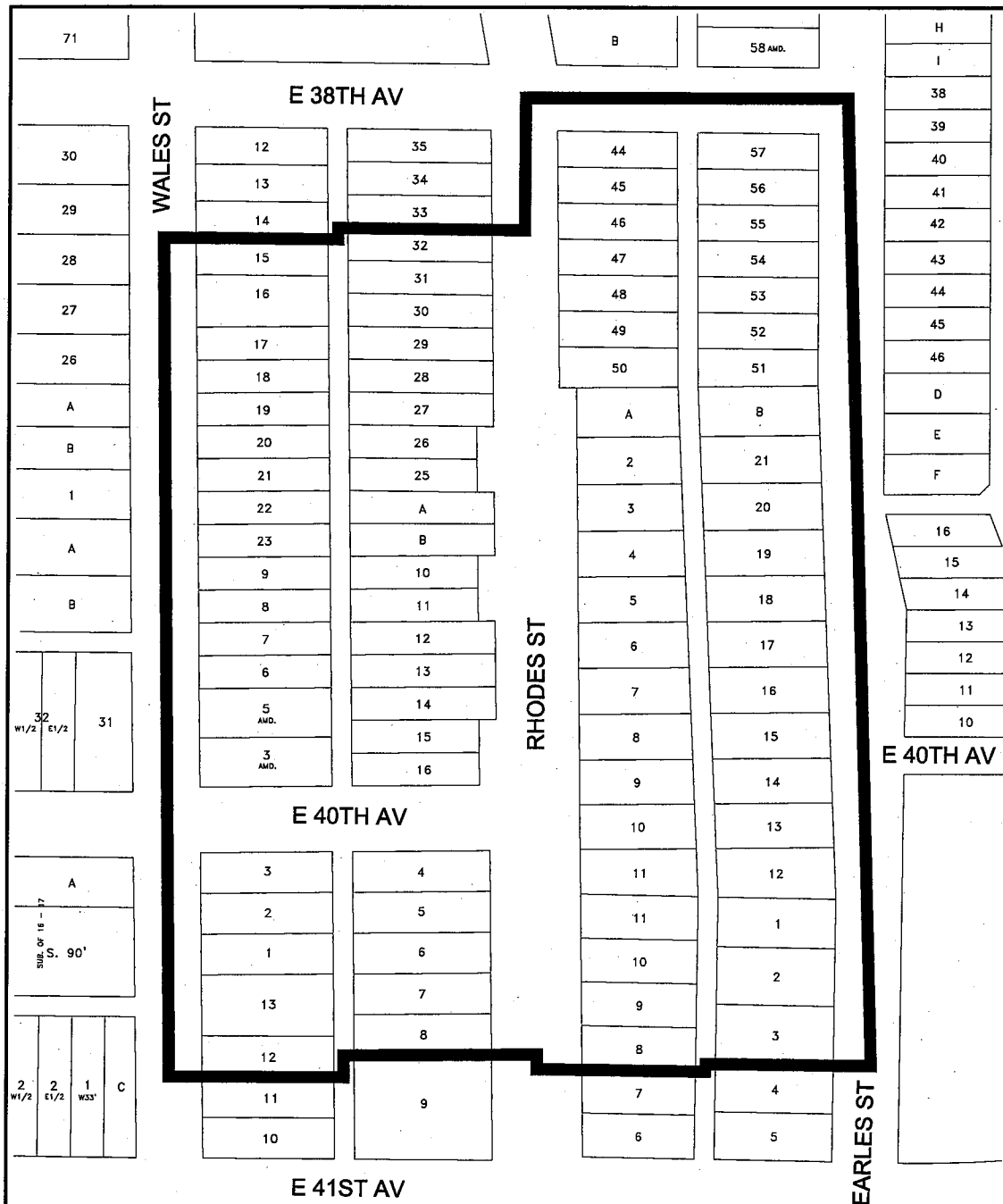
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City of Vancouver

date: 2012-07-10

Schedule A



The properties outlined in black (**■**) are rezoned:
From **RS-1** to **RT-11**

Z-658 (a)

RZ - Norquay Village

map: 5 of 8

scale: NTS



City of Vancouver

date: 2012-07-10

Schedule A



The properties outlined in black (**█**) are rezoned:
From **RS-1** to **RT-11**

Z-658 (a)

RZ - Norquay Village

map: 6 of 8

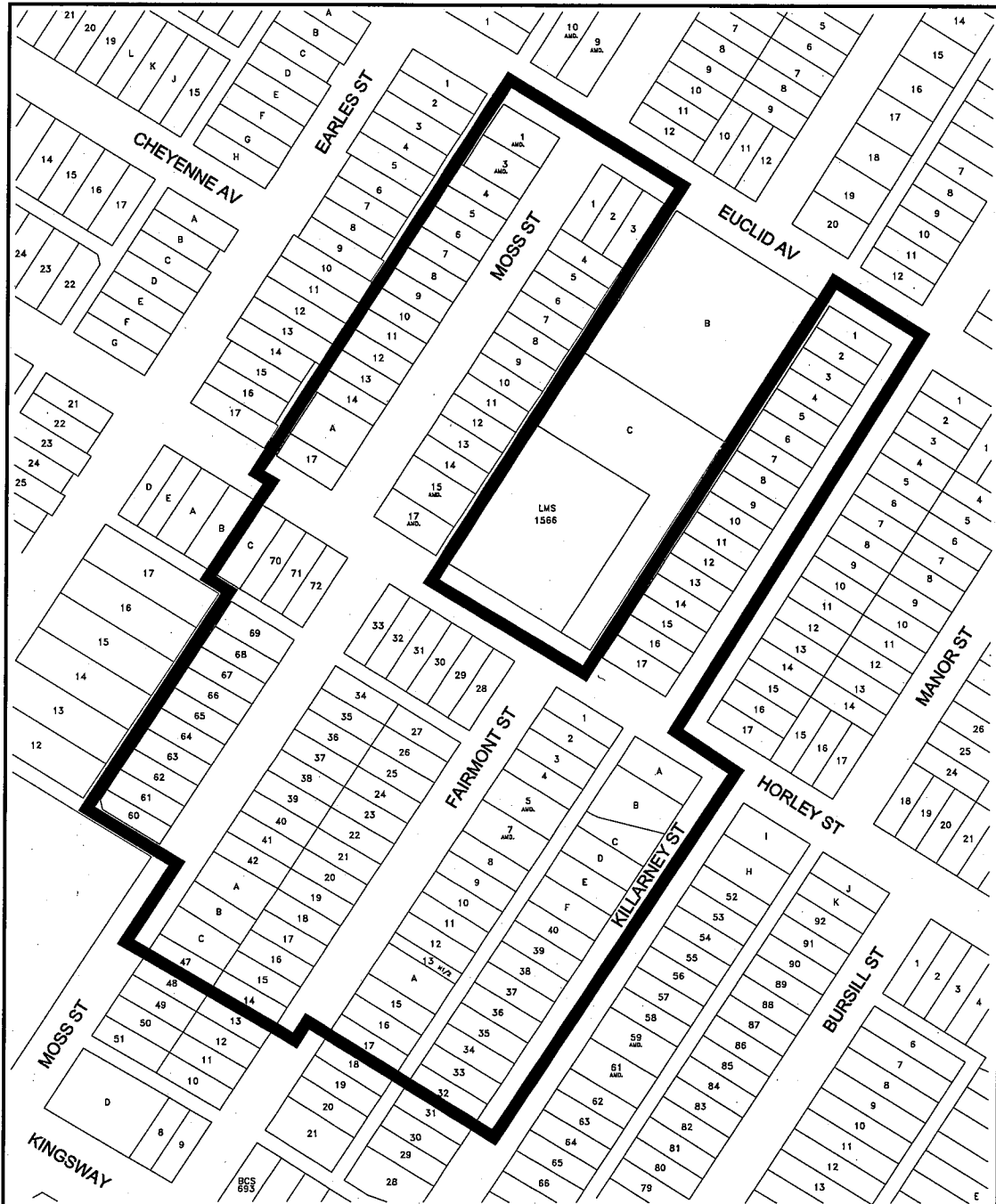
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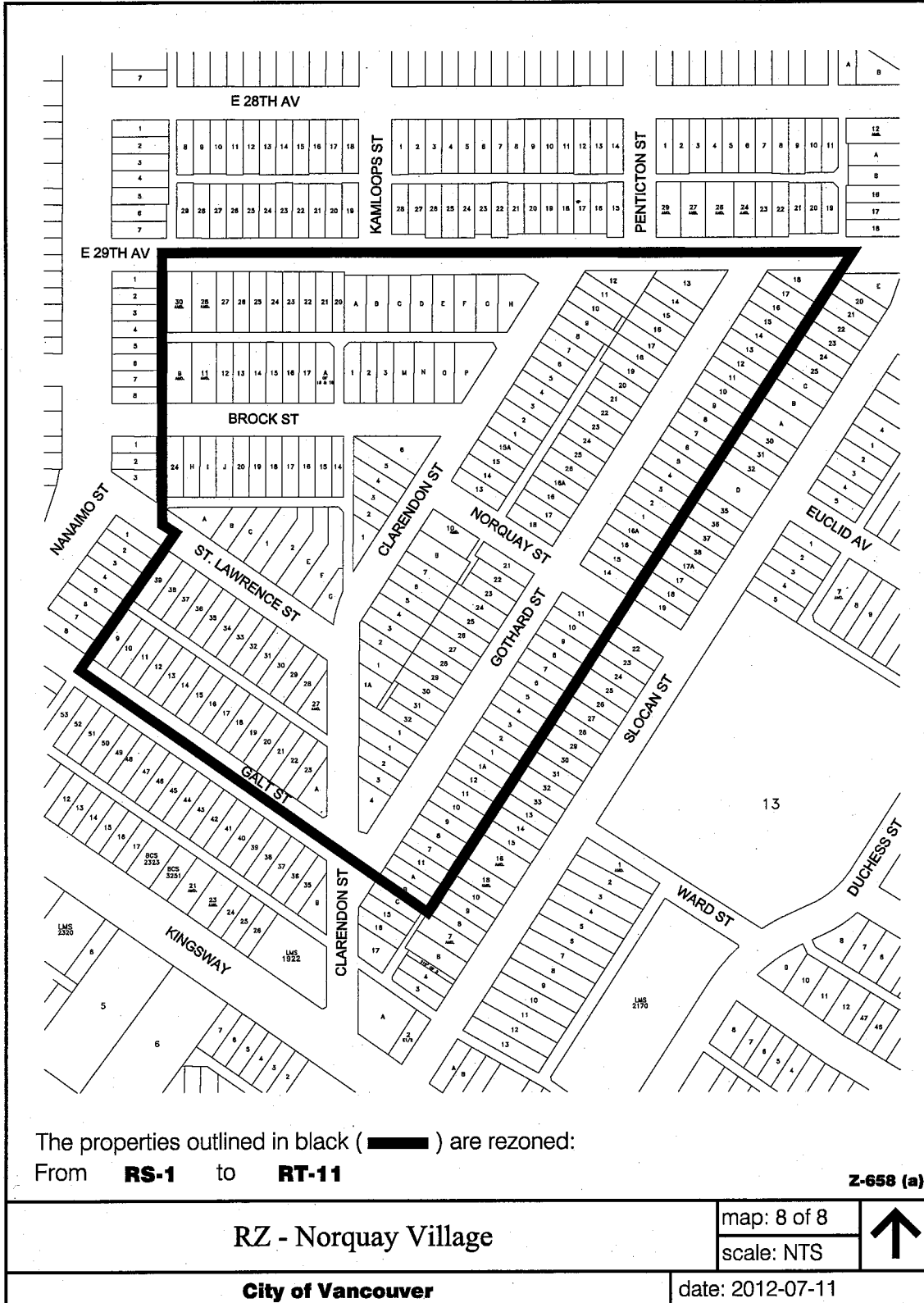
City of Vancouver

date: 2012-07-10

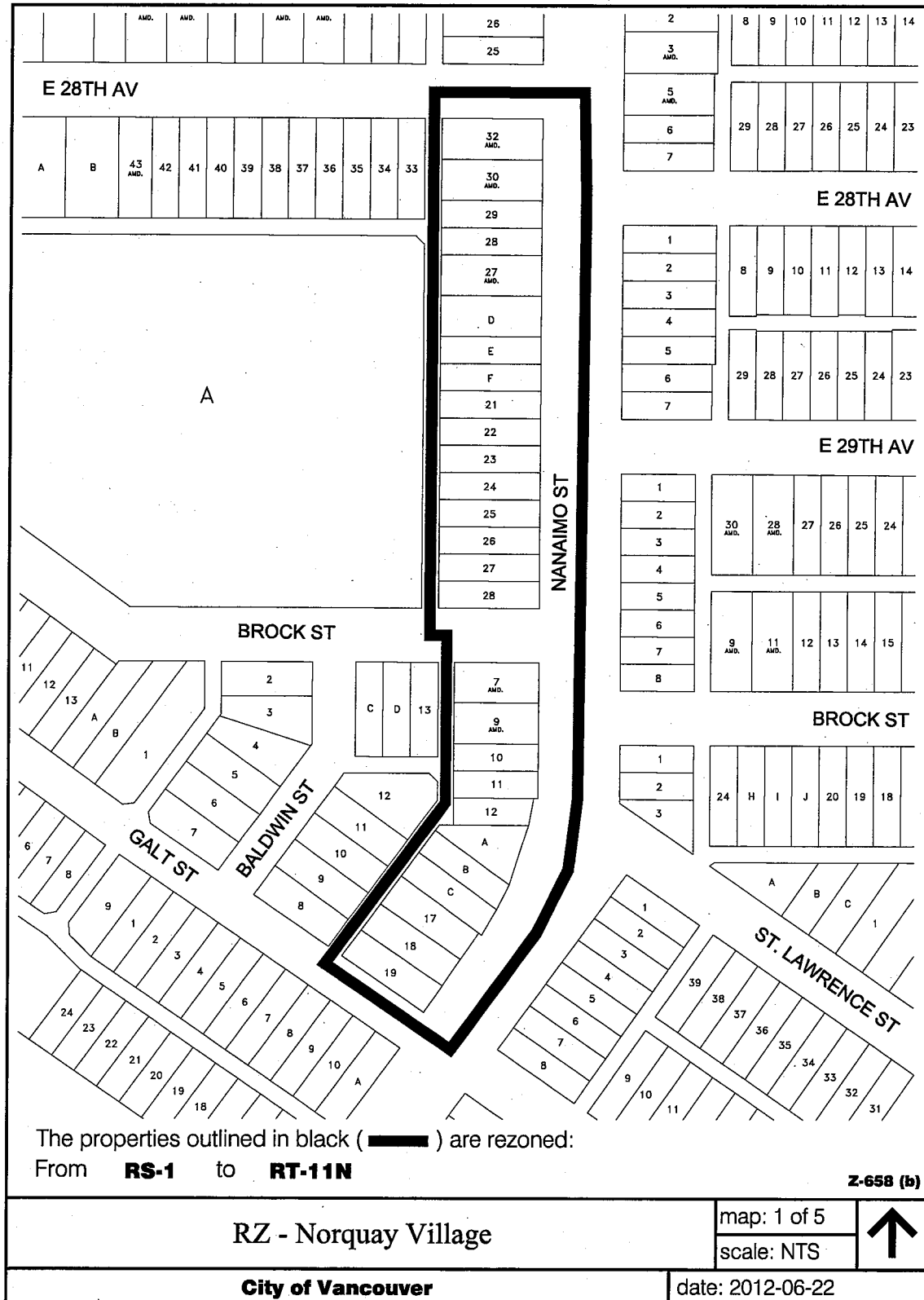
Schedule A



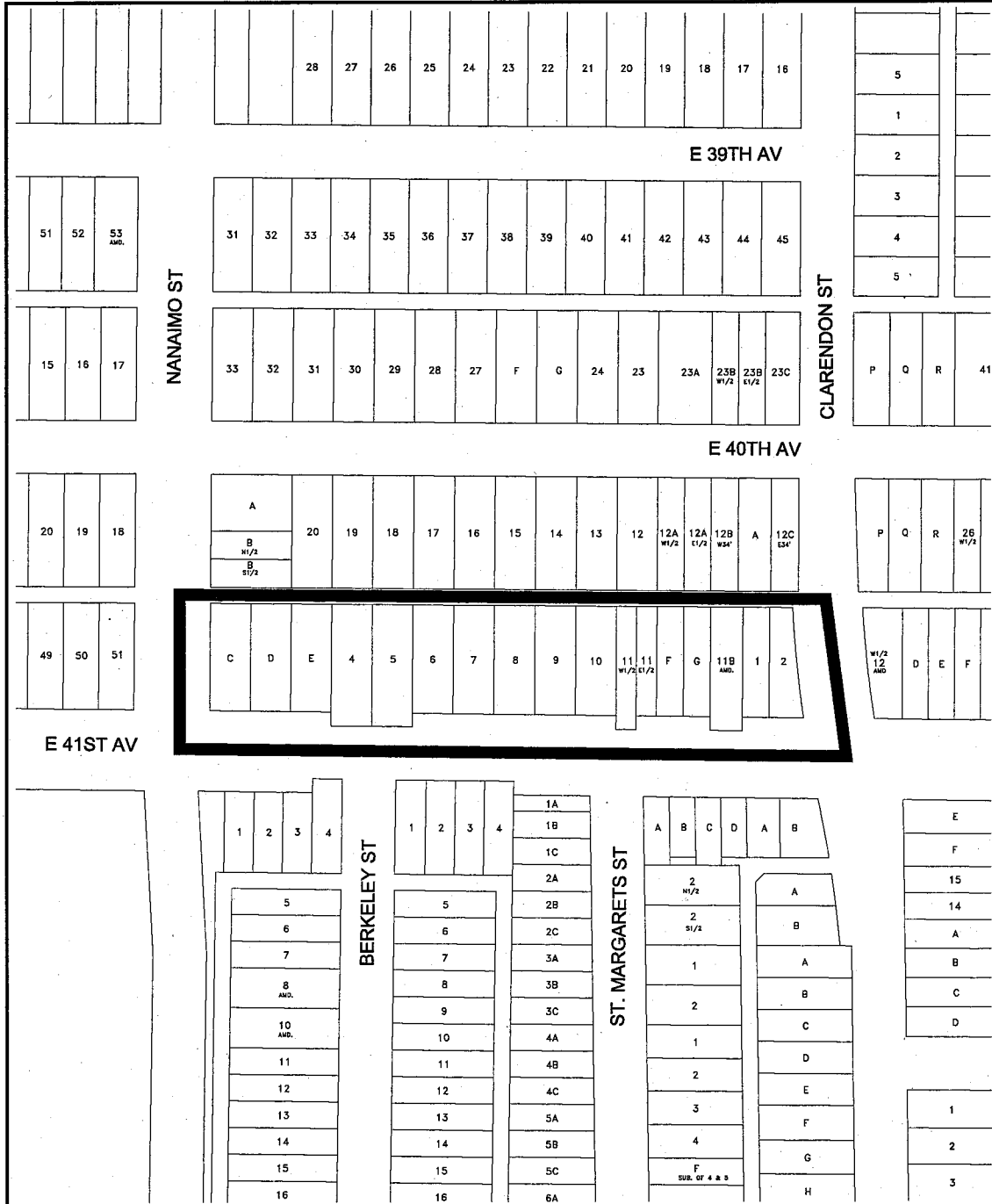
Schedule A



Schedule A



Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RT-11N**

Z-658 (b)

RZ - Norquay Village

map: 2 of 5

scale: NTS



City of Vancouver

date: 2012-07-13

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RT-11N**

Z-658 (b)

RZ - Norquay Village

map: 3 of 5

scale: NTS



City of Vancouver

date: 2012-07-13

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RT-11N**

Z-658 (b)

RZ - Norquay Village

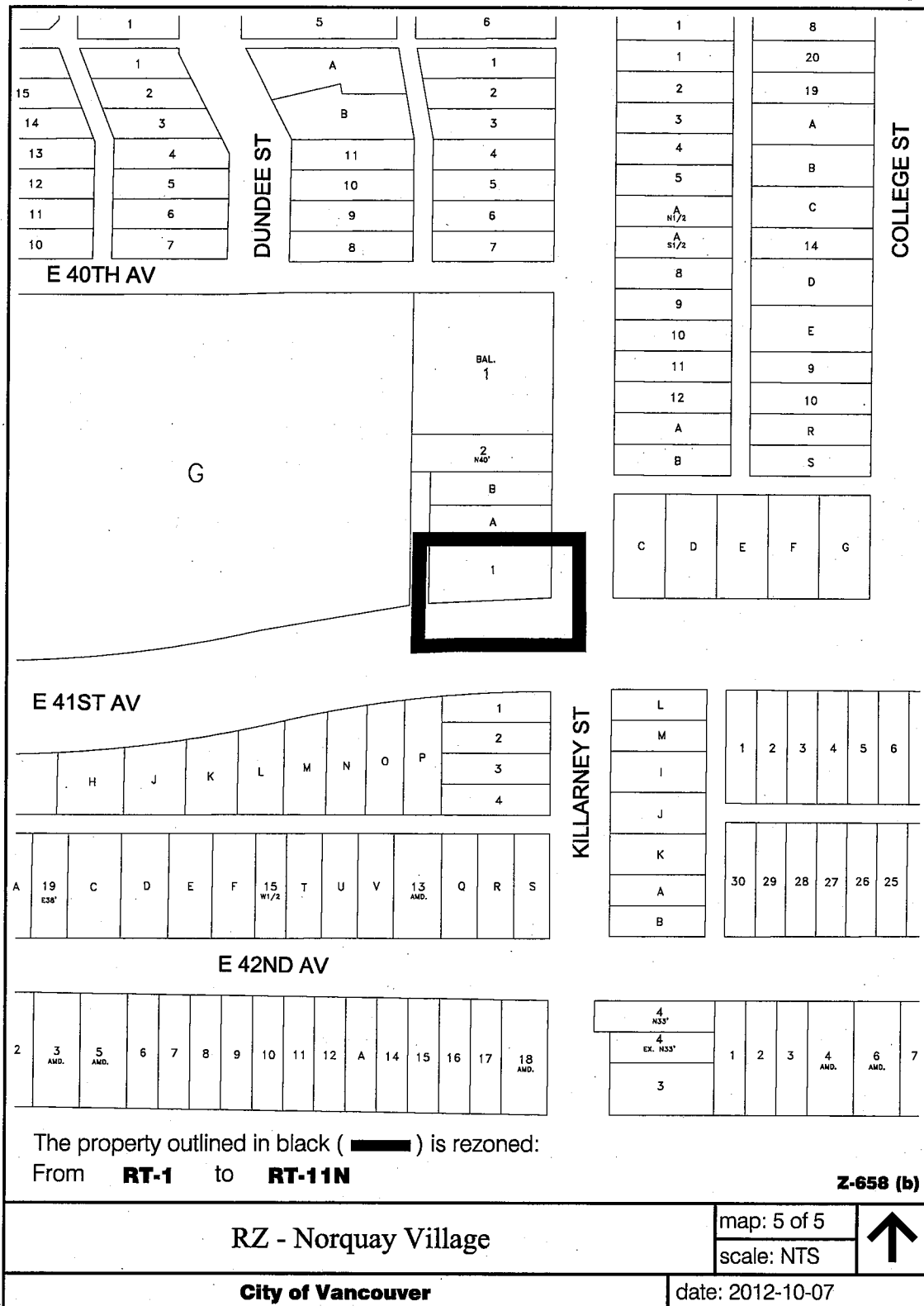
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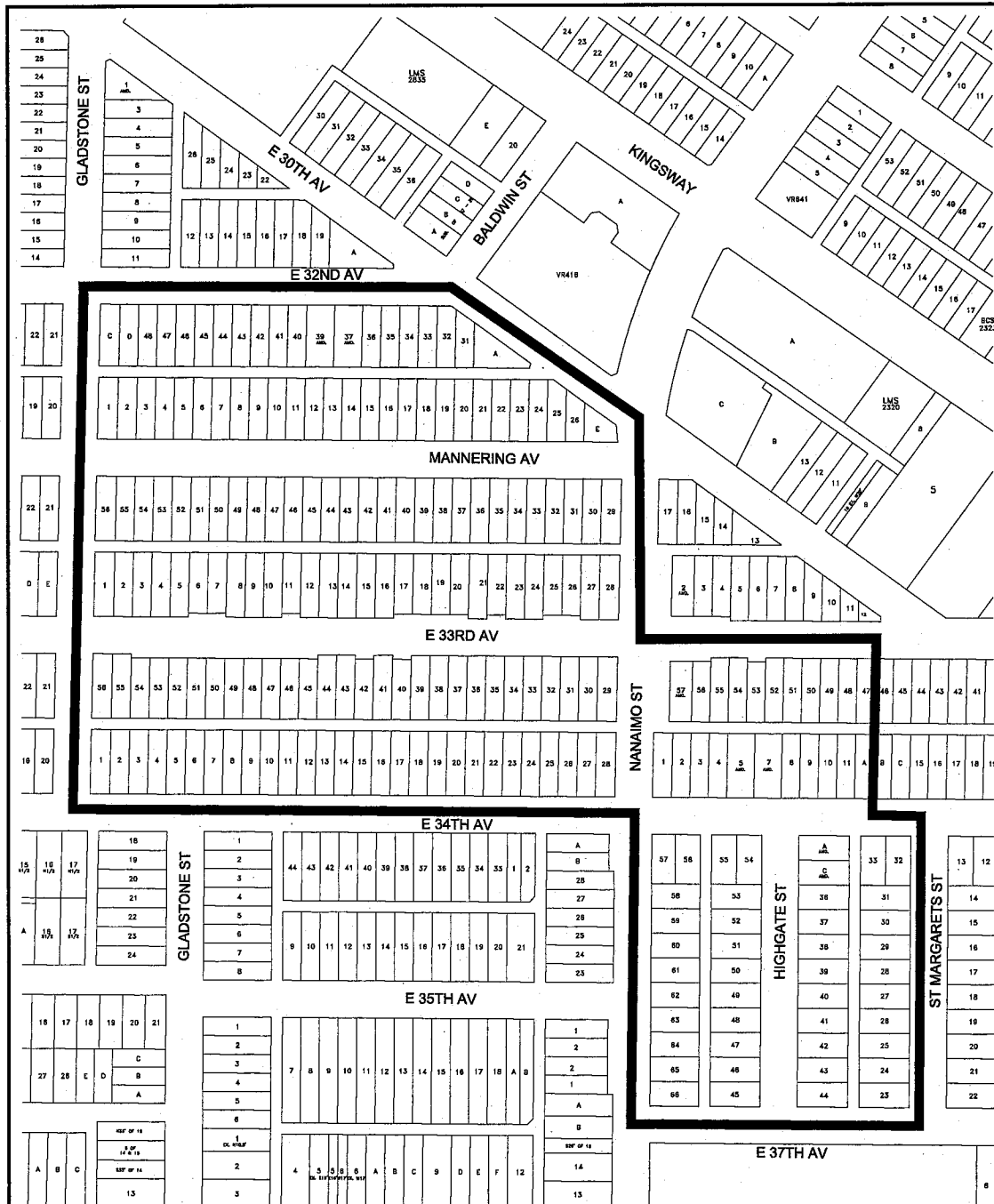
City of Vancouver

date: 2012-07-13

Schedule A



Schedule A



The properties outlined in black (**■**) are rezoned:
From **RS-1** to **RM-7**

Z-658 (c)

RZ - Norquay Village

map: 1 of 4

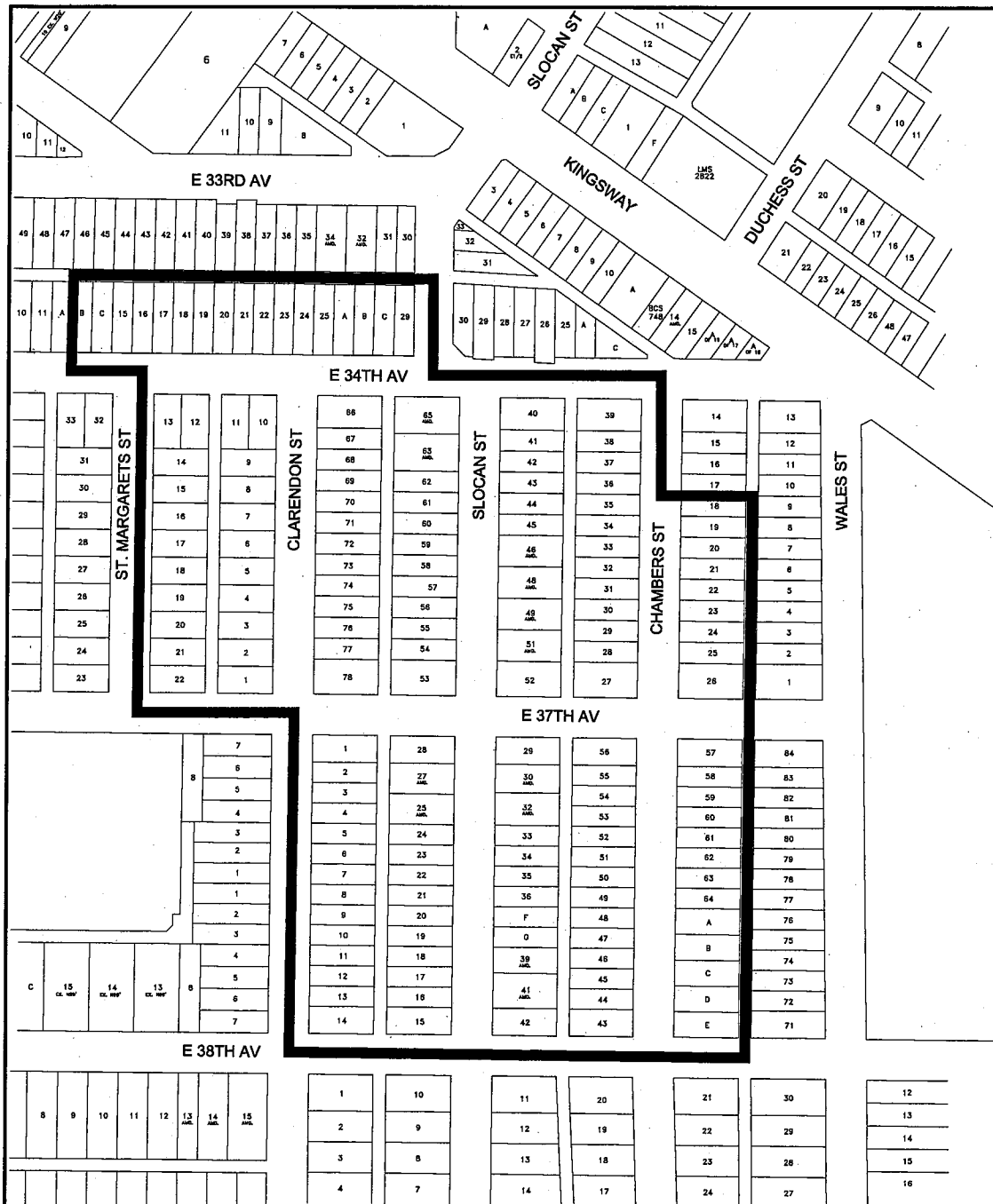
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City of Vancouver

date: 2012-10-04

Schedule A



The properties outlined in black (**■**) are rezoned:
From **RS-1** to **RM-7**

Z-658 (c)

RZ - Norquay Village

map: 2 of 4

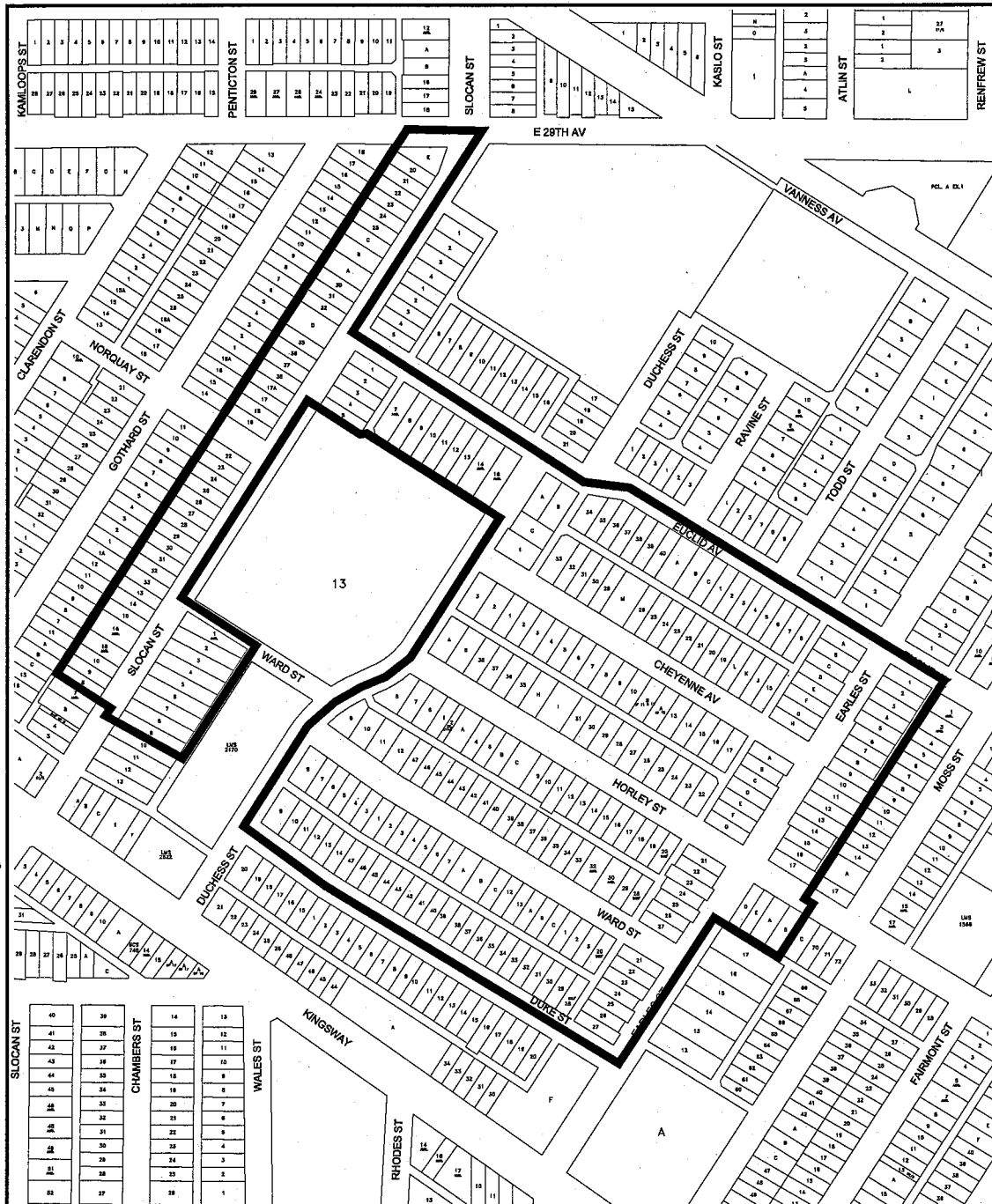
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City of Vancouver

date: 2012-10-04

Schedule A



The properties outlined in black (**█**) are rezoned:
From **RS-1** to **RM-7**

Z-658 (c)

RZ - Norquay Village

map: 3 of 4

scale: NTS



City of Vancouver

date: 2012-10-04

Schedule A



The properties outlined in black (**■**) are rezoned:
From **RS-1** to **RM-7**

Z-658 (c)

RZ - Norquay Village

map: 4 of 4

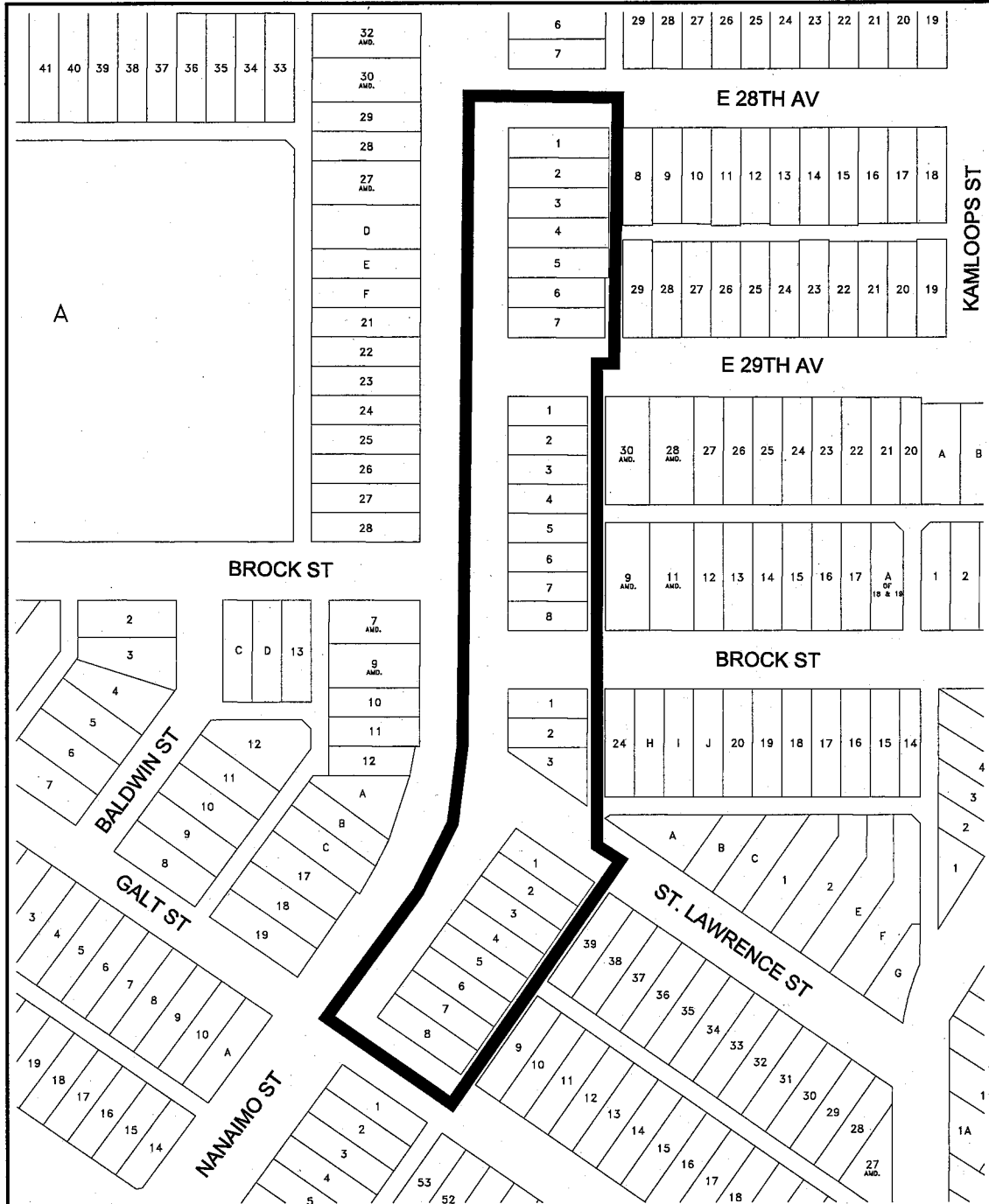
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City of Vancouver

date: 2012-10-04

Schedule A



The properties outlined in black () are rezoned:

From **RS-1** to **RM-7N**

Z-658 (d)

RZ - Norquay Village

map: 1 of 1

scale: NTS



City of Vancouver

date: 2012-10-04

Schedule B

RT-11 and RT-11N Districts Schedule

1 Intent

The intent of this schedule is to allow a variety of housing options by encouraging development of multiple small houses and duplexes on larger lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing are intended to be compatible with, but not the same as, pre-existing single family development. Laneway houses, secondary suites, and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality architectural design of new development is encouraged. The RT-11N District differs from the RT-11 District because it requires evidence of noise mitigation for residential development.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, where developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule.

2 Outright Approval Uses

2.1 Subject to all other provisions of this by-law and this schedule, the uses listed in section 2.2 are permitted in this district and will be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line, and
 - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street, and
 - (iii) comply with section 11.1 of this by-law;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m², except that:
 - (i) floor area previously excluded from existing development pursuant to section 4.7.4 (c) of this schedule, and
 - (ii) the floor area of a laneway house,must be deducted from the total allowable accessory building floor area;
- (d) not more than 80% of the width of the site at the rear property line of any lot is occupied by accessory buildings; and
- (e) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this schedule.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
 - (a) no additions are permitted;
 - (b) no housekeeping or sleeping units are created;
 - (c) there are no more than two dwelling units;
 - (d) the development complies with section 4.8 of this schedule; and
 - (e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction, and safety of buildings are issuable.
- One-Family Dwelling which complies with the current RS-1 District Schedule, provided that the one-family dwelling is the only principal building on the site.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility - Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
- Accessory Buildings not provided for in section 2.2.A of this schedule and customarily ancillary to any of the uses listed in this schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

- 3.2.D
- Deposition or extraction of material which alters the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.

- Infill One-Family Dwelling, provided that:
 - (a) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940; or
 - (b) the site meets one of the following criteria:
 - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
 - (ii) the site is a corner site, or
 - (iii) the site is a double fronting site.
- Infill Two-Family Dwelling, provided that it is in conjunction with the retention of a building existing on the site prior to January 1, 1940.
- Laneway House on a site with one principal building, subject to section 11.24 of this by-law.
- Multiple Conversion Dwelling not provided for in section 2.2.DW of this schedule, resulting from the conversion of a building existing as of *[by-law enactment date]*, provided that:
 - (a) the Director of Planning first considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
 - (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5.0 m² used as exits;
 - (c) no housekeeping or sleeping units are created; and
 - (d) there are no more than three dwelling units.
- One-Family Dwelling on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.
- One-Family Dwelling with Secondary Suite, on sites with one principal building, which complies with the current RS-1 District Schedule.
- One-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.
- Principal Dwelling Unit with a Lock-off Unit in:
 - (a) Infill one-family dwelling;
 - (b) Infill two-family dwelling;
 - (c) One-family dwelling; or
 - (d) Two-family dwelling,
 on a site with more than two principal buildings.
- Two-Family Dwelling with Secondary Suite provided that there is no more than one secondary suite for each dwelling unit.
- Two-Family Dwelling on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.
- Two-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.

- Seniors Supportive or Assisted Housing, subject to section 11.17 of this by-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to section 11.7 of this by-law.
- Hospital, subject to section 11.9 of this by-law.
- Public Authority Use essential in these districts.
- School - Elementary or Secondary, subject to section 11.8 of this by-law.
- Social Service Centre.
- Community Care Facility - Class B, subject to section 11.17 of this by-law.
- Group Residence, subject to section 11.17 of this by-law.

3.2.R [Retail]

- Farmers' Market, subject to section 11.21 of this by-law and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this by-law.

3.2.U [Utilities and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for:

- One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and
- Laneway House, which is only permitted in combination with (a) and is regulated by section 11.24 of this by-law.

4.1 Site Area

4.1.1 The minimum site area for:

- multiple conversion dwelling with no more than two dwelling units; and
 - two-family dwelling,
- is 303 m.²

4.1.2 The minimum site area for:

- multiple conversion dwelling with more than two dwelling units, two-family dwelling, or two-family dwelling with secondary suite in combination with an infill one-family or infill two-family dwelling;
- two-family dwelling with secondary suite; or

- (c) a one-family dwelling or one-family dwelling with secondary suite in combination with an infill one-family or infill two-family dwelling or another principal building, is 334 m².

4.1.3 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit two principal buildings on a site with a minimum area of 334 m², if:

- (a) the site meets one of the following criteria:
 - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
 - (ii) the site is a corner site, or
 - (iii) the site is double fronting; and
- (b) on sites other than double fronting sites, one of the principal buildings is located within the rear 40% of the ultimate site depth, and contains no more than one dwelling unit; and
- (c) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.1.4 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit more than one principal building on a site with a minimum area of 511 m² provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.2 Frontage

4.2.1 The minimum frontage for all dwelling uses is 9.8 m.

4.3 Height

4.3.1 A building must not exceed 10.7 m in height in the front 60% of the site depth, and 7.7 m in the rear 40% of the site depth, except that the Director of Planning may increase the maximum height in the rear 40% of the site depth, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.2 A two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building, must not exceed 2½ storeys and must comply with the external design requirements in section 4.17 of this schedule.

4.3.3 A building, other than two-family dwelling or two-family dwelling with secondary suite on a site with one principal building, must not have more than 2 storeys, except that the Director of Planning may permit a partial 3rd storey if:

- (a) the partial 3rd storey, meaning the uppermost level of a building where the floor area existing, proposed, or as may be extended, over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
- (b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4 Front Yard

4.4.1 On sites with a frontage greater than 18.3 m and more than one principal building, front yards must have a minimum depth of 4.9 m.

4.4.2 On all sites other than those described in section 4.4.1 of this schedule, front yards must have a minimum depth equal to the average of the minimum front yard depth of the two adjacent sites, except that:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant must be used to determine the average;
- (b) if one or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that one or more of the adjacent sites is an anomaly, then such adjacent sites must not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

4.4.3 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the minimum front yard depth.

4.4.4 Covered porches complying with section 4.7.5 (f) of this schedule may project 1.6 m into the required front yard.

4.4.5 Notwithstanding the provisions of section 10.7.1 (b) of this by-law, eaves and gutters or other projections which, in the opinion of the Director of Planning, are similar may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yards

4.5.1 Side yards must have a minimum width of 1.2 m.

4.5.2 If a corner site has a site located at its rear, with or without the intervention of a lane, which fronts on the street flanking the corner site, section 11.1 of this by-law applies, except that a corner site with a frontage greater than 18.3 m must have a side yard of 2.4 m.

4.5.3 On all sites, other than sites containing a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building, additional side yards must be provided with:

- (a) a minimum width of 4.9 m;
- (b) a minimum length equal to 25% of the site depth, measured from the ultimate rear property line; and
- (c) a rear boundary not less than 6.7 m, or more than a distance equal to 35% of the site depth, measured from the ultimate rear property line.

4.5.4 Notwithstanding section 4.5.3 of this schedule, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may decrease minimum side yard depth and width.

4.5.5 Notwithstanding the provisions of section 10.7 of this by-law, the following may project into required side yards:

- (a) covered porches complying with section 4.7.5 (f) of this schedule, to a maximum of 1.2 m, on corner sites with a side yard of at least 2.4 m;
- (b) eaves and gutters or other projections which in the opinion of the Director of Planning are similar, up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line; and
- (c) steps which access the main level or basement or accommodate grade changes, or other projections which in the opinion of the Director of Planning are similar, may

project into the additional side yard required by section 4.5.2 of this schedule, except that they must not be closer than 2.4 m to a side property line.

- 4.5.6 Notwithstanding section 10.7 of this by-law, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit other projections into required side yards.

4.6 Rear Yard

- 4.6.1 Where the rear property line abuts a lane, a rear yard must have a minimum depth of 0.6 m, except that where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.
- 4.6.2 Where the rear property line does not abut a lane, and a lane dedication is not required, a rear yard must have a minimum depth of 1.2 m, except that the Director of Planning may vary the required rear yard, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.6.3 Notwithstanding section 10.7.1 (b) of this by-law, eaves and gutters or other projections which in the opinion of the Director of Planning are similar, may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Space Ratio

- 4.7.1 Floor space ratio must not exceed:
- (a) 0.60, for all uses other than two-family dwelling or two-family dwelling with secondary suite on a site with one principal building; and
 - (b) 0.75 for two-family dwelling or two-family dwelling with secondary suite on a site with one principal building.
- 4.7.2 Notwithstanding section 4.7.1 of this schedule, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor space ratio:
- (a) for dwelling uses on sites where buildings existing prior to January 1, 1940 are retained, to a maximum of 0.90; and
 - (b) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, to a maximum of 0.85.
- 4.7.3 Notwithstanding section 4.7.1 of this schedule, on sites less than 511 m² where a building constructed after January 1, 1940 is not retained, no more than 0.20 floor space ratio may be allocated to a second principal building or infill one-family or infill two-family dwelling at the rear of the site.
- 4.7.4 Computation of floor area must include:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the area excluded does not exceed 1% of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

4.7.5 Computation of floor area 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, provided that the total area of these exclusions does not exceed 8% of the permitted residential floor area;
- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more units or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which:
 - (i) for dwelling uses, on sites with only one principal building, are located in an accessory building located on the site in accordance with section 2.2.A of this schedule or in an infill building up to a maximum of 48 m²,
 - (ii) for dwelling uses, on sites with no developed secondary access and with only one principal building, are located in a principal building, an accessory building, or infill building up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines,
 - (iii) for dwelling uses, on sites with more than one principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit,
 - (iv) for dwelling uses, on sites with no developed secondary access and with more than one principal building, are located in a principal building, or an accessory building up to a maximum area that the Director of Planning may determine, provided that the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines adopted by Council, and
 - (v) for non-dwelling uses, are located at or below base surface;
- (d) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch,
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, or
 - (iii) below covered verandas or porches as described in section 4.7.5 (f) of this schedule, and to which there is no permanent means of access;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) covered verandas or porches, provided that:
 - (i) the portion facing the street, rear property line, common open space, park or school, must be open or protected by guard rails, the height of which must not exceed the minimum specified in the Building by-law,
 - (ii) the total excluded area, when combined with the balcony and sun deck exclusions under section 4.7.5 (a) of this schedule, does not exceed 13% of the permitted floor space, and

- (iii) the ceiling height, excluding roof structures of the total area being excluded, does not exceed 3.1 m measured from the porch floor;
- (g) portions of exterior walls contributing to thermal and building envelope performance, in accordance with section 10.33 of this by-law; and
- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of 1% of permitted floor area.

4.8 Site Coverage and Impermeability

4.8.1 Maximum site coverage for buildings is 45% of the site area.

4.8.2 Maximum site coverage for Parking Area is 30% of the site area.

4.8.3 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings, and includes carports, but excludes steps, eaves, balconies, and sun decks.

4.8.4 The area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area.

4.8.5 For the purposes of section 4.8.4 of this schedule:

- (a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
- (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

4.9 to (Reserved)

4.10

4.11 Dedication of Land for Lane Purposes

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.

4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 to (Reserved)

4.14

4.15 Acoustics

4.15.1 A development permit application for a dwelling use in the RT-11N District requires evidence in the form of a report and recommendation prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the

noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

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

4.16 Building Depth

4.16.1 For sites where there is one principal building, one principal building with an infill one-family or infill two-family dwelling, or one principal building with a second principal building located at the rear of the site, the maximum distance between the required minimum front yard and the rear of the principal building closest to the front of the site is 40% of the site depth, measured prior to any required lane dedication.

4.16.2 The Director of Planning may increase the maximum building depth, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.17 External Design

4.17.1 Section 4.17 of this schedule applies to a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building.

4.17.2 For the purpose of this section 4.17, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.17.3 There must be two main entrances, one to each principal dwelling unit.

4.17.4 There must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.

4.17.5 Roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
- (b) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
- (c) the maximum total width of dormer roofs provided on a half storey above the second storey must comply with the following table:

Dormer orientation	Maximum total dormer width
Rear yard	40% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below
Street or flanking lane	30% of width of elevation of storey below

4.17.6 Exterior windows in a secondary suite must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and

- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.18 Dwelling Unit Density

4.18.1 On a site with a minimum site area of 511 m², the number of dwelling units, excluding lock-off units and secondary suites, must not exceed:

- (a) on a site with 18.3 m or more frontage, 74 units per hectare of site area; and
 - (b) on a site with less than 18.3 m frontage, three dwelling units,
- except that if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit one additional dwelling unit.

4.18.2 On a site with a site area less than 511 m² which:

- (a) abuts a park or school site, with or without the intervention of a lane;
- (b) is a corner site; or
- (c) is a double fronting site,

the number of dwelling units must not exceed three, excluding lock-off units and secondary suites.

4.18.3 On a site with 18.3 m or more frontage, the number of secondary suites and lock-off units must not exceed the greater of 3 or 45% of the number of dwelling units permitted by section 4.18.1 (a) of this schedule.

4.18.4 Where the calculation of dwelling units, secondary suites or lock-off units results in a fractional number, the number must be rounded down.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the site coverage provisions to accommodate an accessory building if:

- (a) in the opinion of the Director of Planning, off-street parking on a site less than 36.5 m in depth cannot otherwise be accommodated; and
- (b) the Director of Planning also considers the effect on neighbouring sites of building height, shadow, open space and landscaping, the intent of this schedule and all applicable Council policies and guidelines.

5.2 The Director of Planning may relax the minimum site area requirements of sections 4.1.1 and 4.1.2 of this schedule, and the minimum frontage provisions of section 4.2.1 of this schedule, with respect to any of the following developments, if the lot was on record in the Land Title Office for Vancouver prior to [by-law enactment date]:

- (a) two-family dwelling;
- (b) two-family dwelling with secondary suite; and
- (c) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940;

if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties, and all applicable Council policies and guidelines.

Schedule C

RM-7 and RM-7N Districts Schedule

1 Intent

The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, while continuing to permit lower intensity development. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing single family development. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality design and livability standards are encouraged for new development. The RM-7N District differs from the RM-7 District, because it requires noise mitigation for dwelling units fronting arterial streets.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, if developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule. In all other cases, this schedule will apply.

2 Outright Approval Uses

2.1 Subject to all other provisions of this by-law and to compliance with the regulations of this schedule, the uses listed in section 2.2 are permitted in these districts and will be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this schedule, except for accessory buildings ancillary to multiple dwelling and freehold rowhouse use, provided that:
 - (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line, and
 - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
 - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m²;
 - (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
 - (e) no accessory building is closer than 3.7 m to any residential dwelling; and
 - (f) roof decks and sun decks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this schedule.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
 - (a) no additions are permitted;
 - (b) no housekeeping or sleeping units are created;
 - (c) there are no more than 2 dwelling units;
 - (d) the development complies with section 4.8 of this schedule; and
 - (e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- One-Family Dwelling which complies with the current RS-1 District Schedule, provided that the one-family dwelling is the only principal building on the site.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility - Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

- 3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

3.2.A

- Accessory Buildings not provided for in section 2.2.A of this schedule and customarily ancillary to any of the uses listed in this schedule, provided that for multiple dwelling and freehold rowhouse,
 - (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line, and
 - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and 1.5 m from a flanking street;
 - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m², except that:
 - (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning first considers the

intent of this schedule and all applicable Council policies and guidelines;

- (d) not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory buildings to a maximum of 80%, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) no accessory building is closer than 3.7 m to any residential dwelling; and
- (f) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D • Deposition or extraction of material, which alters the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.
- Freehold rowhouse, subject to section 11.25 of this by-law.
- Infill One-Family Dwelling, provided that the maximum number of dwelling units on the site is three, and:
 - (a) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940; or
 - (b) the site meets the following criteria:
 - (i) the rear or side property line of the site must abut a park or school site, with or without the intervention of a lane, or
 - (ii) the site must be a corner site, or
 - (iii) the lot depth must be more than 52 m.
- Laneway House on a site with one principal building, subject to section 11.24 of this by-law and the RS-1 District Schedule.
- Multiple Conversion Dwelling not provided for in section 2.2.DW of this schedule, resulting from the conversion of a building existing as of *[by-law enactment date]*, provided that:
 - (a) the Director of Planning first considers the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
 - (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m² used as exits;
 - (c) no housekeeping or sleeping units are created; and
 - (d) there are no more than three dwelling units.

- Multiple Dwelling.
- One-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.
- One-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Principal Dwelling Unit with Lock-off Unit, provided that:
 - (a) in multiple dwellings or freehold rowhouses, there may be one lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this schedule and all applicable Council policies and guidelines.
- Two-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Two-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this by-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to section 11.7 of this by-law.
- Community Care Facility - Class B, subject to section 11.17 of this by-law.
- Group Residence, subject to section 11.17 of this by-law.
- Hospital, subject to section 11.9 of this by-law.
- Public Authority Use essential in this district.
- School - Elementary or Secondary, subject to section 11.8 of this by-law.
- Social Service Centre.

3.2.R [Retail]

- Farmers' Market, subject to section 11.21 of this by-law, and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to section 11.4 of this by-law.

3.2.U [Utilities and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for:

- (a) One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and
- (b) Laneway House, which is only permitted in combination with 4(a), and is regulated by section 11.24 of this by-law.

4.1 Site Area

4.1.1 The minimum site area for:

- (a) a two-family dwelling;
- (b) a two-family dwelling with secondary suite;
- (c) a multiple conversion dwelling with more than two dwelling units;
- (d) any of the above noted uses or a one-family dwelling or one-family dwelling with secondary suite, in combination with an infill one-family dwelling or another principal building; or
- (e) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units,
is 303 m².

4.1.2 The minimum site area for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, for a building containing freehold rowhouses, or for seniors supportive or assisted housing is 445 m².

4.1.3 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit a freehold rowhouse or a multiple dwelling containing 4 or more dwelling units, not including lock-off units, on a site smaller than 445 m².

4.2 Frontage

4.2.1 The minimum frontage for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is 12.8 m.

4.3 Height

4.3.1 A building must not exceed 9.5 m and 2 storeys in height.

4.3.2 Notwithstanding section 4.3.1 of this schedule, a two-family dwelling, a two-family dwelling with secondary suite, a multiple dwelling containing no more than three units, not including lock-off units, and a freehold rowhouse must not exceed 10.7 m and 2½ storeys in height.

4.3.3 Notwithstanding section 4.3.1 of this schedule, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and a partial 3rd storey, if:

- (a) the 3rd storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and

- (b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.3.4 Notwithstanding sections 4.3.1 and 4.3.2 of this schedule, where a site is encumbered by a right of way granted to the Greater Vancouver Sewerage and Drainage District, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and a 3rd storey, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.3.5 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.3 of this schedule, the maximum building height for an infill one-family dwelling or a principal building situated in the rear yard of a site is the lesser of 7.7 m or 1½ storeys, except that the Director of Planning may increase the maximum height if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.4 Front Yard**
- 4.4.1 Front yards must have a minimum depth of 6.1 m.
- 4.4.2 Notwithstanding section 4.4.1 of this schedule, on sites less than 27.4 m in depth, front yards must have a minimum depth of 4.9 m.
- 4.4.3 Notwithstanding sections 4.4.1 and 4.4.2 of this schedule, the Director of Planning may decrease the front yard requirement for multiple dwellings and freehold rowhouses on sites less than 27.4 m in depth, provided that the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.4.4 Covered porches complying with section 4.7.5 (h) of this schedule, may project up to 1.2 m into the required front yard.
- 4.4.5 For multiple dwellings, portions of basement floor area directly below covered porches may project up to 1.2 m into the required front yard.
- 4.4.6 Notwithstanding section 10.7.1(b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.
- 4.5 Side Yards**
- 4.5.1 Side yards must have a minimum width of 1.2 m.
- 4.5.2 Notwithstanding section 10.7.1(b) of this by-law, eaves and gutters or other projections, which, in the opinion of the Director of Planning are similar, may project into the minimum side yard up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.
- 4.6 Rear Yard - not applicable**
- 4.7 Floor Space Ratio**
- 4.7.1 Floor space ratio must not exceed 0.60 for all uses, except that floor space must not exceed 0.75 for two-family dwelling and two-family dwelling with secondary suite.
- 4.7.2 Notwithstanding section 4.7.1 of this schedule, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, and the submissions

of any advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor space ratio:

- (a) for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing on sites that are 445 m² and larger, with a minimum frontage of 12.8 m, to a maximum of 1.20;
- (b) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 445 m² in size or with a frontage less than 12.8 m, to a maximum of 0.90;
- (c) for dwelling uses on sites where buildings existing prior to January 1, 1940 are retained, to a maximum of 0.90; and
- (d) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, to a maximum of 0.85.

4.7.3 Notwithstanding section 4.7.2 of this schedule, for sites where a building existing prior to January 1, 1940, is not retained, no more than 0.20 floor space ratio may be allocated to an infill one-family dwelling or to another second principal building in the rear yard of the site.

4.7.4 Computation of floor area must include:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the area excluded does not exceed 1% of the permitted floor area;
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01; and
- (e) accessory buildings, ancillary to multiple dwellings and freehold rowhouses, except accessory buildings solely designed and constructed for the purpose of bicycle storage, or otherwise excluded in accordance with section 4.7.5 (c) of this schedule.

4.7.5 Computation of floor area 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, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwelling and freehold rowhouse and 8% of the permitted floor area for all other uses;
- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) for multiple dwelling and freehold rowhouse, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located below base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length, and
 - (ii) bicycle storage located below base surface, or, if located at or above base surface are contained in an accessory building which complies with section 3.2.A of this schedule;

- (d) for dwelling uses other than multiple dwelling and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this schedule, or in an infill one family dwelling or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill one-family dwelling up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, 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 not exceeding 7.3 m in length so used, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) areas of undeveloped floors which are 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;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) covered verandas or porches, provided that:
 - (i) the portion facing the street, side property line or rear property line, park or school, is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law, and
 - (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.5 (a) of this schedule, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses, and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;
- (i) portions of exterior walls contributing to thermal and building envelope performance, in accordance with section 10.33 of this by-law; and
- (j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage and Impermeability

- 4.8.1 The maximum site coverage for buildings is 45% of the site area, except that, for multiple dwelling and freehold rowhouse, the maximum site coverage for all buildings is 55% of the site area.
- 4.8.2 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.
- 4.8.3 The area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area, except that for multiple dwelling, the Director of Planning may increase the area of impermeable materials, provided that the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.8.4 For the purposes of section 4.8.3 of this schedule:

- (a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
- (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

4.9 [Deleted -- see Parking by-law.]

4.10 Horizontal Angle of Daylight

4.10.1 All habitable rooms in buildings containing 3 or more dwelling units, not including secondary dwelling units, must have at least 1 window on an exterior wall which complies with the following:

- (a) the window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, must be unobstructed over a distance of 24 m; and
- (b) the plane or planes must be measured horizontally from the centre of the bottom of the window.

4.10.2 For the purpose of section 4.10.1 of this schedule, the following are considered as obstructions:

- (a) the theoretically equivalent buildings located on any adjoining sites in any R District in a corresponding position by rotating the plot plan of the proposed building 180 degrees around a horizontal axis located on the property lines of the proposed site;
- (b) part of the same building including permitted projections;
- (c) accessory buildings located on the same site as the principal building; and
- (d) the maximum size building permitted under the appropriate C or M district schedule if the site adjoins a C or M site.

4.10.3 For the purposes of section 4.10.1 of this schedule, the following are not considered as habitable rooms:

- (a) bathrooms; and
- (b) kitchens, unless the floor area is greater than 10% of the total floor area of the dwelling unit, or 9.3 m², whichever is the greater.

4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement of section 4.10.1 of this schedule, provided:

- (a) a minimum distance of 2.4 m of unobstructed view is maintained; and
- (b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.11 Dedication of Land for Lane Purposes

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.

4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 - (Reserved)

4.14

4.15 Acoustics

4.15.1 A development permit application for a dwelling use in the RM-7N District requires evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below, do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

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

4.16 Building Depth and Width

4.16.1 For all dwelling uses, the maximum distance between the required minimum front yard and the rear of a building is 40% of the site depth, measured prior to any required lane dedication.

4.16.2 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may increase the maximum distance between the required minimum front yard and the rear of a multiple dwelling if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.16.3 Projections permitted in front yards pursuant to section 4.4.4 of this schedule must not be included in the calculation of building depth.

4.16.4 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may permit an infill one-family dwelling or another principal building in the rear yard if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.16.5 On sites 24 m and wider, the maximum building width for a multiple dwelling is 22 m, except that the Director of Planning may increase the maximum building width, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.17 External Design

4.17.1 An infill one-family dwelling or another principal building located in the rear yard of a site, must be a minimum distance of 4.9 m, measured across the width of the site, from any other dwelling use on the site, except that the Director of Planning may decrease the minimum distance for an infill one-family dwelling, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.17.2 Where a site has more than one multiple dwelling building, the exterior wall of each multiple dwelling building must be a minimum of 2.4 m from the closest portion of the exterior wall of any other multiple dwelling building on the site.

4.17.3 Where a site has more than one building containing freehold rowhouses, the exterior wall of each building must be a minimum distance of 2.4 m from the closest portion of the exterior wall of any other building containing freehold rowhouses on the site.

4.17.4 For the purpose of this section 4.17, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.17.5 In a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building:

- (a) there must be one main entrance to each principal dwelling unit;
- (b) there must be a covered verandah or porch at each main entrance, with a minimum width and depth of 1.6 m;
- (c) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
- (d) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
- (e) the maximum total width of dormer roofs provided on a half storey above the second storey must comply with the following table:

Dormer orientation	Maximum total dormer width
Rear yard	40% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below
Street or flanking lane	30% of width of elevation of storey below

4.17.6 Exterior windows in a secondary suite must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms except bathrooms and laundry rooms.

4.18 Dwelling Unit Density

4.18.1 For multiple dwelling and freehold rowhouse, the total number of dwelling units, excluding lock-off units, must not exceed:

- (a) for development up to and including 0.90 floor space ratio, 100 units per hectare of site area; or
- (b) for development over 0.90 and up to and including 1.20 floor space ratio, 132 units per hectare of site area.

4.18.2 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.19 Number of Buildings on Site

4.19.1 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit a second principal building in conjunction with a one-family dwelling, a one-family dwelling with secondary suite, a two-family dwelling or a two-family dwelling with secondary suite on a site, provided:

- (a) the site meets one of the following criteria:
 - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
 - (ii) the site is a corner site, or
 - (iii) the lot depth is more than 52 m;
- (b) the principal building situated in the rear yard of the site contains no more than one dwelling unit;
- (c) the total number of dwelling units on the site does not exceed 3, excluding any secondary suites; and
- (d) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.19.2 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit more than one multiple dwelling or freehold rowhouse building on a site, if:

- (a) the site has a minimum site area of 703 m²; and
- (b) the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area requirements of section 4.1 of this schedule and the minimum frontage provisions of section 4.2 of this schedule with respect to any of the following developments, if the lot was on record in the Land Title Office for Vancouver prior to [by-law enactment date]:

- (a) two-family dwelling;
- (b) two-family dwelling with secondary suite;
- (c) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; and
- (d) multiple dwelling with no more than three dwelling units,

if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.

EXPLANATION**Zoning and Development Fee By-law amending By-law
regarding two-family dwelling with secondary suite
and freehold rowhouse**

The attached By-law will implement Council's resolution of April 9, 2013, to amend the Zoning and Development Fee By-law to charge fees in connection with two-family dwelling with secondary suite and freehold rowhouse.

Director of Legal Services
May 15, 2013



BY-LAW NO. _____

**A By-law to amend Zoning and Development Fee By-law No. 5585
regarding two-family dwelling with secondary suite and freehold rowhouse and fees**

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

1. This By-law amends the indicated provisions of Schedule 1 to the Zoning and Development Fee By-law.

2. Council repeals the heading to section 1, and substitutes:

"One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling and Two-Family Dwelling with Secondary Suite"

3. In section 1, Council strikes out the following words:

"For a new one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling and its accessory building or accessory use or for an addition, alteration, change of use, accessory building or accessory use to an existing one or two-family dwelling or one-family dwelling with secondary suite"

and substitutes:

"For a new one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, and its accessory building or accessory use, or for an addition, alteration, change of use, accessory building or accessory use to an existing one or two-family dwelling or one or two-family dwelling with secondary suite"

4. In section 1A, Council strikes out "one-family dwelling with secondary suite", and substitutes "one or two-family dwelling with secondary suite".

5. Council repeals the heading to section 2, and substitutes:

"Multiple Dwellings and Freehold Rowhouses"

6. In section 2, Council strikes out "For a multiple dwelling, or for an addition to an existing multiple dwelling:" and substitutes "For a multiple dwelling or freehold rowhouse, or for an addition to an existing multiple dwelling or freehold rowhouse:".

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

ENACTED by Council this day of , 2013

Mayor

City Clerk

EXPLANATION**Mountain View Cemetery By-law amending By-law
Re: Housekeeping amendment**

Enactment of the attached housekeeping By-law will amend Schedule B, the Fee Schedule, which was approved by Council on October 16, 2012, and enacted by Council on October 30, 2012, in order to clarify the long standing practice of Mountain View Cemetery to grant a licence for interments rights for cremated remains as well as for caskets less than 24" in length in infant grave sites.

Director of Legal Services
May 15, 2013



BY-LAW NO. _____

**A By-law to amend Mountain View Cemetery By-law No. 8719
regarding housekeeping amendment**

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

1. This By-law amends the indicated provisions of the Mountain View Cemetery By-law.
2. Council repeals Schedule B, and substitutes for it Schedule B attached to this By-law, and approves the fees and charges set out in Schedule B attached to this By-law, which Schedule B is to form part of the Mountain View Cemetery By-law.
3. This By-law is to come into force and take effect on the date of enactment.

ENACTED by Council this _____ day of _____, 2013

Mayor

City Clerk

**SCHEDULE B
MOUNTAIN VIEW CEMETERY
2013 FEES AND CHARGES**

LICENSE FOR INTERMENT RIGHTS

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Full Size Casket Grave.....	16,875.00	5,625.00	22,500.00
Infant Grave (<24" casket or cremated remains)			
- with shared marker	0.00	400.00	400.00
- allowing private marker.....	0.00	900.00	900.00

In-Ground Cremated Remains Sites in:

MASONIC-*-03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, and 14A
MASONIC-*-15A, 16A, 31A, and 34A
ABRAY-*-18-004A, 005A, 012A, 013A, 020A, 021A, 028A, 029A, 036A, 037A, 044A, 045A
ABRAY-*-21-004A, 005A, 012A, 013A, 020A, 021A, 028A, 029A, 036A, 037A, 044A, 045A

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
<u>Allowing 2 interments</u>			
(Lots in Plots 001A, 003A, 005A, 007A, 009A, 011A and 013A)	1,913.00	638.00	2,550.00
<u>Allowing 4 interments</u>			
(Lots in Plots 002A, 004A, 006A, 008A, 010A and 012A)	3,060.00	1,020.00	4,080.00

In-Ground Cremated Remains Sites in:

MASONIC-*-31A and 34A

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Allowing 2 interments	2,445.00	815.00	3,260.00
Allowing 4 interments	3,825.00	1,275.00	5,100.00
With Feature (2 interments)	3,000.00	1,000.00	4,000.00
With Feature (4 interments)	4,800.00	1,600.00	6,400.00
Family Estates (10 interments) ...	18,750.00	6,250.00	25,000.00

Columbaria Niche in:

MASONIC-*-MTN VIEW-414W, 426W or 470W
MASONIC-*-MTN VIEW-425E, 425W, 439E, 439W, 455E, 455W, 463E, or 463W
MASONIC-*-SEYMOUR-418E, 440E or 468W
MASONIC-*-CHESTNUT-495E, 495W, 496E, 496W, 505E, 505W, 515E or 515W
MASONIC-*-CHESTNUT-522E, 522W, 523E, 523W, 530E, 530W, 531E or 531W
MASONIC-*-CHESTNUT-539E, 539W, 545E, 545W, 554E, 554W, 564E or 564W
MASONIC-*-CHESTNUT-572E, 572W, 589E, 589W, 595E, 595W, 596E or 596W
MASONIC-*-CHESTNUT-610E, 610W, 611E, 611W, 620E, 620W, 621E or 621W
MASONIC-*-CHESTNUT-630E, 630W, 631E, 631W, 640E, 640W, 641E or 641W
MASONIC-*-CHESTNUT-650E, 650W, 660E, 660W
MASONIC-*-FOUNTAIN-NW or SW

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Niches 1000 through 3999	3,852.00	428.00	4,280.00
Niches 4000 through 4999	3,213.00	357.00	3,570.00
Niches 5000 through 5999	2,664.00	296.00	2,960.00

Columbaria Niche in:

MASONIC-*-MTN VIEW-447E, 447W, 483E, 483W, 487E, 487W, 495E or 495W

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Niches 1000 through 2999	3,852.00	428.00	4,280.00
Niches 3000 through 3999	3,213.00	357.00	3,570.00
Niches 4000 through 4999	2,664.00	296.00	2,960.00

Columbaria Niche in:

MASONIC-*-MTN VIEW-471E, 471W or 480W

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Niches 1000 through 3999	3,852.00	428.00	4,280.00
Niches 4000 through 4999	3,213.00	357.00	3,570.00

Columbaria Niche in:

MASONIC-*-SEYMOUR-418W or 440W

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Niches 1000 through 4999	3,852.00	428.00	4,280.00
Niches 5000 through 5999	3,213.00	357.00	3,570.00
Niches 6000 through 6999	2,664.00	296.00	2,960.00

Columbaria Niche in:

MASONIC-*-SEYMOUR-468E

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Niches 1000 through 1999	3,852.00	428.00	4,280.00
Niches 2000 through 2999	3,213.00	357.00	3,570.00
Niches 3000 through 3999	2,664.00	296.00	2,960.00

Family Columbaria:

MASONIC-*-MTN VIEW-433, 451 or 477

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Use of all 6 Niches	27,000.00	3,000.00	30,000.00

MASONIC-*-POND

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Use of all Niche space	36,000.00	4,000.00	40,000.00

Family Urn:

MASONIC-*-CHESTNUT-495, 496, 505, 515, 522, 523, 530, 531, 539, 545, or 554

MASONIC-*-CHESTNUT-564, 572, 589, 595, 596, 610, 611, 620, 621, 630 or 631

MASONIC-*-CHESTNUT-640, 641, 650 or 660

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>TOTAL</u>
Use of the Interior of the Urn	22,500.00	2,500.00	25,000.00

INTERMENT

Adult Casket - Single Depth (first interment or prior interment deep)	
Interment Fee	1,120.00
Adult Casket - Deep (first interment only)	
Interment Fee	2,040.00
Child Casket (up to 48" long)	
Interment Fee	610.00
Infant Casket (up to 24" long)	
Interment Fee	155.00
Cremated Remains (in-ground)	
Interment Fee	460.00
Cremated Remains (in-niche)	
Inurnment Fee	355.00
Cremated Remains (scattering)	
Scattering Fee	305.00
Additional Cremated Remains	
<i>(for each additional set of cremated remains when done concurrent and in the same lot as another interment)</i>	
Interment Fee	150.00
Miscarried Remains or Cremated Remains of Infant or Stillborn	
Interment or Inurnment Fee (no charge)	0.00
Commemoration Only (no interment)	155.00
Re-open Grave for Casket (single depth)	
Interment Fee	1,120.00
Re-opening Fee	510.00
TOTAL	1,630.00
Re-open Grave for Casket (deep)	
Interment Fee	2,040.00
Re-opening Fee	510.00
TOTAL	2,550.00
Extra Niche Interment (beyond original licensed capacity)	
Interment Fee	1,500.00

OVERTIME FEES

Interment of Cremated Remains
In addition to Applicable Interment Fee 300.00

Interment of Casket (Human Remains)
In addition to Applicable Interment Fee 1,000.00

MARKER INSTALLATION (New Markers)

Flat Marker (9" x 12" or 10" x 18" or 12" x 20")
Install 105.00
Care Fund Contribution 125.00
TOTAL 230.00

Flat Marker (16" x 28" or 18" x 30")
Install 130.00
Care Fund Contribution 125.00
TOTAL 255.00

MONUMENT FOUNDATION/FOOTING

Concrete footing - base <24" (60 cm.)
Supply and Install 140.00
Care Fund Contribution 170.00
TOTAL 310.00

Foundation for memorial or marker (20"x36" foundation)
Supply and Install 320.00
Care Fund Contribution 170.00
TOTAL 490.00

Foundation for memorial or marker (20"x42" foundation)
Supply and Install 380.00
Care Fund Contribution 170.00
TOTAL 550.00

Foundation for memorial or marker (20"x48" foundation)
Supply and Install 490.00
Care Fund Contribution 170.00
TOTAL 660.00

Foundation for memorial or marker (20"x54" foundation)
Supply and Install 600.00
Care Fund Contribution 170.00
TOTAL 770.00

Foundation for memorial or marker (20"x60" foundation)	
Supply and Install	710.00
Care Fund Contribution	170.00
TOTAL	880.00

Foundation for 12" x 20" Lawn Marker (20"x28" foundation)	
Supply and Install	290.00
Care Fund Contribution	170.00
TOTAL	460.00

Foundation for 18" x 30" Lawn Marker (30"x42" foundation)	
Supply and Install	490.00
Care Fund Contribution	170.00
TOTAL	660.00

OTHER MEMORIAL PRODUCTS and SERVICES

Infant Commemorative Stone	
Supply and install	180.00
Care Fund Contribution	100.00
TOTAL	280.00

Niche Inscription	280.00
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Replacement Niche Panel	
Single Niche Panel	225.00
Double Niche Panel	335.00
Triple Niche Panel	445.00

MEMORIAL REMOVAL AND REINSTALLATION or REPLACEMENT

Flat Marker (9" x 12" or 10" x 18" or 12" x 20") Remove and Reinstall	105.00
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Flat Marker (16" x 28" or 18" x 30") Remove and Reinstall.....	130.00
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DISINTERMENT AND EXHUMATION

Exhumation - Adult Casket - Single Depth	
Interment Fee	1,120.00
Re-opening Fee	510.00
TOTAL	1,630.00

Exhumation - Adult Casket - Deep	
Interment Fee	2,040.00
Exhumation Fee	510.00
TOTAL	2,550.00

Exhumation - Child Casket	
Interment Fee	610.00
Exhumation Fee	255.00
TOTAL	865.00

Exhumation - Infant Casket	
Interment Fee	155.00
Exhumation Fee	255.00
TOTAL	410.00

Exhumation - Cremated Remains (in-ground)	330.00
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Exhumation - Cremated Remains (niche)	255.00
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Exhumation and Reinterment of Cremated Remains (*Concurrent*)

	Applicable Interment Fee
PLUS:	Applicable Exhumation Fee
LESS: Concurrent Re-interment Credit	(155.00)

LANDSCAPE RENOVATIONS

Strip and Re-Seed Grave	200.00/grave
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Expose Existing Curbing (<1" below sod)	5.00/lin.ft.
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Expose and Re-level Existing Curbing (>1" below sod)	20.00/lin.ft.
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LICENCE DISPOSITION and TRANSFER

Licence Disposition Fee (Transfer Current Site to New Rights Holder	75.00
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Site Transfer Fee (Change Location to Equivalent Site)	75.00
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Site Transfer Fee - Upgrade (to Higher Value Site)	Current fee for NEW site
PLUS:	75.00

LESS: Current Fee for Returned Site

Site Transfer Fee - Downgrade (to Lower Value Site)	Current fee for NEW site
PLUS:	75.00

LESS: Amount PAID for Returned Site

OTHER PRODUCTS AND SERVICES

Installation only of Casket Vault or Liner	330.00
Installation only of Cremated Remains Vault or Liner (<i>> 20 kg or > 36 cm in length or width</i>)	130.00
Supply and Install Flower Container	75.00
Install Non-MVC Supplied Flower Container	25.00
Administration Fee	50.00

CELEBRATION HALL RENTAL

Base 2-hour Rental (during regular office hours)	375.00
Base 2-hour Rental (outside regular office hours)	575.00
Each Additional Hour (during regular office hours)	75.00
Each Additional Hour (outside regular office hours)	150.00
Service Person (up to 4 hours)	150.00
Service Person (each additional hour)	40.00

EXPLANATION**A By-law to amend CD-1 By-law No. 7201
Re: 800 Griffiths Way**

After a public hearing on July 10, 12 and 19, 2012, Council resolved to amend CD-1 By-law No. 7201 regarding 800 Griffiths Way. 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 15, 2013



800 Griffiths Way

BY-LAW NO. _____

**A By-law to amend
CD-1 By-law No. 7201**

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

Zoning District Plan Amendment

1. This By-law amends the indicated provisions of By-law No. 7201.
2. Council repeals sections 2, 3, 4, 5, 6 and 7 and renumbers section 8 as section 10, and after section 1 substitutes:

"2. Definitions

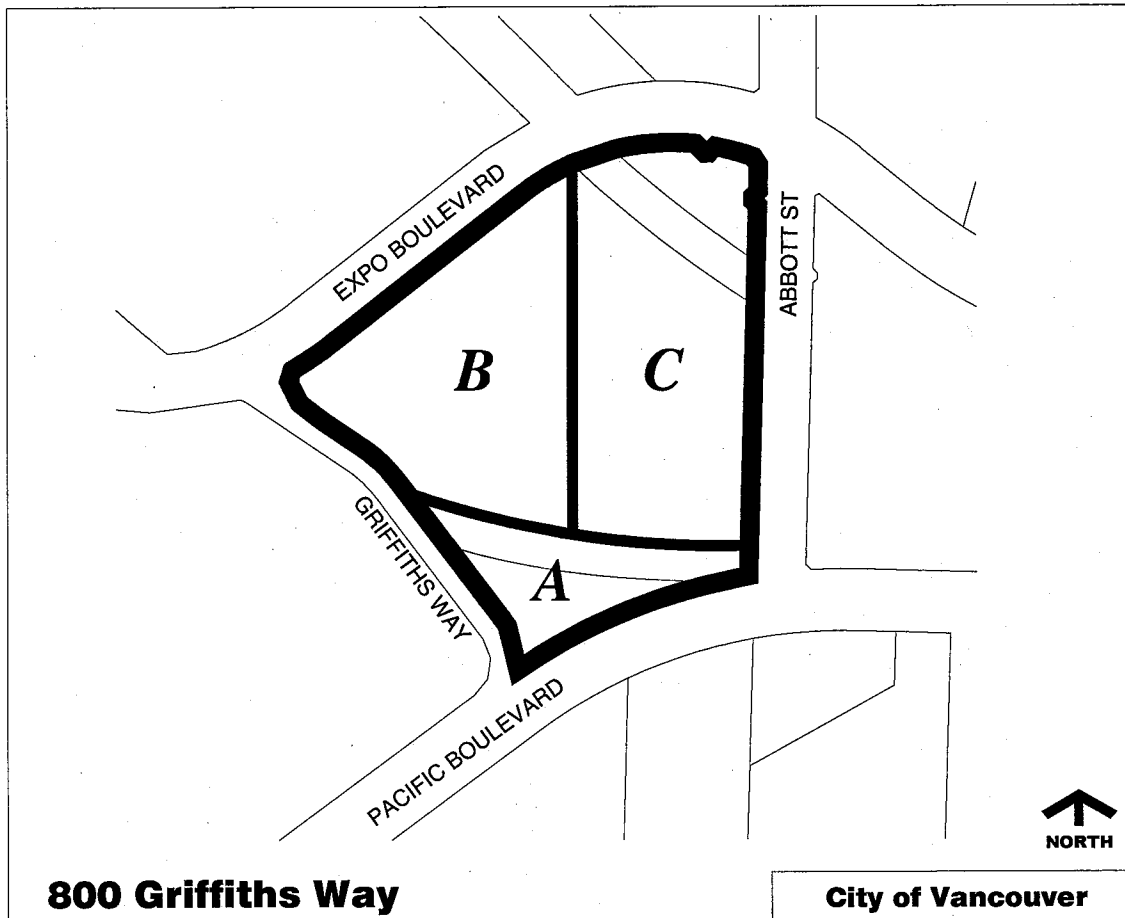
Words In this By-law have the meaning given to them in the Zoning & Development By-law, except that;

"Geodetic Datum" means the current vertical reference surface adopted and used by the City of Vancouver.

3. Sub-areas

Portions of the site are to consist of sub-areas A, B, and C, illustrated in Diagram 1 for the purposes of determining building heights and floor area exclusions in those sub-areas.

Diagram 1



4. Uses

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

- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Billiard Hall, Club, Fitness Centre, Hall, Museum or Archives, Rink, Stadium or Arena, Swimming Pool, and Theatre;
- (b) Dwelling Uses;

- (c) Institutional Uses;
- (d) Manufacturing Uses, limited to Brewing or Distilling;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, limited to Farmers' Market, Grocery or Drug Store and Retail Store;
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant, School - Arts or Self Improvement, School - Business, School - Vocational or Trade;
- (i) Utility and Communication Uses, limited to Radiocommunication Station; and
- (j) Accessory Uses customarily ancillary to the uses listed in this section 2.

5. Conditions of use

5.1 All commercial uses must be carried on wholly within an enclosed building except for:

- (a) Farmers' Market;
- (b) Restaurant;
- (c) Neighbourhood Public House; and
- (d) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

5.2 Dwelling units are in an "event 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 an event zone.

5.3 A minimum of 25% of the dwelling units must include two bedrooms.

5.4 The floor area of each dwelling unit, measured from the inside of the outer walls, must be at least 37 m².

6. Floor area and density

6.1 Computation of floor space ratio must assume that the site consists of 18 700 m², being the site size at the time of the application for rezoning evidenced by this by-law, and before any dedications. The total floor area for the uses listed in Table 1 must not exceed the floor area indicated beside that use.

Table 1 - Maximum Floor Area for certain uses

Use	Maximum floor area
Cultural and Recreational Uses	38 600 m ²
Office Uses	21 000 m ² , except that there must be a minimum of 13 000 m ²
Retail and Service Uses	6 560 m ²
Residential Uses	37 919 m ²

6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building.

6.4 Computation of floor area must exclude:

- (a) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (b) 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; and
- (c) 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.

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

- (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 for each sub-area listed in Table 2 must not exceed the percentage listed beside that sub-area:

(b) **Table 2 - Maximum Open Balcony exclusions**

Sub-area	Open Balcony exclusion
A (South Tower)	Up to a maximum of 23%
B (West Tower)	Up to a maximum of 14%
C (East Tower)	Up to a maximum of 10%

- (c) enclosed residential balconies provided for noise mitigation, 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 the total area of all enclosed balcony exclusions must not exceed 10% of the total residential floor area;
- (d) amenity areas, except that the total excluded area must not exceed the lesser of 20% of the permitted floor area or 1 400 m²;
- (e) 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;
- (f) unenclosed green or landscaped outdoor areas, similar to an open balcony or sundeck, recessed into or projecting from the exterior envelope of a building, if:
- (i) in the opinion of the Director of Planning or Development Permit Board, the areas contribute to energy performance, character or amenity of the building, and
 - (ii) the area excluded does not exceed 2% of the total floor area; and
- (g) interior public space, including atria and other similar spaces, if:
- (i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council,
 - (ii) the area excluded does not exceed 600 m², and
 - (iii) the area excluded is secured by a covenant and right-of -way in favour of the City of Vancouver which provides for public use and access.

6.6 The use of floor area excluded under section 6.4 or 6.5 must not include any purpose other than that which justified the exclusion.

7. Building Height

7.1 Building height must be measured in metres referenced to Geodetic Datum.

7.2 The maximum building height, measured above base surface, must not exceed the maximum heights set out in Table 3 below, except that the building must not protrude into the view corridors approved by Council, as set out in the City of Vancouver View Protection Guidelines.

Table 3 - Building Heights

Sub Area	Maximum building height referenced to Geodetic Datum
A (South Tower)	102.76 m
B (West Tower)	105.04 m
C (East Tower)	105.10 m

7.3 Section 10.11 of the Zoning & Development By-law applies to this site, except that the Director of Planning may allow a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms.

8. Horizontal Angle of Daylight

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

8.2 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.

8.3 Measurement of the plane or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.

8.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

8.5 An obstruction referred to in section 8.2 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 (311).

8.6 A habitable room referred to in section 8.1 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.

9. Acoustics

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

”

- 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 , 2013

Mayor

City Clerk

EXPLANATION**2013 Rating By-law
Greater Vancouver Regional District**

Enactment of the attached By-law will levy the rates necessary to raise funds requisitioned by the Greater Vancouver Regional District for 2013.

Director of Legal Services
May 15, 2013



BY-LAW NO. _____

**A By-law to levy a rate on property to raise monies
required to be paid to the Greater Vancouver Regional District**

PREAMBLE

Pursuant to the *Local Government Act*, the City of Vancouver is required to make due provision for the amount of money requisitioned from it by the Greater Vancouver Regional District.

The Greater Vancouver Regional District has requisitioned from the City the sum of \$15,888,779 for the year 2013.

The amount of money requisitioned by the Greater Vancouver Regional District may be raised by the City of Vancouver by levying a rate on property upon the basis provided in the *Local Government Act*.

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

1. For the purpose of providing for the payment of the amount requisitioned from the City by the Greater Vancouver Regional District in the year 2013, there is hereby imposed per one thousand dollars of taxable value of land and improvements, but excluding property that is taxable for school purposes only by a special act, the rates hereinafter set forth, namely:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Class 1 - residential	(1)	0.06155
Class 2 - utilities	(2)	0.21543
Class 3 - supportive housing	(3)	0.06155
Class 4 - major industry	(4)	0.20927
Class 5 - light industry	(5)	0.20927
Class 6 - business and other	(6)	0.15080
Class 8 - recreational property/ non-profit organization	(8)	0.06155
Class 9 - farm	(9)	0.06155

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

ENACTED by Council this day of , 2013

Mayor

City Clerk

EXPLANATION**2013 Rating By-law
General Purpose Taxes**

Enactment of the attached By-law will levy the 2013 general purpose taxes, and implement Council's resolution of May 15, 2013, subject to a property tax cap rate on certain designated port facilities.

Director of Legal Services
May 15, 2013

BY-LAW NO. _____

A By-law to levy rates on all taxable real property in the City of Vancouver, to raise a sum which added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2013 and not otherwise provided for

PREAMBLE

For the year 2013, the following sums will have to be provided for the purposes hereafter named, by levying a rate or rates on all the taxable real property on the assessment roll prepared pursuant to the *Assessment Act* for general municipal purposes for the City of Vancouver:

<u>PURPOSES</u>	<u>AMOUNT</u>
Payment of interest on Debentures outstanding, payment of principal on Serial Debentures falling due in 2013, and payments to Sinking Fund in respect of debenture debts incurred.....	\$ 75,923,100
All other necessary expenses of the City not otherwise provided for.....	<u>\$539,070,100</u>
Total General Purposes	<u>\$614,993,200</u>

The taxable value of land and improvements, as shown on the real property assessment roll prepared by the British Columbia Assessment Authority, for general municipal purposes for the City of Vancouver for all classes other than class 1 - residential, class 5 - light industry, and class 6 - business and other is \$691,528,211.

The taxable value of land and improvements for general municipal purposes, based on the averaged assessment pursuant to By-law No. 10659, is \$174,233,657,482 for class 1 - residential, \$706,112,274 for class 5 - light industry, and \$32,462,990,689 for class 6 - business and other.

The *Ports Property Tax Act* and its regulations impose a maximum municipal tax rate of \$27.50 per \$1,000 of assessed value in respect of certain Class 4 - major industry properties ("ports properties"), bearing assessment roll numbers 561-192-30-2003, 561-226-34-4010, 561-226-34-4015, 561-226-34-4020, 561-230-30-4050, 561-250-76-4014, and 561-275-40-4050.

The *Ports Property Tax Act* and its regulations impose a maximum municipal tax rate of \$22.50 per \$1,000 of assessed value, in respect of designated new investment in Class 4 - major industry properties ("ports properties, new investments"), bearing assessment roll number 561-192-30-2003.

The rates of taxation for the Provincial classes necessary to raise the sum of \$614,993,200 are as follows:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	1.89502
Utilities	(2)	36.36144
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	32.98091
Major Industry (ports properties)	(4)	27.50000
Major Industry (ports properties, new investment)	(4)	22.50000
Light Industry	(5)	8.20424
Business and Other	(6)	8.20424
Recreational Property/ Non-profit Organization	(8)	1.81589
Farm	(9)	1.81589

such rates being dollars of general purposes tax for each thousand dollars of taxable value.

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

1. On each of the respective classes of property hereinafter set forth, which are more particularly defined in the *Assessment Act* and its regulations, there is hereby imposed per one thousand dollars of taxable value the several rates hereinafter set forth, namely:

- (a) For the purpose of providing for the payment of \$75,923,100, being the amount required for interest on Debentures, principal of Serial Debentures, and Sinking Fund obligations falling due in 2013, the rates of:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	0.23356
Utilities	(2)	4.48150
Supportive Housing	(3)	0.00000
Major Industry	(4)	4.06485
(other than ports properties)		
Major Industry	(4)	3.38934
(ports properties)		
Major Industry		
(ports properties, new investment)	(4)	2.77310
Light Industry	(5)	1.01116
Business and Other	(6)	1.01116
Recreational Property/ Non-profit Organization	(8)	0.22381
Farm	(9)	0.22381

- (b) For the purpose of providing the sum of \$539,070,100, being monies required for other necessary expenses of the City during the year 2013 not otherwise provided for, the rates of:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	1.66146
Utilities	(2)	31.87994
Supportive Housing	(3)	0.00000
Major Industry	(4)	28.91606
(other than ports properties)		
Major Industry	(4)	24.11066
(ports properties)		
Major Industry		
(ports properties, new investment)	(4)	19.72690
Light Industry	(5)	7.19308
Business and Other	(6)	7.19308
Recreational Property/ Non-profit Organization	(8)	1.59208
Farm	(9)	1.59208

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

ENACTED by Council this day of , 2013

Mayor

City Clerk