

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
Regarding Regulations and Districts Schedules**

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. 3575.
2. In section 2, under "Retail Uses", Council strikes out the definition of "Farmers' Market" and substitutes:

"Farmers' Market, means an open air or fully or partly covered market, for the sale directly by the producers or by their representatives who are involved in production, of local fresh, dried or frozen fruit and vegetables, local dried or frozen meat and seafood, local eggs, local dairy products, local plants, local prepared foods, local ready-to-eat foods and local artisan crafts."

3. In section 3, Council:
 - (a) re-numbers section 3.2.8 as section 3.2.9; and
 - (b) inserts, after section 3.2.7:

"3.2.8 The Director of Planning must relax the provisions in regards to minimum site width in the RS-1, RS-5, and RS-6 district schedules to permit the construction of a one-family dwelling on an existing lot which is on record in the Land Title Office as of *[date of enactment of by-law]* if the use was previously approved under issued development or building permits."

4. In section 11, Council strikes out section 11.21.4 and substitutes:

"11.21.4 A vendor at a Farmers' Market must only sell local fresh, dried or frozen fruit and vegetables, local dried or frozen meat and seafood, local eggs, local dairy products, local plants, local prepared foods, local ready-to-eat foods and local artisan crafts."

5. In section 3.2.C of the IC-1 and IC-2 districts schedule, in the appropriate alphabetical order, Council adds:

"

- Parks and Playground"

6. Council strikes out section 4.7.1 (c) of the M-2 district schedule and substitutes:

"(c) the floor area in general office use shall not exceed 235 m² or 25 percent of the total gross floor area of all principal and accessory uses combined, whichever is greater;"

7. In section 4.7.3 (a) of the MC-1 and MC-2, M-1, M-1A, M-1B, M-2, IC-1 and IC-2, IC-3, I-1, I-2, I-3, C-1, C-2, C-2B, C-2C, C-3A, C-5 and C-6, C-7 and C-8, and FC-1 district schedules, Council strikes out the words "or sundecks".

8. Council strikes out section 4.7.3 (b) of the MC-1 and MC-2, IC-1 and IC-2, IC-3, I-1, I-2 and I-3 district schedules and substitutes:

"(b) roof decks if the Director of Planning first considers:

- (a) the design of landscape treatments;
- (b) the effect on privacy and overlook; and
- (c) all applicable Council policies and guidelines."

9. In section 4.7.3 of the M-1, M-2, M-1A and M-1B district schedules, Council:

(a) renames paragraphs (b), (c), (d), (e) and (f) as (c), (d), (e), (f) and (g) respectively; and

(b) after paragraph (a) inserts:

"(b) roof decks, if the Director of Planning first considers:

- (a) the design of landscape treatments;
- (b) the effect on privacy and overlook; and
- (c) all applicable Council policies and guidelines."

10. Council strikes out section 4.7.5 of the C-3A district schedule and substitutes:

"4.7.5 The Development Permit Board may increase the allowable floor space ratio by a maximum of 10 percent where the increase results from a transfer of heritage density.

For the purposes of this section "heritage density" means density provided as compensation for a heritage designation, which is transferred from the site of the designated heritage property to another site in accordance with Council's Transfer of Density Policy and Procedure."

11. Council strikes out section 4.7.5 of the C-5, C-5A and C-6 districts schedule and substitutes:

"4.7.5 The Development Permit Board may increase the allowable floor space ratio by a maximum of 10 percent where the increase results from a transfer of heritage density, except that this increase shall not apply to a hotel where the floor area has already been increased pursuant to section 4.7.1.2.

For the purposes of this section "heritage density" means density provided as compensation for a heritage designation, which is transferred from the site of the designated heritage property to another site in accordance with Council's Transfer of Density Policy and Procedure."

Severability

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

Force and effect

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

ENACTED by Council this _____ day of _____, 2014

Mayor

City Clerk