

EXPLANATION

**Noise Control By-law amending by-law
Re: 1262-1290 Burrard Street**

This amendment, approved by Council on December 17, 2013, adds 1262-1290 Burrard Street to the Noise Control By-law.

Director of Legal Services
November 25, 2014

EXPLANATION**A By-law to amend the Parking By-law
Re: 1262-1290 Burrard Street**

After the public hearing on December 17, 2013, Council resolved to add 1262-1290 Burrard Street 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
November 25, 2014

EXPLANATION**A By-law to amend the Sign By-law
Re: 1262-1290 Burrard Street**

After the public hearing on December 17, 2013, 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
November 25, 2014

EXPLANATION

**Noise Control By-law amending by-law
Re: 1229-1281 Hornby Street**

This amendment, approved by Council on December 17, 2013, adds 1229-1281 Hornby Street to the Noise Control By-law.

Director of Legal Services
November 25, 2014

1229-1281 Hornby 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 (588) By-law No. 11107 1229-1281 Hornby 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 _____, 2014

Mayor

City Clerk

EXPLANATION**A By-law to amend the Parking By-law
Re: 1229-1281 Hornby Street**

After the public hearing on December 17, 2013, Council resolved to add 1229-1281 Hornby Street 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
November 25, 2014

CD-1 District Parking requirements
1229-1281 Hornby Street



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:

“1229-1281 Hornby Street By-law No. 11107 CD-1 (588) Parking, loading and bicycle spaces in accordance with by-law requirements on October 28, 2014, except that:

Class A loading spaces shall be provided at a rate of 0.01 spaces for each dwelling unit up to 300 dwelling units, and at a rate of 0.008 spaces for each dwelling unit in excess of 300 dwelling units.”

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 _____, 2014

Mayor

City Clerk

EXPLANATION**A By-law to amend the Sign By-law
Re: 1229-1281 Hornby Street**

After the public hearing on December 17, 2013, 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
November 25, 2014

1229-1281 Hornby 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 amend Schedule E (Comprehensive Development Areas) by adding the following:
"1229-1281 Hornby Street CD-1 (588) By-law No. 11107 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 _____, 2014

Mayor

City Clerk

EXPLANATION**A By-law to amend the Parking By-law
Re: 563-571 West King Edward Avenue**

After the public hearing on February 18, 2014, Council resolved to add 563-571 West King Edward Avenue 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
November 25, 2014

CD-1 District Parking requirements
563-571 West King Edward Avenue



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:

“563-571 West King
Edward Avenue

By-law No. 11108 CD-1 (589) Parking, loading and bicycle spaces must be provided and maintained in accordance with requirements of the Parking By-law on October 28, 2014, except that the minimum required parking for dwelling units shall be reduced by 10%.”

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 , 2014

Mayor

City Clerk

EXPLANATION**Subdivision By-law No. 5208 amending By-law
Re: 563-571 West King Edward Avenue**

Enactment of the attached By-law will delete 563-571 West King Edward Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of February 18, 2014 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services
November 25, 2014

563-571 West King Edward Avenue



BY-LAW NO. _____

A By-law to amend Subdivision By-law No. 5208

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

1. Council amends Schedule A to the Subdivision By-law in accordance with the plan labelled Schedule A, and attached to and forming part of this By-law, by deleting therefrom Lots 25 to 27, Block 660 DL 526 Plan 2976, PIDs: 013-272-730, 013-272-748 and 013-272-756 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.
2. 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

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

being the Subdivision By-law



The properties outlined in black () are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

563-571 W King Edward Avenue

map: 1 of 1
scale: NTS



City of Vancouver

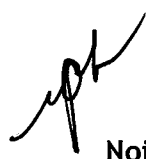
date: 2014-10-29

EXPLANATION**Noise Control By-law amending by-law
Re: 4099 Cambie Street**

This amendment, approved by Council on April 15, 2014, adds 4099 Cambie Street to the Noise Control By-law.

Director of Legal Services
November 25, 2014

4099 Cambie 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 B (Intermediate Zone) of By-law No. 6555, at the end, Council adds:

“CD-1 (590) By-law No. 11110 4099 Cambie 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 _____, 2014

Mayor

City Clerk

EXPLANATION

A By-law to amend the Sign By-law Re: 4099 Cambie Street

After the public hearing on April 15, 2014, 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
November 25, 2014

4099 Cambie 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 amend Schedule E (Comprehensive Development Areas) by adding the following:
 "4099 Cambie Street CD-1 (590) By-law No. 11110 B (C-2)"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2014

Mayor

City Clerk

EXPLANATION

**Authorization to amend a
Heritage Revitalization Agreement
with the owners of 6475 and 6485 Balaclava Street**

After a public hearing on January 24, 2006, Council resolved to enter into a By-law to authorize an agreement with the owner of property with a civic address of 6475 Balaclava Street, pursuant to Section 592 of the Vancouver Charter (the "Heritage Revitalization Agreement"). The Heritage Revitalization Agreement was authorized by Council by By-law No. 9307 on May 30, 2006. The property with a civic address of 6475 Balaclava Street was subsequently subdivided into two parcels now having the civic addresses of 6475 and 6485 Balaclava Street.

On October 28, 2014, Council resolved to authorize an amendment to the Heritage Revitalization Agreement, with the consent of the owners of 6475 and 6485 Balaclava Street, pursuant to Section 592 of the Vancouver Charter. No public hearing is necessary as the proposed amendment does not vary use or density. Enactment of the attached By-law will accomplish Council's resolution.

Director of Legal Services
November 25, 2014

6475 Balaclava Street
The Magee House
And
6485 Balaclava Street



BY-LAW NO. _____

**A By-law to authorize the amendment of a
Heritage Revitalization Agreement
Authorized by By-law No. 9307**

PREAMBLE

WHEREAS

Council has authority under the *Vancouver Charter* to amend an existing Heritage Revitalization Agreement with the consent of the owner of heritage property.

AND WHEREAS

Pursuant to By-law No. 9307 enacted May 30, 2006, the City entered into a Heritage Revitalization Agreement with the owner of property with a civic address of 6475 Balaclava Street (the "Heritage Revitalization Agreement").

AND WHEREAS

The property was subsequently subdivided into two properties now having the civic addresses of 6475 and 6485 Balaclava Street.

AND WHEREAS

The owners of both 6475 and 6485 Balaclava Street now wish to amend the Heritage Revitalization Agreement and the owners' proposed amendments are acceptable to the City.

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

1. Council authorizes amendment of the Heritage Revitalization Agreement by amendment agreement in substantially the form and substance of the Heritage Revitalization Amendment Agreement attached to this By-law and authorizes the Director of Legal Services to execute such agreement on behalf of the City and to deliver it to the owners on such terms and conditions as the Director of Legal Services deems fit.
2. 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

HERITAGE REVITALIZATION AGREEMENT AMENDMENT AGREEMENT

THIS AGREEMENT (this "Amendment"), dated for reference the 22nd day of October, 2014, is entered into by and

AMONG:

SUSAN TRACY FITTERMAN and BARRY DUNNER
6485 Balaclava Street
Vancouver, British Columbia V6N 1L7

(the "South Parcel Owners")

AND:

TODD INGLEDEW and PARIS-ANN INGLEDEW
6475 Balaclava Street
Vancouver, British Columbia V6N 1L7

(the "North Parcel Owners")

AND:

CITY OF VANCOUVER
453 West 12th Avenue
Vancouver, British Columbia V5Y 1V4

(the "City")

WHEREAS:

- A. The South Parcel Owners are the registered owners of that parcel of land situate, lying and being in the City of Vancouver, Province of British Columbia, having a civic address of 6485 Balaclava Street and legally described as:

Parcel Identifier: 026-760-975
Legal Description: Lot 2, Block O, District Lot 321, Group 1,
New Westminster District Plan BCP25166

(the "South Parcel")

- B. The North Parcel Owners are the registered owners of that parcel of land situate, lying and being in the City of Vancouver, Province of British Columbia, having a civic address of 6475 Balaclava Street and legally described as:

Parcel Identifier: 026-760-967
Legal Description: Lot 1, Block O, District Lot 321, Group 1,
New Westminster District Plan BCP25166

(the "North Parcel")

- C. A Heritage Revitalization Agreement entered into pursuant to Section 592 of the *Vancouver Charter* SBC 1953 c.55 (the "Agreement") and enacted by City of Vancouver *By-law No. 9307* is noted as a legal notation pursuant to BA186237 on title to both the South Parcel and the North Parcel (together, the "Lands").

Heritage Revitalization Agreement Amendment Agreement

- D. The Agreement provided, *inter alia*, for certain variations to the City of Vancouver *Subdivision By-law No. 5208* and *Zoning and Development By-law No. 3575* in respect of the Lands which allowed for the subdivision of the Lands into the North Parcel and South Parcel and for the proposed development of such parcels.
- E. The North Parcel has been developed pursuant to the provisions of the Agreement and contains the Heritage House (as defined in the Agreement), which was designated as protected heritage property pursuant to City of Vancouver *By-law No. 9308*, the notice of which designation is noted as a legal notation on title to the North Parcel pursuant to BA186233.
- F. The South Parcel does not contain any part of the Heritage House and is not subject to a heritage designation.
- G. The South Parcel Owners now wish to construct a One-Family Dwelling on the South Parcel pursuant to Development Permit Application DE418214 (the “Development”) and have requested a modification to the Agreement pursuant to Section 592 of the *Vancouver Charter* to include a variance to the *Zoning and Development By-law No. 3575* in order to proceed with the Development.
- H. The North Parcel Owners and the South Parcel Owners (together, the “Owners”) have both consented to the modification of the Agreement to include the variance described in Recital G and Council has agreed to consider for enactment a by-law to modify the Agreement for that purpose on the terms and conditions of this Amendment Agreement.

THEREFORE in consideration of each party agreeing to modify the Agreement as set out hereinafter and for other good and valuable consideration (the receipt and sufficiency of which the parties hereto acknowledge and agree to), the parties agree as follows:

Modification of the Agreement

- 1. The Agreement is hereby modified as follows:
 - (a) The following is added to the Agreement as sub-paragraph 3(c):

“Section 4.8.2 of the RA-1 District Schedule of the Zoning and Development By-law is hereby varied so that it shall not apply to the South Parcel.”

Agreement Ratified and Confirmed

- 2. Except as hereby expressly modified, the Agreement is hereby ratified and confirmed by the Owners and the City to the effect and with the intent that the Agreement and this Amendment shall be read and construed as one document.

Amendment

- 3. No alteration or amendment of the Agreement or this Amendment shall have effect unless the same is in writing and duly executed by all the parties.

Enurement

- 4. This Amendment shall charge and run with the Lands and enure to the benefit of and be binding upon the owners from time to time of the Lands and their respective heirs, executors, administrators, trustees and successors and all parties claiming through them (each of whom will be deemed to be included within the definition of the “North Parcel Owner” or the “South Parcel Owner”, as applicable); provided, however, that this Amendment shall be read and shall apply separately to each of North Parcel and the South Parcel such that the owner of each such

lot and each successor in title to such owner shall only be bound to perform and to observe the owner's obligations in the Agreement and in this Amendment as they apply to the lot in which the owner or the successor in title holds an interest, and then only for so long as the owner or the successor in title holds such interest.

City's Other Rights

5. Nothing contained or implied in this Amendment will derogate from the obligations of the Owners under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Vancouver Charter* and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Amendment had not been executed and delivered by the owners and the City.

Time

6. Time shall be of the essence of this Amendment.

Interpretation

7. All terms used in this Amendment which are defined in the Agreement will have the meaning ascribed to such terms in the Agreement unless otherwise defined in this Amendment or the context otherwise requires.

Heritage Revitalization Agreement Amendment Agreement

Conflict

8. In the event of any conflict between the terms and conditions of the Agreement and the terms and conditions of this Amendment, the terms and conditions of this Amendment will prevail.

IN WITNESS WHEREOF the parties hereto have executed this Amendment by signing the General Instrument Part I attached hereto as of the date first above written on the said instrument.

Execution Date

	Y	M	D	
_____ (Solicitor/Notary Public)	14			_____ TODD INGLEDEW
_____ (Solicitor/Notary Public)	14			_____ PARIS-ANN INGLEDEW
_____ (Solicitor/Notary Public)	14			_____ SUSAN TRACY FITTERMAN
_____ (Solicitor/Notary Public)	14			_____ BARRY DUNNER
_____ Heidi Granger, Solicitor 453 West 12 th Avenue Vancouver, BC V5Y 1V4 604-829-2001	14			_____ CITY OF VANCOUVER by its authorized signatory: _____ Frances J. Connell Approved by By-law No. _____

CONSENT AND PRIORITY INSTRUMENT

CIBC MORTGAGES INC. (the "Chargeholder")
Holder of Mortgage CA3527899 (the "Charge")
charging Lot 1, Block O, District Lot 321, Group 1,
New Westminster District Plan BCP25166 (the "North Parcel")

For One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Charge, hereby approves, joins in and consents to the granting of the Amendment (the "Encumbrance") attached, and consents and agrees that the Encumbrance shall be binding upon the Chargeholder's interest in or charge upon the North Parcel and shall be an encumbrance upon the North Parcel in priority to the Charge in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the North Parcel prior to the dating, execution and registration of the Charge and the advance of any monies thereunder.

Execution Date

Y	M	D
14		

CIBC MORTGAGES INC.
by its authorized signatory(ies):

Sign and Print Name

Sign and Print Name

(Solicitor/Notary Public -
as to both signatures)

CONSENT AND PRIORITY INSTRUMENT
CANADIAN IMPERIAL BANK OF COMMERCE (the "Chargeholder")
Holder of Mortgage CA3667565 (the "Charge")
charging Lot: 2, Block O, District Lot 321, Group 1,
New Westminster District Plan BCP25166 (the "South Parcel")

For One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Charge, hereby approves, joins in and consents to the granting of the Amendment (the "Encumbrance") attached, and consents and agrees that the Encumbrance shall be binding upon the Chargeholder's interest in or charge upon the South Parcel and shall be an encumbrance upon the South Parcel in priority to the Charge in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the South Parcel prior to the dating, execution and registration of the Charge and the advance of any monies thereunder.

Execution Date

Y	M	D
14		

(Solicitor/Notary Public -
as to both signatures)

CANADIAN IMPERIAL BANK OF COMMERCE
by its authorized signatory(ies):

Sign and Print Name

Sign and Print Name

END OF DOCUMENT

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 5129-5169 Cambie Street**

After the public hearing on July 8, 2014, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 5129-5169 Cambie Street. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
November 25, 2014

5129-5169 Cambie Street



BY-LAW NO. _____

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

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-680 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (592).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (592), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of use

3. The design and layout of at least 25% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 2,128 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses must not exceed 2.41.

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

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

Building Height

5 Building height, measured from base surface, must not exceed 21.0 m.

Horizontal angle of daylight

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

6.2 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.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m,

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 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 (592).

6.6 A habitable room referred to in section 6.1 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.

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

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

Severability

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

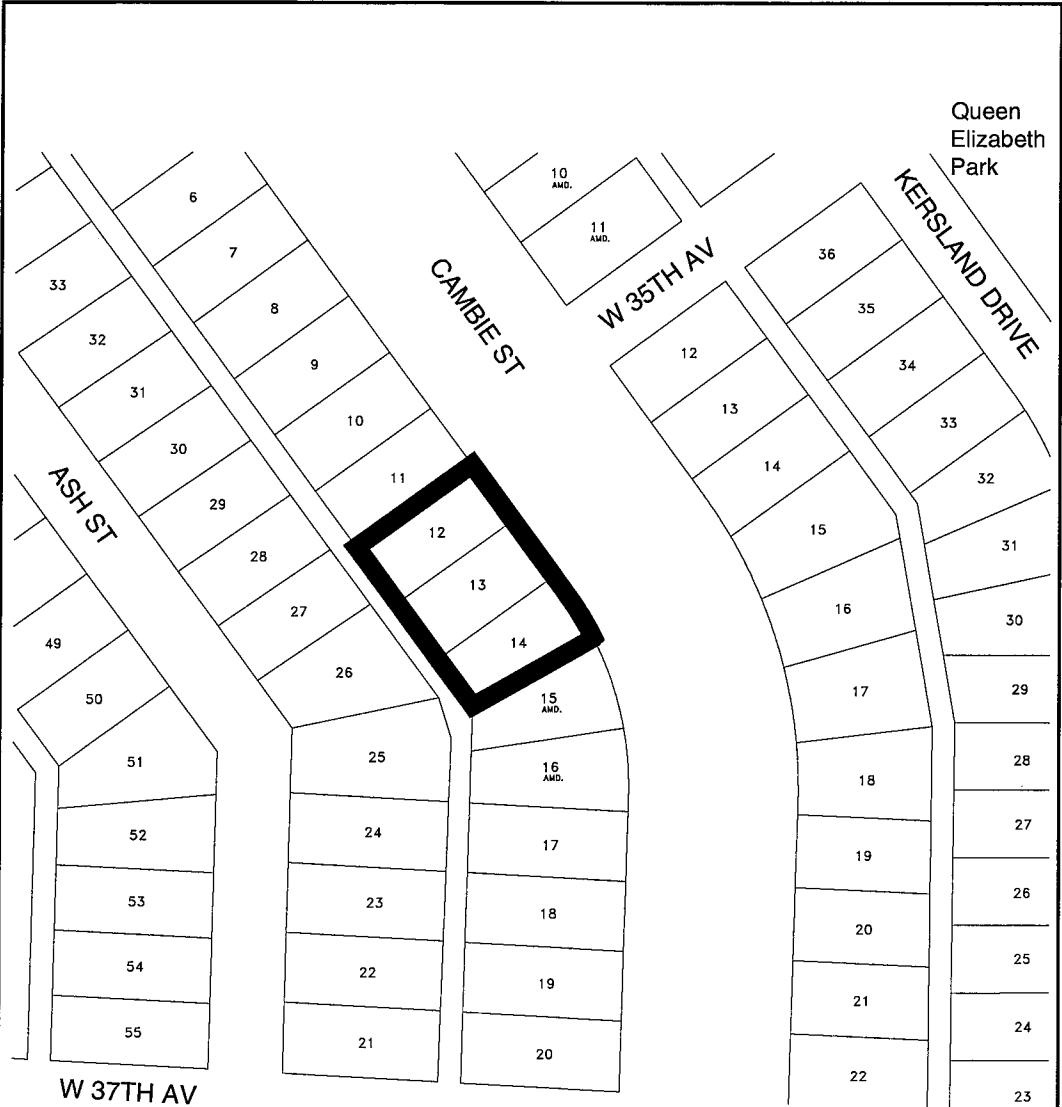
Force and effect

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

ENACTED by Council this day of , 2014

Mayor

City Clerk



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

Z-680 (b)

RZ- 5129-5169 Cambie Street

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2014-06-11

EXPLANATION

**A By-law to amend the Zoning and Development By-law
Re: 228 - 246 East Broadway and 180 Kingsway**

On April 17, 2012, at a regular meeting of Council, following public hearing on February 27, 28, March 1, 27, and April 4 & 5, 2012, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 228 - 246 East Broadway and 180 Kingsway. 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
November 25, 2014

228 - 246 East Broadway and 180 Kingsway



BY-LAW NO. _____

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

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

Zoning District Plan amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-642 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (591).

2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (591), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses;
- (c) Institutional Uses;
- (d) Manufacturing Uses;
- (e) Office Uses;
- (f) Retail Uses;
- (g) Service Uses;
- (h) Utility and Communication Uses, limited to Public Utility; and
- (i) Accessory Uses customarily ancillary to any use permitted in this section 2.2.

Floor area and Density

3.1 The floor space ratio for all uses must not exceed 5.55.

3.2 For the purposes of computing floor space ratio, the site is deemed to be 4 978.7 m², being the site size at the time of application for rezoning, prior to any dedications.

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

3.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) no enclosure of balconies is permissible for the life of the building.
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) amenity areas for the social and recreational enjoyment of residents or employees, or providing a service to the public, including facilities for general fitness, general recreation, and child day care, provided that the total area excluded does not exceed 1 000 m²;
- (d) residential storage above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (e) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, which are at or below base surface, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (f) tool sheds, trellises and other garden structures, which support the use of intensive green roofs and urban agriculture, and those portions of stairways and elevator enclosures, which are at the roof level providing access to the garden areas.

Building height

4. Building height must not exceed 65.53 m.

Horizontal Angle of Daylight

- 5.1 Each habitable room must have at least one window on an exterior wall of a building.
- 5.2 The location of each such exterior window must allow a plane or planes extending from the window, and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.
- 5.4 If:
- (a) The Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) The minimum distance of unobstructed view is not less than 3.7 m,
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 5.5 An obstruction referred to in section 5.2 means:
- (a) Any part of the same building including permitted projections; or
 - (b) The largest building permitted under the zoning on any site adjoining CD-1 (591).
- 5.6 A habitable room referred to in section 5.1 does not include:
- (a) A bathroom; or
 - (b) A kitchen whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit, or
 - (ii) less than 9.3 m².
- 5.7 The Director of Planning or the Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) all applicable Council policies and guidelines are first considered; and
 - (b) there is an unobstructed view of not less than 3.7 m.

Acoustics

6. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below, do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of Dwelling Units	Noise Levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathroom, hallways	45

Severability

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

Force and effect

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

ENACTED by Council this _____ day of _____, 2014

Mayor

City Clerk



The properties outlined in black (**█**) are rezoned:
 From **C-3A** to **CD-1**

Z-642 (c)

RZ - 228-246 East Broadway and 180 Kingsway

map: 1 of 1
 scale: NTS



EXPLANATION

**A By-law to amend the Zoning and Development By-law
Re: 998 Expo Boulevard**

After the public hearing on June 10 and 11, 2014, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 998 Expo Boulevard. 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
November 25, 2014

998 Expo Boulevard
(Concord Area 5B West)



BY-LAW NO. _____

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

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-679 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (593).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (593), 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 Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Swimming Pool, or Theatre;
- (b) Dwelling Uses, in conjunction with any of the uses listed in this by-law;
- (c) Institutional Uses, limited to Child Day Care Facility, Church, Community Care Facility - Class B Public Authority Use, School - Elementary or Secondary, School - University or College, Social Service Centre;
- (d) Office Uses;
- (e) Parking Uses;
- (f) Retail Uses, limited to Farmers' Market, Grocery or Drug Store, Retail Store, Furniture or Appliance Store, Liquor Store, Pawnshop, Public Bike Share, Secondhand Store, and Small-scale Pharmacy;

- (g) Service uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant, School - Arts or Self Improvement, School - Business, School - Vocational or Trade; and
- (h) Accessory Uses customarily ancillary to any use permitted by this section.

Conditions of use

- 3.1 A minimum of 25% of the dwelling units must include two bedrooms.
- 3.2 All commercial uses must be carried on wholly within an enclosed building except for:
 - (a) Farmers' Market;
 - (b) Public Bike Share;
 - (c) Restaurant;
 - (d) Neighbourhood Public House; and
 - (e) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.
- 3.3 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.

Floor area and density

- 4.1 The floor area for all uses must not exceed 38,841 m².
- 4.2 The maximum floor area for residential development shall not exceed 36,923 m².
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8% of the residential floor area;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage space above or below base surface to a maximum of 2,018 m², except that residential storage space above base surface shall not exceed 3.7 m² per dwelling unit.

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided; and
 - ii) no more than 50% of the excluded balcony floor area may be enclosed;
- (b) amenity areas, except that the total exclusion for amenity areas must not exceed the lesser of 20% of permitted floor area or 929 m².

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

Building height

5. The building height, measured above base surface and to the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed 91.0 m, and the building must not protrude into the Cambie Street and Cambie Bridge view corridors approved by Council in the City of Vancouver View Protection Guidelines.

Horizontal angle of daylight

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

6.2 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.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m,
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 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 (593).
- 6.6 A habitable room referred to in section 6.1 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.

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

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

Severability

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

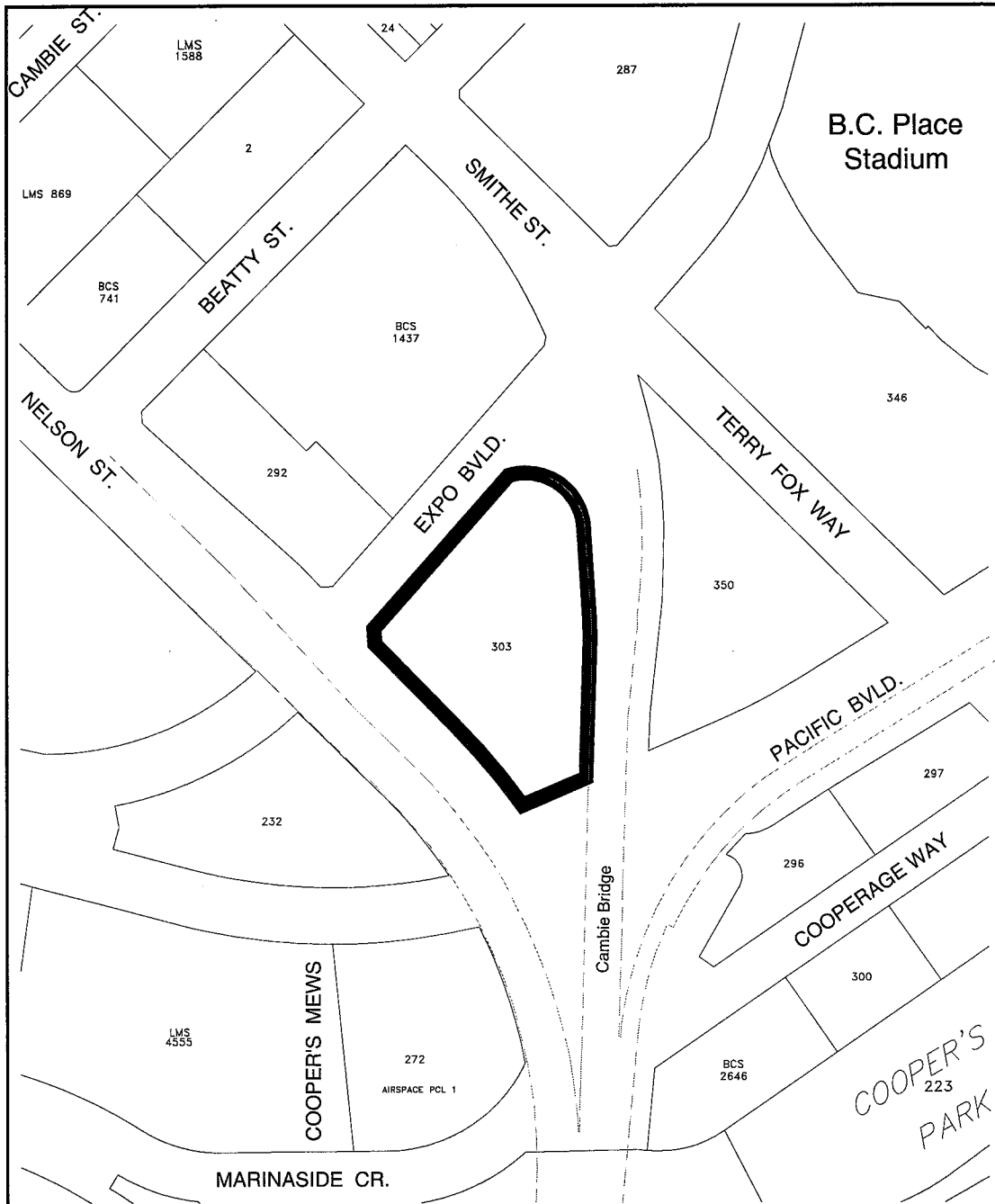
Force and effect

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

ENACTED by Council this day of , 2014

_____ Mayor

_____ City Clerk



The property outlined in black (**█**) is rezoned:
From **BCPED** to **CD-1**

Z-679 (a)

RZ - 998 Expo Boulevard

map: 1 of 1

scale: NTS



City of Vancouver

date: 2014-05-15

EXPLANATION

**A By-law to amend the Downtown District ODP
regarding False Creek North Official Development Plan**

After the public hearing on June 10 and 11, 2014, Council resolved to amend the False Creek North Official Development Plan regarding land use in Area 5(b). 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
November 25, 2014

False Creek North Official Development Plan
Regarding land use in Area 5(b) West and
new Figures 3, 4, 5, 9a, 9b, 9c, 12a and 12c



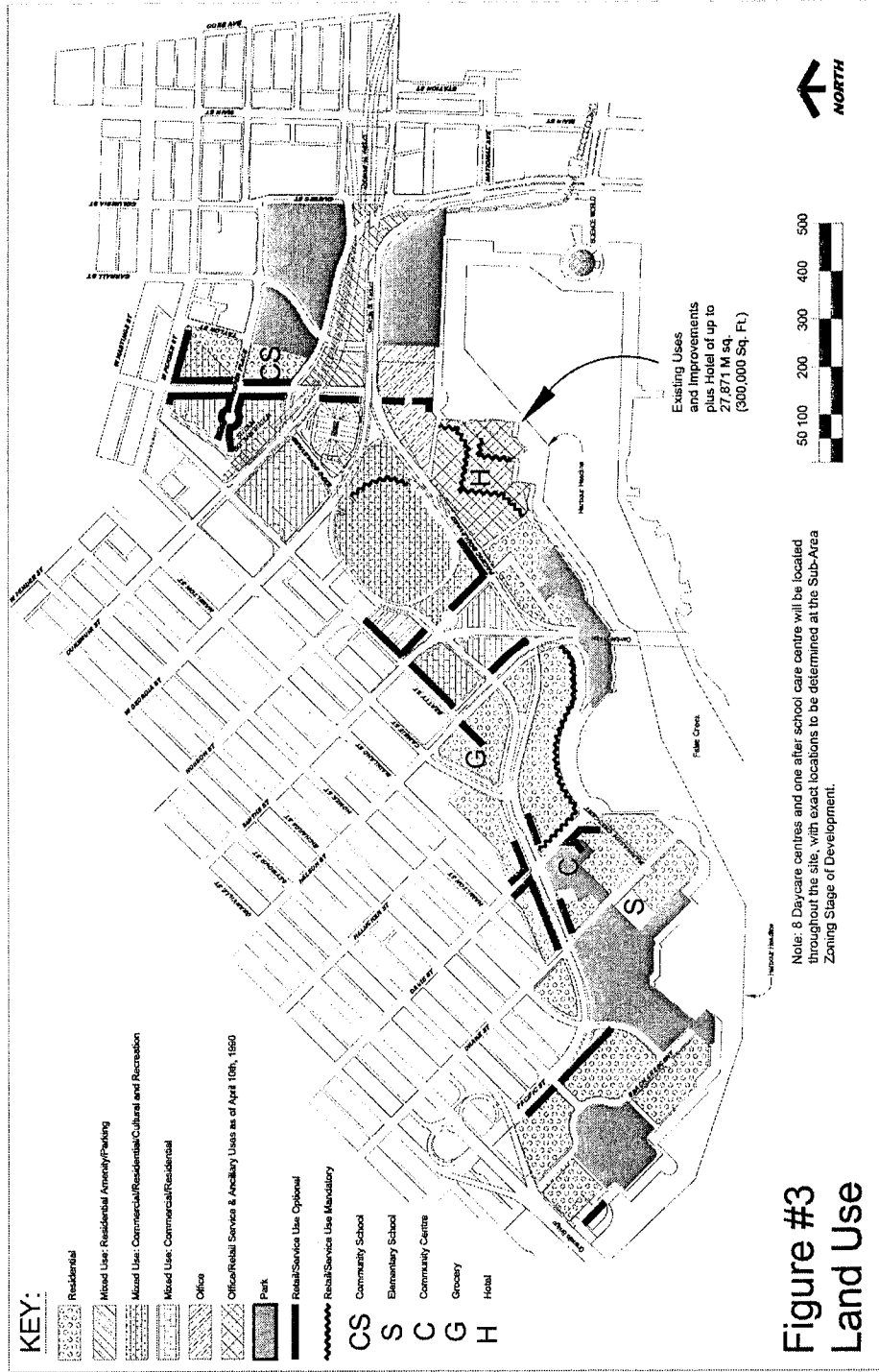
BY-LAW NO. _____

**A By-law to amend False Creek North
Official Development Plan By-law No. 6650**

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

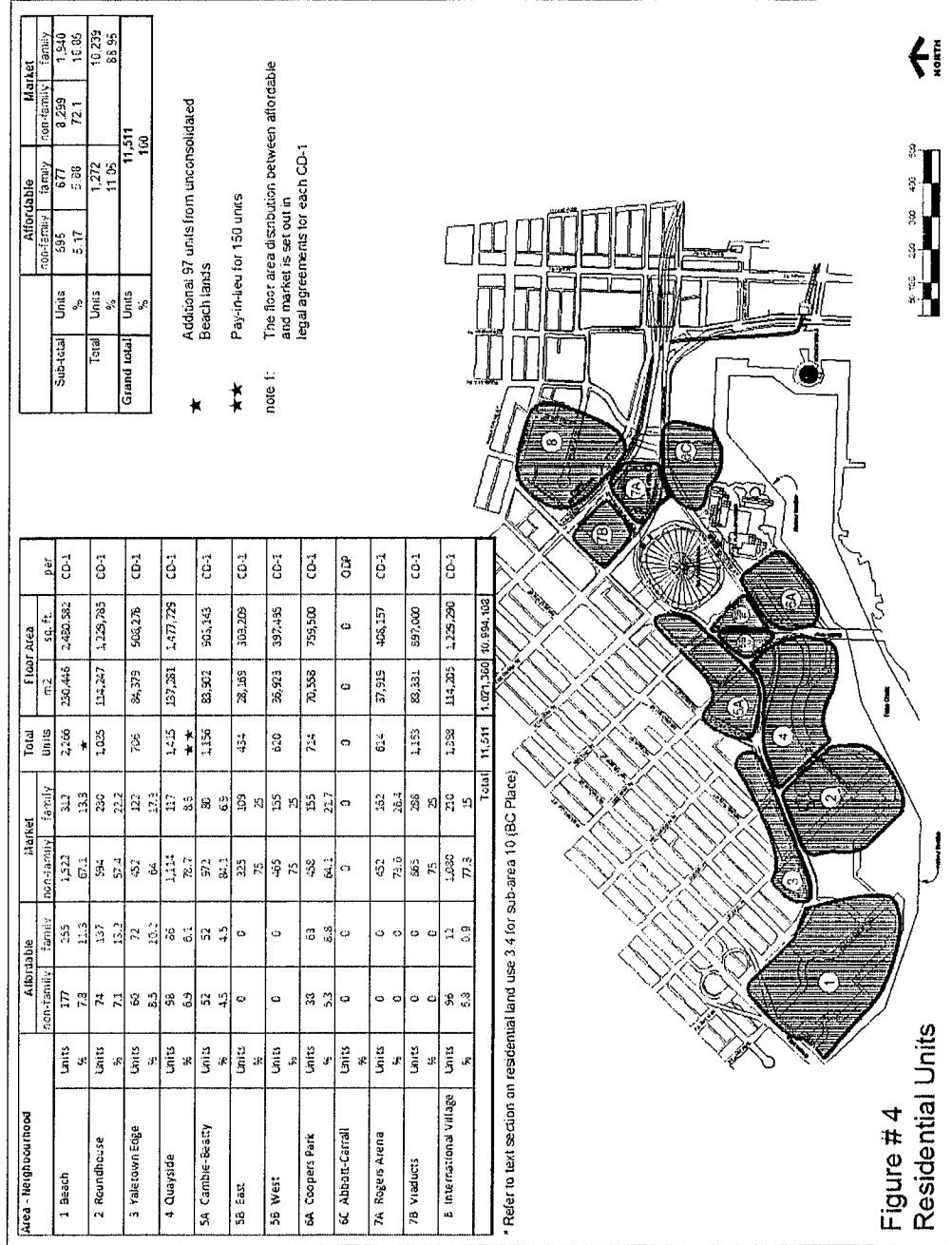
1. This By-law amends the indicated provisions and figures of the False Creek North Official Development Plan By-law No. 6650.
2. In subsection 3.3.1, Council strikes out “10,925”, “948,336”, and “11.64%”, and substitutes “11,511”, “1,024,699”, and “11.05%” respectively.
3. In subsection 3.3.2, Council strikes out “145, 872” and substitutes “108, 949”.

4. In section 7, Council:
- a) repeals Figure 3, and substitutes:
- “Figure 3



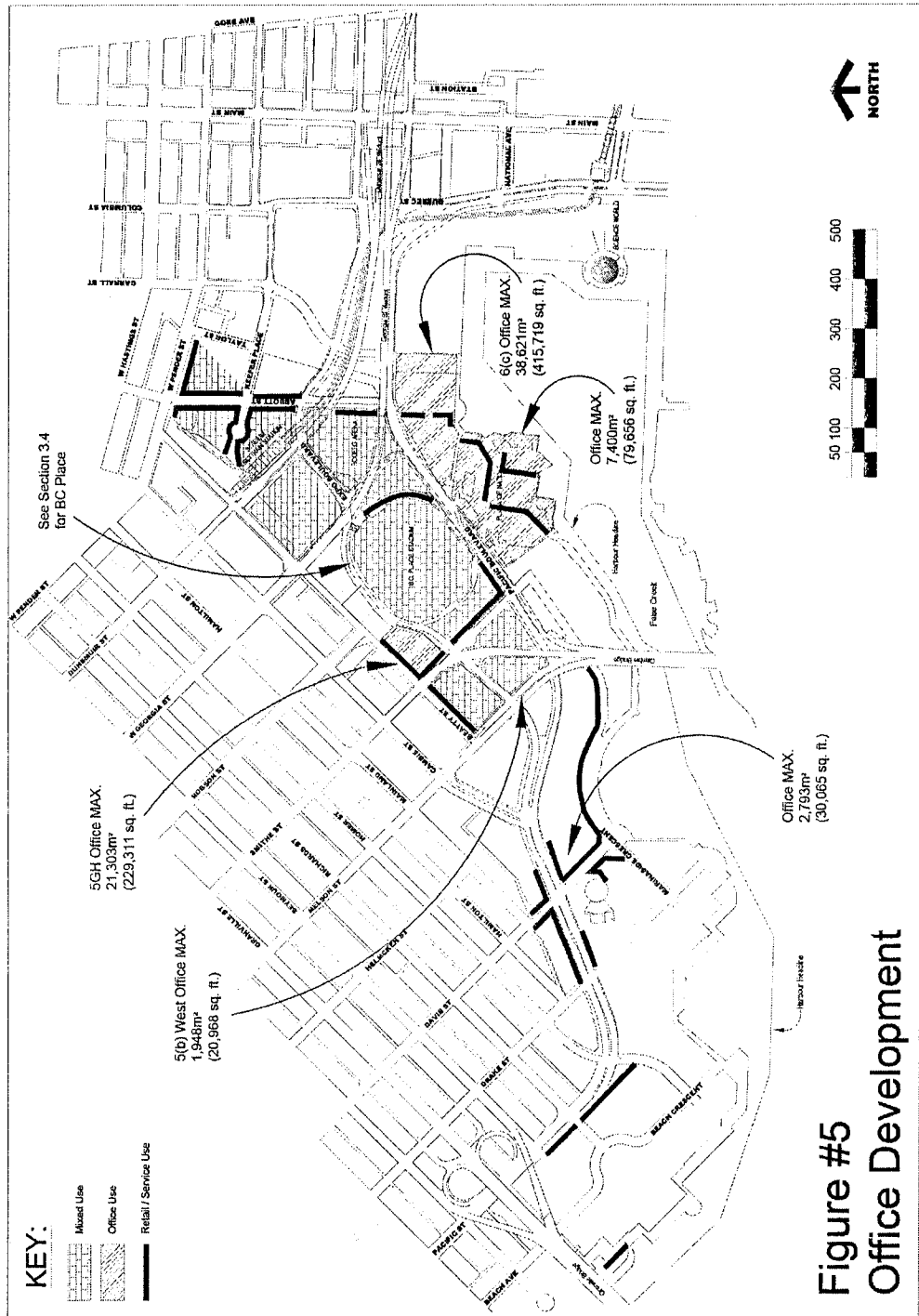
b) repeals Figure 4, and substitutes:

“Figure 4



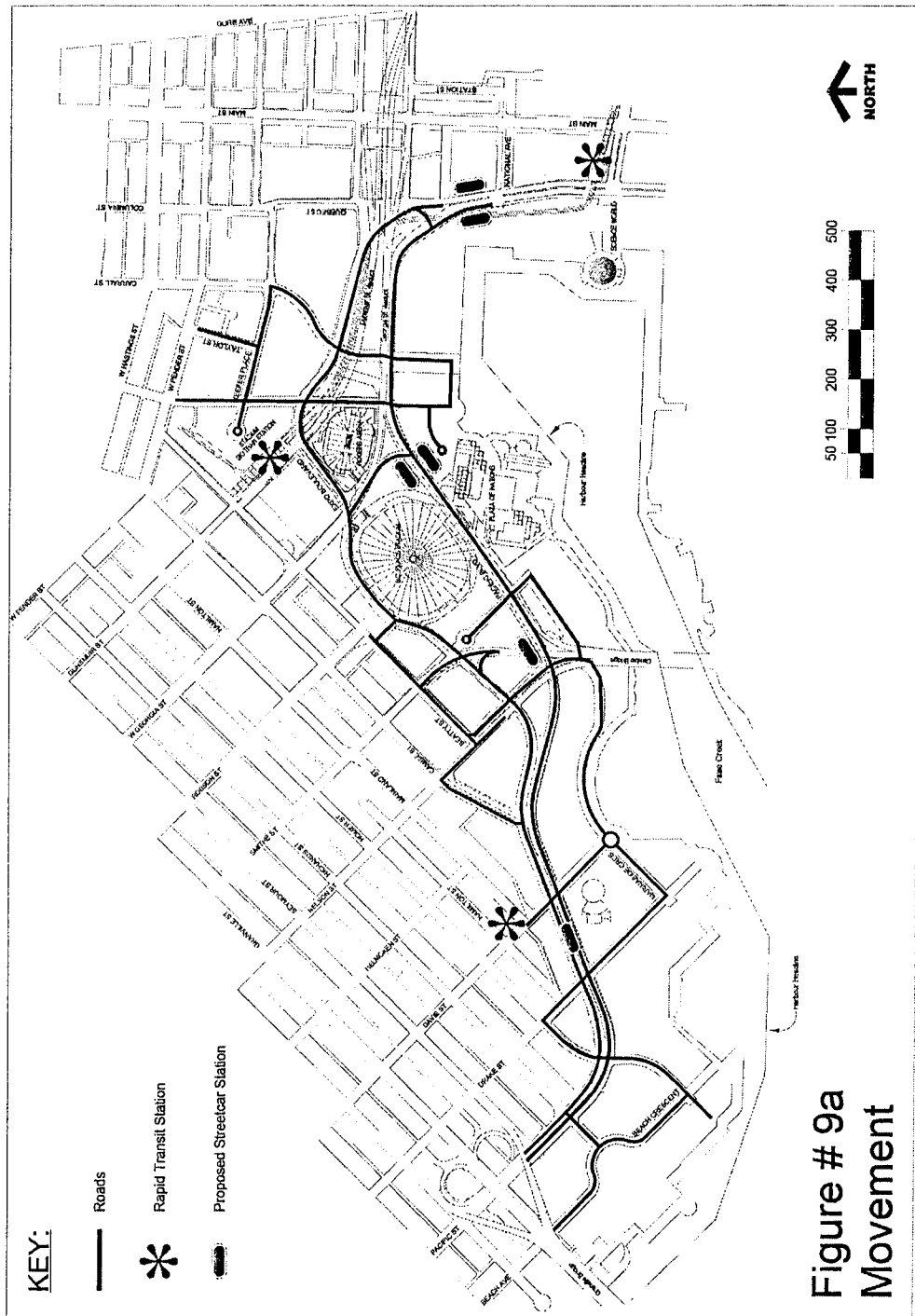
c) repeals Figure 5, and substitutes:

“Figure 5



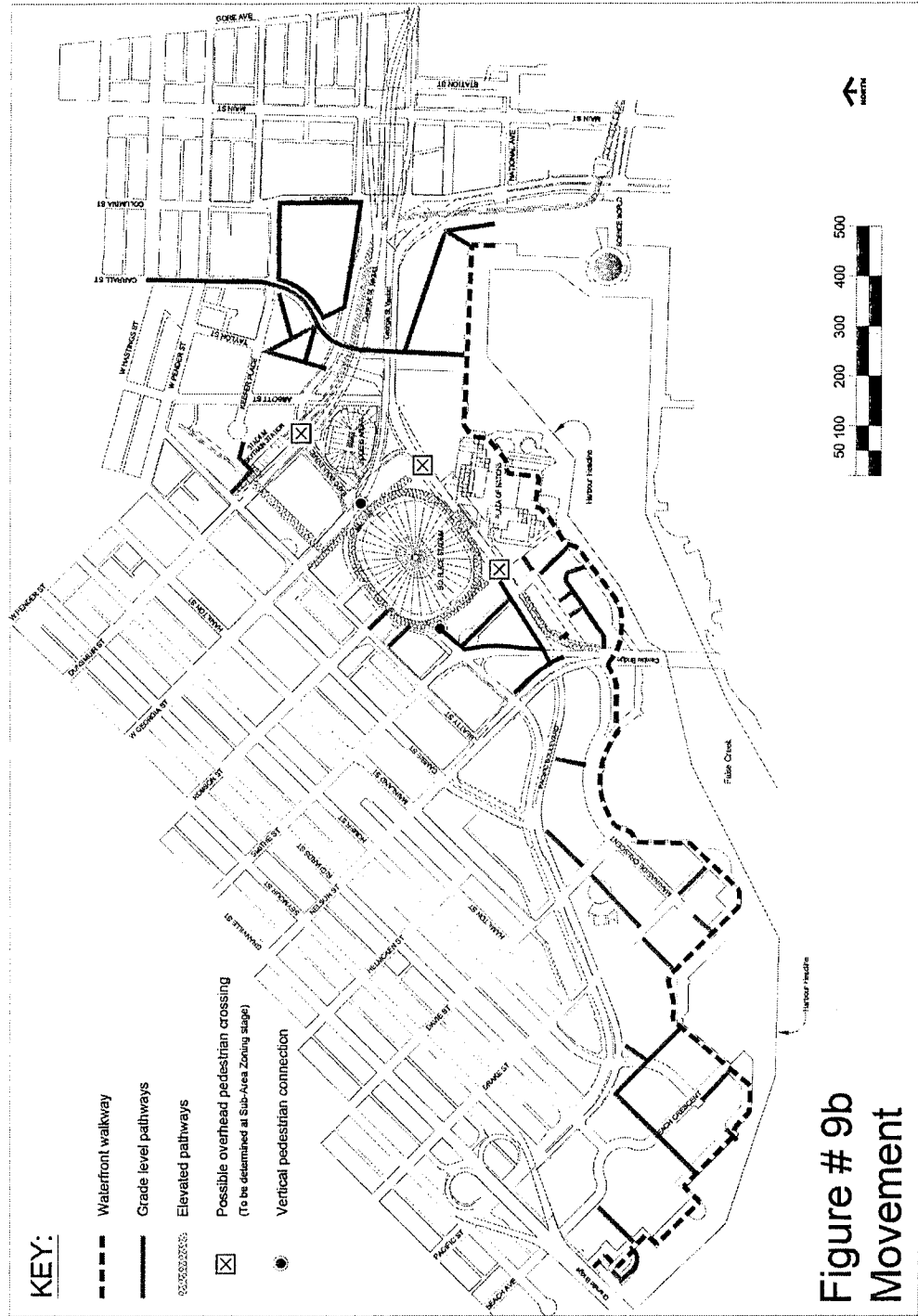
d) repeats Figure 9a and substitutes:

“Figure 9a



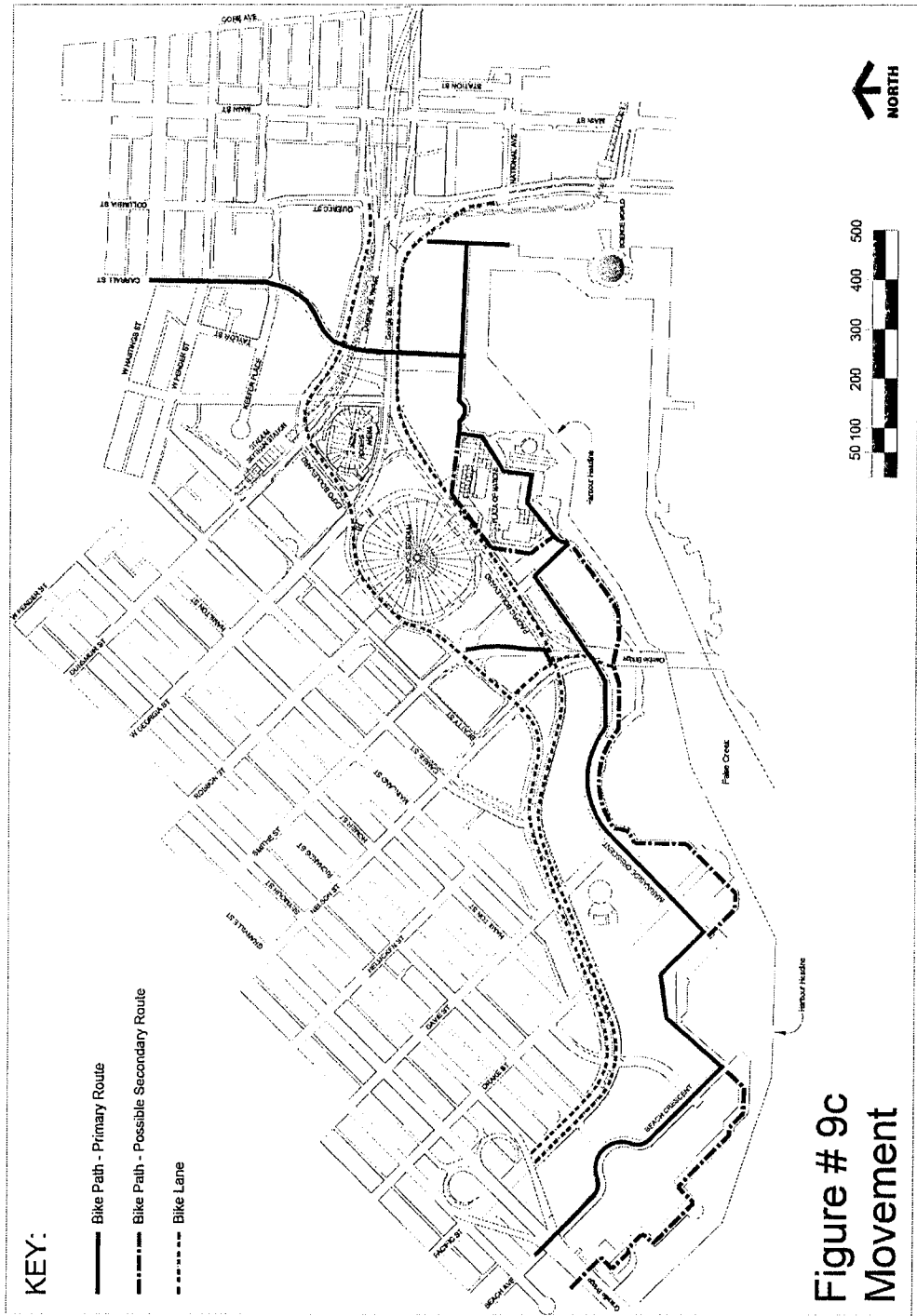
e) repeats Figure 9b and substitutes:

“Figure 9b



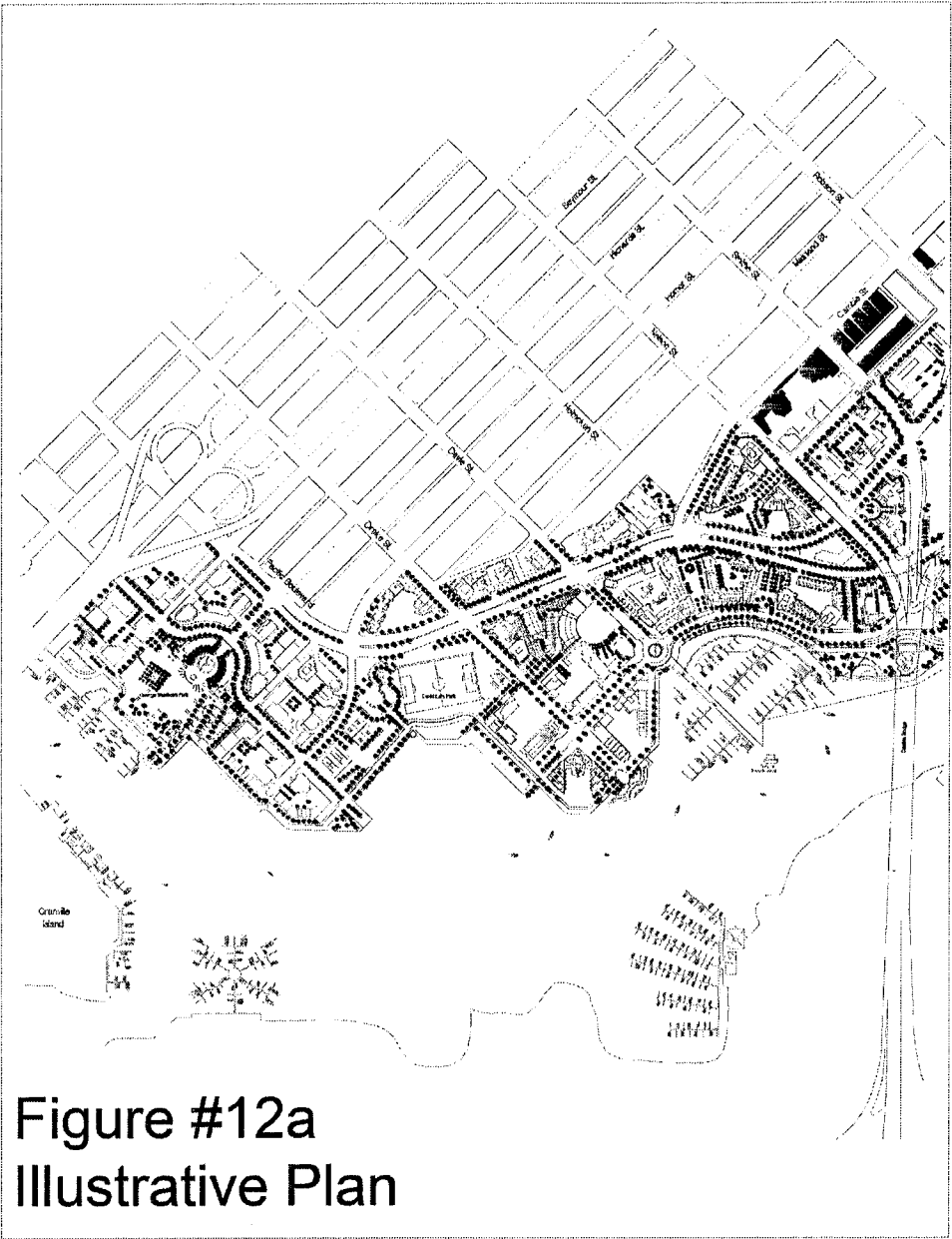
f) repeats Figure 9c and substitutes:

“Figure 9c



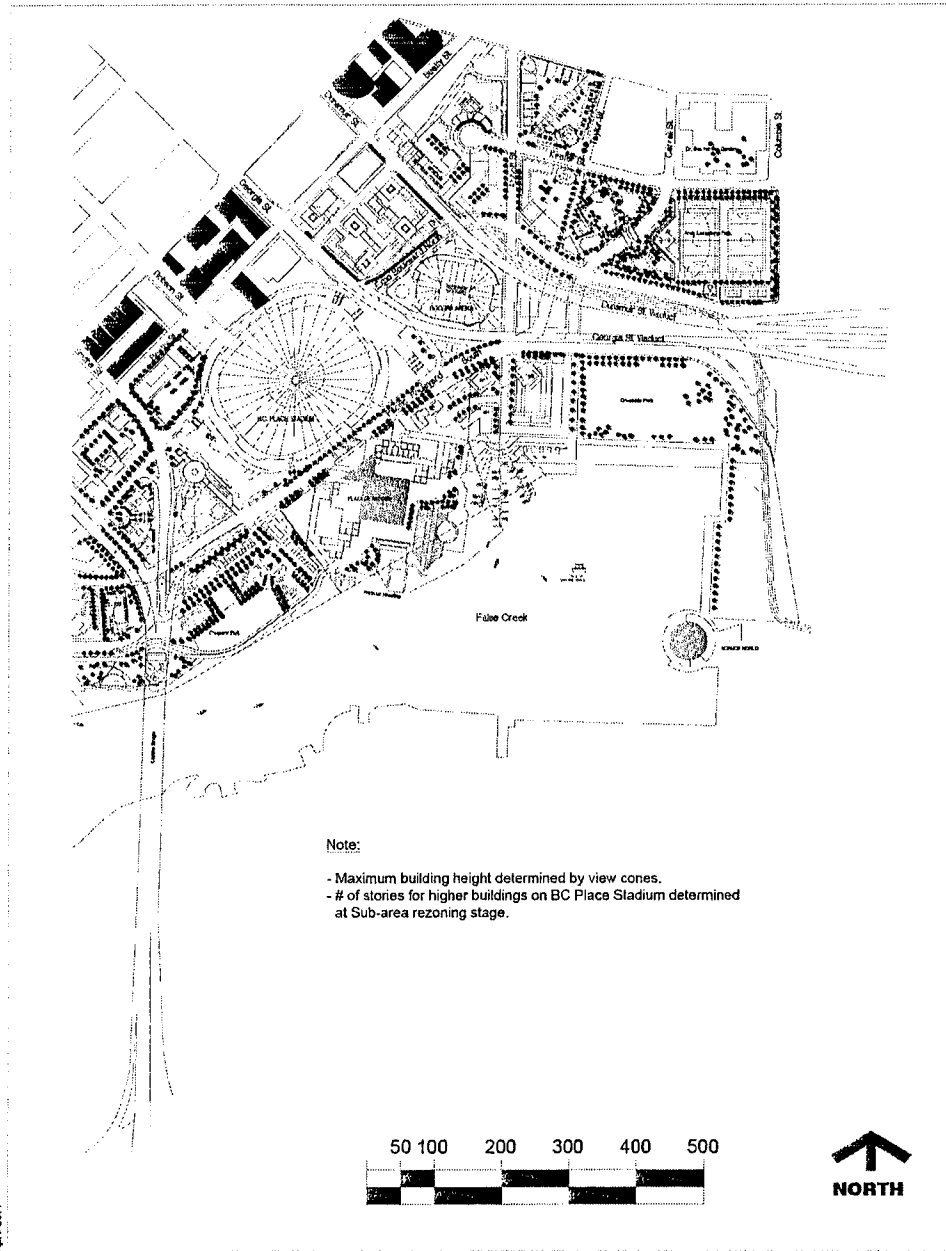
g) repeals Figure 12a L, and substitutes:

“Figure 12a L



h) repeals Figure 12a R, and substitutes:

“Figure 12a R



i) repeals Figure 12c L, and substitutes:

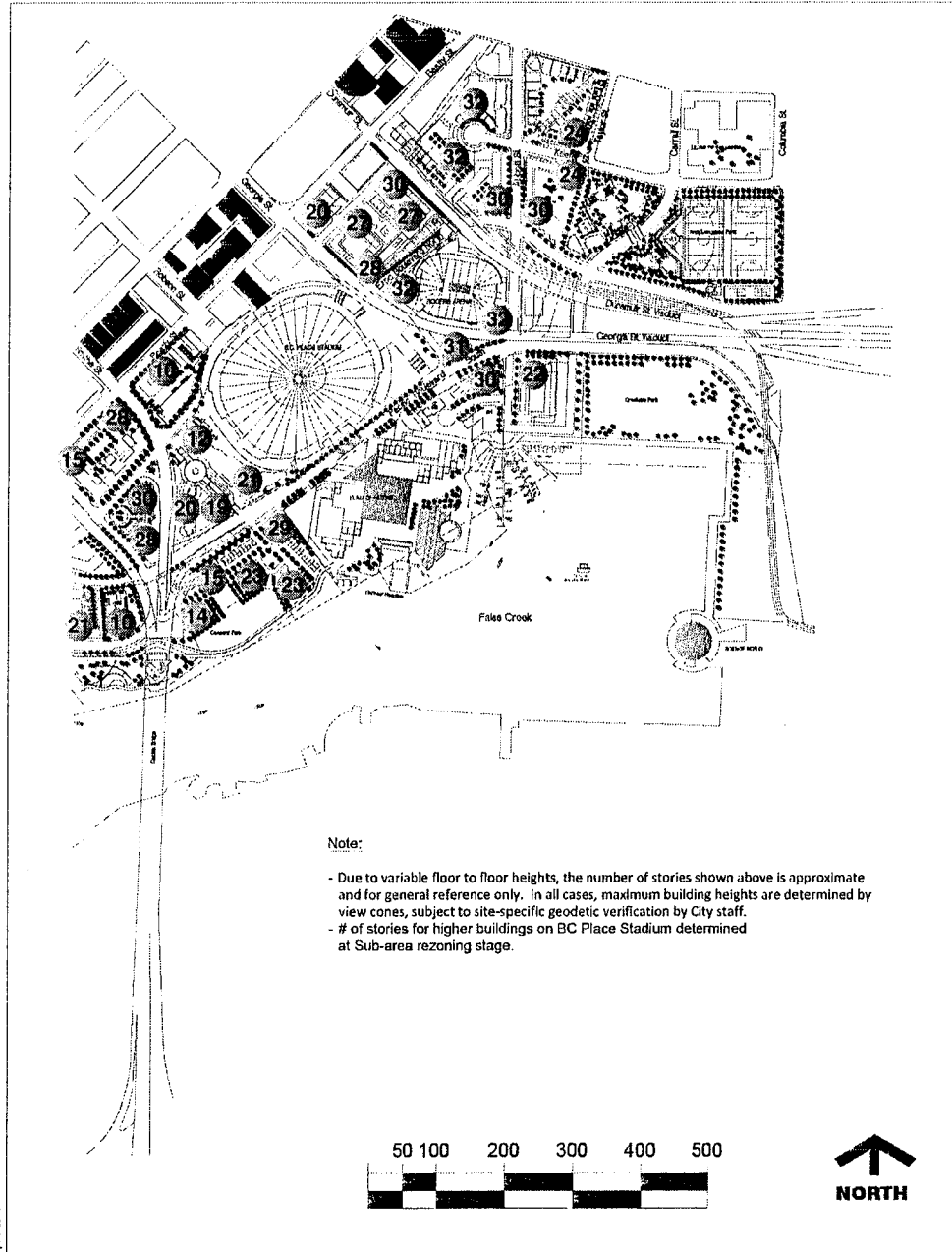
“Figure 12c L



; and

j) repeals Figure 12c R, and substitutes:

“Figure 12c R



5. 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.

6. 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