

**EXPLANATION****Subdivision By-law No. 5208 amending By-law  
Re: 288-388 West King Edward Avenue**

Enactment of the attached By-law will delete 288-388 West King Edward Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of April 19, 2016 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
November 1, 2016

288-388 West King Edward Avenue

ABF

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 1 to 5, Block 682, District Lot 526, Plan 6539; PIDs 010-879-188, 010-879-170, 010-879-137, 010-879-099 and 010-879-072 respectively, from the RS-1/RS-3R/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law.
- 2. 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.
- 3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Schedule A**

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

288-388 West King Edward Avenue

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2016-10-20

**EXPLANATION****Subdivision By-law No. 5208 amending By-law  
Re: 375 West 59th Avenue**

Enactment of the attached By-law will delete 375 West 59th Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of December 15, 2015 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
November 1, 2016

375 West 59th Avenue

ABF

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 PID: 009-658-386; Lot A, Block 1006, District Lot 526, Plan 9413 from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law.
2. 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.
3. This By-law is to come into force and take effect on the date of its enactment.

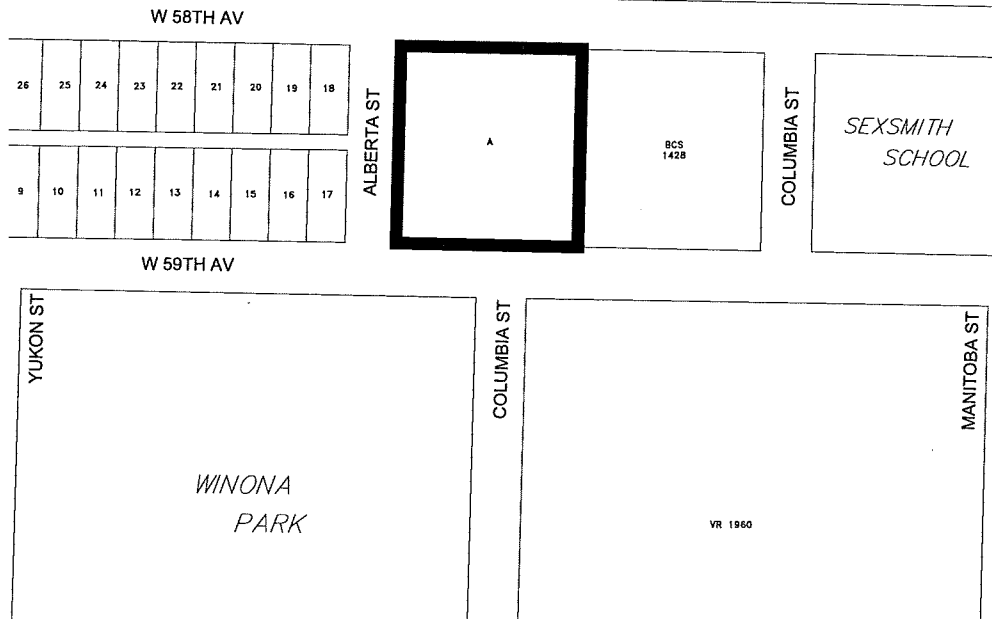
ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016


\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
being the Subdivision By-law

LANGARA GOLF COURSE



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

375 West 59th Avenue

map: 1 of 1  
scale: NTS



City of Vancouver

date: 2016-10-20

**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 526-548 West King Edward Avenue**

After the public hearing on April 5, 2016, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 526-548 West King Edward Avenue. 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 1, 2016

526-548 West King Edward Avenue

BY-LAW NO. ABF

**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-701 (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 (640).

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

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

**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 2,485 m<sup>2</sup>, 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 2.35.

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 sun decks 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 8% of permitted floor area, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area 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 use other than that which justified the exclusion.

## **Building height**

5. Building height, measured from base surface, must not exceed 20.0 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 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, 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.
- 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 (640).
- 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 m<sup>2</sup>.

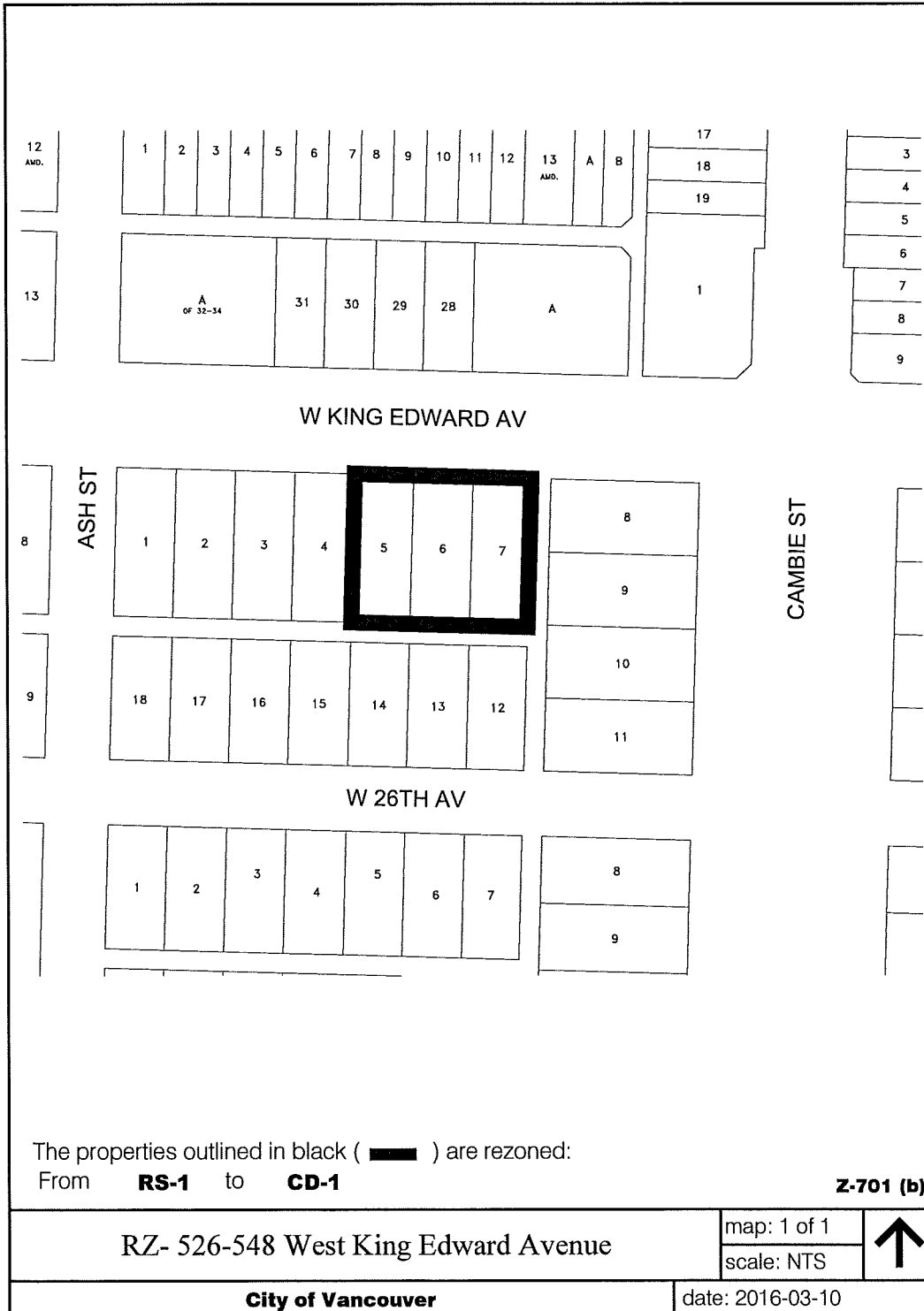
## Acoustics

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



**Schedule A**



**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 4255 Arbutus Street**

After the public hearing on July 12 and 13, 2011, Council resolved on July 14, 2011, to amend the Zoning and Development By-law to create a CD-1 By-law for 4255 Arbutus 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 1, 2016

4255 Arbutus Street

ABF

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-635 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

**Definitions**

2. In this by-law:

- (a) "Adult Day Care Facility" means the use of premises by a non-profit society to provide non-residential supervision, social and recreational activity programs, personal care and related health care services, meals and information to persons as they age; and
- (b) "Geodetic Datum" means the current vertical reference surface adopted and used by the City of Vancouver.

**Uses**

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (642).

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

- (a) Adult Day Care Facility;
- (b) Cultural and Recreational Uses, limited to Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Swimming Pool, and Park or Playground;

- (c) Dwelling Uses;
- (d) Institutional Uses, limited to Child Day Care Facility, Church, Public Authority Use, School - Elementary or Secondary, School - University or College, Social Service Centre, and Community Care Facility - Class B or Group Residence;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, limited to Farmers Market, Grocery or Drug Store, Retail Store, Furniture or Appliance Store, Liquor Store, Secondhand Store, and Small-scale Pharmacy;
- (h) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant, School - Arts or Self Improvement, School - Business, School - Vocational or Trade;
- (i) Transportation and Storage Uses, limited to a Mini-Storage Warehouse;
- (j) Utility and Communication Uses, limited to Public Utility or Radiocommunication Station; and
- (k) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

#### **Conditions of use**

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

- (a) restaurant;
- (b) neighbourhood public house; and
- (c) display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

4.2 Except for an insurance office, travel agency or real estate office, no office use other than office entrances, shall be permitted across the full width of the front wall of any building, to a depth of 10.7 m on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street.

#### **Floor area and density**

5.1 The floor area for all uses combined must not exceed 81 000 m<sup>2</sup> except that:

- (a) floor area for dwelling uses must not exceed 55 750 m<sup>2</sup>; and

(b) floor area for non-dwelling uses must be at least 25 000 m<sup>2</sup>.

5.2 Computation of floor space ratio must include all floors of all buildings, having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building; and

5.3 Computation of floor space ratio must exclude:

- (a) open residential balconies, sundecks, porches and any other appurtenances, which in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning, are similar to the foregoing, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit.

5.4 Computation of floor space ratio may exclude:

- (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 balconies, must not exceed 8% of residential floor area, and
  - (ii) no more than 50% of excluded balcony floor area may be enclosed;
- (b) amenity areas, except the total exclusion must not exceed the lesser of 20% of permitted floor area or 1 400 m<sup>2</sup>.

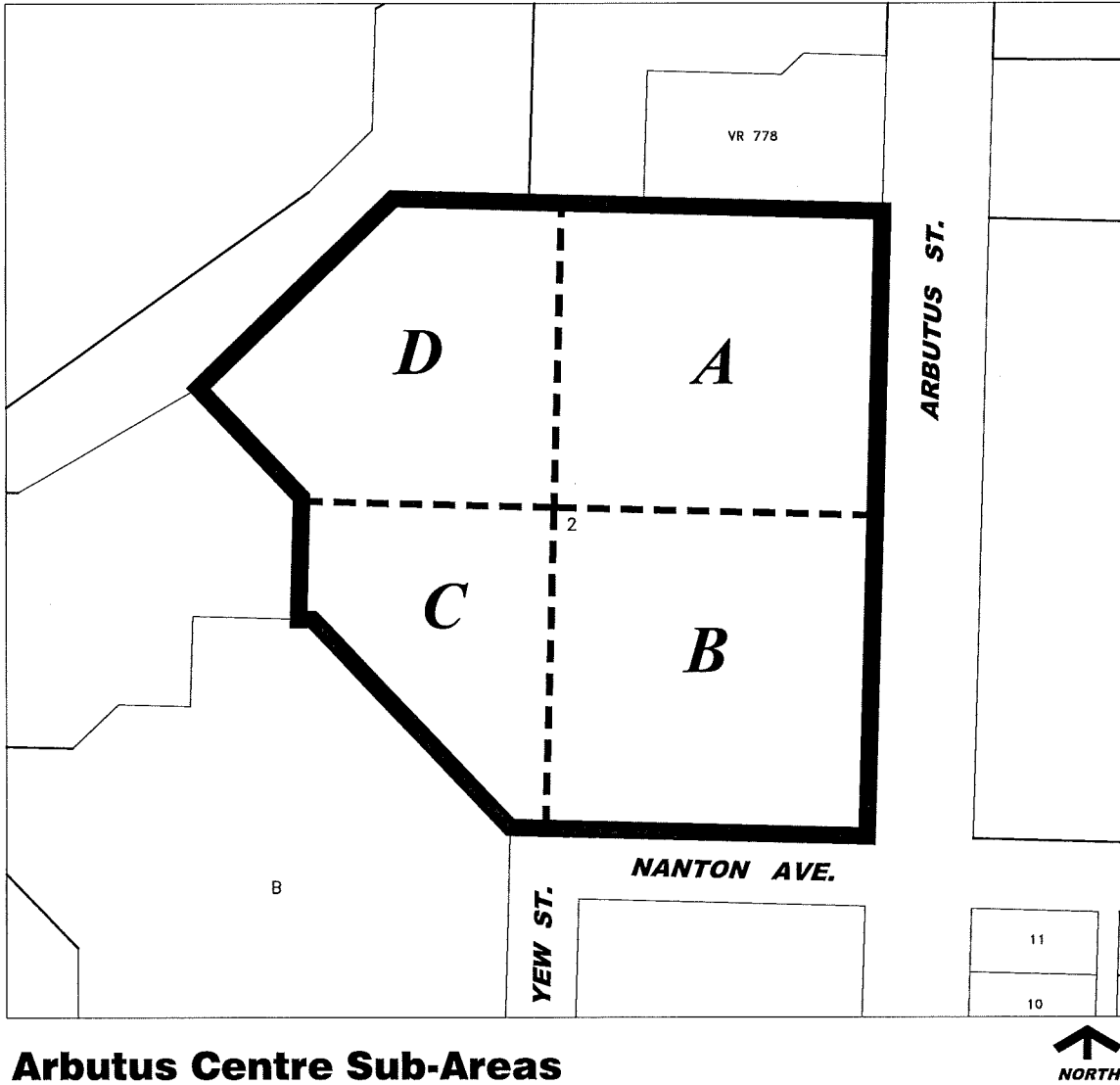
5.5 The use of floor space excluded under sections 5.3 and 5.4, must not include any purpose other than that which justified the exclusion.



**Sub-areas**

6. The site is to consist of 4 sub-areas approximately as illustrated in Figure 1, solely for the purpose of height calculation.

“Figure 1



## Building height

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

7.2 Building height, measured from the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed the maximum heights set out on the table below.

Sub-area	Maximum building height
A	65 m
B	57 m
C	57 m
D	57 m

7.3 Section 10.11 of the Zoning and Development By-law is to apply, except that, despite section 10.11 and section 7.2 of this By-law, the Director of Planning or Development Permit Board, as the case may be, may permit a greater height than otherwise permitted for:

- (a) a mechanical penthouse; and
- (b) access and infrastructure required to maintain green roofs or urban agriculture, including stair and elevator enclosures, amenity areas, tool sheds, trellises and other garden structures, or roof-mounted energy technologies, including solar panels, wind turbines, and similar items, if the Director of Planning or Development Permit Board first considers:
  - (i) the effects on public and private views, shadowing, privacy, and noise impacts, and
  - (ii) all applicable policies and guidelines adopted by Council.

## Parking, loading, and bicycle spaces

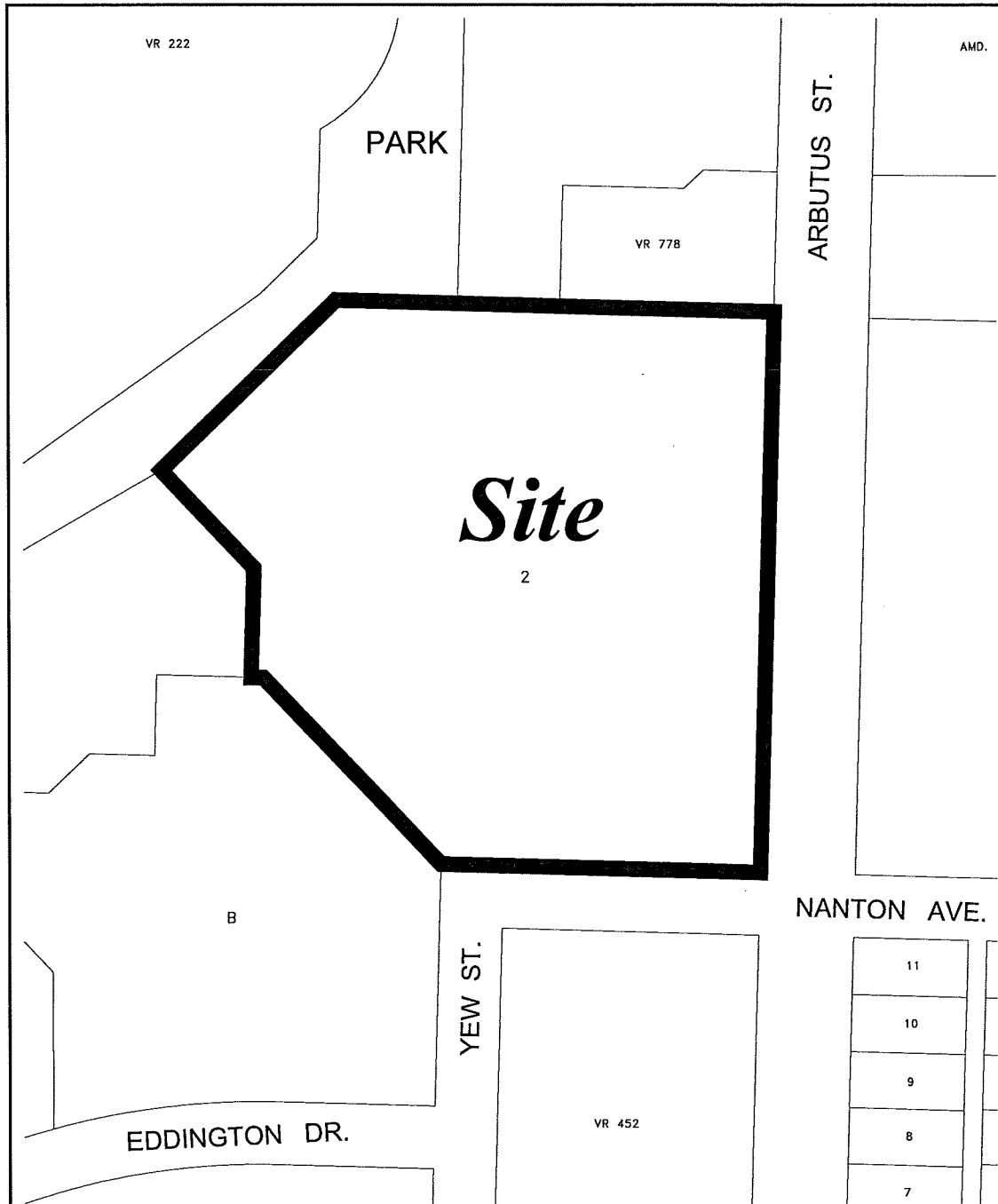
8. Any development or use of the site requires the provision and maintenance of off-street parking spaces, loading spaces, and bicycle spaces, in accordance with the Parking By-law.

## Acoustics

9. 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.



**Schedule A**



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

**Z-635 (c)**

RZ - 4255 Arbutus Street

map: 1 of 1  
scale: NTS



**City of Vancouver**

date: June, 2011

**EXPLANATION****Heritage Designation By-law  
Re: 2655 Maple Street**

At a public hearing on October 18, 2016, Council approved a recommendation to designate the structure, exterior envelope and exterior building materials of a building at 2655 Maple Street as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services  
November 1, 2016

2655 Maple Street  
F. Haynes & Co. Building

A2F

**BY-LAW NO.**

**A By-law to designate certain real property  
as protected heritage property**

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

1. Council considers that the real property described as:

Structure and exterior  
envelope and exterior  
building materials of  
heritage building  
(F. Haynes & Co. Building)

2655 Maple Street  
Vancouver, B.C.

PID: 014-191-181  
LOT 11  
BLOCK 365  
DISTRICT LOT 526  
PLAN 1949

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the *Vancouver Charter*.

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

ENACTED by Council this            day of            , 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**EXPLANATION****Heritage Designation By-law  
Re: 1610 Stephens Street**

At a public hearing on October 18, 2016, Council approved a recommendation to designate the structure and exterior envelope of the improvements and exterior building materials of a building at 1610 Stephens Street as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services  
November 1, 2016

1610 Stephens Street  
Stephens Street Cottage

ABF

BY-LAW NO. \_\_\_\_\_

**A By-law to designate certain real property  
as protected heritage property**

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

1. Council considers that the real property described as:

Structure and  
exterior envelope of  
the improvements  
and exterior  
building materials of  
heritage building

1610 Stephens Street  
Vancouver, B.C.

PID: 011-552-468  
LOT B OF LOT 4  
BLOCK 3  
DISTRICT LOT 192  
PLAN 4455

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the *Vancouver Charter*.

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 1335 Howe Street**

After the public hearing on December 15, 2015, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 1335 Howe 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 1, 2016

1335 Howe Street

ABF

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-697 (d) 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 (643).

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 the By-law or in a development permit, the only uses permitted 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;
- (b) Dwelling Uses;
- (c) Institutional Uses, limited to Child Day Care Facility;
- (d) Retail Uses, limited to Retail Store;
- (e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant - Class 1; and
- (f) Accessory Use customarily ancillary to any use permitted by this section.

**Conditions of use**

3.1 The design and lay-out 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".

## Density

4.1 For the purposes of computing floor space ratio, the site is deemed to be 2,230 m<sup>2</sup>, being the site size at the time of application for rezoning, prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 12.12, of which 1,931.7 m<sup>2</sup> is limited to open balcony space.

4.3 Floor area for Retail and Service Uses must not exceed 511 m<sup>2</sup>.

4.4 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.

4.5 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) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit;

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

- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 % of the permitted floor area or 929 m<sup>2</sup>; and

- (b) floor area used as a Child Day Care Facility.

4.7 The use of floor area excluded under section 4.5 or 4.6 must not include any use other than that which justified the exclusion.

### **Building height**

5.1 The building height, measured above base surface, must not exceed 115.2 m, except that the building must not protrude into the approved view corridors, as set out in the City of Vancouver's 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 (643).

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 m<sup>2</sup>.

**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**

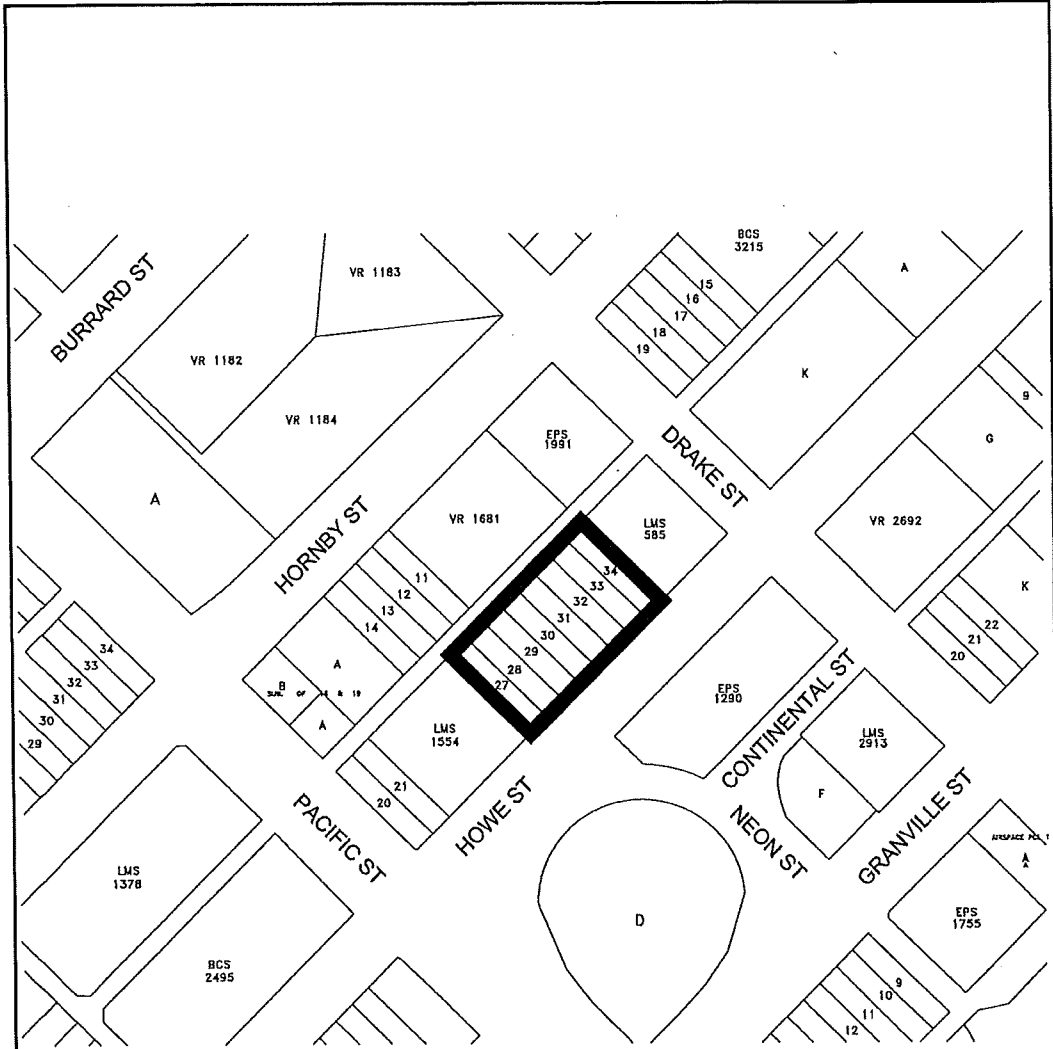
9. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Schedule A**



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

**Z-697 (d)**

**RZ - 1335 Howe Street**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2015-11-20