

Zoning & Development By-law
Miscellaneous amendments regarding
day cares, demolition, artist studios,
amenity and affordable housing shares,
density bonusing and other miscellaneous
amendments

Draft for Public Hearing

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding affordable housing and amenity shares

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

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In section 2, Council strikes out the definitions of “Affordable Housing Share” and “Amenity Share” and substitutes:

““Affordable Housing Share” means a financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this by-law, that is paid in exchange for a specified increase in the permitted floor area of a development and that is to be used for the provision of social housing;

“Amenity Share” means a financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this by-law, that is paid in exchange for a specified increase in the permitted floor area of a development, and that is to be used towards the conservation or provision of an amenity as specified in the applicable zoning district schedule regulations;”

3. Council strikes out section 9.2 and substitutes:

“9.2 Districts and Schedules

The district schedules and other schedules that contain the uses and regulations pertaining to the districts referred to above are annexed hereto and form an integral part of this by-law.”

4. In section 11, Council:

- (a) strikes out section 11.19.1 and substitutes:

“11.19.1 No more than 2 persons may occupy the residential unit associated with an artist studio except that, the Director of Planning may relax this occupancy limit for the residential unit associated with:

- (a) an artist studio - Class A; or

- (b) an artist studio - Class B that complies with the regulations in the Building By-law for an artist studio - Class B with integrated residential quarters, which came into force on October 31, 1999;

provided that:

- (c) the artist studio is located in an IC-3, HA, RT-3 or C district; and
 - (d) the Director of Planning first considers the submissions of a property owner or tenant and all applicable Council policies and guidelines.”;
- (b) re-numbers the provisions dealing with micro dwellings as section 11.27 and subsections 11.27.1 through 11.27.4 respectively; and

- (c) strikes out section 11.28.2 (e) and substitutes:

“on any site other than a site located on a block where all or part of the street in that block has a painted center line;”

- 5. In the RM-7, RM-7N and RM-7AN Districts Schedule, in subsection 4.7.5 (c) Council adds:

Note: Take out and after (ii)

- “(iii) heating and mechanical equipment, or uses which in the opinion of the Director of Planning, are similar to the forgoing, which are located below the base surface;”

- 6. In the RM-8 and RM-8N Districts Schedule, Council strikes out sections 4.7.4 and 4.7.5 and substitutes:

“4.7.4 For the purposes of section 4.7.3, the cost of an affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-8 and RM-8N Zoning Districts.

4.7.5 For the purposes of section 4.7.3, the cost of an amenity share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-8 and RM-8N Zoning Districts.”

- 7. In the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council:

- (a) strikes out sections 4.7.4 and 4.7.5 and substitutes:

“4.7.4 For the purposes of section 4.7.3, the cost of an affordable housing share in the RM-9 and RM-9N Zoning Districts, is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule that applies:

- (a) to a maximum floor space ratio of 1.20; and

- (b) to any increase in floor space ratio above 1.20.
- 4.7.5 For the purposes of section 4.7.3, the cost of an amenity share in the RM-9 and RM-9N Zoning Districts, is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule that applies:
- (a) to a maximum floor space ratio of 1.20; and
 - (b) to any increase in floor space ratio above 1.20.”;
- (b) re-numbers sections 4.7.6 through 4.7.13 as 4.7.8 through 4.7.15 respectively;
 - (c) adds, in numerical order:
 - “4.7.6 For the purposes of section 4.7.3, the cost of an affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-9BN Zoning District.
 - 4.7.7 For the purposes of section 4.7.3, the cost of an amenity share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-9BN Zoning District.”; and
 - (d) strikes out re-numbered sections 4.7.10 and 4.7.11 and substitutes:
 - “4.7.10 For the purposes of section 4.7.9, the cost of an affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule for the RM-9A and RM-9AN Zoning Districts.
 - 4.7.11 For the purposes of section 4.7.9, the cost of an amenity share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule for the RM-9A and RM-9AN Zoning Districts.”;
 - (e) in re-numbered section 4.7.12, strikes out “4.7.7” and substitutes “4.7.9”; and
 - (f) in re-numbered section 4.7.15:
 - (i) re-numbers subsections (e) through (j) as (f) through (k) respectively,
 - (ii) after subsection (d), adds:
 - “(e) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum of 10 percent of the total permitted floor area;”, and

(iii) in re-numbered subsection (j), strikes out “4.7.13 (a)” and substitutes “4.7.15 (a)”.

8. In the FM - 1 District Schedule, Council adds, in alphabetical order:

“3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.
- Accessory Uses customarily ancillary to any of the uses listed in this section.”

9. In the HA-1 and HA-1A Districts Schedule, the HA-2 District Schedule, the FC-1 District Schedule, the RT-3 District Schedule and the RM-3A District Schedule, under Section 3.2.DW, in the description of “Micro dwelling” Council strikes out “11.26” and substitutes “11.27”.

10. Council adds the Affordable Housing and Amenity Share Cost Schedule attached as Schedule 1 to this by-law, as Schedule F to the Zoning and Development By-law.

11. 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 the By-law.

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

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

Schedule 1

**Schedule F
Affordable Housing and Amenity Share Cost Schedule**

Zoning District	Affordable Housing Share Cost	Amenity Share Cost
RM-8 and RM-8N	\$116 per m ²	\$116 per m ²
RM-9 and RM-9N	\$116 per m ² (to a maximum floor space ratio of 1.20); and \$640 per m ² (for any increase in floor space ratio above 1.20)	\$116 per m ² (to a maximum floor space ratio of 1.20); and \$640 per m ² (for any increase in floor space ratio above 1.20)
RM-9A and RM-9AN	\$178.90 per m ²	\$178.90 per m ²
RM-9BN	\$32.29 per m ²	\$32.29 per m ²

Downtown Official Development Plan
Amending by-law re: Density of residential use
and housekeeping

Draft for public hearing

BY-LAW NO. _____

**A By-law to amend Downtown Official
Development Plan By-law No. 4912
regarding density of residential use
and housekeeping**

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

1. This By-law amends the indicated provisions of Downtown Official Development Plan By-law No 4912.
2. In Section 4 (a), at the end, Council strikes out “and” and substitutes “or”.
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 _____, 2017

Mayor

City Clerk