

EXPLANATION**A By-law to amend the East Fraser Lands
Official Development Plan By-law No. 9393**

Following the public hearing on September 19, 2017, Council gave conditional approval to a text amendment for the EFL ODP development phasing plan. There are no conditions for enactment of the attached By-law. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
October 3, 2017

HC.

East Fraser Lands
Official Development Plan
Amending By-law
Re: Development Phasing

BY-LAW NO. _____

**A By-law to amend East Fraser Lands
Official Development Plan By-law No. 9393
Regarding Development Phasing**

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

1. This By-law amends the indicated provisions of By-law No. 9393.
2. In section 6.3, Council strikes out "D, E and F" and substitutes "D and E".
3. Council strikes out Figure 18 and substitutes the new Figure 18 attached hereto as Appendix 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.

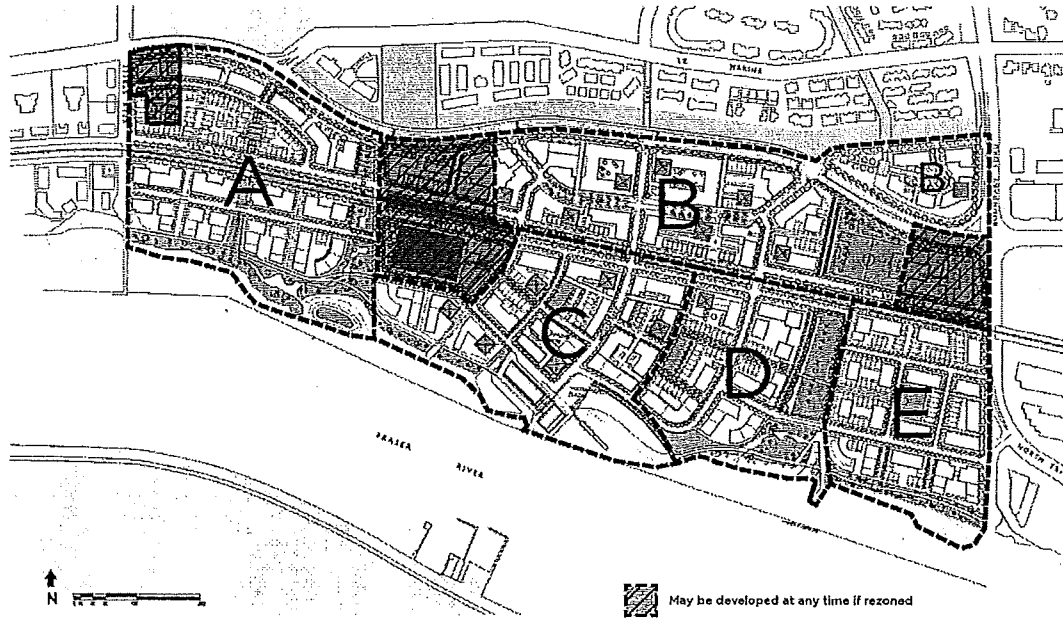
ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

Appendix A

Figure 18.



EXPLANATION**A By-law to amend Downtown Official
Development Plan By-law No. 4912
regarding Heritage Conservation Amenity Shares**

After the public hearing on September 19, 2017, and reconvened on September 21, 2017 Council gave conditional approval to a text amendment for the Heritage Density Bank Update and Zoning Amendments to Support Heritage Conservation. There are no conditions for enactment and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
October 3, 2017

HC.

Downtown Official Development Plan
Amending by-law re:
Heritage Conservation Amenity Shares

BY-LAW NO. _____

**A By-law to amend Downtown Official
Development Plan By-law No. 4912
Regarding Heritage Conservation Amenity Shares**

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 3, Council:
 - (a) in subsection 14, at the end of the first sentence, strikes out "." and adds "or a development where there has been an increase in floor space ratio by means of amenity shares pursuant to subsection 15."; and
 - (b) after subsection 14, adds:

"15. Despite subsections 1, 4, and 5, if the Development Permit Board first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage floor space available for transfer, the Development Permit Board may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio.

In this by-law, amenity means conservation of protected heritage property and the cost of an amenity share is the amount specified per m² in the Heritage Amenity Share Cost Schedule set out in Table 3.1 below.

**Table 3.1
Heritage Amenity Share Cost Schedule**

Zoning District	Amenity Share Cost
Downtown Official Development Plan (DODP)	\$925 per m ²

”

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

EXPLANATION**By-law to amend the RM-5, RM-5A, RM-5B, RM-5C and RM-5D,
C3-A and C5 Districts Schedules,
Heritage Conservation Amenity Shares
and Schedule G**

After a public hearing on September 19, 2017 and reconvened on September 21, 2017, Council resolved to amend the Zoning and Development By-law regarding RM-5, RM-5A, RM-5B, RM-5C and RM-5D, C3-A and C5 Districts Schedules. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
October 3, 2017

Zoning By-law Amending By-law re:
RM-5, RM-5A, RM-5B, RM-5C and RM-5D,
C3-A and C5 Districts Schedules,
Heritage Conservation Amenity Shares
And Schedule G

HC.

BY-LAW NO. _____

A By-law to amend the RM-5, RM-5A, RM-5B, RM-5C and RM-5D,
C3-A and C5 District Schedules
Regarding Heritage Conservation Amenity Shares and Schedule G

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. After Schedule F, Council adds Schedule G attached hereto as Appendix 1.
3. In the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, Council:
 - (a) re-numbers subsections 4.7.2 through 4.7.7 as 4.7.5 through 4.7.9;
 - (b) in subsection 4.7.1:
 - (i) at the end of subsection (b), strikes out "and",
 - (ii) at the end of subsection (c) strikes out "." and substitutes "; and", and
 - (iii) after subsection (c), adds:

"(d) despite the provisions of subsections 4.7.1(a), (b) and (c), if the Director of Planning first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage floor area available for transfer, the Director of Planning may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio."
 - (iv) after subsection 4.7.1, adds:
 - "4.7.2 In this district schedule, amenity means conservation of protected heritage property.
 - 4.7.3 For the purposes of this district schedule, the cost of an amenity share is the amount specified per m² in the Heritage Amenity Share Cost Schedule G.
 - 4.7.4 Notwithstanding the provisions of subsection 4.7.1, the maximum floor space ratio achievable as a result of the

provision of amenity shares must otherwise comply in all respects with this district schedule and this by-law.”; and

- (c) in re-numbered subsection 4.7.9, strikes out “4.7.5” and substitutes “4.7.1(d) or 4.7.8”.

4. In the C-3A District Schedule, Council:

- (a) strikes out subsection 4.7.1 and substitutes:

“4.7.1 The floor space ratio shall not exceed 1.00, except that:

- (a) the Development Permit Board may permit an increase in floor space ratio to a maximum of 3.00, if it first considers:

- (i) the intent of this Schedule, all applicable Council policies and guidelines and the relationship of the development with nearby residential areas,
- (ii) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views,
- (iii) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area,
- (iv) the effect of the development on traffic in the area,
- (v) the provision for pedestrian needs, and
- (vi) the design and livability of any dwelling uses; and

- (b) despite the provisions of subsection 4.7.1(a), if the Development Permit Board first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage density available for transfer, it may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio.”

- (b) re-numbers subsections 4.7.2 through 4.7.5 as 4.7.5 through 4.7.9;

- (c) after subsection 4.7.1, adds:

“4.7.2 In this district schedule, amenity means conservation of protected heritage property.

4.7.3 For the purposes of this district schedule, the cost of an amenity share is the amount specified per m² in the Heritage Amenity Share Cost Schedule G.

- 4.7.4 Notwithstanding the provisions of subsection 4.7.1, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this district schedule and this by-law.”; and
- (d) in re-numbered subsection 4.7.9, at the end of the first sentence, strikes out “.” and adds “, except that this provision shall not apply to a development where there has been an increase in floor space ratio pursuant to section 4.7.1(b).”
5. In the C-5, C-5A and C-6 Districts Schedule, Council:
- (a) strikes out subsection 4.7.1.1 and substitutes:
- “4.7.1.1 The maximum floor space ratio shall not exceed 2.20 in the C-5 and C-5A Districts and 2.6 in the C-6 District, except that:
- (a) for a hotel existing on or before February 4, 2014, the floor space ratio shall not exceed the greater of the floor space ratio existing on September 30, 1986 or the maximum floor space ratio limit set out in this section; and
- (b) if the Development Permit Board first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage density available for transfer, it may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio.”;
- (b) re-numbers subsections 4.7.2 through 4.7.5 as 4.7.5 through 4.7.9;
- (c) after subsection 4.7.1.2, adds:
- “4.7.2 In this district schedule, amenity means conservation of protected heritage property.
- 4.7.3 For the purposes of this district schedule, the cost of an amenity share is the amount specified per m² in the Heritage Amenity Share Cost Schedule G.
- 4.7.4 Notwithstanding the provisions of subsection 4.7.1, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this district schedule and this by-law.”; and

Appendix 1

Schedule G
Heritage Amenity Share Cost Schedule

Zoning District	Amenity Share Cost
RM-5, RM-5A, RM-5B, RM-5C and RM-5D	\$925 per m ²
C-3A	\$925 per m ²
C-5, C-5A and C-6 (West End Commercial Districts)	\$925 per m ²

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 151-157 West 41st Avenue**

Following the Public Hearing on December 13, 2016, Council resolved to give conditional approval to the rezoning of the site at 151-157 West 41st 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
October 3, 2017

151-157 West 41st Avenue

HC.

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-713 (a) attached as Schedule A to the 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 (678).

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 (678), 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 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 1,034 m², being the site size at the time of application for the rezoning evidenced by this By-law prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 1.86.

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 the residential floor area being provided; 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, located at or below base surface, provided that the maximum exclusion for a parking space shall 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 m² 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 14.3 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 (678).

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 _____, 2017

Mayor

City Clerk

Schedule A

