

EXPLANATION**A By-law to amend the Parking By-law
Re: 5733 Alberta Street and 376-392 West 41st Avenue**

After the public hearing on June 13, 2017, Council resolved to add 5733 Alberta Street and 376-392 West 41st 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
January 16, 2018

EXPLANATION**Subdivision By-law No. 5208 amending By-law
Re: 5733 Alberta Street and 376-392 West 41st Avenue**

Enactment of the attached By-law will delete 5733 Alberta Street and 376-392 West 41st Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of June 13, 2017 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services
January 16, 2018

He.

5733 Alberta Street and 376-392 West 41st 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:

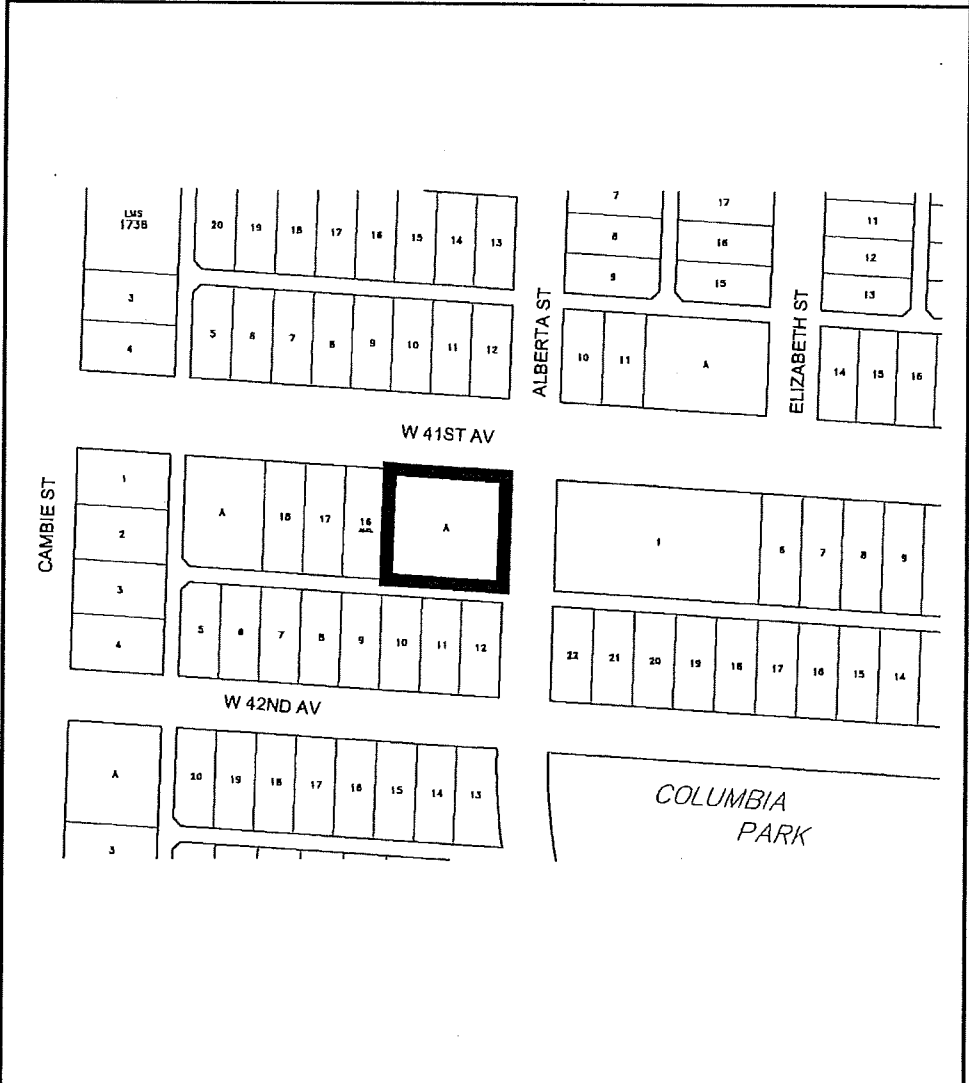
1. Council amends Schedule A to the Subdivision By-law in accordance with the plan labelled Schedule A, and attached to and forming part of this By-law, by deleting Lot A, Block 857, District Lot 526, Group 1, New Westminster District Plan EPP77607; PID: 030-314-011 from the RS-1/RS-3/RS-3A/RS-5/RS-6 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 _____, 2018

Mayor

City Clerk

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



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

5733 Alberta Street & 376-392 West 41st Avenue

map: 1 of 1
 scale: NTS



City of Vancouver

EXPLANATION**A By-law to amend the Noise By-law
Re: 969 Burrard Street and
1019-1045 Nelson Street**

After the public hearing on July 18th and 25th, 2017, Council resolved to amend the Noise By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
January 16, 2018

HC.

969 Burrard Street and
1019-1045 Nelson 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. Amend Schedule A (Activity Zone) of By-law No. 6555, at the end, Council adds:

"CD-1 (445)

By-law No. 12004

969 Burrard Street and
1019-1045 Nelson 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 _____, 2018

Mayor

City Clerk

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: Miscellaneous amendments**

Following the Public Hearing on December 6, 2017, Council resolved to approve the miscellaneous amendments to the Zoning and Development By-law. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
January 16, 2018

HK.

Zoning & Development By-law
Miscellaneous amendments

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding miscellaneous amendments

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 under **Office Uses**, Council strikes out the definition of "General Office" and substitutes:

"General Office, which means the use of premises for any office use, including Digital Entertainment and Information Communication Technology but does not include Financial Institution, Health Care Office or Health Enhancement Centre;"

3. In the RT-6 District Schedule, Council strikes out "an increase to the" and substitutes "a" in Section 4.7.2.

4. In section 4.7.9(c) of the RM-8 and RM-8N Districts Schedule, Council:

(a) at the end of subsection (i), strikes out "and";

(b) at the end of subsection (ii), strikes out ";" and substitutes ", and"; and

(c) adds:

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

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

(a) in section 2.2.DW, strikes out:

"

- "One-Family Dwelling which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site.",

and substitutes:

“

- One-Family Dwelling which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site and if the lot was on record in the Land Title Office for Vancouver prior to (date of enactment).”

(b) in section 3.2.DW, strikes out:

“

- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.”,

and substitutes:

“

- One-Family Dwelling with Secondary Suite which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site and if the lot was on record in the Land Title Office for Vancouver prior to (date of enactment).”

(c) adds to section 3.2.DW, in alphabetical order:

“

- One-Family Dwelling on sites with more than one principal building.”
- One-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit.”
- Two-Family Dwelling on sites with more than one principal building.”
- Two-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit.”

(d) re-numbers subsections 4.1.2 and 4.1.3 as 4.1.3 and 4.1.4.

(e) adds to section 4.1:

“4.1.2 The minimum site area for:

- (a) One-Family Dwelling on sites with more than one principal building;
- (b) One-Family Dwelling with Secondary Suite on sites with more than one principal building;
- (c) Two-Family Dwelling on sites with more than one principal building; or
- (d) Two-Family Dwelling with Secondary Suite on sites with more than one principal building

is 334 m².”

EXPLANATION

**A By-law to amend the Sign By-law
Re: Miscellaneous amendments**

After the public hearing on December 6, 2017, Council resolved to amend the Sign By-law regarding miscellaneous amendments. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
January 16, 2018

He.

Sign By-law
Miscellaneous amendments
regarding illuminated, awning, canopy,
fascia and projecting signs and housekeeping

BY-LAW NO. _____

A By-law to amend
Sign By-law No. 11879
regarding illuminated, awning, canopy,
fascia and projecting signs and housekeeping

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

1. This By-law amends the indicated provisions of Sign By-law 11879.
2. In the Table of Contents, in Part 8, Council renumbers the sections in correct numerical order starting at 8.1.
3. In section 5.1, Council:
 - (a) at the end of subsection (f), strikes out "or";
 - (b) at the end of subsection (g), strikes out "." and substitutes "; or"; and
 - (c) adds, in alphabetical order:
 - "(h) display flashing, blinking or intermittent lights or illumination."
4. In section 5.6, Council strikes out the words "be located in or", and adds the words " , if it complies with section 5.9" to the end of the section.
5. In section 7.1, Table 1, under Column 2 of the "Commercial, Mixed Use and Industrial Sign District (Part 9)", Council strikes out "M1-A" and substitutes "M-1A".
6. In sections 9.3, 12.3, 13.3 and 14.3, Council strikes out subsection (h) and substitutes:
 - "(h) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a *first storey fascia sign*."
7. In sections 9.9, 13.6 and 14.5, Council strikes out subsection (j) and substitutes:
 - "(j) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a *first storey fascia sign*."
8. In subsections 9.12(d), 10.8(d), 11.8(d), 12.8(e), 13.9(d) and 14.8(d), at the beginning of each subsection, Council adds the words "on a building that has more than two storeys,".

9. In subsection 12.8(d), at the beginning of the subsection, Council strikes the words “on a building where there is no residential or hotel use,” and substitutes “on a building that has more than two storeys and where there is no residential or hotel use,”.
10. In section 10.3, Council strikes out subsection (h) and substitutes:
 - “(h) in the HA-2 zoning district, in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first storey fascia sign.”
11. In section 11.3, Council strikes out subsection (i) and substitutes:
 - “(i) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first storey fascia sign.”
12. In section 11.5, Council strikes out subsection (l) and substitutes:
 - “(l) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first storey fascia sign; and”
13. In section 12.5, Council strikes out subsection (m) and substitutes:
 - “(m) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first storey fascia sign.”
14. In section 9.11, Council:
 - (a) at the end of subsection (n), strikes out “and”;
 - (b) at the end of subsection (o), strikes out “.” and substitutes “; and”; and
 - (c) adds, in alphabetical order:
 - “(p) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an awning sign or canopy sign.”
15. In subsection 10.7(i), Council:
 - (a) at the end of sub subsection (iii), strikes out “and”;
 - (b) at the end of sub subsection (iv), strikes out “; ” and substitutes “, and”; and
 - (c) adds, in numerical order:
 - “(v) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an awning sign.”
16. In section 11.7, Council:
 - (a) at the end of subsection (l), strikes out “and”;

- (b) at the end of subsection (m), strikes out “.” and substitutes “; and”; and
 - (c) adds, in alphabetical order:
 - “(n) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign* or *canopy sign*.”
17. In section 12.7, Council:
- (a) at the end of subsection (m), strikes out “and”;
 - (b) at the end of subsection (n), strikes out “.” and substitutes “; and”; and
 - (c) adds, in alphabetical order:
 - “(o) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign* or *canopy sign*.”
18. In section 13.8, Council:
- (a) at the end of subsection (m), strikes out “and”;
 - (b) at the end of subsection (n), strikes out “.” and substitutes “; and”; and
 - (c) adds, in alphabetical order:
 - “(o) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign* or *canopy sign*.”
19. In section 14.7, Council:
- (a) at the end of subsection (k), strikes out “and”;
 - (b) at the end of subsection (l), strikes out “.” and substitutes “; and”; and
 - (c) adds, in alphabetical order:
 - “(m) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign* or *canopy sign*.”
20. In section 9.20, 10.15, 12.14, 13.15, Council strikes out subsection (b) and, in each section, renumbers the subsections following subsection (b) in correct alphabetical order.
21. In section 11.12, Council strikes out subsection (c) and renumbers the subsections following subsection (c) in correct alphabetical order.
22. Council strikes out subsections 9.20(e) and 11.12(e) and substitutes in each case:

- “(e) is limited to:
- (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
 - (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
 - (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;”

23. Council strikes out subsections 10.15(d) and 13.15(d) and substitutes in each case:

- “(d) is limited to:
- (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
 - (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
 - (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;”

24. Council strikes out subsection 12.14(d) and substitutes:

- “(d) is limited to:
- (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
 - (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
 - (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;”

25. In Schedule A, Council strikes out:

“650 West Georgia St. CD-1(155) By-law 5683 DD”

26. To Schedule A, Council adds, in numerical order according to the CD-1 number, the following:

2095 West 43rd Avenue	CD-1 (622)	11407	C-2
450 Gore Avenue	CD-1 (626)	11487	C-2
7510 - 7554 Cambie Street	CD-1 (627)	11486	C-1
575 - 1577 West Georgia Street and 620 Cardero Street	CD-1 (633)	11504	DD
468 West 33rd Avenue 4956 and 4958 Cambie Street	CD-1 (635)	11581	C-1
5648 - 5678 Victoria Drive	CD-1 (638)	11623	C-2

EXPLANATION**A By-law to amend the Sign Fee By-law
Re: Miscellaneous amendments**

After the public hearing on December 6, 2017, Council resolved to amend the Sign Fee By-law regarding miscellaneous amendments. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
January 16, 2018

He.

Sign Fee By-law
Miscellaneous amendments

BY-LAW NO. _____

A By-law to amend
Sign Fee By-law No. 11880
regarding miscellaneous amendments

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 Sign Fee By-law 11880.
- 2. Council strikes out section 1.1 of Schedule 1 and substitutes the following:

“1.1 Permit Application Fee

- (a) For each sign requiring a permit, other than a billboard, including one building field inspection \$294.00
- (b) For each sign that is subject to Part 15 Director of Planning Review, other than a billboard, including one building field inspection \$694.00
- (c) For each billboard sign, including one building field inspection \$694.00
- (d) For each billboard sign that is subject to Part 15 Director of Planning Review, including one building field inspection \$1,388.00
- (e) For each sign requiring an electrical connection, including one electrical field inspection \$149.00
- (f) For a change of scope to require Part 15 Director of Planning Review for a sign other than a billboard, the additional fee is the difference between the fees set out in subsections (a) and (b) above.
- (g) For a change of scope to require Part 15 Director of Planning Review for a billboard, the additional fee is the difference between the fees set out in subsections (c) and (d) above.”

- 3. In section 1.2 of Schedule 1, Council strikes out “\$169.00” and substitutes “\$184.00”.
- 4. In section 1.4 of Schedule 1, Council adds “or portion thereof” after “hour”.

EXPLANATION**Heritage Designation By-law
Re: 5471 Wales Street**

After a public hearing on December 12th, 2017, Council approved a recommendation to designate the structure and exterior envelope and exterior building materials of a building at 5471 Wales Street as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services
January 16, 2018

EXPLANATION**A By-Law to amend
Zoning and Development By-Law
Regarding relaxations for Passive House**

After the public hearing on December 6, 2017, Council resolved to amend the indicated provisions of the Zoning and Development By-law as set out in this By-law and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
January 16, 2018

H.C.

Zoning & Development By-law
Relaxations for Passive House

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding relaxations for Passive House

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 "Certified Passive House" "Passive House Certifier" and adds, in alphabetical order:

"Passive House means a building that has been designed to meet the Passive House standard and achieve certification by the Passive House Institute of Darmstadt, Germany, as verified by a Passive House Certifier."

"Passive House Building Certifier means a person internationally accredited by the Passive House Institute in Darmstadt, Germany for the purposes of certifying buildings as being designed in accordance with its Passive House standards."

3. In section 10.7, Council adds, in correct numerical order:

"10.7.3 Setbacks for Passive House

Notwithstanding any other provisions in this By-law, the Director of Planning may relax the yard, setback or building depth requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed 1.25 m,

except that this relaxation shall not apply to district schedules with yard relaxation provisions for Passive House."

4. In section 10.10, Council adds, in correct numerical order:

“10.10.4 Height for Passive House

Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement or the definition of partial storey to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the height relaxation does not exceed 1.25 m,

except that this relaxation shall not apply to laneway houses or dwelling uses in an RS zoning district.”

5. In Section 10, at the end, Council adds:

“10.41 Floor Area Exclusion for Heat Recovery Ventilation in a Passive House

The Director of Planning may exclude the area occupied by heat recovery ventilators and connected shafts in a Passive House, to a maximum exclusion of two percent of permitted floor area.”

6. In the RS-1 District Schedule, Council strikes out section 4.3.6, and substitutes:

“4.3.6 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.”

7. In the RS-1A District Schedule, Council adds, in correct numerical order:

“4.3.2 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.”

8. In the RS-1B District Schedule, Council adds, in correct numerical order:

“4.3.6 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.”

9. In the RS-2 District Schedule, Council adds, in correct numerical order:

“4.3.2 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.”

10. In the RS-3 and RS-3A District Schedule, Council adds:

(a) in section 4.3, in correct numerical order:

“4.3.4 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.”; and

- (b) in section 4.16, in correct numerical order:

“4.16.6 Notwithstanding section 4.16.2 of this schedule, the Director of Planning may increase the permitted building depth to accommodate building features designed to reduce energy consumption in a Passive House to a maximum of 45 percent of the depth of the site, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development; and
- (d) the submission of any advisory group, property owner or tenant.”

- 11. In the RS-4 District Schedule, Council adds, in correct numerical order:

“4.3.2 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.”

- 12. In the RS-5 District Schedule, Council adds:

- (a) in section 4.3, in correct numerical order:

“4.3.6 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.”; and

- (b) in section 4.16, in correct numerical order:

“4.16.4 Notwithstanding section 4.16.2 of this schedule, the Director of Planning may increase the permitted building depth to accommodate building features designed to reduce energy consumption in a Passive House to a maximum of 45 percent of the depth of the site, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development; and
- (d) the submission of any advisory group, property owner or tenant.”

13. In the RS-6 District Schedule, Council adds:

- (a) to section 4.3, in correct numerical order:

“4.3.7 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.”; and

- (b) to section 4.6, in correct numerical order:

“4.6.7 Notwithstanding any other provisions in this By-law, the Director of Planning may decrease the rear yard requirement to accommodate building features designed to reduce energy consumption in a

Passive House to a minimum of 35 percent of the depth of the site, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development; and
- (d) the submission of any advisory group, property owner or tenant.”

(c) to section 4.16, in correct numerical order:

“4.16.8 Notwithstanding any other section of this schedule, the Director of Planning may increase the permitted building depth to accommodate building features designed to reduce energy consumption in a Passive House by 5 percent, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development; and
- (d) the submission of any advisory group, property owner or tenant.”

14. In the RS-7 District Schedule, Council adds:

(a) to section 4.3, in correct numerical order:

“4.3.2 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.”; and

(b) to section 4.16, in correct numerical order:

“4.16.4 Notwithstanding section 4.16.2 of this schedule, the Director of Planning may increase the permitted building depth to accommodate building features designed to reduce energy

consumption in a Passive House to a maximum of 45 percent of the depth of the site, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development; and
- (d) the submission of any advisory group, property owner or tenant."

15. 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.

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

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk

EXPLANATION

**Building By-law amending By-law
Re: Definition of and requirements for ornamental projections,
requirements for canopies, and definition of and
requirements for solar shading device**

The attached By-law will implement Council's resolution of December 6, 2017 to amend the Building By-law regarding canopies and solar shades.

Director of Legal Services
January 16, 2018

HCS.

BY-LAW NO.

A By-law to amend Building By-law No. 10908
Regarding definition of and requirements for ornamental projections,
requirements for canopies, and definition of and
requirements for solar shading device

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

1. This by-law amends the indicated provisions of Building By-law 10908.
2. In Book I, Division C, Part 1, and Book II, Division C, Part 1, Council:
 - (a) after Clause 1.8.6.1(1)(b) adds "and";
 - (b) at the end of Clause 1.8.6.1(1)(c), strikes out ",and" and substitutes ".";
 - (c) strikes out Clause 1.8.6.1.(1)(d); and
 - (d) strikes out Sentences 1.8.6.3.(1) and (2) and substitutes:
 - "1) For the purposes of this Article 1.8.6.3., the height of an ornamental projection shall be determined by vertical measurement from the lowest point of the encroachment to the *street* level immediately below.
 - 2) Subject to the provisions of Sentence 1.8.6.3.(3), an ornamental projection may encroach into a *street* which is at least 10 m wide, no more than:
 - a) 75 mm for a projection located below 2.75 m above the *street*,
 - b) 500 mm for a projection located between 2.75 m and 5.2 m above the *street*,
 - c) 915 mm for a projection located between 5.2 m and 7.62 m above the *street*, and
 - d) 1370 mm for a projection located more than 7.62m above the *street*.
 - 3) The provisions of Sentence 1.8.6.3.(2) do not apply to an existing encroaching ornamental projection which is designated by by-law as protected heritage property or is the subject of a heritage revitalization agreement.
 - 4) An ornamental projection may encroach in a *street* which is less than 10 m wide, if
 - a) it is located no less than 7.62 m above the *street*,
 - b) it does not encroach more than 915 mm beyond the property line, and
 - c) it does not interfere with overhead public utilities.";

(e) strikes out Sentence 1.8.8.1.(1) and substitutes:

“1) In this Subsection, a canopy means a structure encroaching in a *street*, that provides pedestrian weather protection and has a covering of glass, metal or other rigid material on a fixed detachable rigid frame that is attached to and entirely supported by a *building*.”

(f) strikes out Sentence 1.8.8.3.(2) and substitutes:

“2) The horizontal distance from the outer edge of a canopy to the outer face of the *street* curb shall be no less than 750 mm”;

(g) after Sentence 1.8.8.3.(4), adds:

“5) A canopy shall be no less than 600 mm from a utility pole or lamp standard.”

(h) after Article 1.8.8.6., adds:

“1.8.8.7. Structural Design of Canopies

- 1) A canopy shall be designed to
 - a) support the expected loads due to weather, and
 - b) withstand seismic design loads.”;

(i) renumbers Subsections 1.8.9. and 1.8.10. as 1.8.10 and 1.8.11. respectively; and

(j) after Subsection 1.8.8., adds:

“1.8.9. SOLAR SHADING DEVICE

1.8.9.1. Solar Shading Device Defined

1) In this Subsection, a solar shading device means a structure encroaching in a *street*, that prevents solar heat gain through windows and has a fixed detachable rigid frame that is attached to and entirely supported by a *building*.

1.8.9.2. Requirements for Materials

- 1) A solar shading device shall be
 - a) constructed of *noncombustible* materials, except as provided in Sentence (2) and Clause (3)(c),
 - b) supported entirely by the *building* to which the solar shading device is attached, and
 - c) constructed so that its removal conforms to Sentence 1.8.3.3.(1).

2) Despite Clause (1)(a), if the *building* or the exterior wall to which the solar shading device is attached is of *combustible construction*, a solar shading device may be constructed of *combustible* materials.

3) The solar shading device shall

- a) if constructed of glass, use wired or laminated safety glass,
- b) if constructed of metal, shall be no less than 0.56 mm in thickness, or
- c) if constructed of wood plank, shall be no less than 60 mm in thickness, sheathed on the top and the soffit with metal or other noncombustible material, and constructed and fire stopped to the satisfaction of the Chief Building Official.

4) Solar shading devices shall be of *noncombustible* construction where installed on an exposing wall face required to be *noncombustible* in accordance with Division B, Subsection 3.2.3.7.

1.8.9.3. Clearances

1) The horizontal distance from the outer edge of a solar shading device to the outer face of the *street* curb shall be no less than 750 mm.

2) For the purposes of this Article 1.8.9.3., the height of a solar shading device shall be determined by vertical measurement from the lowest point of the encroachment to the *street* level immediately below.

3) The maximum projection of a solar shading device into a *street* which is at least 10 m wide, shall be

- a) 500 mm for a solar shading device located between 2.75 and 5.2 m above the *street*,
- b) 915 mm for a solar shading device located between 5.2 m and 7.62 m above the street, and
- c) 1370 mm for a solar shading device located more than 7.62 m above the street except that a solar shading device must also conform to the requirements of Sentence 1.8.9.3.(1).

EXPLANATION

**Encroachment By-law amending By-law
regarding canopies and solar shades**

The attached By-law will implement Council's resolution of December 6, 2017, to amend the Encroachment By-law regarding canopies and solar shades.

Director of Legal Services
January 16, 2018

KG.

BY-LAW NO. _____

A By-law to amend Encroachment By-law No. 4243
regarding canopies and solar shades

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. 4243.
2. In section 2, Council adds in alphabetical order:

“canopy” means canopy as defined in the Building By-law;”

“solar shading device” means solar shading device as defined in the Building By-law;”
3. In section 2A , council strikes out “which” and substitutes “to the extent that it”.
4. In section 3, at the end, Council adds:

“(4) Instead of the agreement specified in Section 5, the Engineer may grant permission for the placement of a canopy or solar shading device that projects into a street, if the Engineer is satisfied that the canopy or solar shading device complies with all applicable city by-laws.”
5. In section 9, Council strikes out “In the event of:” and substitutes “Subject to the provisions of section 9A, in the event of:”.
6. After section 9, Council adds:

“9A. Despite the provisions of section 9, the Engineer may revoke the permission granted under section 3 and require the immediate removal of an encroachment if, in the opinion of the Engineer, the encroachment or the placement, use, repair, maintenance or operation of the encroachment:

(a) obstructs or interferes with construction activity, street improvements, street work, or repair and maintenance related to transit or utilities; or

(b) interferes with or obstructs access to the street for any other municipal purpose.”
7. In the Fee Schedule, in section D, in alphabetical order, Council adds “solar shading devices”.
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.

9. This By-law is to come into force and take effect on March 1, 2018.

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk

EXPLANATION**A By-Law to amend
Zoning and Development By-Law
Regarding floor area exclusions**

After the public hearing on December 6, 2017, Council resolved to amend the indicated provisions of the Zoning and Development By-law as set out in this By-law and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
January 16, 2018

HC

Zoning & Development By-law
Floor Area Exclusions

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding floor area exclusions

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 10.33, Council strikes the existing section and replaces it with:

“10.33 Exclusions for Exterior Wall Thickness

10.33.1 For residential buildings less than seven storeys in height, computation of floor area shall exclude 2% of the total area in buildings of three storeys or less if the majority of the exterior wall space contain at least 175 mm of thermal insulation in total thickness, or 1% of total area in buildings of four to six storeys where the majority of exterior wall space contain at least 100 mm of thermal insulation in total thickness.

10.33.2 Where no exclusion under sections 10.33.1 or 11.24.18 is granted, the Director of Planning may exclude an area equal to the area occupied by the insulation thickness that exceeds the applicable thermal performance value for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm of thickness for buildings of six storeys or less, and a maximum exclusion of 179 mm of thickness for all other buildings.

10.33.3 Computation of floor area shall exclude an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm in thickness, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm of thickness, except that this exclusion shall not apply to laneway houses or to one or two-family dwellings of three storeys or less with or without a secondary suite.”

3. In section 11.24.18, Council strikes the period “.” at the end of 11.24.18 (c) (iv) and replaces it with a semi-colon “;”, and then adds the following text:

“(d) 3% of the total area, where the exterior walls include a minimum of 175 mm of thermal insulation in total.

Where floor area is excluded under section 11.24.18 (d), the Director of Planning may vary section 11.24.9 (a) and 11.24.14 (a) no more than 30 cm.”

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 the 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 _____, 2018

Mayor

City Clerk

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 469-485 West 59th Avenue**

Following the public hearing on June 13, 2017, Council resolved to give conditional approval to the rezoning of the site at 469-485 West 59th 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
January 16, 2018

HG.

469-485 West 59th Avenue

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-721 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (689).

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 (689), 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 permitted in this Section.

Conditions of use

3. The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; 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 area is 1,667 m², being the site area 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 2.50.

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 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 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 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

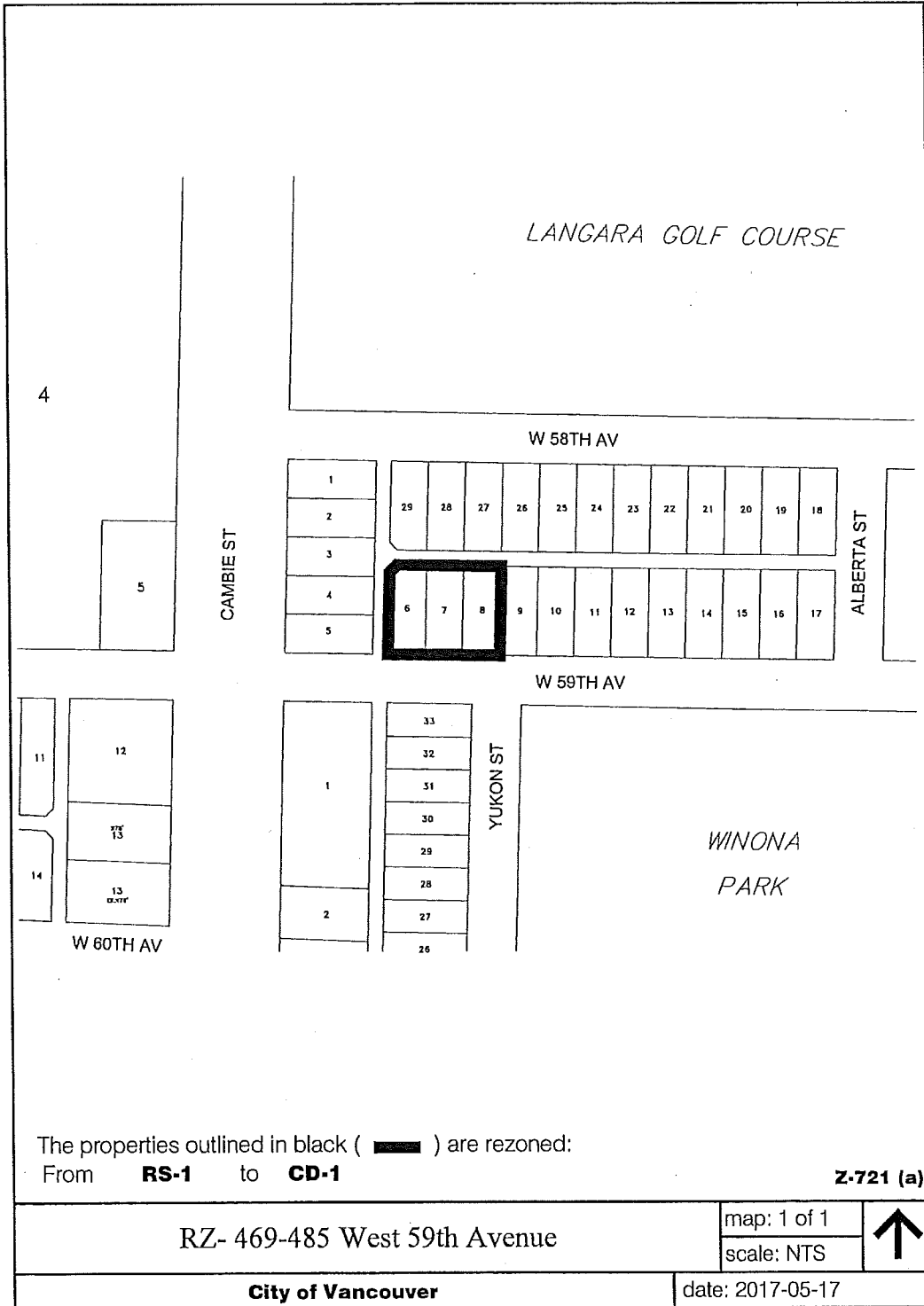
5. Building height, measured from base surface, must not exceed 21.0 m.

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 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 of 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 (689).
- 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.

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.



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

Z-721 (a)

RZ- 469-485 West 59th Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2017-05-17

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 470-486 West 58th Avenue**

Following the public hearing on June 13, 2017, Council resolved to give conditional approval to the rezoning of the site at 470-486 West 58th 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
January 16, 2018

46.

470-486 West 58th Avenue

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-721 (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 (690).

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 (690), 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 permitted in this Section.

Conditions of use

3. The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; 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 area 1,656 m², being the site area 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 2.50.

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 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 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 21.0 m.

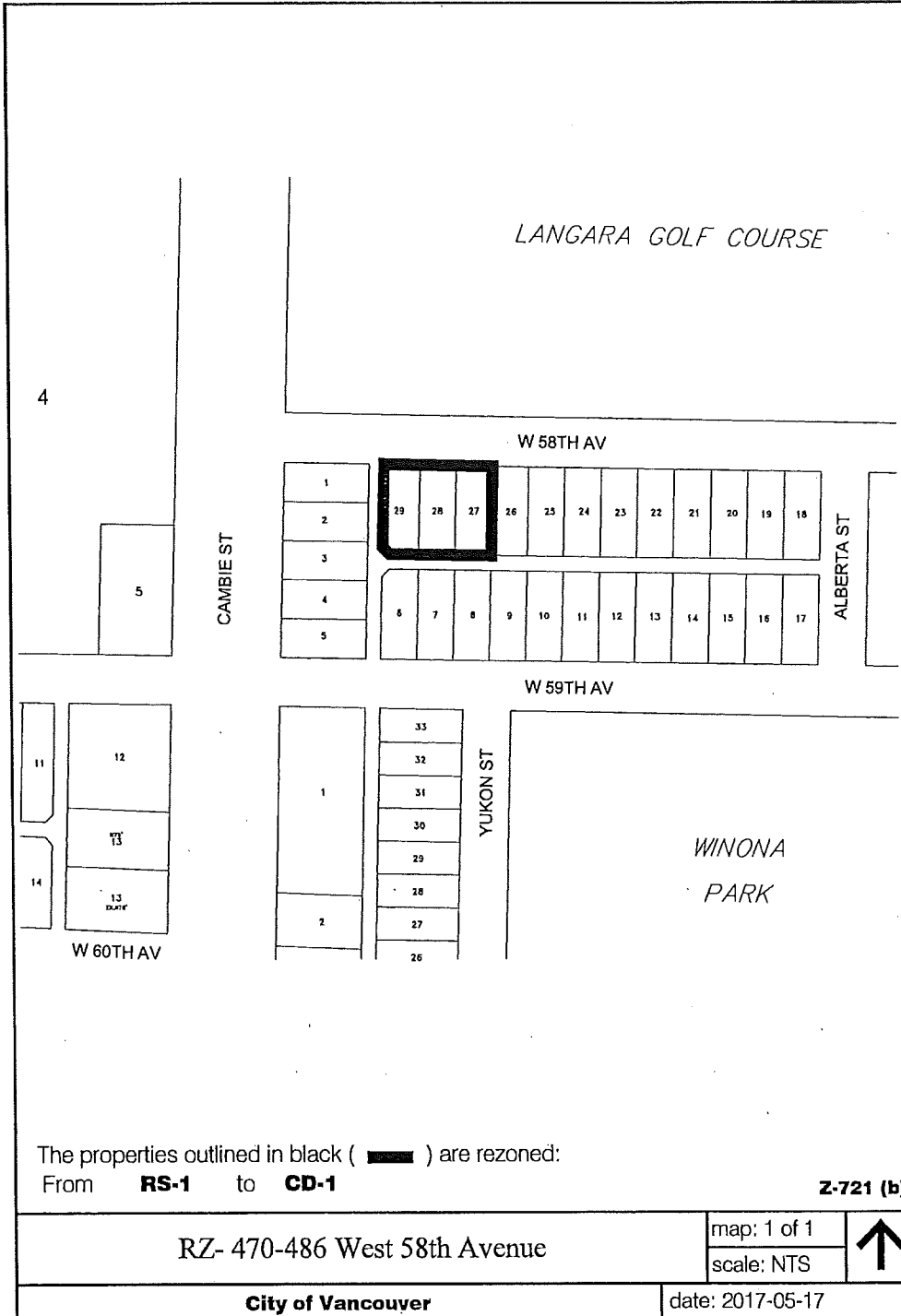
Horizontal angle of daylight

- 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 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 of 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 (690).
- 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.

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.

Schedule A



EXPLANATION**A By-law to amend the Zoning & Development By-law
Re: Amend the RT-5 and RT-6 District Schedules**

Following the Public Hearing on September 19 and 21, 2017, and Regular Council on October 3, 2017, Council resolved to amend the Zoning and Development By-law regarding RT-5 and RT-6 District Schedules. 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
January 16, 2018

HC.

BY-LAW NO.

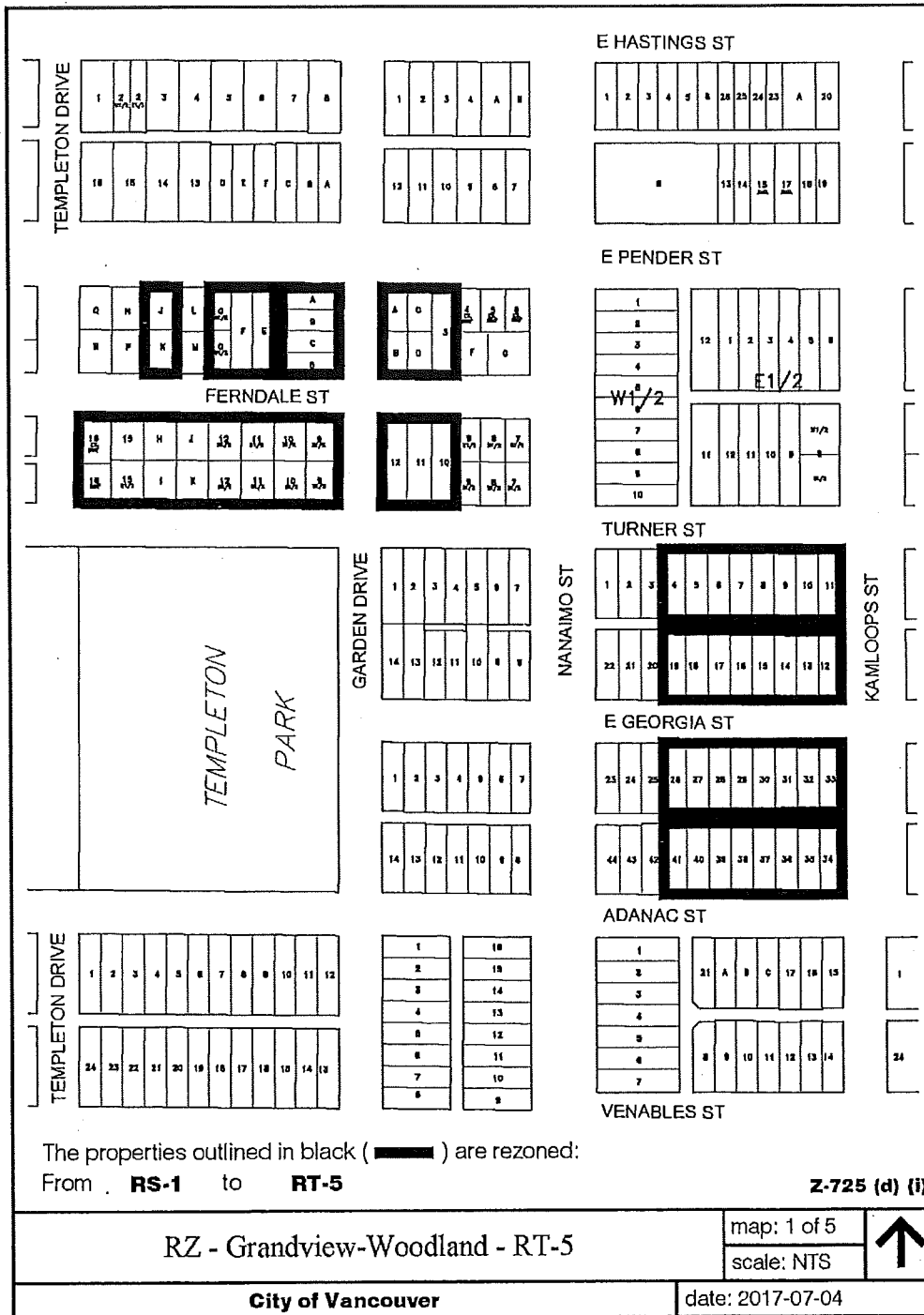
**A By-law to amend the Zoning & Development By-law
Regarding RT-5 and RT-6**

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

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. 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, notation, and references shown on the plans marginally numbered Z-725 (d) (i) to Z-725 (d) (viii) and attached as Schedule A to this bylaw, and incorporates Schedule A into Schedule D to By-law No. 3575.
3. In section 2, Council adds, in alphabetical order:

“Under-utilized lots means a lot or lots in RT-5, RT-5N and RT-6 zones under developed to less than 0.45 FSR on January 16, 2018, but excludes lots on the Council approved Vancouver Heritage Register.”
4. In section 3.2.6, Council strikes “RT-5A,” replaces it with “and” and strikes “and RT-5AN”.
5. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council strikes “, RT-5A,” replaces it with “and” and strikes “and RT-5AN, RT-5N”.
6. In section 9.1, under the heading Two-Family Dwelling, Council strikes “RT-5A” and “RT-5AN”.
7. Council amends the Zoning and Development By-law by repealing the RT-5, RT-5A, RT-5N and RT-5AN Districts Schedule and enacting the new RT-5 and RT-5N Districts Schedule as attached to this by-law as Appendix A.
8. Council amends the Zoning and Development By-law by repealing the RT-6 District Schedule and enacting the new RT-6 District Schedule as attached to this by-law as Appendix B.

Schedule A



The properties outlined in black (**█**) are rezoned:
From **RS-1** to **RT-5**

Z-725 (d) (i)

RZ - Grandview-Woodland - RT-5

map: 1 of 5

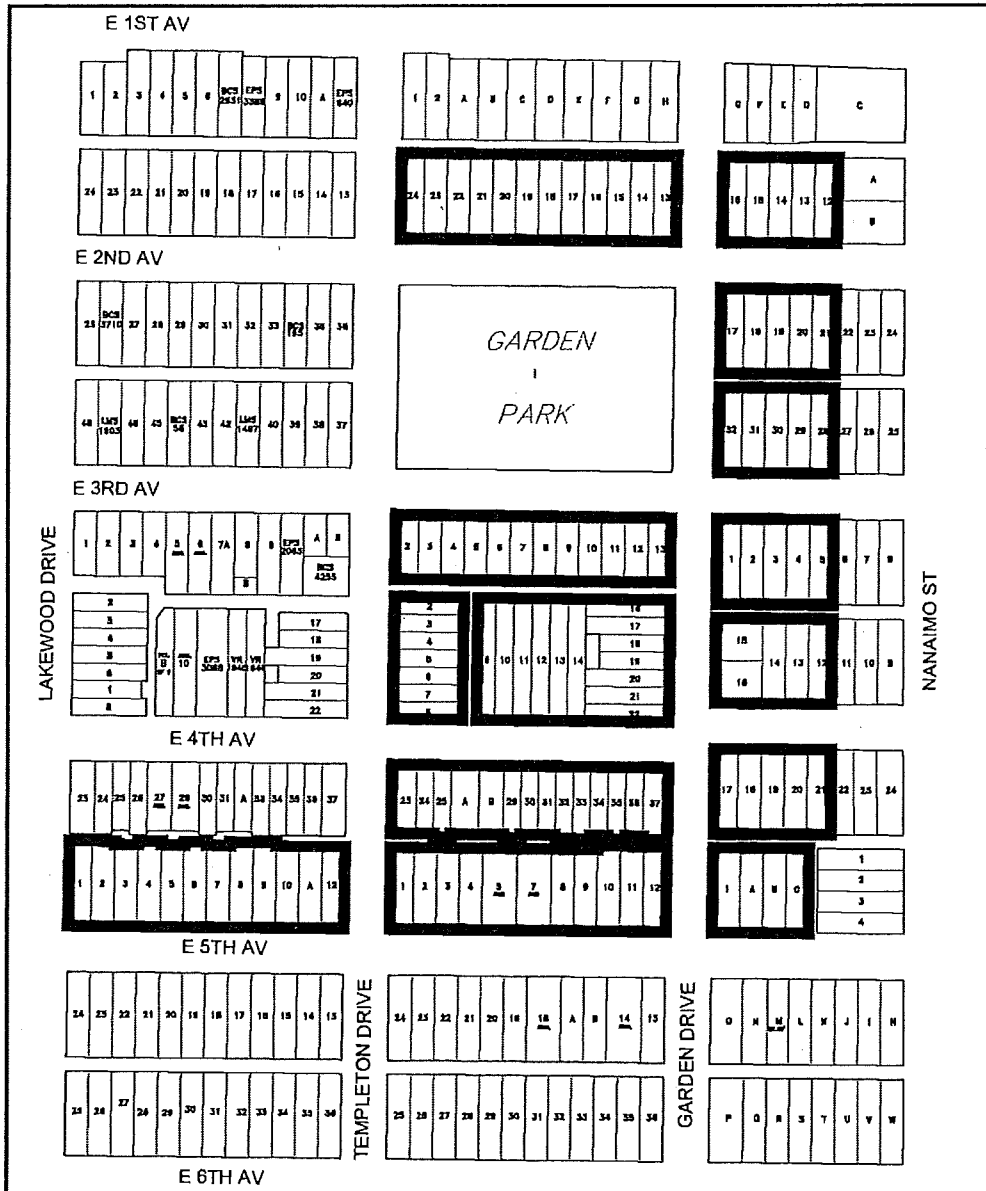
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City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RT-5**

Z-725 (d) (i)

RZ - Grandview-Woodland - RT-5

map: 2 of 5

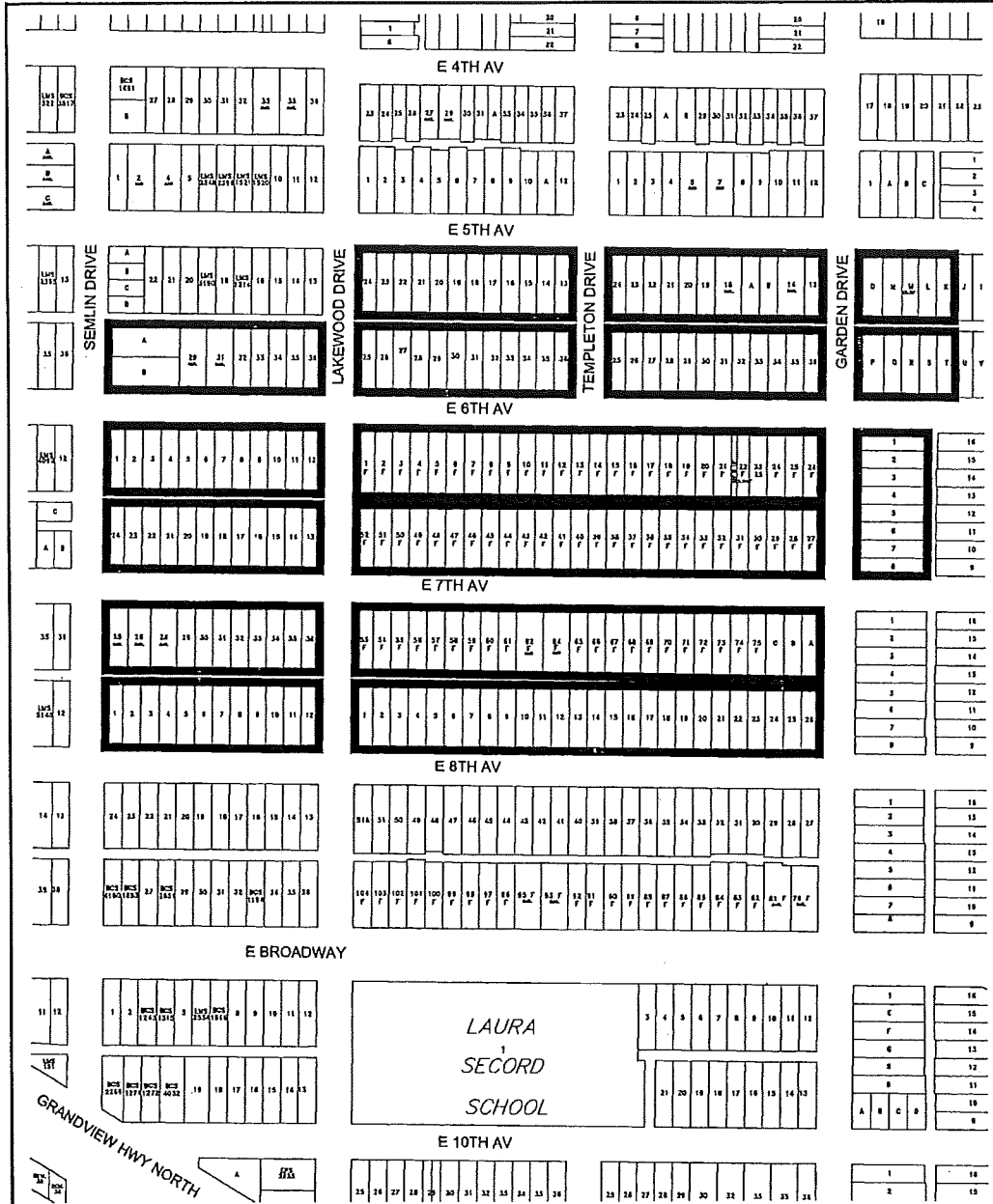
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City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RT-5**

Z-725 (d) (i)

RZ - Grandview-Woodland - RT-5

map: 3 of 5

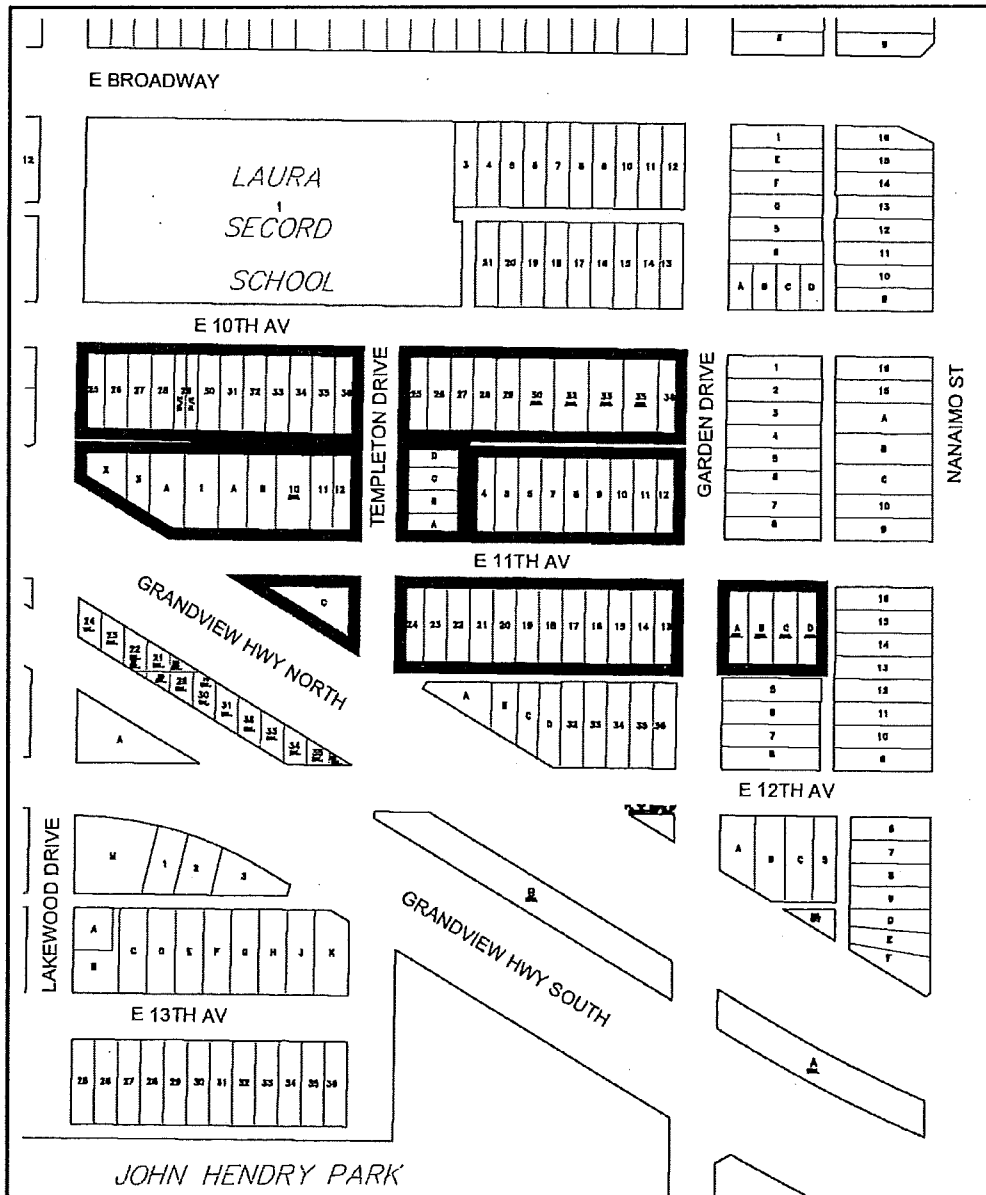
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City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black (**█**) are rezoned:
 From **RS-1** to **RT-5**

Z-725 (d) (i)

RZ - Grandview-Woodland - RT-5

map: 4 of 5

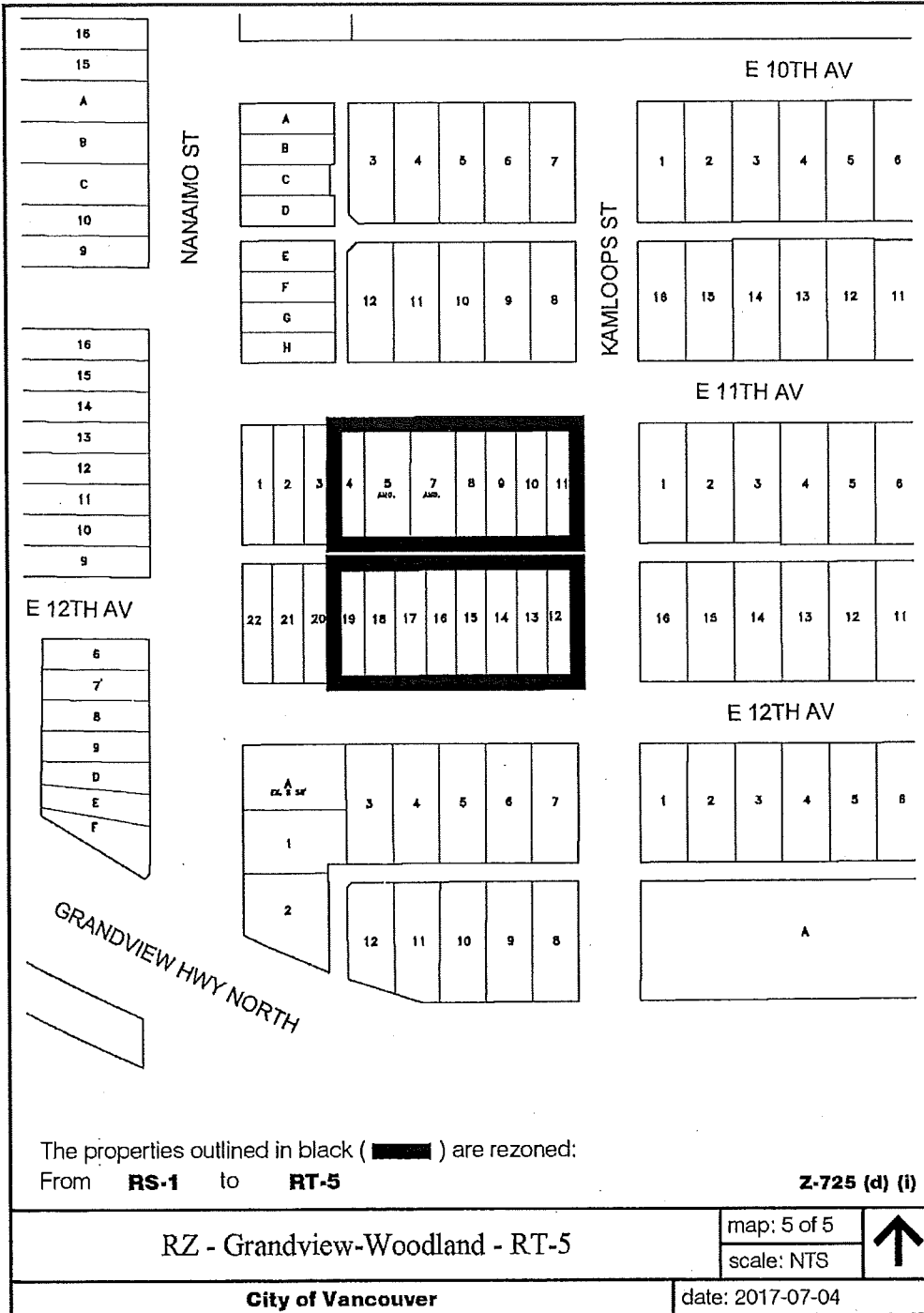
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City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black ([black outline]) are rezoned:
 From **RS-1** to **RT-5**

Z-725 (d) (i)

RZ - Grandview-Woodland - RT-5

map: 5 of 5

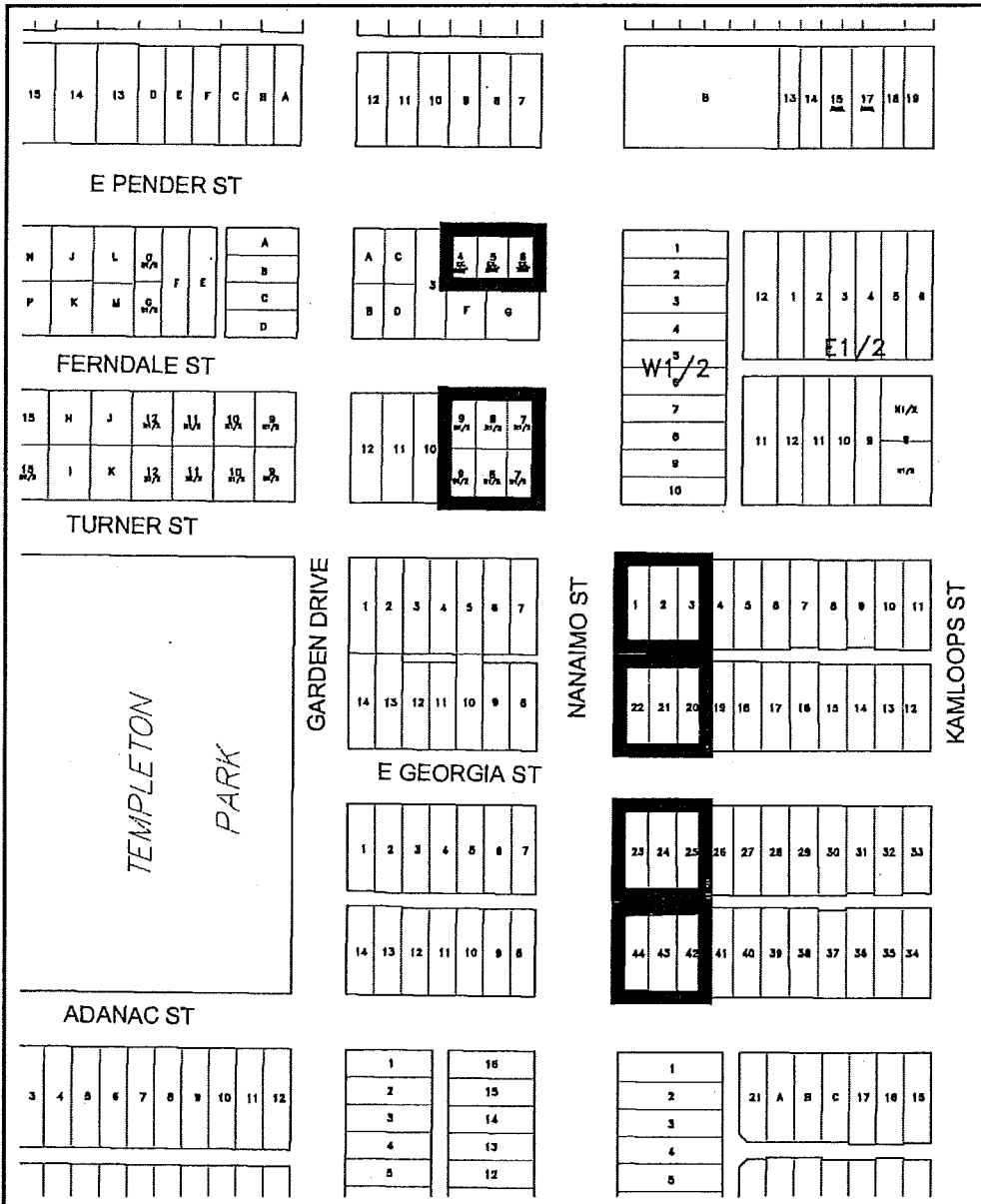
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City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RT-5N**

Z-725 (d) (ii)

RZ - Grandview-Woodland - RT-5N

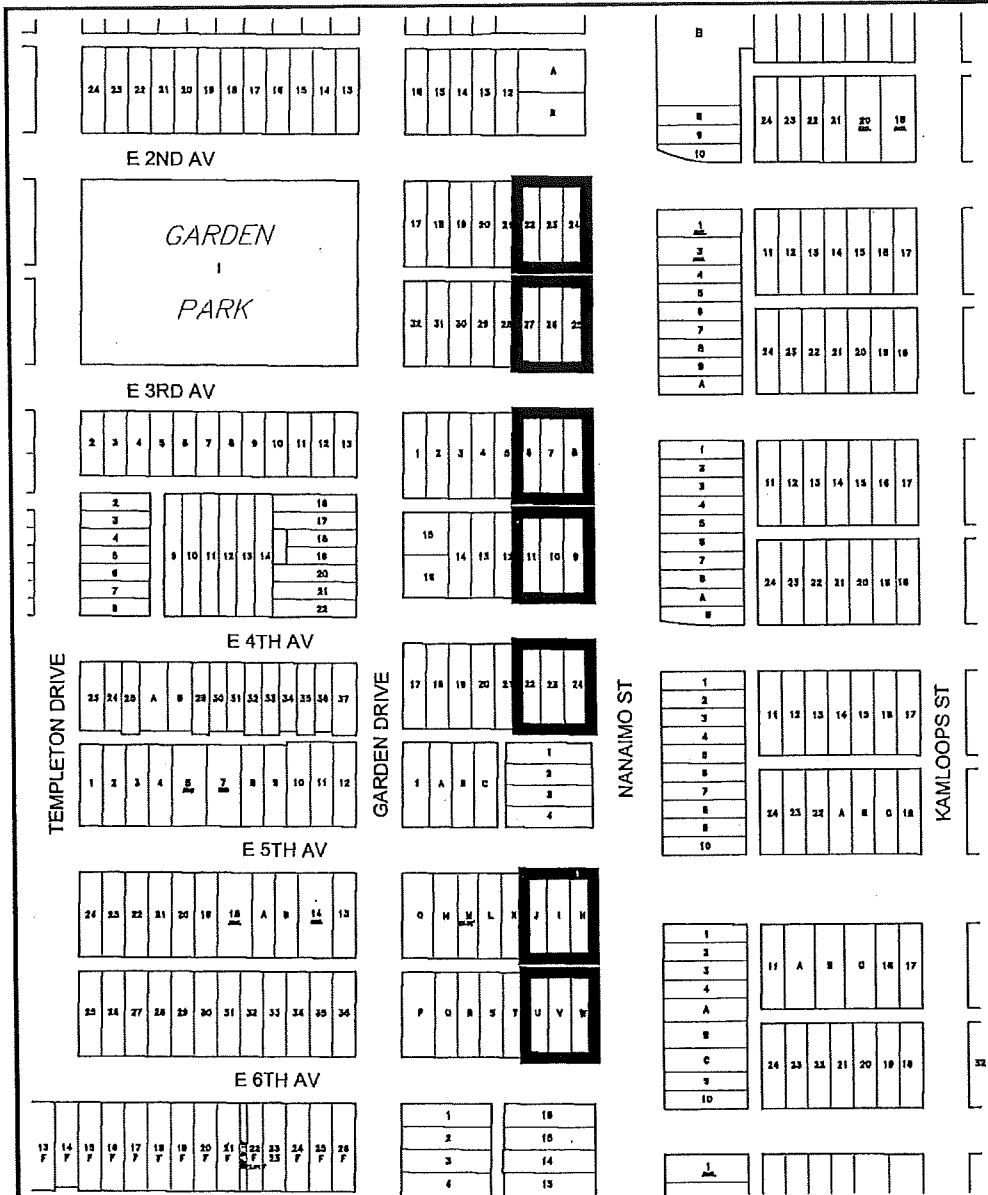
map: 1 of 3
scale: NTS



City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RT-5N**

Z-725 (d) (ii)

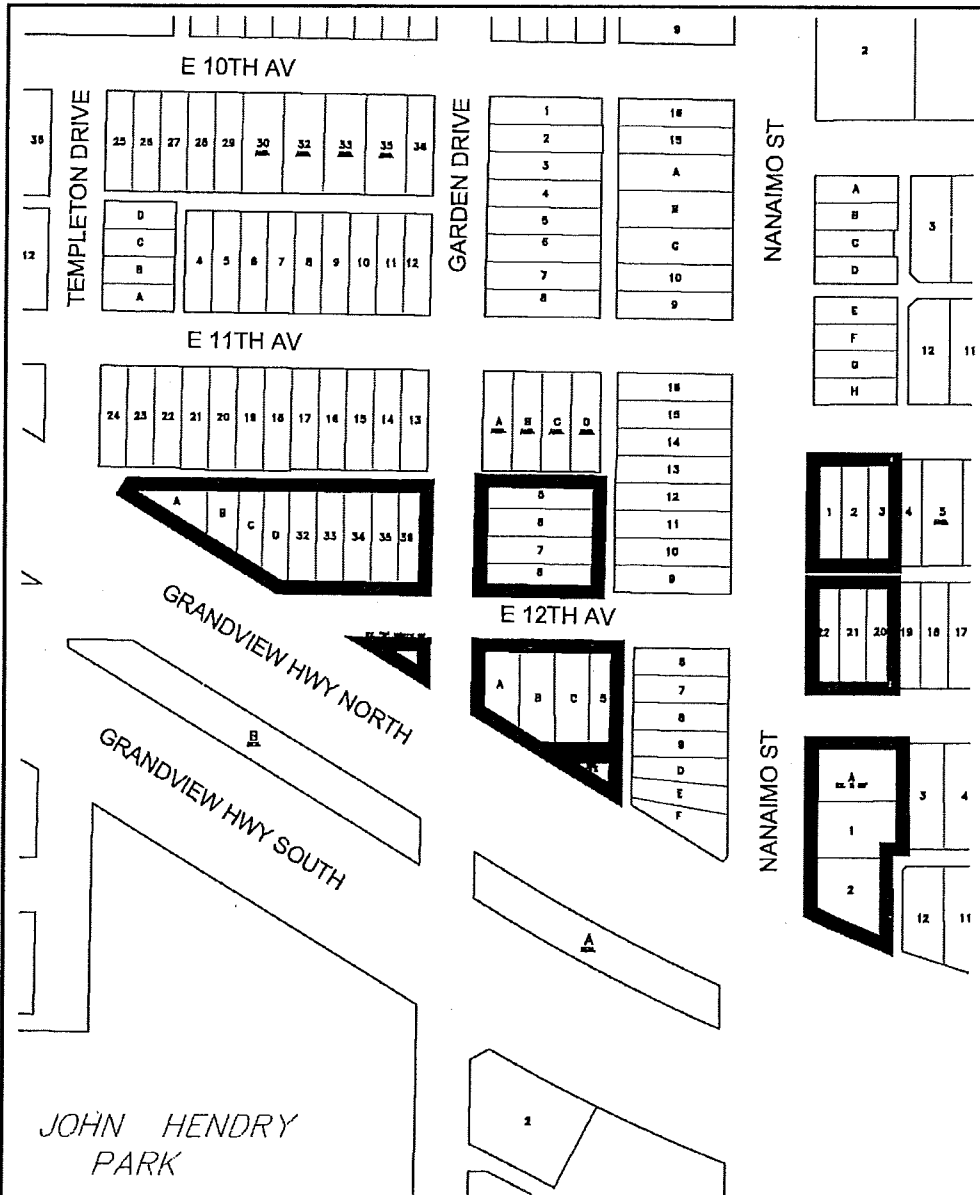
RZ - Grandview-Woodland - RT-5N

map: 2 of 3
scale: NTS



City of Vancouver

date: 2017-07-04



The properties outlined in black () are rezoned:
From **RS-1** to **RT-5N**

Z-725 (d) (ii)

RZ - Grandview-Woodland - RT-5N

map: 3 of 3
scale: NTS



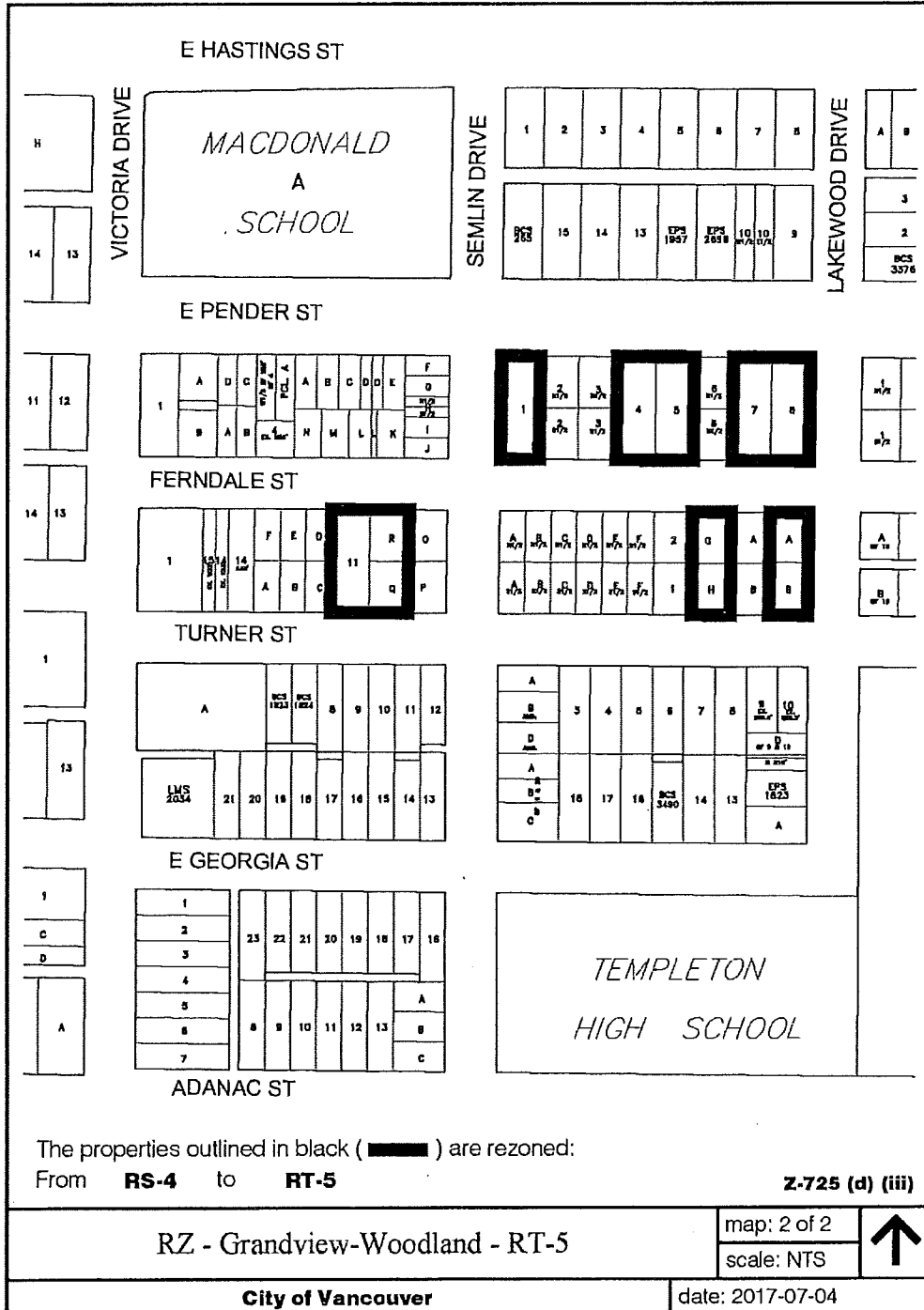
City of Vancouver

date: 2017-07-04

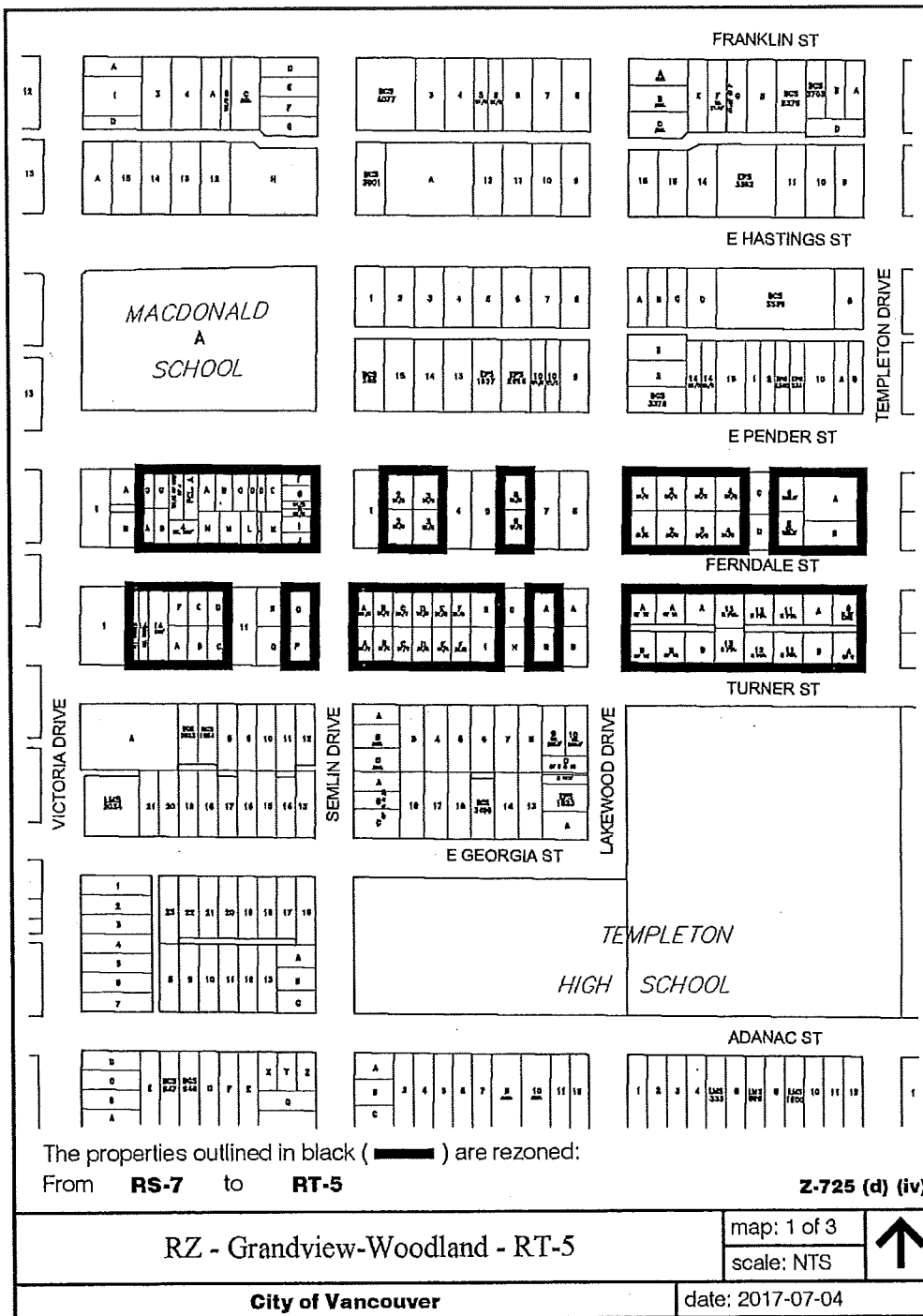
Schedule A



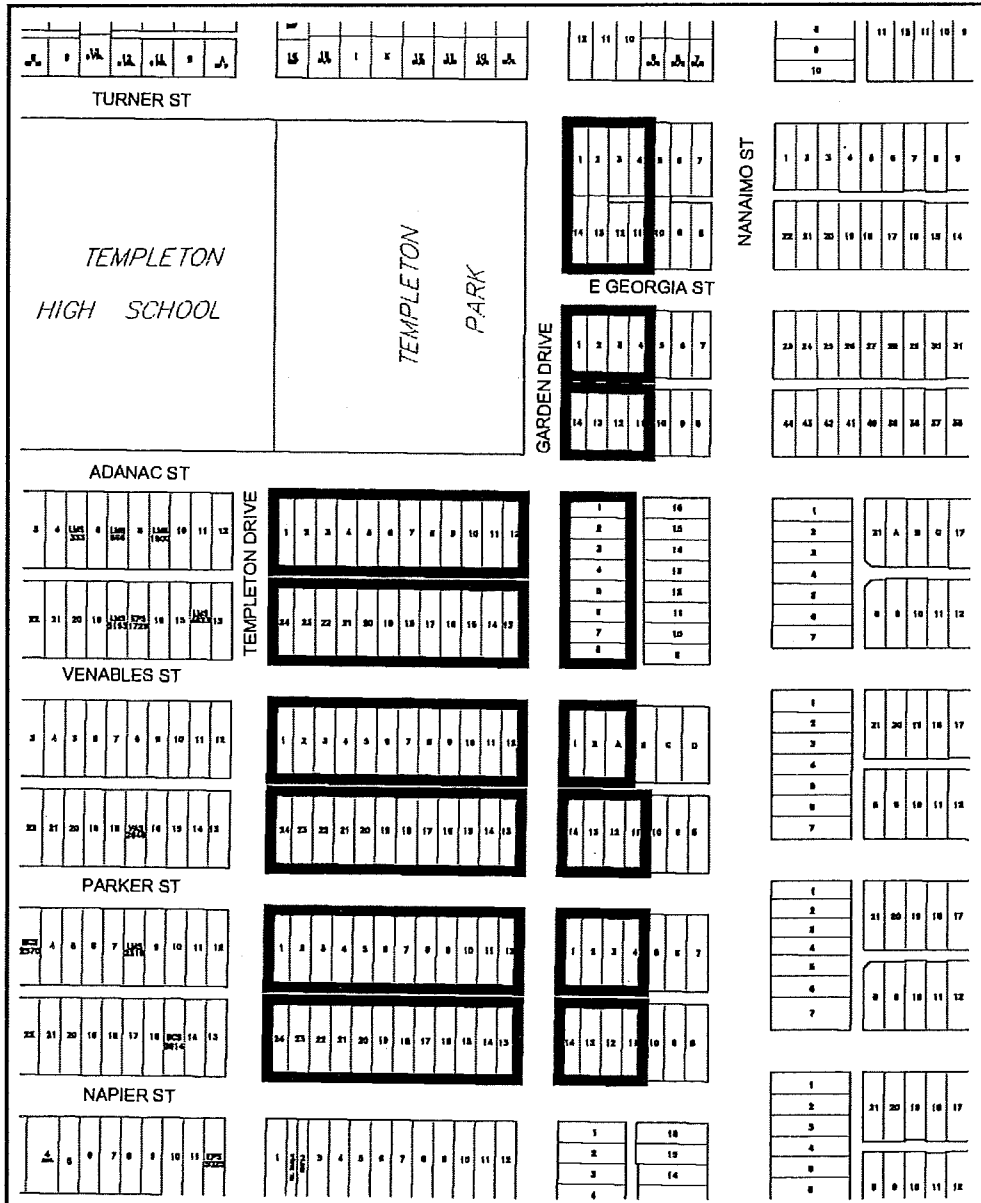
Schedule A



Schedule A



Schedule A



The properties outlined in black () are rezoned:
From **RS-7** to **RT-5**

Z-725 (d) (iv)

RZ - Grandview-Woodland - RT-5

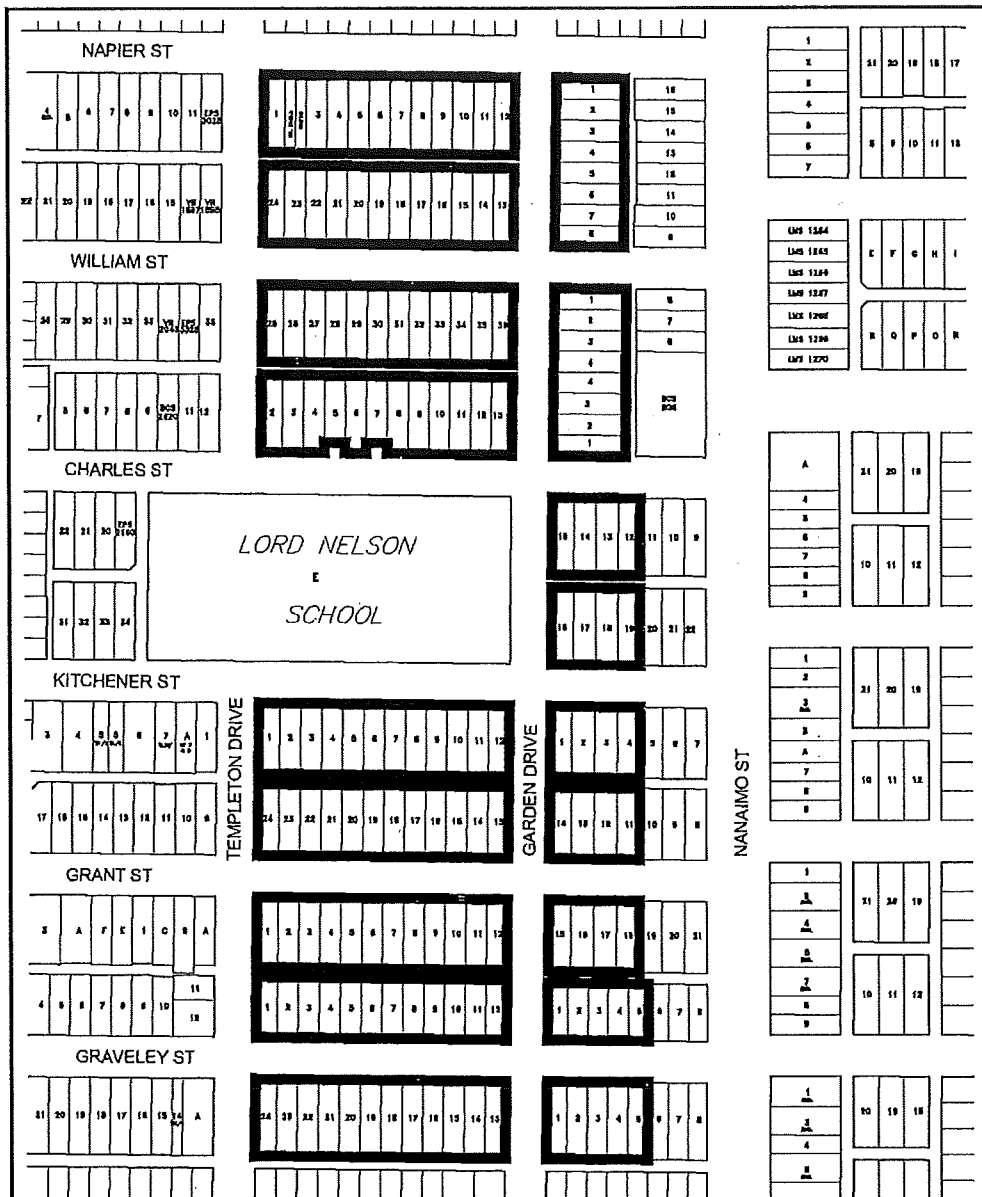
map: 2 of 3
scale: NTS



City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black (**█**) are rezoned:
 From **RS-7** to **RT-5**

Z-725 (d) (iv)

RZ - Grandview-Woodland - RT-5

map: 3 of 3

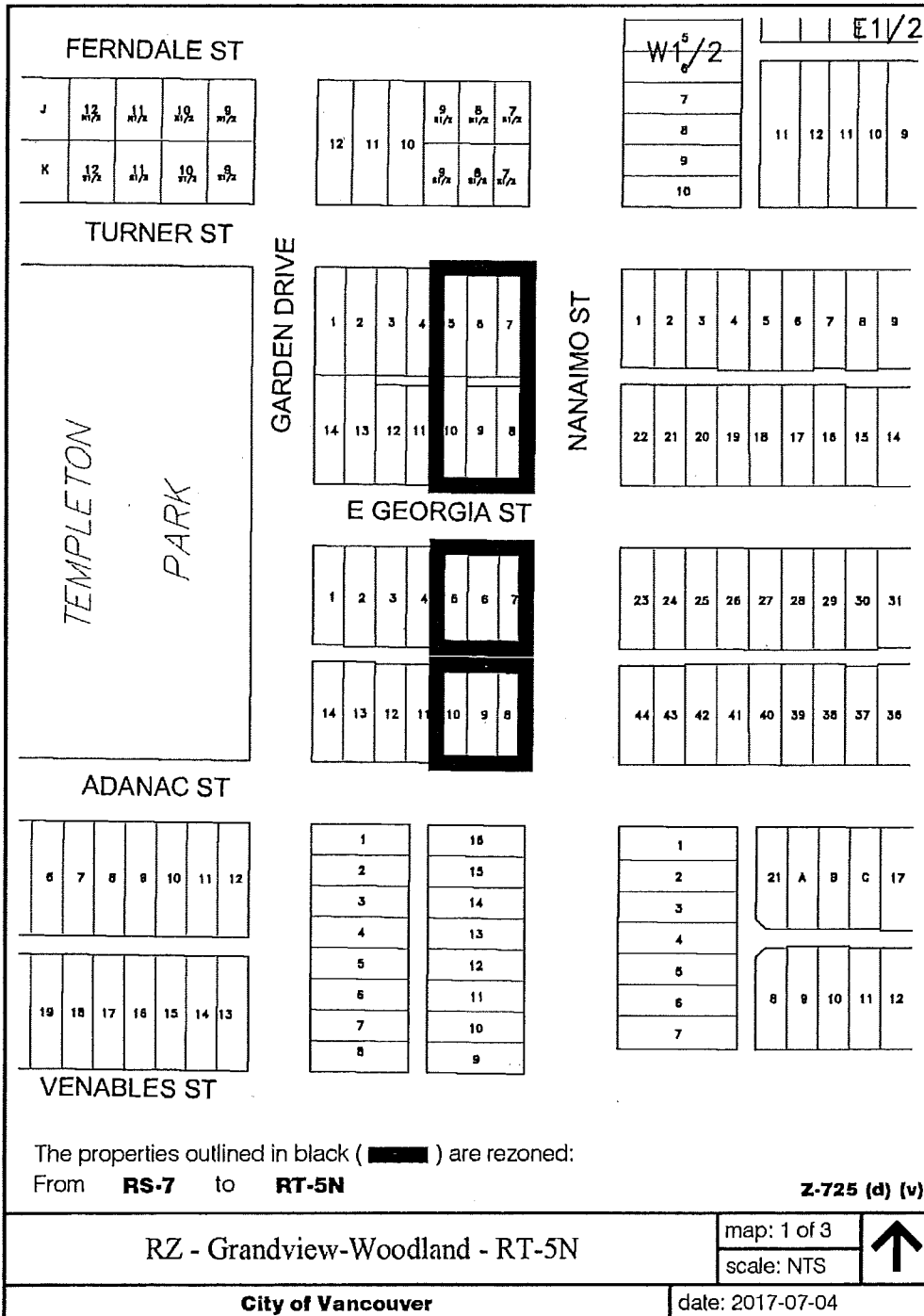
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City of Vancouver

date: 2017-07-04

Schedule A

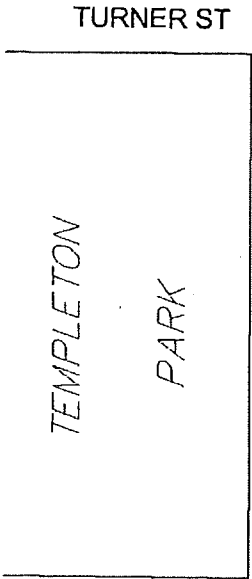


FERNDALE ST

J	13 W 1/2	11 W 1/2	10 W 1/2	9 W 1/2
K	12 W 1/2	11 W 1/2	10 W 1/2	9 W 1/2

12	11	10	9 W 1/2	8 W 1/2	7 W 1/2
			9 W 1/2	8 W 1/2	7 W 1/2

W 1/2	E 1/2
7	
8	11 12 11 10 9
9	
10	



GARDEN DRIVE

1	2	3	4	5	6	7
14	13	12	11	10	9	8

NANAIMO ST

1	2	3	4	5	6	7	8	9
22	21	20	19	18	17	16	15	14

E GEORGIA ST

1	2	3	4	5	6	7
14	13	12	11	10	9	8

23	24	25	26	27	28	29	30	31
44	43	42	41	40	39	38	37	36

ADANAC ST

6	7	8	9	10	11	12
19	18	17	16	15	14	13

1	16
2	15
3	14
4	13
5	12
6	11
7	10
8	9

1	21	A	B	C	17
2					
3					
4					
5					
6	8	9	10	11	12
7					

VENABLES ST

The properties outlined in black () are rezoned:
From **RS-7** to **RT-5N**

Z-725 (d) (v)

RZ - Grandview-Woodland - RT-5N

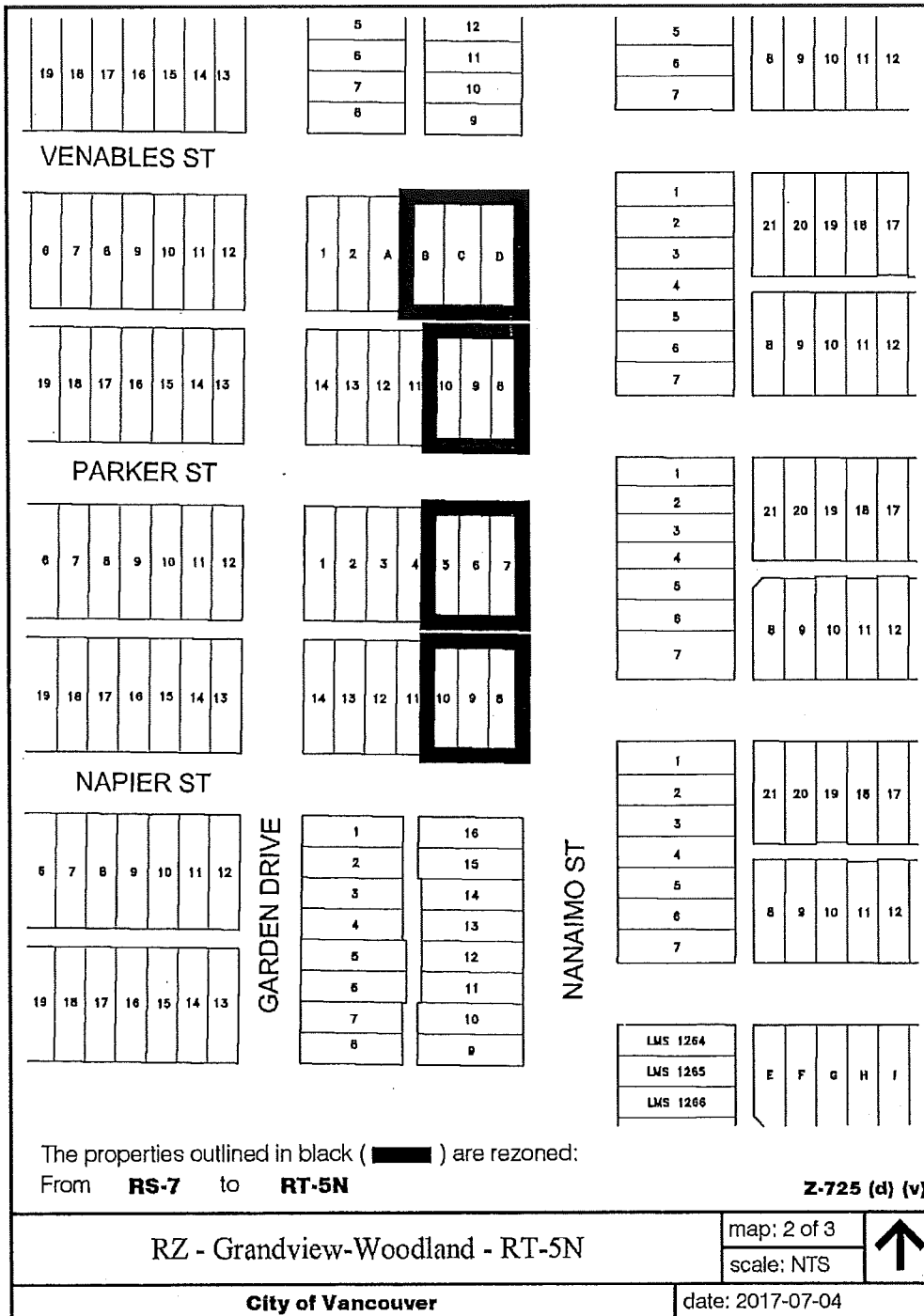
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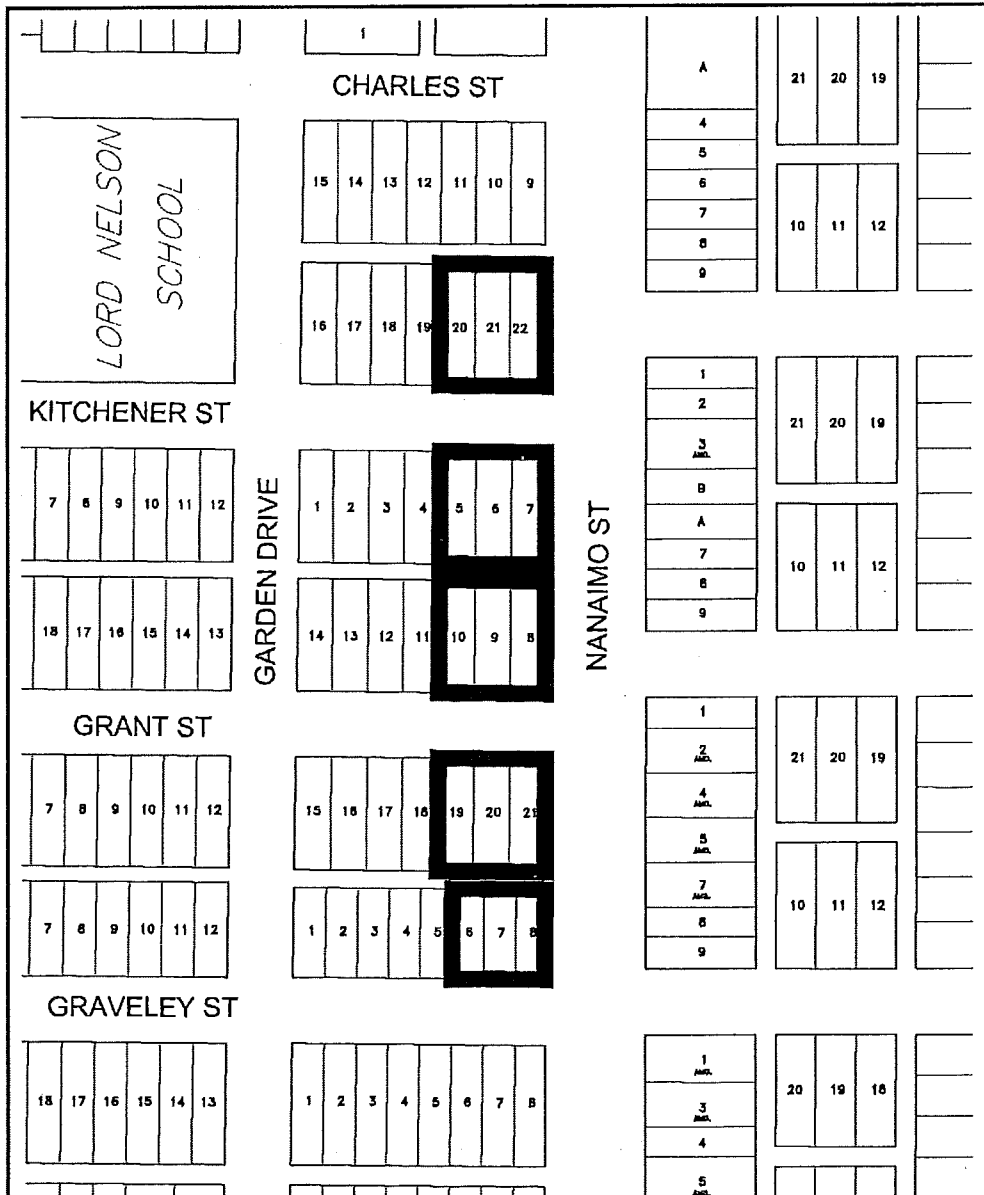
City of Vancouver


date: 2017-07-04

Schedule A



Schedule A



The properties outlined in black () are rezoned:
 From **RS-7** to **RT-5N**

Z-725 (d) (v)

RZ - Grandview-Woodland - RT-5N

map: 3 of 3

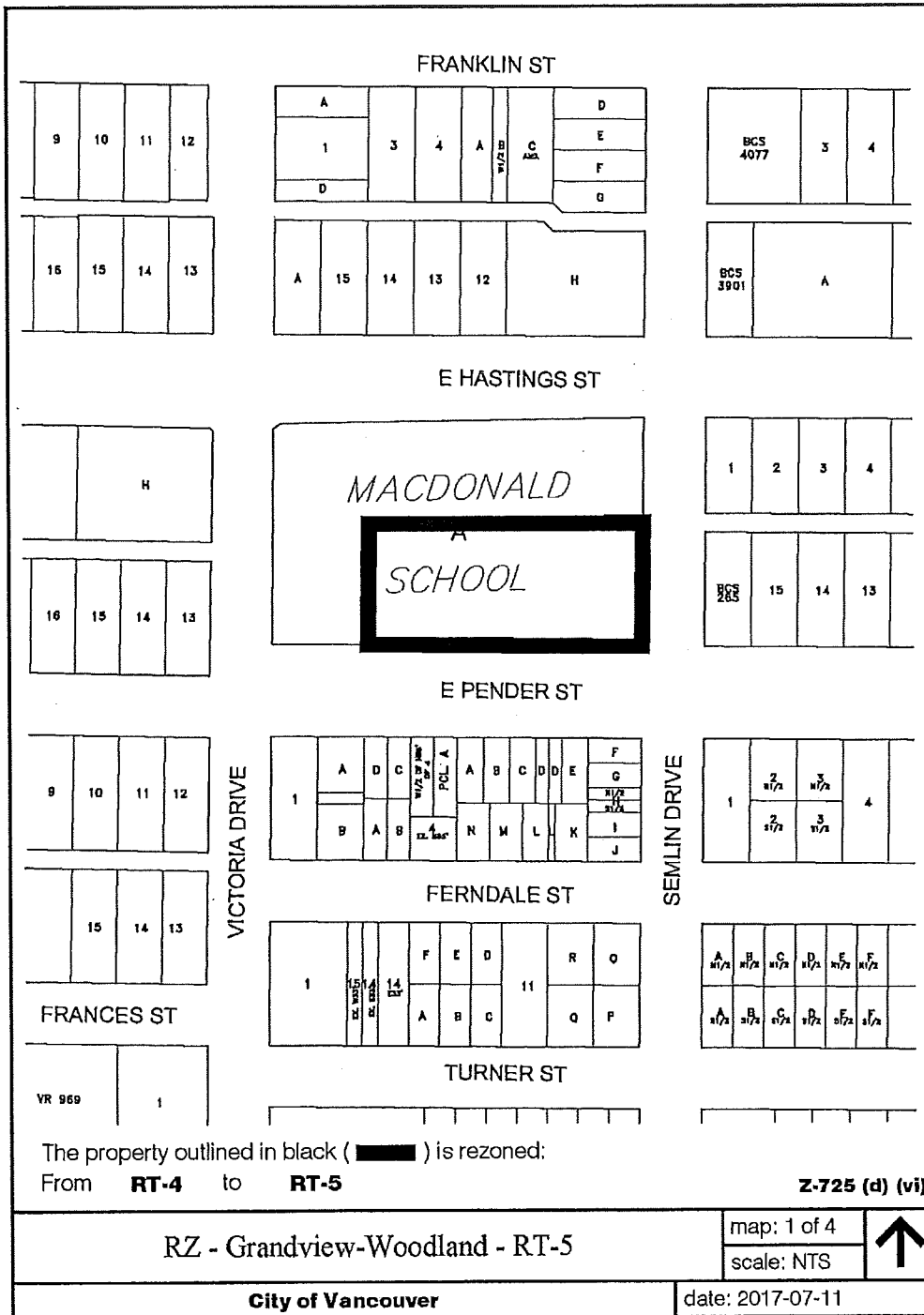
scale: NTS



City of Vancouver

date: 2017-07-04

Schedule A



The property outlined in black ([black box]) is rezoned:
 From **RT-4** to **RT-5**

Z-725 (d) (vi)

RZ - Grandview-Woodland - RT-5

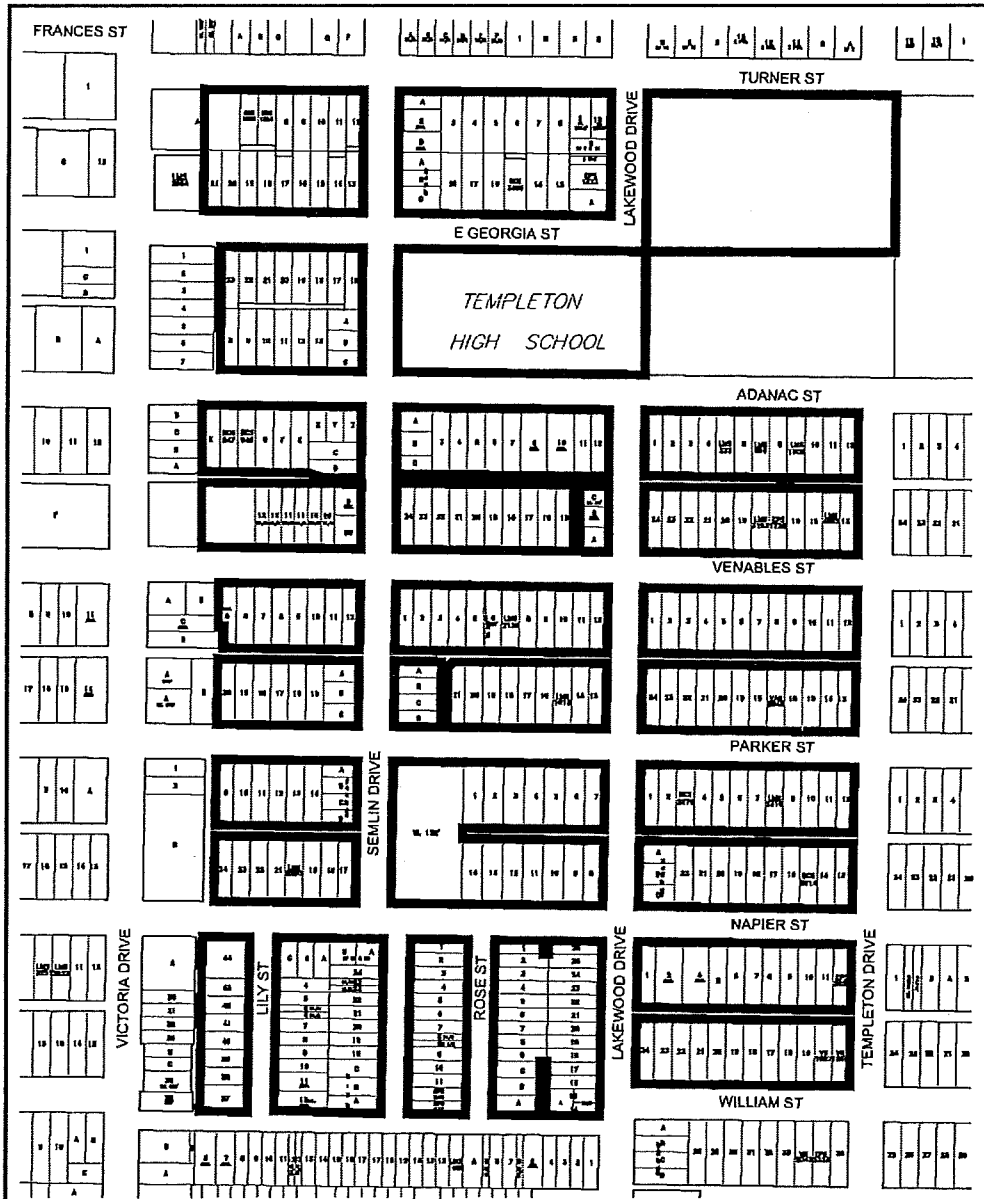
map: 1 of 4
 scale: NTS



City of Vancouver

date: 2017-07-11

Schedule A



The properties outlined in black (———) are rezoned:
 From **RT-4** to **RT-5**

Z-725 (d) (vi)

RZ - Grandview-Woodland - RT-5

map: 2 of 4

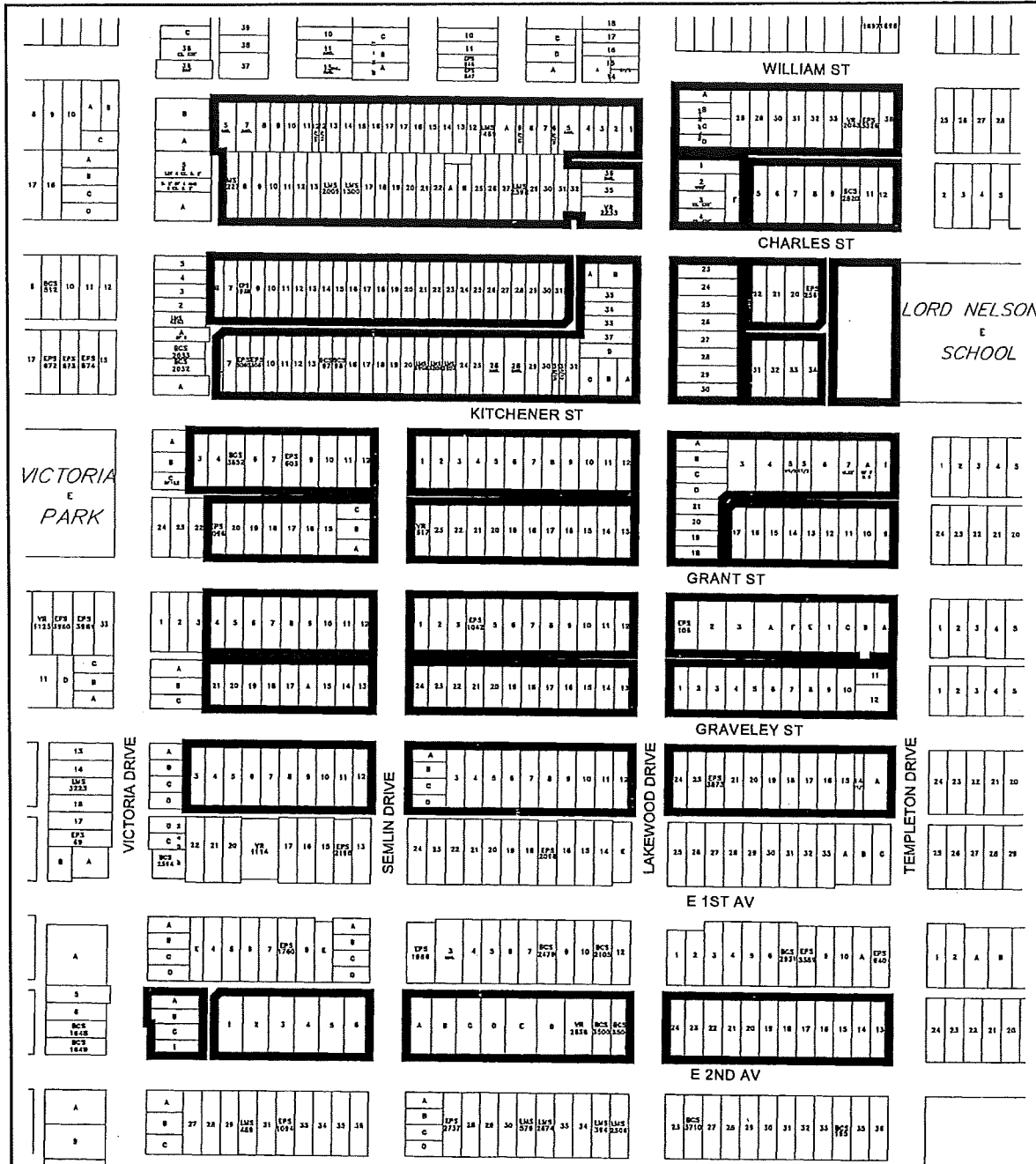
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City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black (—) are rezoned:
 From **RT-4** to **RT-5**

Z-725 (d) (vi)

RZ - Grandview-Woodland - RT-5

map: 3 of 4

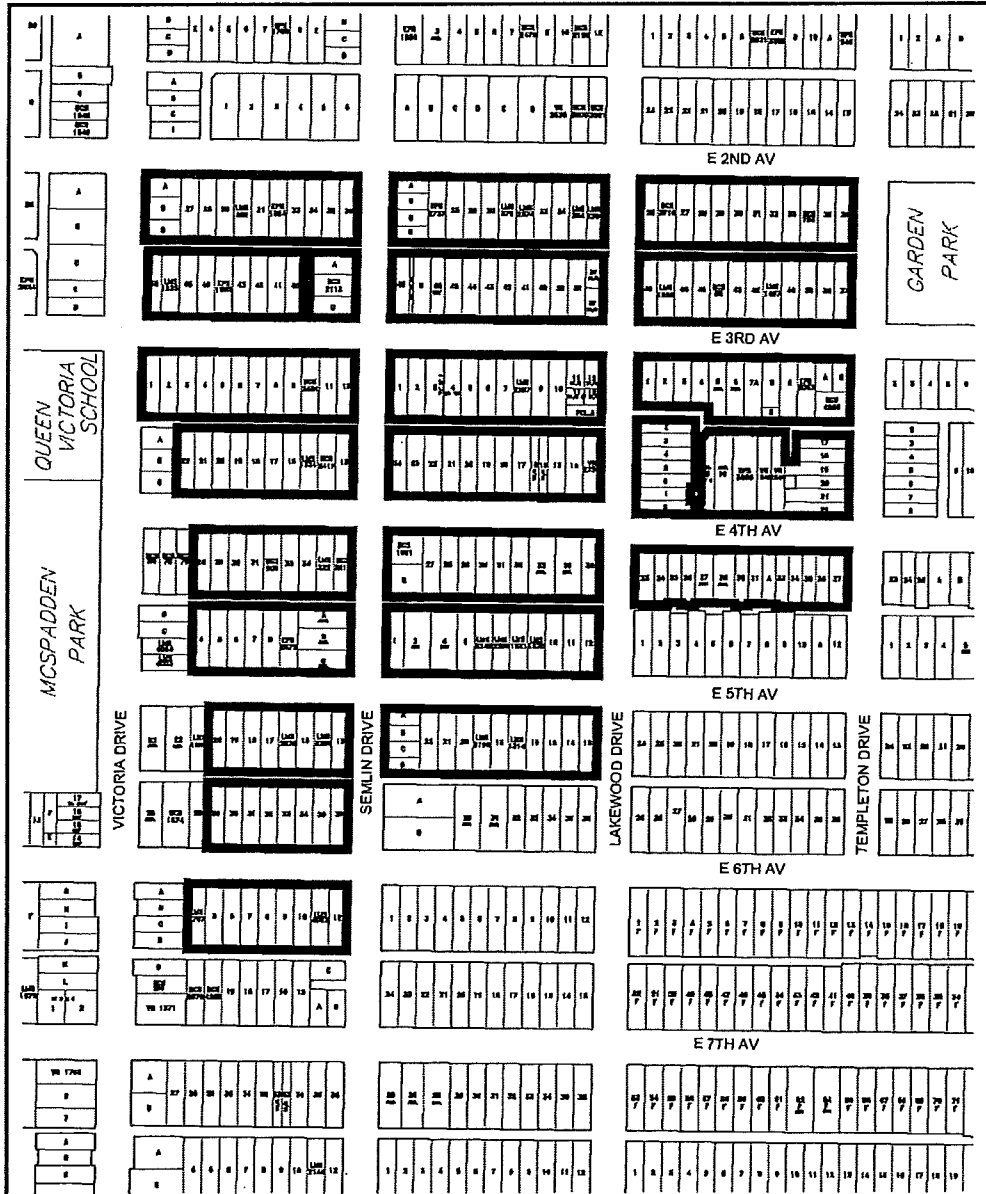
scale: NTS



City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black (———) are rezoned:
 From **RT-4** to **RT-5**

Z-725 (d) (vi)

RZ - Grandview-Woodland - RT-5

map: 4 of 4

scale: NTS



City of Vancouver

date: 2017-07-04

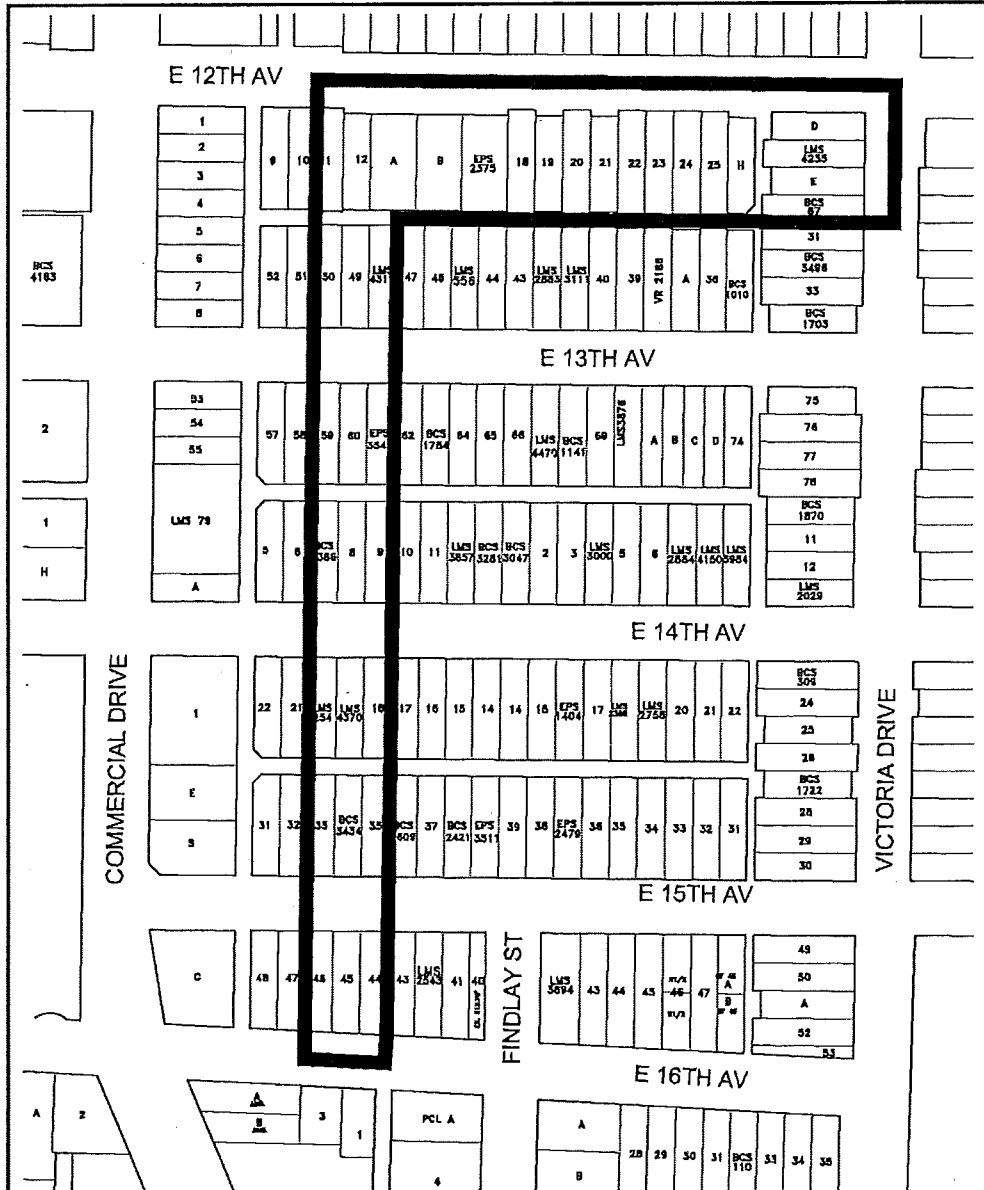
Schedule A



The properties outlined in black () are rezoned:
From **RT-5A** to **RT-5**

Z-725 (d) (vii)

RZ - RT-5	map: 1 of 1 scale: NTS	
City of Vancouver	date: 2017-07-04	



The properties outlined in black (**█**) are rezoned:
 From **RT-5AN** to **RT-5N**

Z-725 (d) (viii)

RZ - RT-5N

map: 1 of 2

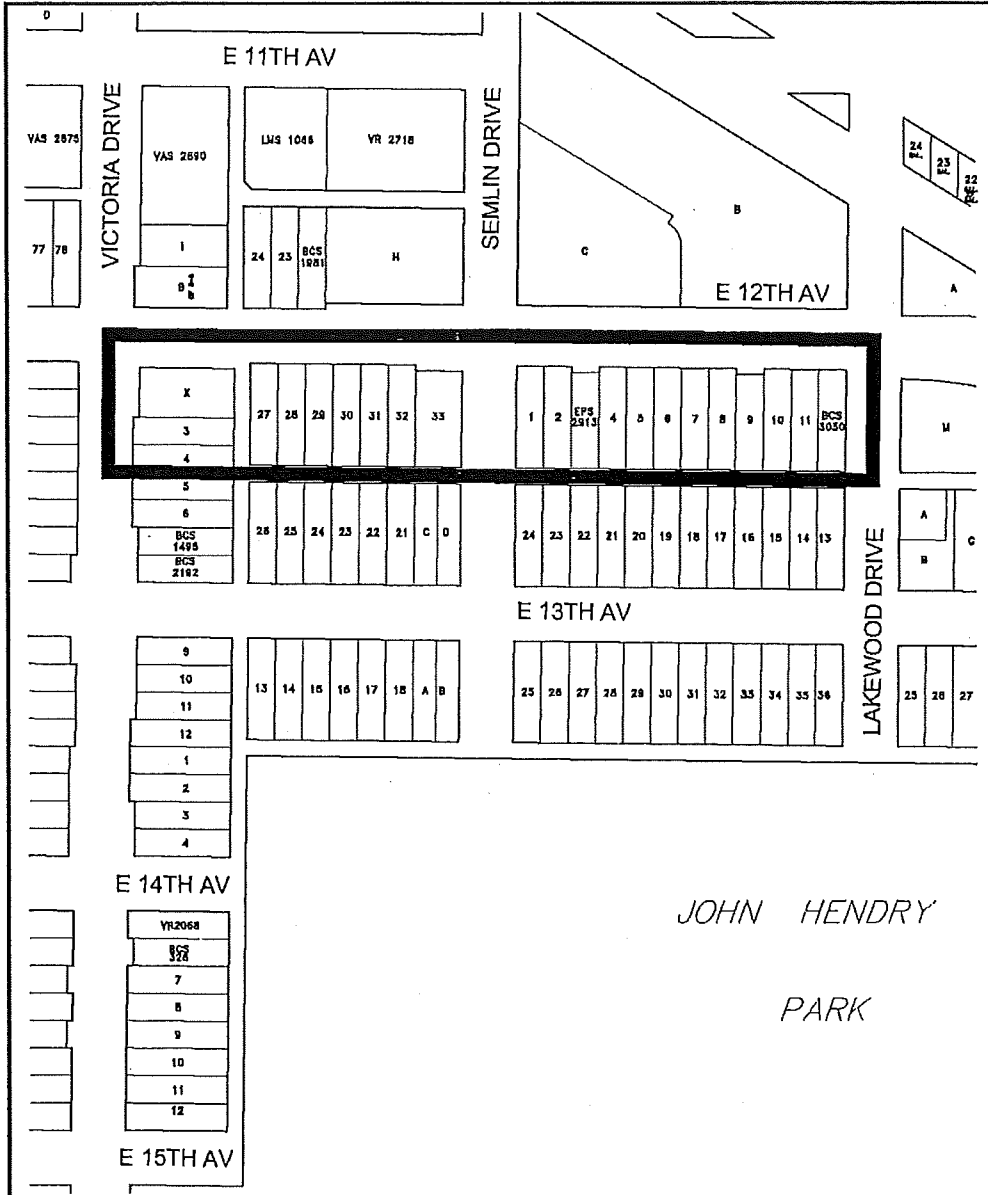
scale: NTS



City of Vancouver

date: 2017-07-04

Schedule A



The properties outlined in black () are rezoned:
 From **RT-5AN** to **RT-5N**

Z-725 (d) (viii)

RZ - RT-5N	map: 2 of 2 scale: NTS	
City of Vancouver	date: 2017-07-04	

“Appendix A”

RT-5 and RT-5N Districts Schedule

1 Intent

The intent of this District Schedule is to strongly encourage the retention and renovation of existing character houses by providing incentives such as increased floor area, additional dwelling units, and additional relaxation provisions. New development has an emphasis on preserving consistency with existing lot patterns, and compatibility with neighbourhood character while also providing variety in housing choices.

RT-5N requires noise mitigation measures but is otherwise the same as RT-5. Conditional approval uses in RT-5 and RT-5N should also comply with the Design Guidelines.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted and shall be issued a permit in these Districts.

2.2 Uses

2.2.1 The uses listed in section 2.2.1 shall be permitted in the RT-5 and RT-5N Districts.

2.2.1.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
- (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings; and
- (e) roof decks and sun decks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.1.DW [Dwelling]

- One-Family Dwelling.
- Two-Family Dwelling.
- Multiple Conversion Dwelling, provided that:

- (a) no additions shall be permitted;
- (b) no housekeeping or sleeping units shall be created;

- (c) the number of dwelling units is limited to two; and
- (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.1.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a One-Family Dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the RT-5 and RT-5N Districts.

- 3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.1.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.1.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.1.D • Deposition or extraction of material so as to alter the configuration of the land.

3.2.1.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill in conjunction with retention of a Character House existing on the site as of September 16, 2018.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule), in conjunction with retention of a Character House existing on the site as of January 16, 2108, that contains no housekeeping or sleeping units.
- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite.

- One-Family Dwelling or One-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with section 4.19 of this Schedule, provided that there is no more than one Secondary Suite on the site.
- Laneway House, subject to section 11.24 of this By-law.
- Lock-off Unit in conjunction with a One-Family Dwelling or Two-Family Dwelling, provided that there is no more than one Lock-off Unit for each dwelling unit.
- Two-Family Dwelling with Secondary Suite provided that there is no more than one Secondary Suite for each dwelling unit.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.1.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.1.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.1.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.1.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.1.U [Utility and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for Laneway House, which is only permitted in combination with a One-Family Dwelling and One-Family Dwelling with Secondary Suite, and is subject to section 11.24 of this By-law; and section 4.15 of this Schedule if located in the RT-5N District.

4.1 Site Area

- 4.1.1 The minimum site area for a One-Family Dwelling, a One-Family Dwelling with Secondary Suite, a Two-Family Dwelling, a Two-Family Dwelling with Secondary Suite, or a One-Family Dwelling or One-Family Dwelling with Secondary Suite on sites with more than one principal building, shall be 306 m².
- 4.1.2 The minimum site area for a Multiple Dwelling shall be 511 m².
- 4.1.3 Notwithstanding section 4.1.2, the Director of Planning may permit a Multiple Dwelling on sites smaller than 511 m², provided that consideration is first given to all applicable policies and guidelines adopted by Council.

4.2 Frontage

- 4.2.1 The maximum frontage for a site for a Multiple Dwelling shall be a single lot, or two adjoining lots, on record in the Land Title Office for Vancouver prior to January 16, 2018, provided the combined frontage of the adjoining lots does not exceed 15.6 m.

4.3 Height

- 4.3.1 A principal building shall not exceed 10.7 m in height and a second principal building located in the rear yard shall not exceed 7.7 m.
- 4.3.2 A principal building shall not have more than 2½ storeys, except that the Director of Planning may permit a building up to 3 storeys provided that consideration is first given to all applicable policies and guidelines adopted by Council.

4.4 Front Yard

- 4.4.1 The required front yard shall be a minimum depth of 7.3 m or 20% of the lot depth, whichever is less.
- 4.4.2 In the case of a site having an average depth of less than 36.5 m, the required front yard may be reduced in accordance with section 11.2 of this By-law.
- 4.4.3 Covered porches complying with the conditions of section 4.7.6(f) may be permitted to project a maximum of 1.6 m into the required front yard.
- 4.4.4 The Director of Planning may relax the minimum depth of the required front yard provided that consideration is first given to the depths of the adjacent front yards and all applicable policies and guidelines adopted by Council.

4.5 Side Yards

- 4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the building, except that it need not be more than 1.5 m in width.

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided.

4.6.2 In the case of a site having an average depth of less than 36.5 m, the depth of the required rear yard may be decreased in accordance with section 11.2 of this By-law.

4.6.3 Where the rear of a site abuts a lane, the depth of the required rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

4.6.4 Any second principal building must be located in the rear yard.

4.7 Floor Space Ratio

4.7.1 On a site without a Character House, the floor space shall not exceed:

- (a) 0.60 for One-Family Dwelling and One-Family Dwelling with Secondary Suite;
- (b) 0.75 for Two-Family Dwelling and Two-Family Dwelling with Secondary Suite or Lock-off Unit; or
- (c) 0.60 for all other uses, except, if consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit an increase in floor area, as follows:
 - (i) 0.75 for One-Family Dwelling or One-Family Dwelling with Secondary Suite on a site with more than one principal building, provided that the floor space ratio for the second principal building located in the rear yard does not exceed 0.25; or
 - (ii) 0.75 for Multiple Dwelling.

4.7.2 On a site with a Character House, if consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit a maximum floor space ratio, as follows:

- (a) 0.75 to facilitate an addition to a Character House; or
- (b) 0.85 for Infill in conjunction with retention of a Character House.

4.7.3 Notwithstanding section 4.7.2, where a Character House is demolished in order to allow for new development, the floor space ratio shall not exceed 0.50 and the use is limited to a One-Family Dwelling or a One-Family Dwelling with Secondary Suite, and Laneway House.

4.7.4 Notwithstanding section 4.7.3, where a Character House is demolished in order to allow for new development on an under-utilized lot, the floor space ratio shall be governed by section 4.7.1.

4.7.5 The following shall be included in the computation of floor space ratio:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;

- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted times 0.01.

4.7.6 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
- (b) patios and roof gardens, provided 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 in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building or a second principal building located in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 42 m² and 7.3 m in length;
- (d) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) covered verandahs or porches, provided that:
 - (i) the portion facing the street or rear property line shall be open or protected by guard rails, the height of which shall not exceed the minimum specified in the Building By-law; and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13 percent of the permitted floor space; and
- (g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.9 to (Reserved)

4.14

4.15 Acoustics

4.15.1 A development permit application for dwelling uses in the RT-5N District shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

4.16 Building Depth

4.16.1 For One-Family Dwellings or One-Family Dwellings with Secondary Suite, the maximum distance between the required minimum front yard and the rear of the principal building is 35% of the site depth.

4.16.2 In all other cases, the maximum distance between the required minimum front yard and the rear of the principal building is 45% of the site depth.

4.17 External Design

4.17.1 Section 4.17 of this Schedule applies to a One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling or a Two-Family Dwelling with Secondary Suite or Lock-off Unit.

4.17.2 For the purpose of this section 4.17, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.17.3 There must be two main entrances, one to each principal dwelling unit.

4.17.4 There must be a covered verandah or porch at each main entrance, with a minimum width and depth of 1.6 m.

4.17.5 Roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
- (b) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
- (c) the maximum total width of dormer roofs provided on a half storey above the second storey must comply with the following table:

Dormer Orientation	Maximum Total Dormer Width
Rear yard, street or flanking lane	50% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below

4.17.6 Exterior windows in a Secondary Suite or Lock-off Unit must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.18 Dwelling Unit Density

4.18.1 The total number of dwelling units shall not exceed 74 units per hectare, except where the calculation of dwelling units per hectare results in a fractional number, in which case, the nearest whole number shall be taken and one-half shall be rounded up to the next nearest whole number.

4.19 Number of Buildings On Site

4.19.1 The Director of Planning may permit more than one principal building on a site, provided that consideration is first given to:

- (a) all applicable policies and guidelines adopted by Council;
- (b) the height, bulk, location and overall design of the buildings and their effect on the site, surrounding buildings, streets and existing views;
- (c) the amount of open space and the effects of overall design on the general amenity of the area; and
- (d) the preservation of the architectural character and general amenity desired for the area.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976, or if the lot is consistent in width and area with parcels in the established blockface and development would be consistent with established lawful development in the blockface:

- (a) One-Family Dwelling;
- (b) One-Family Dwelling with Secondary Suite;
- (c) One-Family Dwelling with Laneway House;
- (d) One-Family Dwelling with Secondary Suite and Laneway House;
- (e) Two-Family Dwelling;
- (f) Two-Family Dwelling with Secondary Suite or Lock-off Unit; or
- (g) One-Family Dwelling on sites with more than one principal building.

5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.

5.3 The Director of Planning may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of multiple dwellings or seniors supportive or assisted housing, provided that:

- (a) consideration is first given to all applicable policies and guidelines adopted by Council;
- (b) no fewer than 50 percent of the dwelling units within any building contain two or more bedrooms except in the case of a building designed solely for senior citizen housing or other similar use.

5.4 The Director of Planning may relax due to unnecessary hardship the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of the placement of more than one principal building on a site, provided that consideration is first given to:

- (a) all applicable policies and guidelines adopted by Council;
- (b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views;
- (c) the amount of open space and the effect of overall design on the general amenity of the area; and
- (d) the preservation of the character and general amenity desired for the area.

5.5 The Director of Planning may relax any of the external design regulations under section 4.17 if consideration is first given to:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

5.6 The Director of Planning may relax the provisions of this District Schedule regarding site area, frontage, height, required yards, site coverage, building depth, and dwelling unit density when a Character House is retained, if consideration is first given to the intent of this Schedule and all applicable Council policies and guidelines.

"Appendix B"

RT-6 District Schedule

1 Intent

The intent of this Schedule is to encourage the retention, renovation and restoration of existing residential buildings which maintain the historic architectural style and building form consistent with the area. New development has an emphasis on preserving consistency with existing lot patterns, and compatibility with neighbourhood character while also providing variety in housing choices. Emphasis is placed on requiring the external design of buildings and additions to buildings to follow the proportions, rhythm and details of historic architectural features of the area.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings shall be located in the rear yard and in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
- (d) not more than 80 percent of the width of the rear yard of any lot shall be occupied by accessory buildings; and
- (e) roof decks and sun decks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
 - (a) no additions shall be permitted;
 - (b) no housekeeping or sleeping units shall be created; and
 - (c) the number of dwelling units is limited to two.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

- 3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store which was existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill in conjunction with retention of a Character House existing on the site as of January 16, 2018.
- Multiple Conversion Dwelling,¹ in conjunction with retention of a Character House existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.
- Multiple Dwelling.
- One-Family Dwelling.
- One-Family Dwelling with Secondary Suite.
- One-Family Dwelling or One-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with section 4.19 of this Schedule, provided that there is no more than one Secondary Suite on the site.
- Laneway House, subject to section 11.24 of this By-law.
- Lock-off Unit in conjunction with a One-Family Dwelling or Two-family Dwelling, provided that there is no more than one Lock-off Unit for each dwelling unit.
- Two-Family Dwelling.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one Secondary Suite for each dwelling unit.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a One-Family Dwelling.

¹ [other than as provided for in Section 2.2.DW of this Schedule]

- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.U [Utility and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for Laneway House, which is only permitted in combination with a One-Family Dwelling or One-Family Dwelling with Secondary Suite, and is subject to section 11.24 of this By-law, and except that section 4.17 shall apply only to uses approved under section 3.

4.1 Site Area

4.1.1 The minimum site area for a One-Family Dwelling, a One-Family Dwelling with Secondary Suite, a Two-Family Dwelling, a Two-Family Dwelling with Secondary Suite, or a One-Family Dwelling or One-Family Dwelling with Secondary Suite on sites with more than one principal building, shall be 306 m².

4.1.2 The minimum site area for a Multiple Dwelling shall be 511 m².

4.1.3 Notwithstanding section 4.1.2, the Director of Planning may permit a Multiple Dwelling on sites smaller than 511 m², provided that consideration is first given to all applicable policies and guidelines adopted by Council.

4.2 Frontage

4.2.1 The maximum frontage for a site for a Multiple Dwelling shall be a single lot, or two adjoining lots, on record in the Land Title Office for Vancouver prior to January 16, 2018, provided the combined frontage of the adjoining lots does not exceed 15.6 m.

4.3 Height

4.3.1 A principal building shall not exceed 10.7 m in height, and a second principal building located in the rear yard shall not exceed 7.7 m.

4.3.2 A building shall not have more than 2½ storeys, except that the Director of Planning may permit a building to 3 storeys provided that consideration is first given to all applicable policies and guidelines adopted by Council.

4.4 Front Yard

4.4.1 The required front yard shall be a minimum depth of 7.3 m or 20% of the lot depth, whichever is less.

4.4.2 In the case of a site having an average depth of less than 36.5 m, the required front yard may be reduced in accordance with section 11.2 of this By-law.

4.4.3 Covered porches complying with the conditions of section 4.7.6(b) may be permitted to project a maximum of 1.6 m into the required front yard.

4.4.4 The Director of Planning may relax the minimum depth of the required front yard provided consideration is first given to the depths of the adjacent front yards and all applicable policies and guidelines adopted by Council.

4.5 Side Yards

4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the building, except that a side yard need not exceed 1.5 m in width.

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided.

4.6.2 In the case of a site having an average depth of less than 36.5 m, the depth of the required rear yard may be decreased in accordance with section 11.2 of this By-law.

4.6.3 Where the rear of a site abuts a lane, the depth of the required rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

4.6.4 Any second principal building must be located in the rear yard.

4.7 Floor Space Ratio

4.7.1 On a site without a Character House, the floor space ratio shall not exceed 0.60, except, if consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit an increase to the maximum floor space ratio, as follows:

- (a) 0.75 for Two-Family Dwelling or Two-Family Dwelling with Secondary Suite or Lock-off Unit;
- (b) 0.75 for One-Family Dwelling or One-Family Dwelling with Secondary Suite on a site with more than one principal building, provided that the floor space ratio for the second principal building located in the rear yard does not exceed 0.25; or

- (c) 0.75 for Multiple Dwelling.
- 4.7.2 On a site with a Character House, if consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit an increase to the maximum floor space ratio, as follows:
- (a) 0.75 to facilitate an addition to a Character House; or
 - (b) 0.85 for Infill in conjunction with retention of a Character House.
- 4.7.3 Notwithstanding section 4.7.2, where a Character House is demolished in order to allow for new development, the floor space ratio shall not exceed 0.50 and the use is limited to a One-Family Dwelling or a One-Family Dwelling with Secondary Suite, and Laneway House.
- 4.7.4 Notwithstanding section 4.7.3, where a Character House is demolished in order to allow for new development on an under-utilized lot, the floor space ratio shall be governed by section 4.7.1.
- 4.7.5 The following shall be included in the computation of floor space ratio:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
 - (b) stairways, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
 - (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted times 0.01.
- 4.7.6 The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
 - (b) covered verandahs, porches or inset balconies, provided that the side facing a street or the rear property line is open and that the height of the guard rails do not exceed the minimum specified in the Vancouver Building By-law;
 - (c) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
 - (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in Multiple Conversion Dwellings containing 3 or more units or in Multiple Dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building or a second principal building located in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 42 m² and 7.3 m in length.
 - (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
 - (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (g) fire escapes which are designed to meet City requirements for secondary egress; and

- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

- 4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.
- 4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.
- 4.8.3 The maximum site coverage for any portion of the site used for parking shall be 30 percent.

4.9 to 4.15 (Reserved)

4.16 Building Depth

- 4.16.1 For a One-Family Dwelling or a One-Family Dwelling with Secondary Suite, the maximum distance between the required minimum front yard and the rear of the principal building is 35% of the site depth.
- 4.16.2 In all other cases, the maximum distance between the required minimum front yard and the rear of the principal building is 45% of the site depth.

4.17 External Design [These regulations apply only to conditional approval uses]

- 4.17.1 For the purpose of sections 4.17.2 and 4.17.3 the principal facade means the building face that is situated closest to the front property line.
- 4.17.2 The principal facade shall have:
 - (a) a maximum height computed on a ratio of 1.3 to 1 with the width of the principal facade;
 - (b) a maximum width of 9.2 m;
 - (c) a principal access by means of a straight staircase at right angle to the street, leading to a first-storey porch or open-sided verandah; and
 - (d) a single principal entrance with single or double doors.
- 4.17.3 Except for the principal facade, all facades facing the front property line shall be set back at least 3.0 m from the front yard.
- 4.17.4 All building facades shall be characterized by the following:
 - (a) the style and form of architecture and exterior finishes to be consistent with those residential buildings in this District listed in the Vancouver Heritage Register; and
 - (b) the floor of the first storey to be a minimum of .9 m and a maximum of 2.0 m above grade.
- 4.17.5 Windows shall be characterized by the following:
 - (a) for renovations or additions to existing buildings and for new construction, windows shall approximately replicate windows on the residential buildings in this District listed in the Vancouver Heritage Register.

- 4.17.6 Roofs shall be characterized by the following:
- (a) gable or hip-on-gable style; and
 - (b) shingle finish.
- 4.17.7 The Director of Planning may permit a development which varies from any of the regulations of sections 4.17.1 to 4.17.6 inclusive, provided that:
- (a) it is consistent with residential buildings in this District listed in the Vancouver Heritage Register;
 - (b) a consistent architectural style and form is achieved for every building on the site; and
 - (c) it reflects the character of the streetscape and is compatible with the design of buildings on adjoining sites.
- 4.17.8 The Director of Planning may require the retention of any one or more of the following architectural or ornamental features:
- (a) window, door and roof decoration;
 - (b) bay windows;
 - (c) tower or turret features;
 - (d) hand rails, balusters;
 - (e) wood tracery or bargeboard.

4.18 Dwelling Unit Density

- 4.18.1 The total number of dwelling units shall not exceed 74 units per hectare, except where the calculation of dwelling units per hectare results in a fractional number, in which case, the nearest whole number shall be taken and one-half shall be rounded up to the next nearest whole number.

4.19 Number of Buildings On Site

- 4.19.1 The Director of Planning may permit more than one principal building on a site, provided that consideration is first given to:
- (a) all applicable policies and guidelines adopted by Council;
 - (b) the height, bulk, location and overall design of the buildings and their effect on the site, surrounding buildings, streets and existing views;
 - (c) the amount of open space and the effects of overall design on the general amenity of the area; and
 - (d) the preservation of the architectural character and general amenity desired for the area.

5 Relaxation of Regulations

- 5.1 The Director of Planning may relax the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976:
- (a) One-Family Dwelling;
 - (b) One-Family Dwelling with Secondary Suite;
 - (c) One-Family Dwelling with Laneway House;
 - (d) One-Family Dwelling with Secondary Suite and Laneway House;
 - (e) Two-Family Dwelling;
 - (f) Two-Family Dwelling with Secondary Suite or Lock-off Unit; or

- (g) One-Family Dwelling on sites with more than one principal building.
- 5.2** The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.
- 5.3** The Director of Planning may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of Multiple Dwellings or seniors supportive or assisted housing, provided that consideration is first given to all applicable policies and guidelines adopted by Council.
- 5.4** The Director of Planning may relax due to unnecessary hardship the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of the placement of more than one principal building on a site, provided that consideration is first given to:
- (a) all applicable policies and guidelines adopted by Council;
 - (b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views;
 - (c) the amount of open space and the effect of overall design on the general amenity of the area; and
 - (d) the preservation of the character and general amenity desired for the area.
- 5.5** The Director of Planning may relax any of the external design regulations under section 4.17 if consideration is first given to:
- (c) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (d) the submission of any advisory group, property owner or tenant.
- 5.6** The Director of Planning may relax the provisions of this District Schedule regarding site area, frontage, height, required yards, site coverage, building depth, external design regulations, and dwelling unit density when a Character House is retained, if consideration is first given to the intent of this Schedule and all applicable Council policies and guidelines.

EXPLANATION

**A By-law to amend the Sign By-law
Re: RT-5 and RT-5N Districts Schedule**

Following the Public Hearing on September 19 and 21, 2017, and Regular Council on October 3, 2017, Council resolved to amend the Sign By-law for this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
January 16, 2018

HG.

Sign by-law amending by-law
Regarding RT-5 and RT-5N Districts Schedule

BY-LAW NO. _____

A By-law to amend Sign By-law No. 11879

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

1. This by-law amends the indicated provisions of Sign By-law No. 11879.
2. In Table 1 of Section 7.1, Council amends the text in Column 2 opposite Column 1 "Residential Sign District (Part 8)" by striking "RT-5A," and "RT-5AN,".
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 _____, 2018

Mayor

City Clerk

EXPLANATION**A By-law to amend the Parking By-law
Re: RT-5 and RT-5N Districts Schedule and
the amended RT-6 District Schedule**

Following the Public Hearing on September 19 and 21, 2017, and Regular Council on October 3, 2017, Council resolved to amend RT-5 and RT-5N Districts Schedule and RT-6 District Schedule 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
January 16, 2018

116.

CD-1 District Parking requirements
RT-5 and RT-5N Districts Schedule and
the amended RT-6 District Schedule

BY-LAW NO. _____

**A By-law to amend Parking By-law No. 6059
with regard to CD-1 District 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. In Section 4 - Table of Number of Required and Permitted Accessory Parking Spaces, Council:
 - (a) amends section 4.2.1.1:
 - (i) under COLUMN 1 - BUILDING CLASSIFICATION:
 - i. by striking out the words "R, C, DEOD" and substituting with "C, DEOD and R, except Infill in conjunction with the retention of a Character House in RT-5, RT-5N and RT-6"; and
 - ii. inserting new classification "Infill in conjunction with the retention of a Character House in RT-5, RT-5N and RT-6" immediately below; and
 - (ii) under COLUMN 2 - REQUIRED AND PERMITTED PARKING SPACES by inserting adjacent to the new "Infill in conjunction with the retention of a Character House in RT-5, RT-5N and RT-6" in COLUMN 1, "A minimum of one space for every dwelling unit except that the maximum number of spaces for a site with a width at rear property line of 10.05 m or less shall be no more than 2 spaces."
 - (b) amends section 4.2.1.2:
 - (i) under COLUMN 1 - BUILDING CLASSIFICATION by inserting, below "One-Family Dwelling with Secondary Suite and Laneway House", the words "In RT-5, RT-5N and RT-6: One-Family Dwelling or One-Family Dwelling with Secondary Suite on a site with more than one principal building"; and
 - (ii) under COLUMN 2 - REQUIRED AND PERMITTED PARKING SPACES by inserting adjacent to the new "In RT-5, RT-5N and RT-6: One-Family Dwelling or One-Family Dwelling with Secondary Suite on a site with more than one principal building in COLUMN 1, "A minimum of two spaces."

EXPLANATION**A By-law to amend
Zoning and Development By-law No. 3575
regarding Character Houses,
Multiple Conversion Dwellings and Infill Dwellings
in RS zoning districts**

Following the Public Hearing on September 19 and 21, 2017, and Regular Council on October 3, 2017, Council resolved to amend the Zoning and Development By-law regarding Character Houses, Multiple Conversion Dwellings and Infill Dwellings in RS zoning districts. The Director of Planning has advised that enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
January 16, 2018

HC.

Amendments regarding
Character Houses,
Multiple Conversion Dwellings
and Infill Dwellings

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding Character Houses,
Multiple Conversion Dwellings and Infill Dwellings
in RS zoning districts

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. 3575.
2. In Section 2, in alphabetical order, Council adds the following definition:

“Character House means an existing building that, in the opinion of the Director of Planning, has sufficient heritage character to justify its conservation.”
3. In Section 3, Council re-numbers sections 3.2.6, 3.2.7, 3.2.8, 3.2.9 and 3.2.10, as 3.2.7, 3.2.8, 3.2.9, 3.2.10 and 3.2.11 respectively, and adds in chronological order:

“3.2.6 The Director of Planning is authorized to determine whether or not a building is a character house and, in making that determination, may consider the age and architectural form and style of the building, in accordance with all applicable Council policies and guidelines.”
4. In Section 11, at the end, Council adds:

“11.32 Character House

11.32.1 The Director of Planning may permit more than one entrance facing a front yard or a side yard if the entrances provide access to a dwelling unit in a character house.

11.32.2 Computation of floor area in a character house may exclude:

(a) existing covered porches that:
(i) in the opinion of the Director of Planning, are original to the character house,
(ii) face a street, and
(iii) are open or protected by guard rails which do not exceed the minimum height specified in the Building By-law;

- (b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with subsection (a);
- (c) floor areas under sloping roofs with a pitch of at least 7:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope; and
- (d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in conjunction with a retained character house, to a maximum of 42 m².

11.32.3 Building depth, in the case of a character house, means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that covered porches that comply with section 11.32.2 (a) may be excluded from the measurement of building depth.

11.32.4 Covered porches that comply with section 11.32.2 (a) may project into the required front yard.”

5. In the RS-1 District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.1.DW[Dwelling]:

(i) before:

“

- Infill One-Family Dwelling” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(e), strikes out “.” and substitutes “;” and adds:

- “(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out “and”,
- B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.5, adds:

“5.6 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, maximum site coverage, building depth and external design when a character house is retained, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”.

6. In the RS-1A District Schedule, Council:

(a) in section 1, after “laneway houses” adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) after:

“

- Dwelling Unit in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.” adds:

“

- “Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- “Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(c), strikes out “.” and substitutes “;” and adds:

“(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out “and”,
- B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.3, adds:

“5.4 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards and maximum site coverage, when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

7. In the RS-1B District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) before:

“

- Infill One-Family Dwelling” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(c), strikes out “.” and substitutes “;”, and adds:

“(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) after section 5.4, adds:

“5.5 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, site coverage, area of transparent surface and acoustics when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

8. In the RS-2 District Schedule, Council:

(a) in section 1, after “multiple family dwellings” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) after:

“

- Infill” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(c), strikes out “.” and substitutes “;” and adds:

“(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out “and”,
- B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.4, adds:

“5.5 The Director of Planning may relax the minimum site area, height, required yards and maximum site coverage when a character house is retained if the Director of Planning first

considers the intent of this Schedule and all applicable Council policies and guidelines.”

9. In the RS-3 and RS-3A District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) before:

“

- One-Family Dwelling with Secondary Suite” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law” adds:

“

- “Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(d), strikes out “.” and substitutes “;” and adds:

“(e) notwithstanding subsection (d), the Director of Planning may increase the maximum permitted floor space ratio to 0.25 plus 130 m² to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(f) notwithstanding subsection (d), the Director of Planning may increase the maximum permitted floor space ratio to 0.3 plus 130 m² for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) after section 5.4, adds:

“5.5 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, maximum site coverage, building depth and width, external design and above grade basement floor area exclusion, when a character house is retained if the Director

of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

10. In the RS-4 District Schedule, Council:

(a) in section 1, at the end, strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) after:

“

- Infill.” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”;

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.” ;

(c) after section 4.7.1(c), strikes out “.” and adds:

“(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) after section 5.2, adds:

“5.3 The Director of Planning may relax the provisions of this District Schedule regarding minimum site area, height, required yards, maximum site coverage, and dwelling unit density when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

11. In the RS-5 District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.1.DW[Dwelling]:

(i) before:

“

- Infill One-Family Dwelling” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(e), strikes out “.” and substitutes “;” and adds:

“(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council;”; and

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out “and”,
- B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.5, adds:

“5.6 The Director of Planning may relax the provisions of this District Schedule regarding, height, required yards, maximum site coverage, building depth, and external design when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

12. In the RS-6 District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) before:

“

- Infill One-Family Dwelling” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(f), strikes out “.” and substitutes “;” and adds:

“(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines adopted by Council.”; and

- (d) in section 5:
 - (i) in section 5.1:
 - A. at the end of subsection (c) strikes out “and”,
 - B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
 - C. after subsection (d), adds:
 - “(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and
 - (ii) after section 5.6, adds:
 - “5.7 The Director of Planning may relax the provisions of this district schedule regarding height, required yards, maximum site coverage and impermeability, building depth and external design when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

13. In the RS-7 District Schedule, Council:

- (a) in section 1, after “infill” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;
- (b) in section 3.2.1.DW[Dwelling]:
 - (i) after:
 - “
 - Infill” adds:
 - “
 - Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”, and
 - (ii) after:
 - “
 - Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:
 - “
 - Multiple Conversion Dwelling in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.”;
- (c) after section 4.7.1(c), strikes out “.” and substitutes “;” and adds:

- “(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (e) strikes out “and”,
- B. at the end of subsection (f) strikes out “.” and substitutes “; and”, and
- C. after subsection (f), adds:

“(g) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.9, adds:

“5.10 The Director of Planning may relax the provisions of this District Schedule regarding minimum site area, height, required yards, maximum site coverage and impermeability, building depth, external design and dwelling unit density when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

14. 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.

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

ENACTED by Council this _____ day of _____, 2018.

Mayor

City Clerk

EXPLANATION

**A By-law to amend the Zoning and Development By-law
Re: 467-495 West King Edward Avenue**

Following the public hearing on July 13, 2015, Council resolved to give conditional approval to the rezoning of the site at 467-495 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
January 16, 2018

116

467-495 West King Edward Avenue

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-692 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (692).

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 (692), 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.

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 2,249 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 2.31.

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 that, 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 permitted floor area;
- (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, that 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 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:

- (a) enclosed residential balconies, if 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 10% of permitted floor area.

4.6 The use of floor area excluded under section 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 22.0 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 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 (692).

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 licensed professional acoustic engineer 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

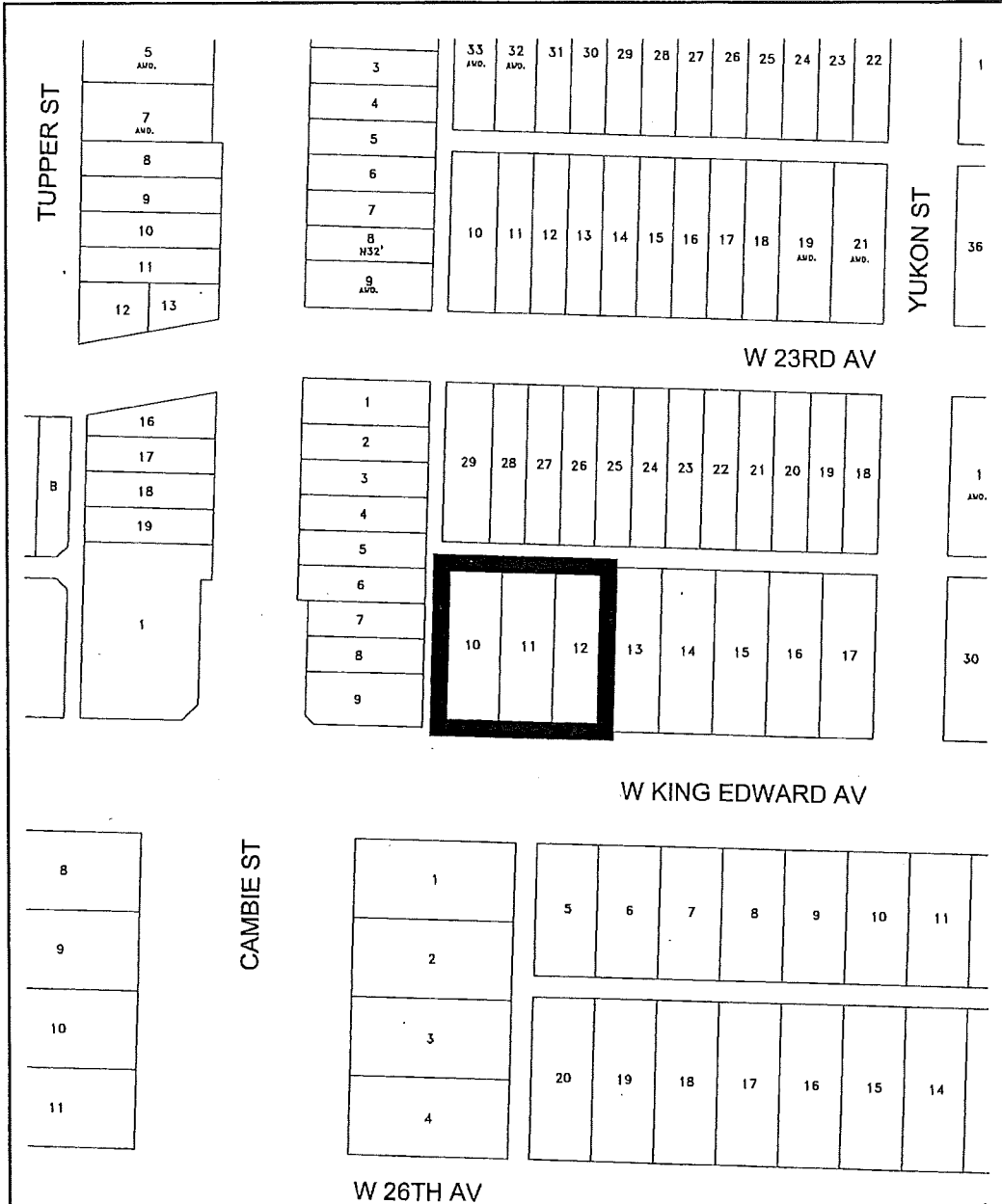
9. This By-law is to come into force and take effect on the date of its enactment.


ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk

Schedule A



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

Z-692 (d)

RZ- 467-495 W King Edward Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2015-06-16

EXPLANATION

**A By-law to amend the Zoning and Development By-law
Re: 210-262 West King Edward Avenue**

Following the public hearing on June 13, 2017, Council resolved to give conditional approval to the rezoning of the site at 210-262 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
January 16, 2018

He.

210-262 West King Edward Avenue

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-721 (e) attached as Schedule A to the By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (691).

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 (691), 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 1,926 m², being the site area 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 1.77.

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 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 13.5 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 (691).
- 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 licensed professional acoustical engineer 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



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

Z-721 (e)

RZ- 210-262 West King Edward Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2017-05-17