

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

**A By-law to amend CD-1 (288) By-Law No. 7045**

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

1. This by-law amends the indicated provisions of CD-1 (288) By-Law No. 7045.
2. Council strikes out Section 2(a) and substitutes:  
"School - Elementary and Secondary, provided that the enrolment does not exceed 690 pupils; and"
3. Council strikes out Section 2(b) and renumbers section 2(c) as 2(b).
4. In Section 3.1, Council strikes out "0.85" and substitutes "1.71".
5. In Section 3.2, Council strikes out "floor space ratio" and substitutes "floor area".
6. In Section 3.3, Council:
  - (a) strikes out "floor space ratio" and substitutes "floor area";
  - (b) in subsection (c), after the semicolon, adds "and"; and
  - (c) strikes out subsection (d) and substitutes:  
"(d) 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 7% of permitted floor area."
7. Council re-numbers section 4, 5, 5.1, 5.2, 6, 6.1, 6.2, and 7 as 5, 6, 6.1, 6.2, 7, 7.1, 7.2, and 8 respectively.
8. After Section 3, Council adds:  
**"Sub Areas**
  4. The site is to consist of three sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocation of maximum permissible height.

Figure 1



9. Council strikes out renumbered Section 5 and substitutes:

**"Height**

5. Building height, measured from base surface to the top of roof parapet above the uppermost storey, must not exceed the maximum heights set out in the table below.

Sub-area	Maximum building height
1	11.2 m
2	16.2 m
3	12.2 m

10. In renumbered Section 6, Council:

(a) strikes out renumbered section 6.1 and substitutes:

"6.1 The minimum setback of any building from the Alexandra Street and West 26th Avenue property boundaries shall be 6.3 m, except that the Director of Planning may relax the minimum setback from the West 26th Avenue property boundary above the first storey to a minimum of 4.8 m."; and

(b) in renumbered section 6.2, strikes out "5.1" and substitutes "6.1".

11. In renumbered section 7.1, Council strikes out "37 percent" and substitutes "54%".

12. Council strikes out renumbered section 8.

13. 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.
14. 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

DRAFT