

## BY-LAW NO. 12203

**A By-law to Contract a Debt by the Issue and Sale of 3.10% Sinking Fund Debentures in the Aggregate Principal Amount of \$ 85,000,000 for the Objects Set Out in Schedule "B"**

## WHEREAS:

- A. Pursuant to sections 236 and 242 of the Vancouver Charter, S.B.C. 1953, c.55, as amended (the "Vancouver Charter"), the Council of the City of Vancouver (the "Council") has power, without the assent of the electors, to borrow money for:
- (a) the construction, installation, maintenance, replacement, repair and regulation of a waterworks system, including water mains and other water pipes, valves, fittings, hydrants, meters and other necessary appliances and equipment, for the purpose of the distribution and supply of water, and for acquiring real property and easements therefor, and
  - (b) the construction, installation, maintenance, replacement, repair and regulation of a system of sewerage and drainage, including all necessary appliances and equipment for such purposes, and for acquiring real property and easements therefor, and
  - (c) the design, construction, installation, maintenance and repair of an energy utility system, including all necessary appliances and equipment, and for acquiring real property and easements therefor;

2015 - 2018 Capital Plan

- B. Pursuant to section 245 of the Vancouver Charter, the Council on the 15th day of November, 2014 submitted to the electors of the City of Vancouver entitled to vote on by-laws requiring assent of the electors the questions set out in Schedule C hereto;
- C. As appears by Certificates of the Returning Officer to the Council, the votes cast in the affirmative on each of the questions set out in Schedule C hereto amounted to a majority of all of the votes cast thereon;
- D. As a result of the votes cast on the 15th day of November, 2014, the Council obtained the power, without the assent of the electors to pass by-laws in any of the years 2015 to 2018 inclusive, to borrow money by the issue and sale of debentures in the aggregate principal amounts not exceeding the amounts set out for the various projects referred to in each of the questions set out in Schedule C hereto or such proposed projects as varied by Council by a vote of not less than two-thirds of all its members, and if any of the projects or any part thereof was delayed for any reason, to pass by-laws to borrow such money at any time within the years 2019 to 2025 inclusive;
- E. The proposed projects set out in Schedule C hereto have not been delayed;
- F. The proposed projects set out in Schedule C hereto have not been varied by the Council;

- G. The Council has not heretofore borrowed any money by the issue and sale of debentures for the projects set out in Schedule C hereto; save and except by the sale of debentures in the principal amount of \$31,425,109 by By-Law No. 11673 of December 13, 2016 and \$41,500,000 by By-Law No. 11941 of October 31, 2017, and the amount authorized for any specific project will not as a result of the borrowing authorized hereby, be exceeded;
- H. It is now deemed expedient under the authority of the Vancouver Charter and pursuant to the provisions of sections 236, 242 and 245 of the Vancouver Charter to borrow the sum of money and to contract a debt by the issue and sale of debentures of the City of Vancouver in the principal amount of \$85,000,000 in lawful money of Canada bearing interest at the rate of 3.10% per annum for the objects more particularly set forth in Schedule "B" hereto;
- I. The value according to the last revised assessment roll of all the real property within the boundaries of the City of Vancouver liable to taxation is \$412,064,682,140; and
- J. The total amount of the existing debenture debt of the City of Vancouver at the date of the first reading of this by-law is \$990,000,000,000 (exclusive of debts incurred for local improvements secured by special rates or assessments) of which none of the principal or interest is in arrears as at that date.

NOW THEREFORE THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

1. THAT for the objects and in the principal amounts more particularly set forth in Part I of Schedule "B" hereto, the borrowing of which has received the assent of the electors pursuant to section 245 of the Vancouver Charter, and for the objects and in the principal amounts more particularly set forth in Part II of Schedule "B" hereto, the borrowing of which is authorized by sections 236 and 242(2) of the Vancouver Charter, a debt shall be contracted by the issue and sale of sinking fund debentures in the principal amount of \$85,000,000 in lawful money of Canada (the "Debentures"). The Debentures will bear interest at the rate of three point ten per centum (3.10%) per annum payable in lawful money of Canada half-yearly on the 21st day of March and 21st day of September during the years 2019 to 2028, inclusive; the first of such payments of interest being for the period from September 21, 2018 to March 21, 2019. The Debentures will be issued in the form of a fully registered global certificate (the "Global Debenture") registered in the name of CDS & Co. as nominee of CDS Clearing and Depository Services Inc. ("CDS") and held by CDS. The Global Debenture shall be in the form or substantially in the form attached hereto as Schedule "A". Interest shall be paid in the manner provided in the form of the Global Debenture.

2. THAT the Global Debenture (and any replacement global debenture that may be issued pursuant to the Book Entry Only Securities Services Agreement (defined below) if the Global Debenture is defaced, lost, stolen or destroyed) shall be sealed with the common seal of the City of Vancouver, shall bear the signature or facsimile signature of the Mayor of the City of Vancouver and shall be signed by any one of the following officials as the authorized signing officers of the City of Vancouver: the City Treasurer, the Deputy City Treasurer, the Director of Finance or a Deputy Director of Finance. The common seal of the City of Vancouver may be stamped, printed, lithographed or otherwise reproduced.

3. THAT the Global Debenture shall be dated the 21<sup>st</sup> day of September, 2018 and shall be payable on the 21<sup>st</sup> day of September, 2028.
4. THAT the Global Debenture will be payable as to principal in lawful money of Canada in accordance with the provisions of the Book Entry Only Securities Services Agreement and the Issuer Procedures (collectively the "Book Entry Only Securities Services Agreement") dated March 22, 2010 in respect of the issue of Debentures authorized by this By-law.
5. THAT the actions of the Director of Finance and the Deputy Director of Finance in negotiating, executing and delivering the Book Entry Only Securities Services Agreement (including the form of indemnity contained therein) and the actions of the Director of Finance in negotiating, executing and delivering the purchase agreement dated • with CIBC World Markets Inc. and RBC Dominion Securities Inc., as joint-lead managers, on behalf of the City of Vancouver are hereby ratified, approved and confirmed and that the Director of Finance, a Deputy Director of Finance and the Director of Legal Services or an Assistant Director of Legal Services, or any one or more of them are hereby authorized to complete the issue and sale of the Debentures and, if issued, the Definitive Debentures (defined below) and to enter into and execute, with or without the common seal of the City of Vancouver and deliver on behalf of the City of Vancouver such other certificates, assurances, documents or instruments and to do all such things as may be necessary or desirable to complete the issue and sale of the Debentures and, if issued, the Definitive Debentures and to otherwise give effect to the intent of this by-law.
6. THAT if definitive sinking fund debentures (the "Definitive Debentures") are issued in exchange for the Global Debenture in accordance with the terms and conditions of the Global Debenture, they shall be in the form or substantially in the form and contain substantially the conditions as set out in Schedule "D" hereto and the following provisions, *inter alia*, shall apply to the Definitive Debentures:
  - (a) the Definitive Debentures shall be issued in fully registered form as to principal and interest and interest shall be paid by cheque as provided in the form of debenture attached hereto as Schedule "D";
  - (b) the Definitive Debentures shall be in the denominations of \$1,000 of lawful money of Canada and multiples thereof, shall be sealed with the common seal of the City of Vancouver, shall bear the facsimile signature of the Mayor of the City, and shall be signed by any one of the following officials as the authorized signing officers of the City of Vancouver: the City Treasurer, the Deputy City Treasurer, the Director of Finance or a Deputy Director of Finance. The common seal of the City of Vancouver and the signatures of the authorized signing officers of the City of Vancouver may be stamped, printed, lithographed or otherwise reproduced;
  - (c) the Definitive Debentures will be dated and be payable on the respective dates and in the respective amounts appropriate to the date of the issuance of the Definitive Debentures in exchange for and upon the surrender of the Global Debenture which amounts will not exceed in aggregate the outstanding balance of the Global Debenture at the date of exchange and in accordance with the maturity date and the Definitive Debentures shall bear the same interest rate (together with unmatured interest obligations) all as set out in the Global Debenture; and

(d) the Definitive Debentures shall be payable as to principal in lawful money of Canada at any branch in Canada of the bank set out in the Definitive Debentures at the holder's option.

7. THAT if Definitive Debentures are issued in exchange for the Global Debenture, the Council may appoint a transfer agent, registrar and interest disbursing agent for the City of Vancouver for the purposes of performing, *inter alia*, the services of transfer agent, registrar and interest disbursing agent and to perform such other services in accordance with the Vancouver Charter and do such other things in relation to the Debentures as may be authorized by the Council.

8. THAT in each of the years 2019 to 2028, inclusive, a sum shall be levied and raised, in addition to all other rates, by way of real property taxes by a specific rate on all rateable real property in the City of Vancouver or by way of special levies, charges, rates or taxes sufficient to pay the interest falling due in such years on the Debentures.

9. THAT in each of the years 2019 to 2028, inclusive, there shall be levied and raised, in addition to all other rates, by way of real property taxes by a specific rate on all rateable real property in the City of Vancouver or by way of special levies, charges, rates or taxes, such sums which, with interest on the investment of all such sums, calculated at the rate of five per centum (5%) per annum and capitalized yearly will be sufficient to pay the principal amounts on the Debentures when they become due.

10. THAT the Debentures and, if issued in exchange for the Global Debenture, the Definitive Debentures, shall rank *pari passu* with all other general obligations of the City of Vancouver, except as to sinking funds.

11. THAT the City of Vancouver is hereby authorized to carry out the objects for which the Debentures and, if issued in exchange for the Global Debenture, the Definitive Debentures are issued.

12. Upon issuance, the net proceeds of this issue of debentures will be held by the City and invested into Eligible Projects in accordance with the City's Green Bond Framework.

13. THAT subject to due authorization by the City by borrowing resolution and subject to receipt of such other approvals as may be necessary, the Council may, without the consent of the holders of the Debentures, issue from time to time further debentures in addition to the \$85,000,000 principal amount of Debentures authorized by this by-law having the same terms and conditions as the Debentures in all respects (except where applicable for the first payments of interest thereon). Such further issues shall be consolidated and form a single series with the outstanding Debentures (and, where applicable, other debentures of the same series as may have been issued) and shall mature on the same date or dates and may be interchangeable with the Debentures authorized by this by-law (and, where applicable, other debentures of the same series as may have been issued).

14. THAT Schedules "A" to "D" inclusive shall at all times be deemed an integral part of this by-law.

15. THAT this by-law shall come into force and take effect on the 18<sup>th</sup> day of September, 2018.

DONE AND PASSED in open Council this September 18, 2018.

[SEAL]

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MAYOR

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CITY CLERK

**THIS IS SCHEDULE "A" REFERRED TO IN  
BY-LAW NO. 12203 OF THE CITY OF VANCOUVER**

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CV2018-1

CANADA

ISIN: CA921577RM64

PROVINCE OF BRITISH COLUMBIA

CITY OF VANCOUVER

GLOBAL DEBENTURE

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Issue of \$85,000,000, 3.10% Sinking Fund Debentures due September 21, 2028 under the provisions of the Vancouver Charter, as amended, and By-Law No. 12203.

The City of Vancouver (the "City") is indebted to and for value received promises to pay to CDS & Co., as nominee of CDS Clearing and Depository Services Inc. or registered assigns, on September 21, 2028, the principal sum of \$85,000,000 in lawful money of Canada and to pay interest on such principal sum in like money from September 21, 2018, or from the last interest payment date to which interest shall have been paid or made available for payment, whichever is the later, at the rate of three point ten per centum (3.10%) per annum, payable half yearly not in advance on the 21st day of March and 21st day of September in each of the years 2019 to 2028 inclusive. The first payment of interest shall be for the period from September 21, 2018 to March 21, 2019. Interest shall be payable in the manner and in accordance with the Book Entry Only Securities Services Agreement (including the Issuer Procedures) dated March 22, 2010 addressed to CDS Clearing and Depository Services Inc. and the Acknowledgement dated September 12, 2018 which was signed on behalf of the City by the City Treasurer and the Director of Finance of the City.

The City is hereby and firmly bound and its faith and credit and taxing power are hereby pledged for the prompt payment of the principal and interest of this Global Debenture.

This Global Debenture represents an authorized issue of \$85,000,000, 3.10% sinking fund debentures of the City due September 21, 2028 (the "Debentures").

This Global Debenture is issued by the City under and by authority of and in full compliance with the laws of the Province of British Columbia, including the Vancouver Charter, as amended, and By-Law No. 12203 duly and legally passed by the Council of the City.

The Debentures rank pari passu with all other general obligations of the City, except as to sinking funds.

All acts, conditions and things necessary to be done and to exist precedent to and in the issuance of this Global Debenture have been properly done, fulfilled and performed and exist in regular and in due form as required by the laws of the Province of British Columbia and the total indebtedness of the City, including this Global Debenture, does not exceed any statutory limitations, and provision has been made to levy real property taxes or to levy special levies, charges, rates or taxes sufficient to pay the interest promptly as it matures and to pay the principal of this Global Debenture when due.

This Global Debenture is subject to the conditions endorsed hereon which form a part hereof.

IN WITNESS WHEREOF the City has caused this Global Debenture to be sealed with the common seal of the City, to bear the signature of its Mayor, to be signed by its authorized signing officer and to be dated September 21, 2018.

[SEAL]

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Mayor

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Authorized Signing Officer

CONDITIONS

This Global Debenture is registered in the name of CDS & Co., as nominee of CDS Clearing and Depository Services Inc. ("CDS") and held by CDS. Beneficial interests in this Global Debenture are represented through book-entry accounts to be established and maintained by CDS of financial institutions acting on behalf of beneficial owners as direct and indirect participants of CDS.

Except in limited circumstances, owners of beneficial interests in this Global Debenture will not be entitled to have debentures registered in their names and will not receive nor be entitled to receive certificated debentures in definitive form. The City will have no responsibility or liability for maintaining, supervising or reviewing any records of CDS relating to beneficial interests in this Global Debenture or for any aspect of the records of CDS relating to payments made by CDS on account of such beneficial interests.

Unless this certificate is presented by an authorized representative of CDS Clearing and Depository Services Inc. ("CDS") to the City or its agent for registration of transfer, exchange or payment, and any certificate issued in respect thereof is registered in the name of CDS & Co., or in such other name as is requested by an authorized representative of CDS (and any payment is made to CDS & Co. or to such other entity as is requested by an authorized representative of CDS), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered holder hereof, CDS & Co., has a property interest in the securities represented by this certificate herein and it is a violation of its rights for another person to hold, transfer or deal with this certificate.



**SCHEDULE "B"****PART I 2015 - 2018 CAPITAL PROGRAM PLEBISCITE****AUTHORIZED UNDER SECTION 245 OF THE VANCOUVER CHARTER****1. Public Safety Facilities**

To provide for major maintenance, upgrading or replacement of existing public safety facilities, such as fire halls and police buildings, that are beyond economical repair or no longer meet operational requirements. \$ 14,300,000

**2. Street and Bridge Infrastructure**

To provide for major maintenance, reconstruction and enhancement of the arterial and neighbourhood transportation networks, greenways and cycle routes and to undertake major maintenance of bridges and other structures. \$ 3,477,000

**3. Street Lighting, Traffic Signals and Communications Systems**

To provide for major maintenance, replacement and expansion of street lighting, traffic signal and communication systems that are beyond economical repair or no longer meet operational requirements. \$ 2,000,000

**4. Community Facilities**

To provide for major maintenance, upgrading or replacement of existing community facilities, such as libraries, cultural facilities, affordable housing, social facilities and childcare centres, that are beyond economical repair or no longer meet operational requirements, and provision of new community facilities to serve Vancouver's growing population. \$ 26,650,000

**PART II: AUTHORIZED BY SECTIONS 236 AND 242(2) OF THE VANCOUVER CHARTER****1. Sewer**

To provide funds for the construction, installation,

maintenance, replacement, repair and regulation of a system of sewerage and drainage, including all necessary appliances and equipment for such purposes, and for acquiring real property and easements therefor.

\$ 30,083,962

2. Water

To provide funds for the construction, installation, maintenance, replacement repair and regulation of a waterworks system, including water mains and other water pipes, valves, fittings, hydrants, meters and other necessary appliances and equipment, for the purpose of the distribution and supply of water, and for acquiring real property and easements therefor.

\$ 2,466,038

3. Neighbourhood Energy Utility

To provide funds for the construction, installation, maintenance, replacement repair and regulation of a waterworks system, including water mains and other water pipes, valves, fittings, hydrants, meters and other necessary appliances and equipment, for the purpose of the distribution and supply of water, and for acquiring real property and easements therefor.

\$ 6,023,000

Total

\$ 85,000,000

**SCHEDULE C**

**CITY OF VANCOUVER  
2015 - 2018 CAPITAL PLAN BORROWING QUESTIONS  
PARKS AND RECREATION  
SUBMITTED TO ALL ELECTORS**

This question seeks authority to borrow funds to be used in carrying out the basic capital works program with respect to Parks and Recreation.

- 1. ARE YOU IN FAVOUR OF COUNCIL HAVING THE AUTHORITY, WITHOUT FURTHER ASSENT OF THE ELECTORS, TO PASS BY-LAWS BETWEEN JANUARY 1, 2015 AND DECEMBER 31, 2018 TO BORROW AN AGGREGATE \$58,200,000 FOR THE FOLLOWING PURPOSES?**

**A. Parks**

To provide for major maintenance, upgrading or replacement of existing parks and features within parks, such as pathways, playgrounds and playfields that are beyond economical repair or no longer meet operational requirements. \$ 17,950,000

**B. Recreational and Exhibition Facilities**

To provide for major maintenance, upgrading or replacement of existing recreational, entertainment and exhibition facilities that are beyond economical repair or no longer meet operational requirements, and provision of new recreational facilities to serve Vancouver's growing population. \$ 40,250,000

**Total** \$ 58,200,000

If this question receives the assent of the electors, Council has the power, without further assent of the electors, to pass by-laws, as and when Council considers appropriate, to borrow money for the projects described up to \$58,200,000.

**CITY OF VANCOUVER  
2015 - 2018 CAPITAL PLAN BORROWING QUESTIONS  
PUBLIC SAFETY AND PUBLIC WORKS  
SUBMITTED TO ALL ELECTORS**

This question seeks authority to borrow funds to be used in carrying out the basic capital works program with respect to Public Safety and Public Works.

**2. ARE YOU IN FAVOUR OF COUNCIL HAVING THE AUTHORITY, WITHOUT FURTHER ASSENT OF THE ELECTORS, TO PASS BY-LAWS BETWEEN JANUARY 1, 2015 AND DECEMBER 31, 2018 TO BORROW AN AGGREGATE \$95,700,000 FOR THE FOLLOWING PURPOSES?**

**A. Public Safety Facilities**

To provide for major maintenance, upgrading or replacement of existing public safety facilities, such as fire halls and police buildings, that are beyond economical repair or no longer meet operational requirements.	\$ 22,250,000
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**B. Street and Bridge Infrastructure**

To provide for major maintenance, reconstruction and enhancement of the arterial and neighbourhood transportation networks, greenways and cycle routes and to undertake major maintenance of bridges and other structures.	\$ 56,450,000
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**C. Street Lighting, Traffic Signals and Communications Systems**

To provide for major maintenance, replacement and expansion of street lighting, traffic signal and communication systems that are beyond economical repair or no longer meet operational requirements.	\$ <u>17,000,000</u>
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<b>Total</b>	<b>\$ <u>95,700,000</u></b>
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If this question receives the assent of the electors, Council has the power, without further assent of the electors, to pass by-laws, as and when Council considers appropriate, to borrow money for the projects described up to \$95,700,000.

**CITY OF VANCOUVER  
2015 - 2018 CAPITAL PLAN BORROWING QUESTIONS  
COMMUNITY AND CIVIC FACILITIES  
SUBMITTED TO ALL ELECTORS**

This question seeks authority to borrow funds to be used in carrying out the basic capital works program with respect to Community and Civic Facilities.

**3. ARE YOU IN FAVOUR OF COUNCIL HAVING THE AUTHORITY, WITHOUT FURTHER ASSENT OF THE ELECTORS, TO PASS BYLAWS BETWEEN JANUARY 1, 2015 AND DECEMBER 31, 2018 TO BORROW AN AGGREGATE \$81,100,000 FOR THE FOLLOWING PURPOSES?**

**A. Community Facilities**

To provide for major maintenance, upgrading or replacement of existing community facilities, such as libraries, cultural facilities, affordable housing, social facilities and childcare centres, that are beyond economical repair or no longer meet operational requirements, and provision of new community facilities to serve Vancouver's growing population. \$ 59,750,000

**B. Civic Facilities and Infrastructure**

To provide for major maintenance, upgrading or replacement of existing civic facilities and infrastructure, such as information technology systems, civic offices and maintenance yards, that are beyond economical repair or no longer meet operational requirements. \$ 21,350,000

**Total** \$ 81,100,000

If this question receives the assent of the electors, Council has the power, without further assent of the electors, to pass by-laws, as and when Council considers appropriate, to borrow money for the projects described up to \$81,100,000.

**THIS IS SCHEDULE "D" REFERRED TO IN  
BY-LAW NO. 12203 OF THE CITY OF VANCOUVER**

CANADA

PROVINCE OF BRITISH COLUMBIA

CITY OF VANCOUVER

3.10% SINKING FUND DEBENTURE

NO. □

Issued under the provisions of the Vancouver Charter, as amended, and By-law No. 12203 (the "Borrowing By-law").

The City of Vancouver (the "City") is indebted to and for value received promises to pay to

or registered assigns on the 21<sup>st</sup> day of September, 2028 the principal sum of

in lawful money of Canada at any branch of the Bank of Montreal in Canada at the registered holder's option upon presentation and surrender of this debenture and to pay interest thereon in like money from the 21<sup>st</sup> day of September, 2018, or from the last interest payment date to which interest shall have been paid or made available for payment, whichever is later, at the rate of three point ten per centum (3.10%) per annum, payable half yearly not in advance on the 21<sup>st</sup> day of March and the 21<sup>st</sup> day of September in each of the years 2019 to 2028. Interest shall be payable in the manner provided in the conditions endorsed hereon.

The City is hereby and firmly bound and its faith and credit and taxing power are hereby pledged for the prompt payment of the principal and interest of this debenture.

This debenture is issued by the City under and by authority of and in full compliance with the laws of the Province of British Columbia, including the Vancouver Charter, as amended, and the Borrowing By-law duly and legally passed by the Council of the City.

This debenture ranks pari passu with all other general obligations of the City, except as to sinking funds.

All acts, conditions and things necessary to be done and to exist precedent to and in the issuance of this debenture have been properly done, fulfilled and performed and exist in regular and in due form as required by the laws of the Province of British Columbia. The total indebtedness of the City including the debentures of this issue does not exceed any statutory limitations, and provision has been made to levy real property taxes or to levy special levies, charges, rates or taxes sufficient to pay the interest promptly as it matures and to pay the principal of this debenture when due.

This debenture is subject to the conditions endorsed hereon which form a part hereof.

IN WITNESS WHEREOF the City has caused this debenture to be sealed with the facsimile common seal of the City, to bear the facsimile signature of its Mayor, to be signed by its authorized signing officer and to be dated (here insert the appropriate date)

[SEAL]

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Mayor

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Authorized Signing Officer

CONDITIONS

1. The debentures of this issue are issuable as fully registered debentures in denominations of \$1,000 or any multiple thereof.
2. This debenture is exchangeable or transferable at the office of the City Treasurer, City Hall, Vancouver, British Columbia, or at the offices of [here insert details of any transfer agent appointed] or any successor or replacement transfer agent upon presentation for such purpose accompanied by a written instrument in form approved by the City, executed by the registered holder hereof or by the holder's duly authorized attorney, whereupon this debenture will be cancelled and one or more debentures of this issue of an equal aggregate principal amount and of like maturity will be delivered to the transferee.
3. Exchanges and transfers of debentures as aforesaid will be made at the City Hall or at the offices of the transfer agent referred to above upon compliance by the debenture holders with such reasonable regulations as may be prescribed by the City and without any charge by the City or any transfer agent.
4. Neither the City nor any transfer agent shall be required to make any registrations or transfers of debentures within 15 business days prior to an interest payment date.
5. Neither the City nor any transfer agent shall be bound to see to the execution of any trust affecting the ownership of any debenture or be affected by notice of any equity that may be subsisting in respect thereof.
6. The interest on this debenture will be paid by cheque drawn on the Bank of Montreal. Cheques for interest will be sent through the post to the registered address of the registered holder or in the case of joint holders to the registered address of that one of the registered joint holders who is first named on the register or to such person and to such address as the registered holder or registered joint holders may in writing direct. Every such cheque will be payable to the person to whom it is sent. The registered holder hereof or the legal personal representatives of the holder will be regarded as exclusively entitled to the principal moneys hereby secured and, in the case of joint registered holders of this debenture, the said principal moneys shall be deemed to be owing to them on joint account.



NO. □

CANADA

CITY OF VANCOUVER  
BRITISH COLUMBIA

3.10%

SINKING FUND DEBENTURE

BY-LAW NO. 12203

DATED: September 21, 2018  
DUE: September 21, 2028

Interest Payable  
March 21st and September 21st

Principal  
payable at any branch of the  
Bank of Montreal in Canada



**EXPLANATION****Area Specific Development Cost Levy By-law  
Amending By-law  
Re: Rates and administration**

On July 25, 2018, Council resolved to amend the Area Specific Development Cost Levy By-law, regarding DCL rates and their administration effective September 30, 2018. This By-law implements that resolution.

Director of Legal Services  
September 18, 2018







**EXPLANATION****Vancouver Development Cost Levy By-law  
Amending By-law  
Re: Rates and administration**

On July 25, 2018, Council resolved to amend the Vancouver Development Cost Levy By-law, regarding DCL rates and their administration effective September 30, 2018. This By-law implements that resolution.

Director of Legal Services  
September 18, 2018







**Schedule "C"**

<b>Category/Use</b>	<b>Total Development Cost Levy (Effective September 30, 2018)</b>	<b>Unit/ area cost</b>
<b>RESIDENTIAL</b>		
Residential at or below 1.2 FSR and Laneway House	\$45.42	Per m <sup>2</sup>
Medium Density Residential Above 1.2 to 1.5 FSR	\$97.74	Per m <sup>2</sup>
Higher Density Residential Above 1.5 FSR	\$195.58	Per m <sup>2</sup>
<b>NON-RESIDENTIAL</b>		
Industrial (I-2, M-1, M-1A, M-1B, M-2, MC-1, MC-2 Zoning Districts)	\$62.65	Per m <sup>2</sup>
Mixed Employment (Light Industrial) (IC-1, IC-2, IC-3, I-1, I-3, I-4, I-1A, I-1B Zoning Districts)	\$117.76	Per m <sup>2</sup>
Commercial & Other	\$156.94	Per m <sup>2</sup>

<b>Category/Use</b>	<b>Rate</b>	<b>Unit/ Area cost</b>
<b>CULTURAL, INSTITUTIONAL, SOCIAL</b>		
School use	\$5.49	Per m <sup>2</sup>
Parking Garage	\$1.08	Per m <sup>2</sup>
Childcare Use	\$10.00	Per Building Permit
Temporary Building	\$10.00	
Community Energy Centre	\$10.00	
Artist Studio Class A & Class B	\$10.00	
Community Centre/ Neighbourhood House	\$10.00	
Library	\$10.00	
Public Authority Use	\$10.00	
Social Service Centre	\$10.00	

**EXPLANATION**

**Mountain View Cemetery By-law amending By-law  
Re: 2019 fees**

Enactment of the attached By-law will implement Council's resolution of July 24, 2018, to increase fees for 2019.

Director of Legal Services  
September 18, 2018





**SCHEDULE B  
MOUNTAIN VIEW CEMETERY  
2019 FEES AND CHARGES**

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>Total</u>
<b><u>ABOVE-GROUND CREMATED REMAINS SITE</u></b>			
Columbaria – Upper Rows	\$ 4,500.00	\$ 500.00	\$ 5,000.00
Columbaria – Second Row from bottom	\$ 3,690.00	\$ 410.00	\$ 4,100.00
Columbaria – Bottom Row	\$ 3,150.00	\$ 350.00	\$ 3,500.00
Family Columbaria – Standard	\$ 15,750.00	\$ 1,750.00	\$ 17,500.00
Family Columbaria – Premium	\$ 22,500.00	\$ 2,500.00	\$ 25,000.00
Family Columbaria – Feature	\$ 31,500.00	\$ 3,500.00	\$ 35,000.00
Family Columbaria – Estate	\$ 40,500.00	\$ 4,500.00	\$ 45,000.00

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>Total</u>
<b><u>IN-GROUND CREMATED REMAINS SITE</u></b>			
Standard - Allowing 2 interments	\$ 2,925.00	\$ 975.00	\$ 3,900.00
Standard - Allowing 4 interments	\$ 4,650.00	\$ 1,550.00	\$ 6,200.00
Premium Area - Allowing 2 interments	\$ 3,750.00	\$ 1,250.00	\$ 5,000.00
Premium Area - Allowing 4 interments	\$ 5,775.00	\$ 1,925.00	\$ 7,700.00
Feature Area - Allowing 2 interments	\$ 4,575.00	\$ 1,525.00	\$ 6,100.00
Feature Area - Allowing 4 interments	\$ 7,350.00	\$ 2,450.00	\$ 9,800.00
Feature Area – Estate Lot - 8 interments	\$ 16,500.00	\$ 5,500.00	\$ 22,000.00

	<u>Right of Interment</u>	<u>Care Fund</u>	<u>Total</u>
<b><u>CASKET SPACE</u></b>			
Adult Grave – Flat Marker Area	\$ 17,750.00	\$ 6,250.00	\$ 25,000.00
Adult Grave – Upright Monument area	\$ 20,625.00	\$ 6,875.00	\$ 27,500.00
Adult Grave – Single interment & Shared Occupancy	\$ 9,375.00	\$ 3,125.00	\$ 12,500.00
Adult Grave – Single green interment & Shared Occupancy	\$ 7,125.00	\$ 2,375.00	\$ 9,500.00
Outdoor Tandem Crypt Mausoleum	\$ 112,500.00	\$ 12,500.00	\$ 125,000.00
Infant Grave – (<24" casket) Shared marker	\$ 0.00	\$ 0.00	\$ 0.00
Infant Grave – (<24" casket) Private marker	\$ 1,500.00	\$ 500.00	\$ 2,000.00
Infant Grave – (<48" casket) Private marker	\$ 3,000.00	\$ 1,000.00	\$ 4,000.00
<b><u>INTERMENT OF REMAINS</u></b>			
Adult Casket - Single Depth			\$ 1,300.00
Adult Casket – Deep			\$ 2,300.00
Child Casket (<18 years old and container up to 48" long)			\$ 400.00
Infant Casket (<1 year old and container up to 24" long)			\$ 200.00
Miscarried (or Cremated) Remains of Infant/Stillborn (< 1 month old)			\$ 0.00
Cremated Remains			\$ 550.00
No one present at interment (credit)			(\$ 250.00)
Additional Cremated Remains (concurrent interment)			\$ 200.00
Extra Niche interment (beyond original licenced capacity)			\$ 1,750.00
Re-open Grave for Casket (in addition to Adult Casket fee)			\$ 2,200.00

**OVERTIME INTERMENTS (in addition to INTERMENT fee)**

Cremated Remains	\$ 325.00
Casket	\$ 1,100.00

**DISINTERMENT AND EXHUMATION**

Exhumation - Adult Casket – Inter. Fee plus	\$ 700.00
Exhumation - Child Casket – Inter. Fee plus	\$ 350.00
Exhumation - Infant Casket – Inter. Fee plus	\$ 350.00
Exhumation - Cremated Remains (in-ground)	\$ 450.00
Exhumation - Cremated Remains (from niche)	\$ 350.00
Exhumation and Re-inter Cremated Remains (Concurrent – credit applied to combined exhumation and interment fee)	\$ (225.00)

**LICENCE DISPOSITION and TRANSFER**

Licence Disposition Fee (Transfer Current Site to New Rights Holder)	\$ 100.00
Site Transfer Fee (Change to equivalent site)License Disposition Fee	
Site Transfer Fee – Upgrade (to higher value site)	Current fee for NEW site PLUS:License Disposition Fee LESS:Current Fee for returned site
Site Transfer Fee – Downgrade (to lower value site)	Current fee for NEW site PLUS:License Disposition Fee LESS:Amount paid for returned site



	<u>Installation</u>	<u>Care Fund</u>	<u>Total</u>
<b><u>FLAT MARKER INSTALLATION</u></b>			
Flat Marker (up to 12" x 20")	\$ 100.00	\$ 200.00	\$ 300.00
Flat Marker (16" x 28" and larger)	\$ 150.00	\$ 200.00	\$ 350.00

	<u>Supply/Install</u>	<u>Care Fund</u>	<u>Total</u>
<b><u>FOUNDATIONS, MARKERS &amp; MONUMENTS</u></b>			
Concrete footing	\$ 150.00	\$ 150.00	\$ 35.00 /6" of base
Granite foundation (on 1 lot only)	\$ 200.00	\$ 150.00	\$ 55.00 /6" of base
Granite foundation (spanning >1 lot)	\$ 350.00	\$ 300.00	\$ 90.00 /6" of base
Infant Commemorative Stone	\$ 195.00	\$ 100.00	\$ 295.00

**MEMORIAL REINSTALLATION**

Flat Marker (9" x 12" or 10" x 18" or 12" x 20")	\$ 100.00
Flat Marker (16" x 28" or 18" x 30")	\$ 150.00

**OTHER MEMORIAL PRODUCTS**

Inscription – Niche or Memorial panel	\$ 325.00
Single Niche Panel	\$ 260.00
Double Niche Panel	\$ 385.00
Triple Niche Panel	\$ 515.00
Scheduled/Witnessed Marker Installation (Storage Fee)	\$ 250.00
Supply 9" x 12" granite base and mount (bronze) plaque	\$ 150.00
Supply 12" x 20" granite base and mount (bronze) plaque	\$ 250.00
Supply 16" x 28" granite base and mount (bronze) plaque	\$ 350.00

**KEEPSAKE URNS**

Keepsake Urn - Type 1	\$ 35.00
Keepsake Urn - Type 2	\$ 50.00
Keepsake Urn - Type 3	\$ 100.00

**CREMATED REMAINS URNS**

Cremation Urn - Type 1	\$ 100.00
Cremation Urn - Type 2	\$ 125.00
Cremation Urn - Type 3	\$ 150.00
Cremation Urn - Type 4	\$ 175.00
Cremation Urn - Type 5	\$ 200.00
Cremation Urn - Type 6	\$ 225.00
Cremation Urn - Type 7	\$ 275.00
Cremation Urn - Type 8	\$ 300.00
Cremation Urn - Type 9	\$ 350.00
Cremation Urn - Type 10	\$ 400.00
Cremation Urn - Type 11	\$ 425.00
Cremation Urn - Type 12	\$ 450.00
Cremation Urn - Type 13	\$ 500.00
Cremation Urn - Type 14	\$ 725.00
Cremation Urn - Type 15	\$ 950.00

**CELEBRATION HALL RENTAL**

Standard 2-hour Rental (during regular office hours)	\$ 500.00
Extended 4-hour Rental (during regular office hours)	\$ 800.00
Extended 3-hour Rental (outside regular office hours)	\$ 800.00
Each Additional Hour (outside regular office hours)	\$ 160.00
Per Service Person (up to 4 hours)	\$ 160.00
Per Service Person (each additional hour)	\$ 50.00

**OTHER PRODUCTS AND SERVICES**

Installation only of Casket Vault or Liner – Single Depth	\$ 375.00
Installation only of Cremated Remains Vault or Liner	\$ 100.00
Casket Vault or Liner	\$ 1,200.00
Cremated Remains Vault/Liner	\$ 150.00
Flower Container (supply and/or install)	\$ 100.00
NSF Cheque	\$ 50.00
Administration Fee	\$ 60.00
Marker/Monument Steam Cleaning	\$ 200.00



**EXPLANATION****A By-law to amend the Noise Control By-law  
Re: 575 Drake Street**

After the public hearing on January 24, 2017, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018









**EXPLANATION****A By-law to amend the Parking By-law  
Re: 575 Drake Street**

After the public hearing on January 24, 2017, Council resolved to add 575 Drake Street to Schedule C of the Parking By-law, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018







**EXPLANATION**

**A By-law to amend the Sign By-law  
Re: 575 Drake Street**

After the public hearing on January 24, 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  
September 18, 2018



HC.

575 Drake Street  
(Covenant House)

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 the Sign By-law.
2. Council amends Schedule A (CD-1 Zoning District regulated by Part 9) by adding the following:

Location	CD-1 Number	By-law Number	Assigned Zoning District
575 Drake Street	CD-1(701)	12173	DD

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





**EXPLANATION****A By-law to amend the Parking By-law  
Re: 4238-4262 Cambie Street**

After the public hearing on December 12, 2017, Council resolved to add 4238-4262 Cambie Street to Schedule C of the Parking By-law, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018







**EXPLANATION****Subdivision By-law No. 5208 amending By-law  
Re: 4238-4262 Cambie Street**

Enactment of the attached By-law will delete 4238-4262 Cambie Street from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of December 12, 2017 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
September 18, 2018



He.

4238-4262 Cambie Street

**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 of the Subdivision By-law in accordance with the plan labelled Schedule A, and attached to and forming part of this By-law, by deleting Lots 2-3, Block 701, District Lot 526, Plan 6539; PIDs: 010-872-701 and 010-872-710 respectively, from the RS-1, RS-3, RS-3A, RS-5 and 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.

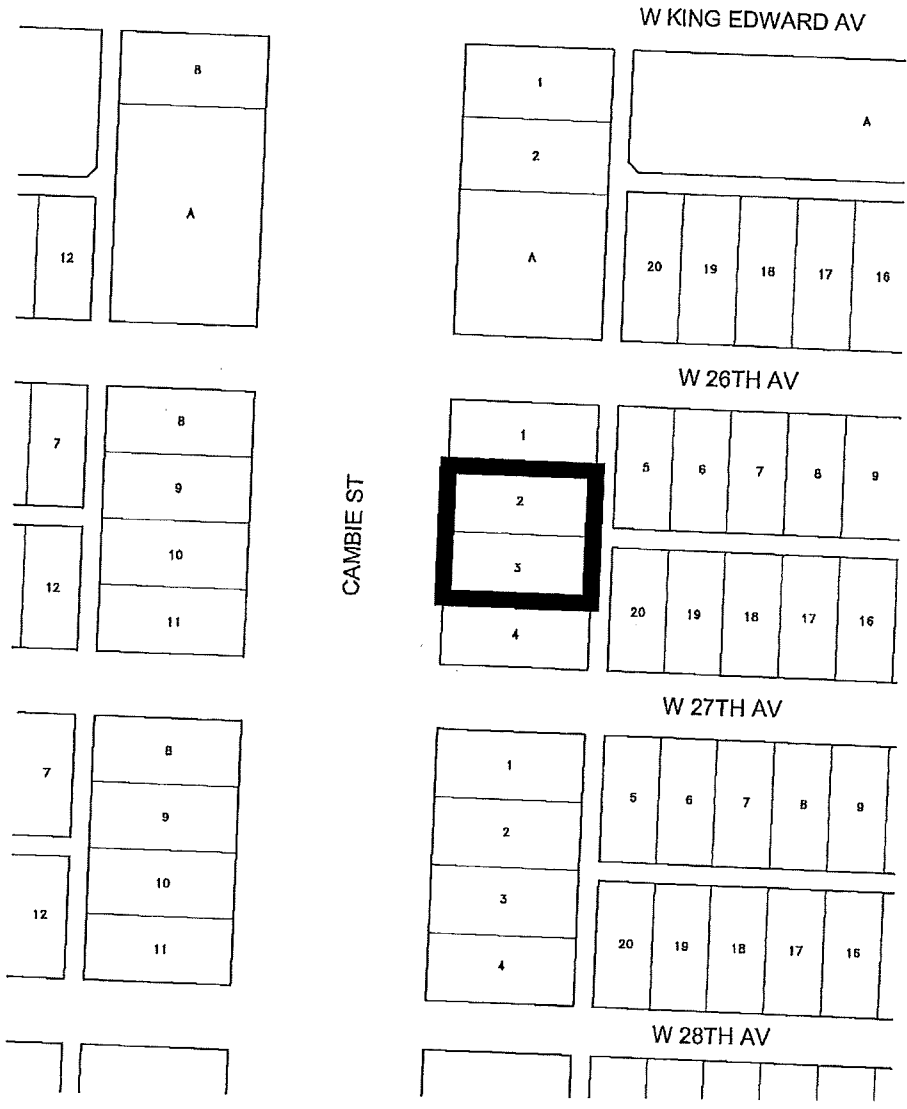
ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018


\_\_\_\_\_  
Mayor

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

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

being the Subdivision By-law



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

4238-4262 Cambie Street

map: 1 of 1  
scale: NTS



City of Vancouver



## EXPLANATION

### **A By-law to amend the Noise By-law Re: 320 Granville Street**

After the public hearing on July 15, 2014, 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  
September 18, 2018







**EXPLANATION****A By-law to amend the Parking By-law  
Re: 320 Granville Street**

After the public hearing on July 15, 2014, Council resolved to add 320 Granville Street to Schedule C of the Parking By-law, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018



118.

CD-1 District Parking requirements  
320 Granville Street

**BY-LAW NO.**

**A By-law to amend Parking By-law No. 6059  
with regard to CD-1 Districts 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. Council amends Schedule C (CD-1 Districts Parking Requirements) by adding the following:

“

Address	By-law No.	CD-1 No.	Parking requirements
320 Granville Street	By-law No. 12175	CD-1 (702)	Parking, loading and bicycle spaces in accordance with by-law requirements, except that: <ul style="list-style-type: none"> <li>(a) the minimum number of Class A and Class B loading spaces required shall be the lesser of 2 Class B loading spaces and 5 Class A loading spaces or that number of each Class of loading spaces specified in the Parking By-law;</li> <li>(b) the Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of shared vehicles and shared vehicle parking spaces for required non-residential parking spaces at a 1:5 ratio, to a maximum of 5 shared vehicles and 5 shared vehicle parking spaces; and</li> <li>(c) shared vehicle parking spaces must have a minimum parking stall dimension of 5.5 m in length and 2.9 m in width.</li> </ul>

”





## EXPLANATION

### **A By-law to amend the Sign By-law Re: 320 Granville Street**

After the public hearing on July 15, 2014, 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  
September 18, 2018







## EXPLANATION

**A By-law to amend the Noise Control By-law  
Re: 155 East 37th Avenue (Little Mountain)**

After the public hearing on July 19, 2016, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018









**EXPLANATION****A By-law to amend the Parking By-law  
Re: 155 East 37th Avenue**

After the public hearing on July 19, 2016, Council resolved to add 155 East 37th Avenue to Schedule C of the Parking By-law, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018



AC.

CD-1 District Parking requirements  
155 East 37th Avenue (Little Mountain)

**BY-LAW NO.**

**A By-law to amend Parking By-law No. 6059  
with regard to CD-1 Districts 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. Council amends Schedule C (CD-1 Districts Parking Requirements) by adding the following:

“

Address	By-law No.	CD-1 No.	Parking Requirements
155 East 37th Avenue (Little Mountain)	12195	(704)	Parking, loading and bicycle spaces in accordance with by-law requirements, except that there must be: <ol style="list-style-type: none"> <li>(a) a minimum of 1 drop-off space for every 8 full time equivalent childcare spaces for the childcare facility;</li> <li>(b) a minimum of 2 staff parking spaces for the childcare facility;</li> <li>(c) a minimum of 1 parking space for every 2 social housing units designated for families;</li> <li>(d) a minimum of 1 parking space for every 6 social housing units not designated for families; and</li> <li>(e) the minimum vertical clearance for Class B loading spaces is 3.8m.</li> </ol>

”

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.



## EXPLANATION

### **A By-law to amend the Sign By-law Re: 155 East 37th Avenue**

After the public hearing on July 19, 2016, 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  
September 18, 2018



116.

155 East 37th Avenue (Little Mountain)

**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 the Sign By-law.
2. Council amends Schedule A (CD-1 Zoning District regulated by Part 9) by adding the following:

"

Location	CD-1 Number	By-law Number	Assigned Zoning District
155 East 37th Avenue (Little Mountain)	CD-1(704)	12195	C-2

"

3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
- 4.. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Mayor

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





## EXPLANATION

### **A By-law to amend the Noise Control By-law Re: 1500 West Georgia Street**

After the public hearing on January 16 and 18, 2018, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018







**EXPLANATION**

**A By-law to amend the Parking By-law  
Re: 1500 West Georgia Street**

After the public hearing on January 16 and 18, 2018, Council resolved to add 1500 West Georgia Street to Schedule C of the Parking By-law. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018









## EXPLANATION

### **A By-law to amend the Sign By-law Re: 1500 West Georgia Street**

After the public hearing on January 16 and 18, 2018, 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  
September 18, 2018



He.

1500 West Georgia Street

**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. Council amends Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

Location	CD-1 Number	By-law Number	Assigned Zoning District
1500 West Georgia Street	CD-1(705)	12176	DD

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 Noise Control By-law Re: 8242 Oak Street**

After the public hearing on October 17, 2017, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018









**EXPLANATION****A By-law to amend the Sign By-law  
Re: 8242 Oak Street**

After the public hearing on October 17, 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  
September 18, 2018







**EXPLANATION****Subdivision By-law No. 5208 amending By-law  
Re: 8242 Oak Street**

Enactment of the attached By-law will delete 8242 Oak Street from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of October 17, 2017 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
September 18, 2018



He.

8242 Oak Street

**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 of 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 13, except the east 10 feet and the west 7 feet now highways, of Lot 15, Block B, District Lots 319, 323 and 324, Plan 1685; PID: 014-435-942 from the RS-1, RS-3, RS-3A, RS-5 and 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





**EXPLANATION****A By-law to amend the Noise Control By-law  
Re: 2109 East Hastings Street**

After the public hearing on May 22, 2018, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018







**EXPLANATION****A By-law to amend the Sign By-law  
Re: 2109 East Hastings Street**

After the public hearing on May 22, 2018, 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  
September 18, 2018









**EXPLANATION****A By-law to amend the Noise Control By-law  
Re: 1296 West Broadway**

After the public hearing on January 16, 2018, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018







**EXPLANATION****A By-law to amend the Sign By-law  
Re: 1296 West Broadway**

After the public hearing on January 16, 2018, 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  
September 18, 2018



AG.

1296 West Broadway

**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. Council amends Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

Location	CD-1 No.	By-law No.	Assigned Zoning District
1296 West Broadway	CD-1(708)	12179	C-3A

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 Zoning and Development By-law No. 3575  
regarding 2018 Annual Inflationary Adjustments  
to Density Bonus Contributions available in certain zoning districts**

On September 5 2018, Council resolved to amend the Zoning and Development By-law, regarding affordable housing and amenity share rates and their administration effective September 30, 2018. This By-law implements that resolution.

Director of Legal Services  
September 18, 2018





**“Schedule A”**

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

This is Schedule “F” to By-law No. 3575, being the “Zoning and Development By-law”.

<b>Zoning District<sup>a</sup></b>	<b>Affordable Housing Share Cost</b>	<b>Amenity Share Cost</b>
RM-8 and RM-8/N (Marpole)	\$130.24 per m <sup>2</sup> (0.75 to 1.2 FSR)	\$130.24 per m <sup>2</sup> (0.75 to 1.2 FSR)
RM-9 and RM-9N (Marpole)	\$130.24 per m <sup>2</sup> (to a maximum FSR of 1.20); and  \$716.02 per m <sup>2</sup> (for any increase in FSR above 1.20)	\$130.24 per m <sup>2</sup> (to a maximum FSR of 1.20); and  \$716.02 per m <sup>2</sup> (for any increase in FSR above 1.20)
RM-9A and RM-9A/N (Norquay)	\$209.75 per m <sup>2</sup>	\$209.75 per m <sup>2</sup>
RM-9BN (Joyce-Collingwood Apartment)	\$37.86 per m <sup>2</sup>	\$37.86 per m <sup>2</sup>
RM-10 and RM-10N	\$161.46 per m <sup>2</sup>	\$161.46 per m <sup>2</sup>
I-1A (Mount Pleasant)	-	\$67.68 per m <sup>2</sup> (to a max FSR of 5.0 above 3.0 FSR)
I-1B (Mount Pleasant)	-	Level 1 - \$67.68 per m <sup>2</sup> (to a max FSR of 5.0 above 3.0 FSR)  Level 2 - \$485.03 per m <sup>2</sup> (to a max FSR of 6.0 above 5.0 FSR)
I-3		\$107.63 per m <sup>2</sup>
FC-2		\$1291.67 per m <sup>2</sup>

In May 2016, Council adopted the DCL annual inflationary rate adjustment system for making annual adjustments to Amenity Share Contributions (Density Bonus Contributions). The annual inflation index is based on a blend of annual property value inflation (BC assessment net property values for the City of Vancouver) and annual construction cost inflation (Statistics Canada non-residential construction price index for Vancouver) and calculated using public, third-party data. The formula used to calculate the inflationary rate adjustment is as follows:

**ANNUAL INFLATION ADJUSTMENT OF AMENITY SHARE COST AND AFFORDABLE HOUSING SHARE COST = (ANNUAL CONSTRUCTION INFLATION x 0.75) + (ANNUAL PROPERTY VALUE INFLATION x 0.25)**

Rates are adjusted in accordance with this formula annually. The rate adjustment will be presented in a Report to Council every July, with new rates effective and enforceable on September 30 of every year. If a new zone has been added to this Schedule after September 30 of any year, those rates will not be subject to the inflationary adjustment formula until one year after the next September 30 adjustment.

To view the Council adopted inflation index, refer to the City website at:  
<http://vancouver.ca/home-propertydevelopment/annual-inflation-index.aspx>



## EXPLANATION

**By-law Amending the Zoning and Development By-law  
Re: Creating new district schedules and rezoning  
designated areas in Grandview-Woodland**

Following the Public Hearing on June 26, 2018 and Regular Council on July 10, 2018, Council resolved to amend the Zoning and Development By-law regarding the creation of new district schedules RM-11 and RM-11N, and RM-12N, and rezoning designated areas. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018





HC.

By-law Amending the Zoning and Development By-law  
Re: creating new district schedules and rezoning  
designated areas in Grandview-Woodland

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

**A By-law to amend the Zoning and Development By-law No. 3575  
to create new district schedules, amend C-2, and rezone certain  
designated areas in Grandview-Woodland**

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
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-738 (a)(i), Z-738 (a)(ii), Z-738 (a)(iii), and Z-738 (a)(iv) attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
3. In section 3.2.7, Council inserts ", RM-11 and RM-11N, and RM-12N" after "RM-10 and RM-10N".
4. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council adds ", RM-11 and RM-11N, and RM-12N" after "RM-10 and RM-10N".
5. In section 9.1, under the heading "Multiple Dwelling", Council:
  - (a) inserts "RM-11 and RM-11N" below "RM-10 and RM-10N"; and
  - (b) inserts "RM-12N" above "FM-1".
6. Council amends Schedule F, Affordable Housing and Amenity Share Costs, by adding the following new rows:

“

RM-11 and RM-11N	\$36.13 per m <sup>2</sup>	\$36.13 per m <sup>2</sup>
RM-12N	\$36.13 per m <sup>2</sup>	\$36.13 per m <sup>2</sup>

”

7. Council enacts a new RM-11 and RM-11N Districts Schedule, as attached to this by-law as Schedule B.
8. Council enacts a new RM-12N District Schedule, as attached to this by-law as Schedule B.

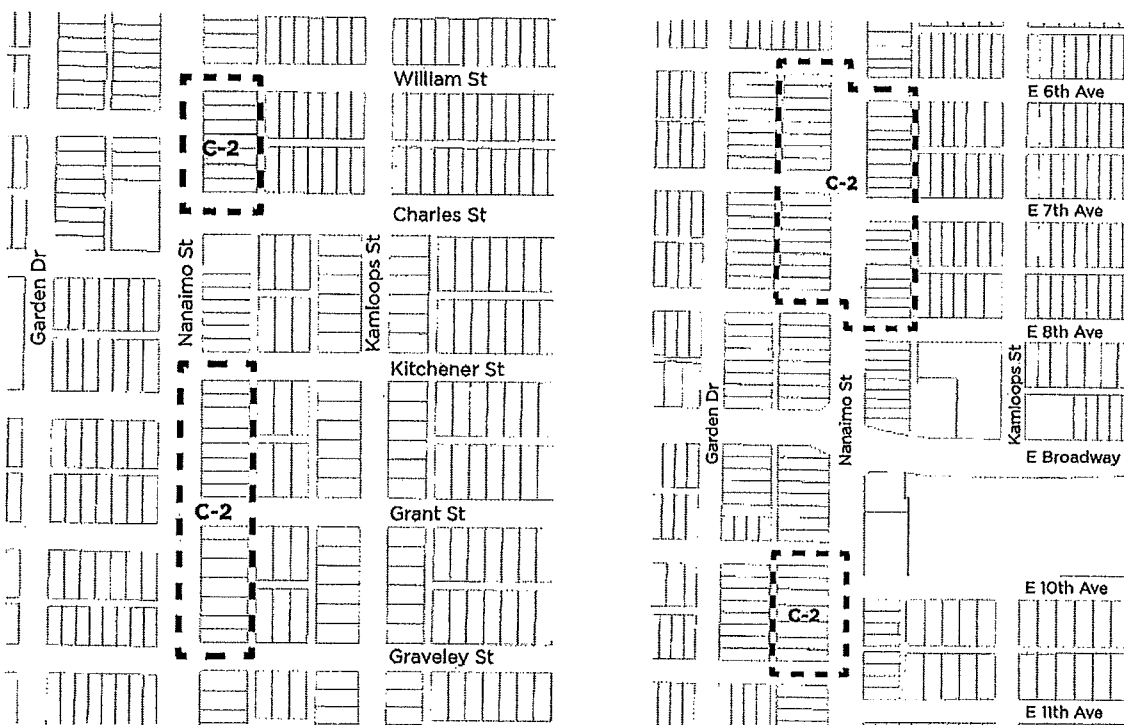
9. In the C-2 District Schedule, Council:

(a) in section 4.2, strikes out "- Not Applicable." and adds the following new sections:

4.2.1 For buildings located in the area shown on the map in Figure 1, the maximum frontage for any commercial use is 15.3 m.

4.2.2 The Director of Planning may increase the maximum frontage regulation in section 4.2.1 provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 1. Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications



- (b) in section 4.3, re-numbers Figure 1 as Figure 2;
- (c) in section 4.3.1, strikes out "Figure 1" and replaces it with "Figure 2";
- (d) in section 4.4, re-numbers Figure 2 as Figure 3;
- (e) in section 4.4.1, strikes out "Figure 2" and replaces it with "Figure 3";
- (f) in section 4.5, re-numbers Figure 3 as Figure 4;
- (g) in section 4.5.1, strikes out "Figure 3" and replaces it with "Figure 4";
- (h) in section 4.6, re-numbers Figure 4 as Figure 5;
- (i) in section 4.6.1, strikes out "Figures 4 and 5" and replaces them with "Figure 5";  
and
- (j) adds new sections 4.11, 4.12, 4.13 and 4.14 as follows:

**“4.11 Dedication of Land for Lane Purposes**

4.11.1 For development sites located in the area shown in Figure 1, where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.

4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.”;

**4.12 (Reserved)**

**4.13 (Reserved)**

**4.14 Dedication of Land for Sidewalk and Boulevard Purposes**

4.14.1 For development sites located in the area shown in Figure 1 which adjoin the streets set forth below, a portion of the site must be dedicated for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles, of the distance set out below:

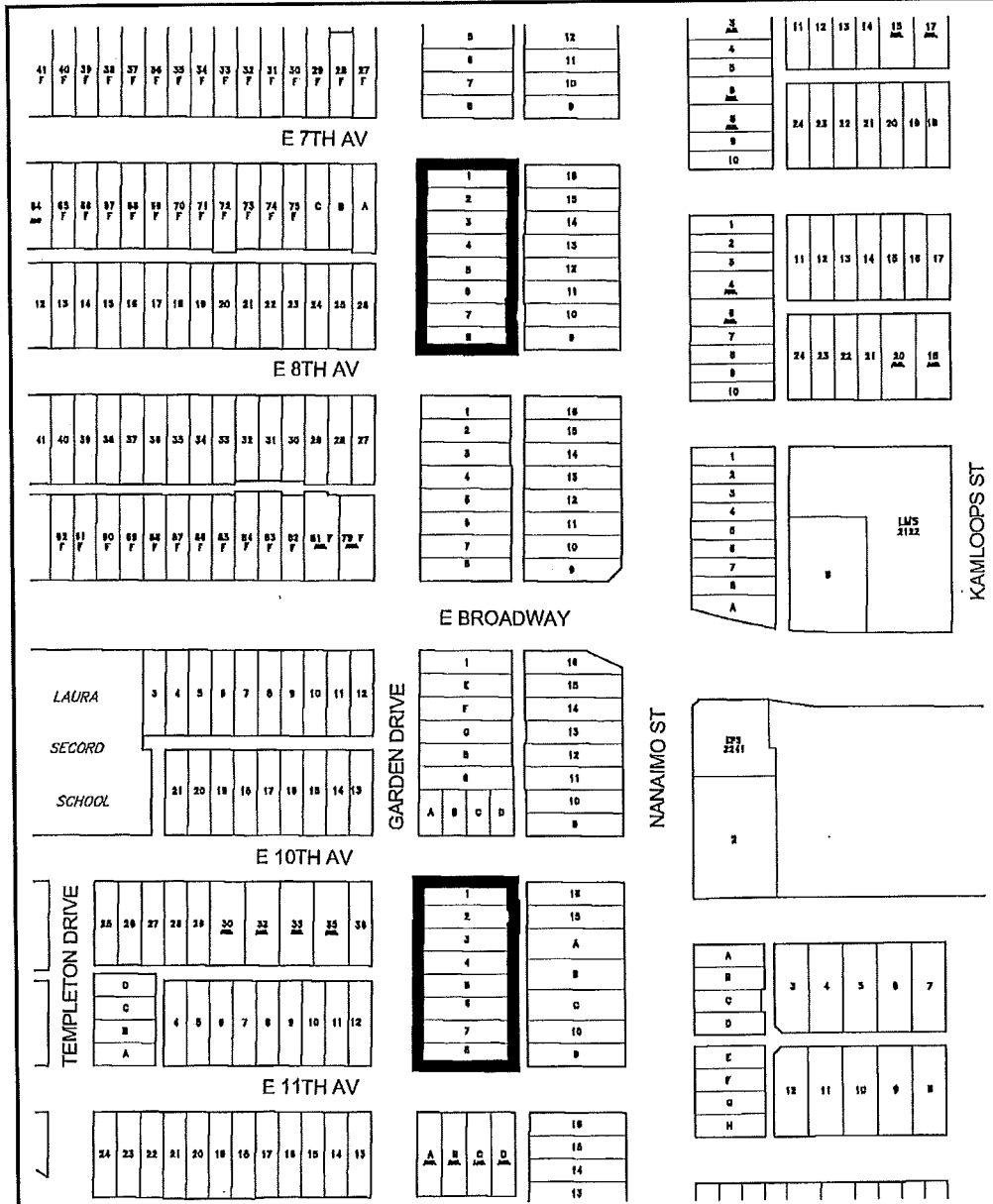
- (i) Nanaimo Street, from William Street to Graveley Street 15.1 m; or
- (ii) Nanaimo Street, from East 6<sup>th</sup> Avenue to East 11<sup>th</sup> Avenue 16.1 m.


4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.”.

10. 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



The properties outlined in black (  ) are rezoned:  
From **RS-1** to **RM-11**

Z-738 (a)(i)

RZ - Grandview-Woodland - RM-11

map: 1 of 1

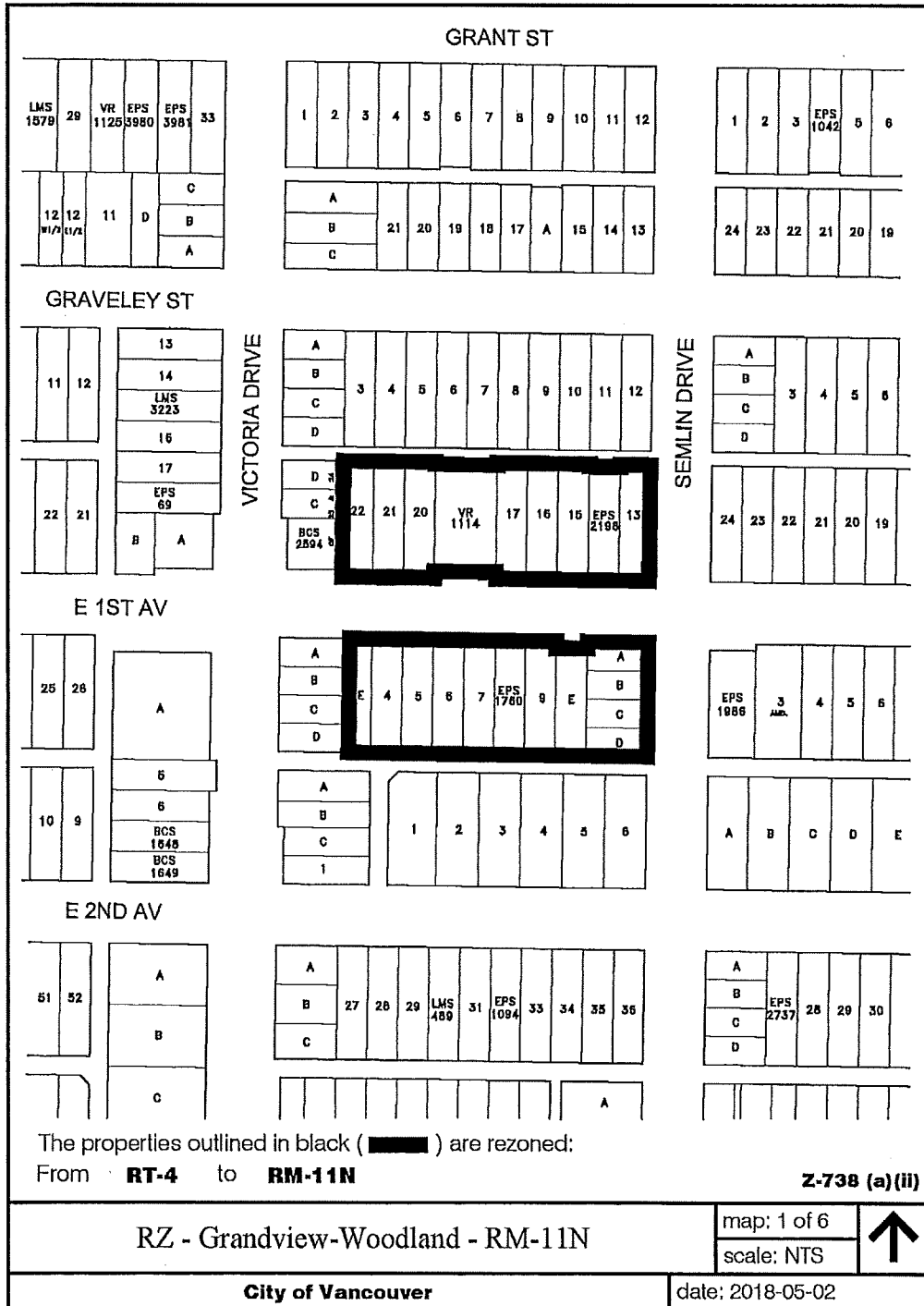
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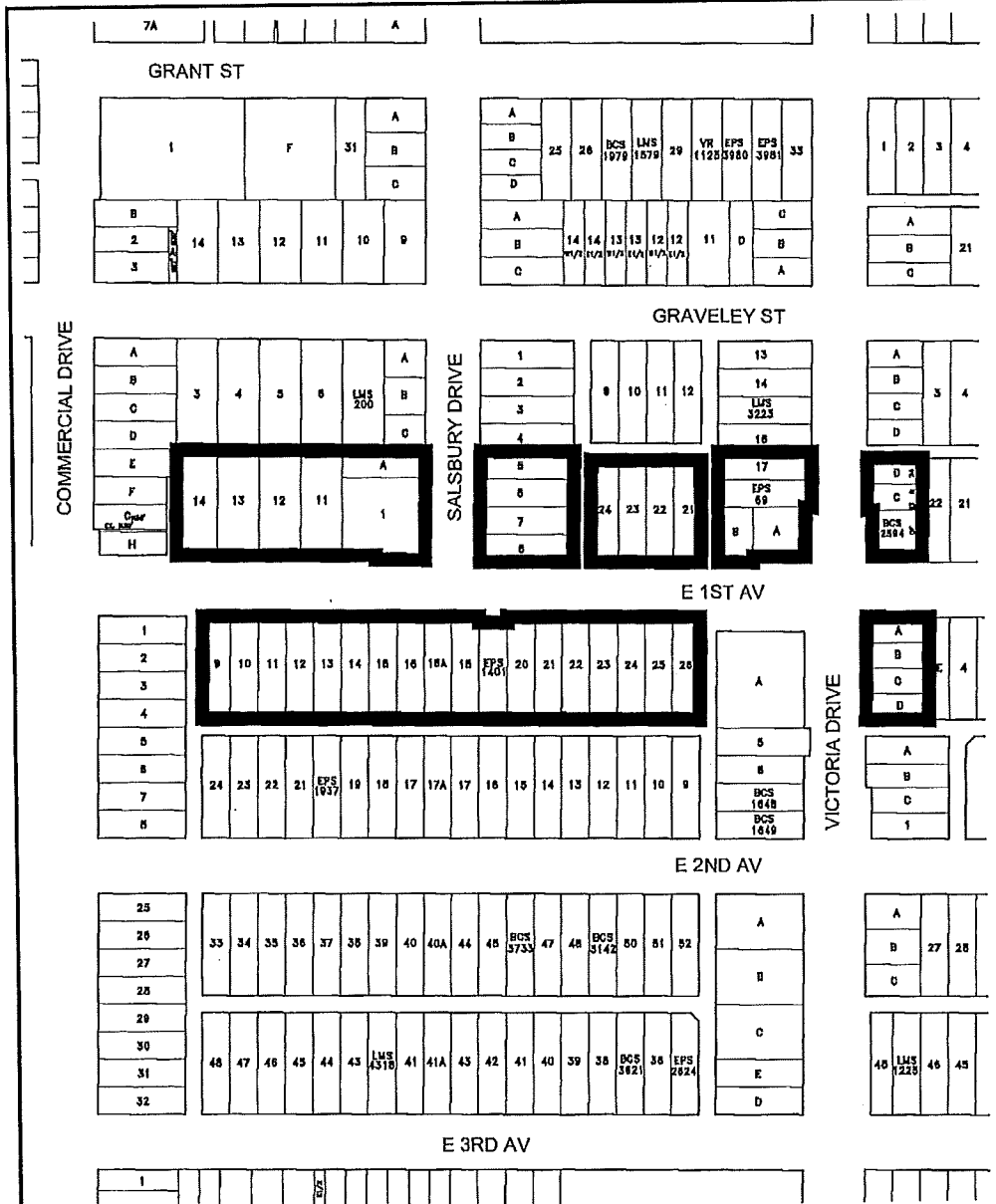
City of Vancouver

date: 2018-05-02

Schedule A



Schedule A



The properties outlined in black (  ) are rezoned:  
 From **RT-5** to **RM-11N**

**Z-738 (a) (ii)**

**RZ - Grandview-Woodland - RM-11N**

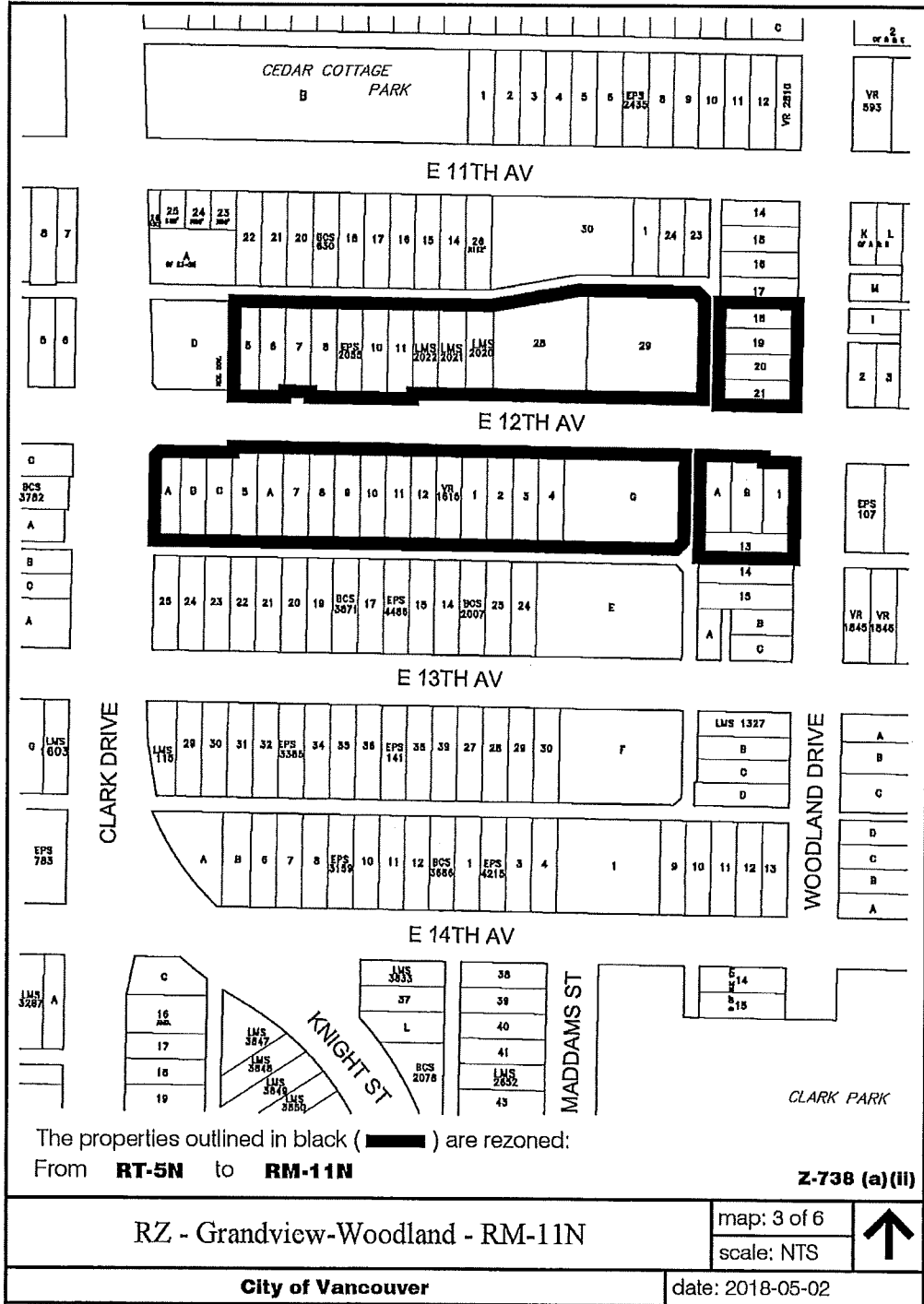
map: 2 of 6  
 scale: NTS




**City of Vancouver**

date: 2018-05-02

Schedule A



The properties outlined in black (  ) are rezoned:  
From **RT-5N** to **RM-11N**

**Z-738 (a)(II)**

RZ - Grandview-Woodland - RM-11N

map: 3 of 6

scale: NTS




City of Vancouver

date: 2018-05-02



Schedule A



The properties outlined in black (  ) are rezoned:  
 From **RT-5N** to **RM-11N**

**Z-738 (a)(ii)**

**RZ - Grandview-Woodland - RM-11N**

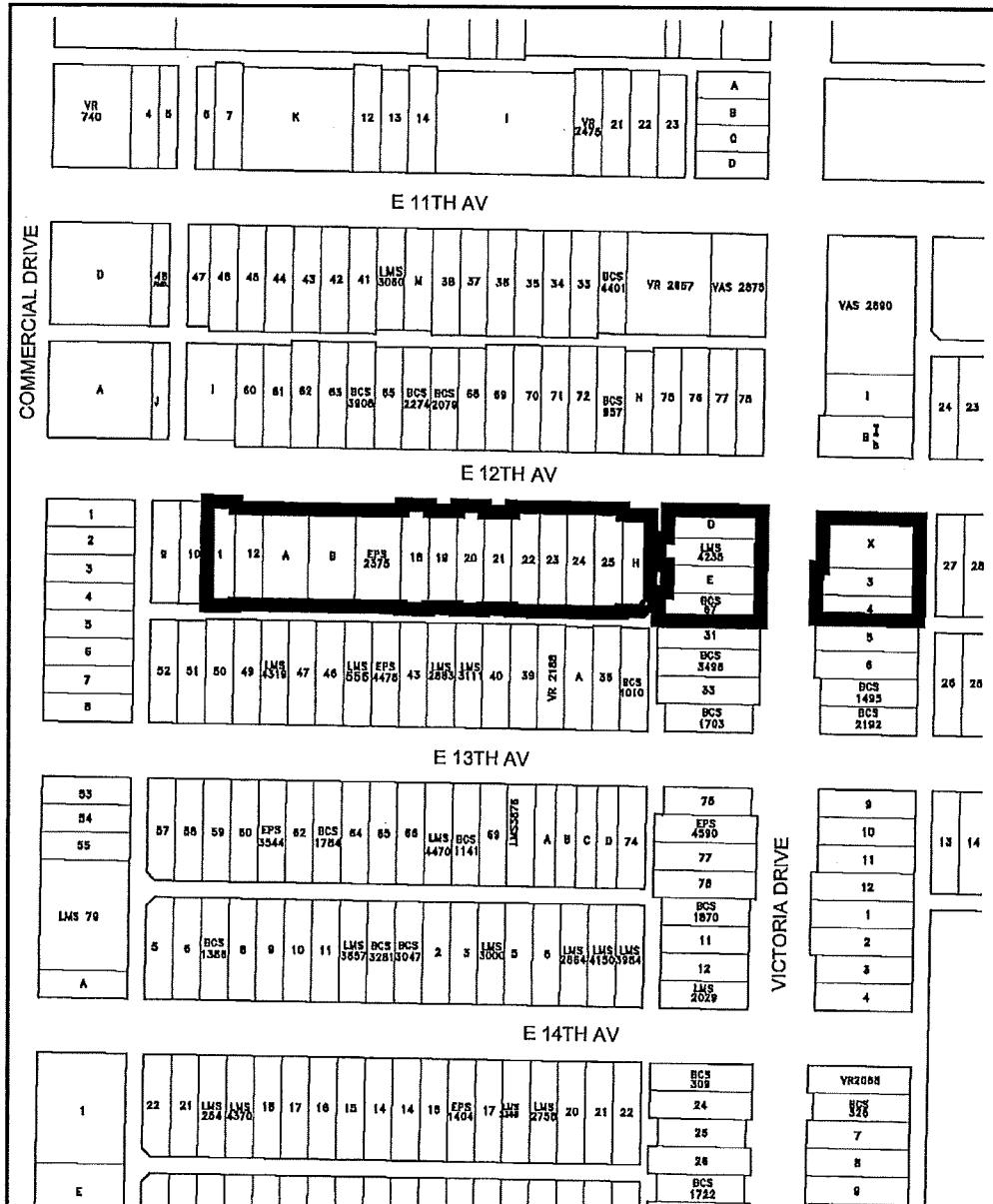
map: 4 of 6  
 scale: NTS




**City of Vancouver**

date: 2018-05-02

Schedule A



The properties outlined in black (  ) are rezoned:  
From **RT-5N** to **RM-11N**

**Z-738 (a)(ii)**

**RZ - Grandview-Woodland - RM-11N**

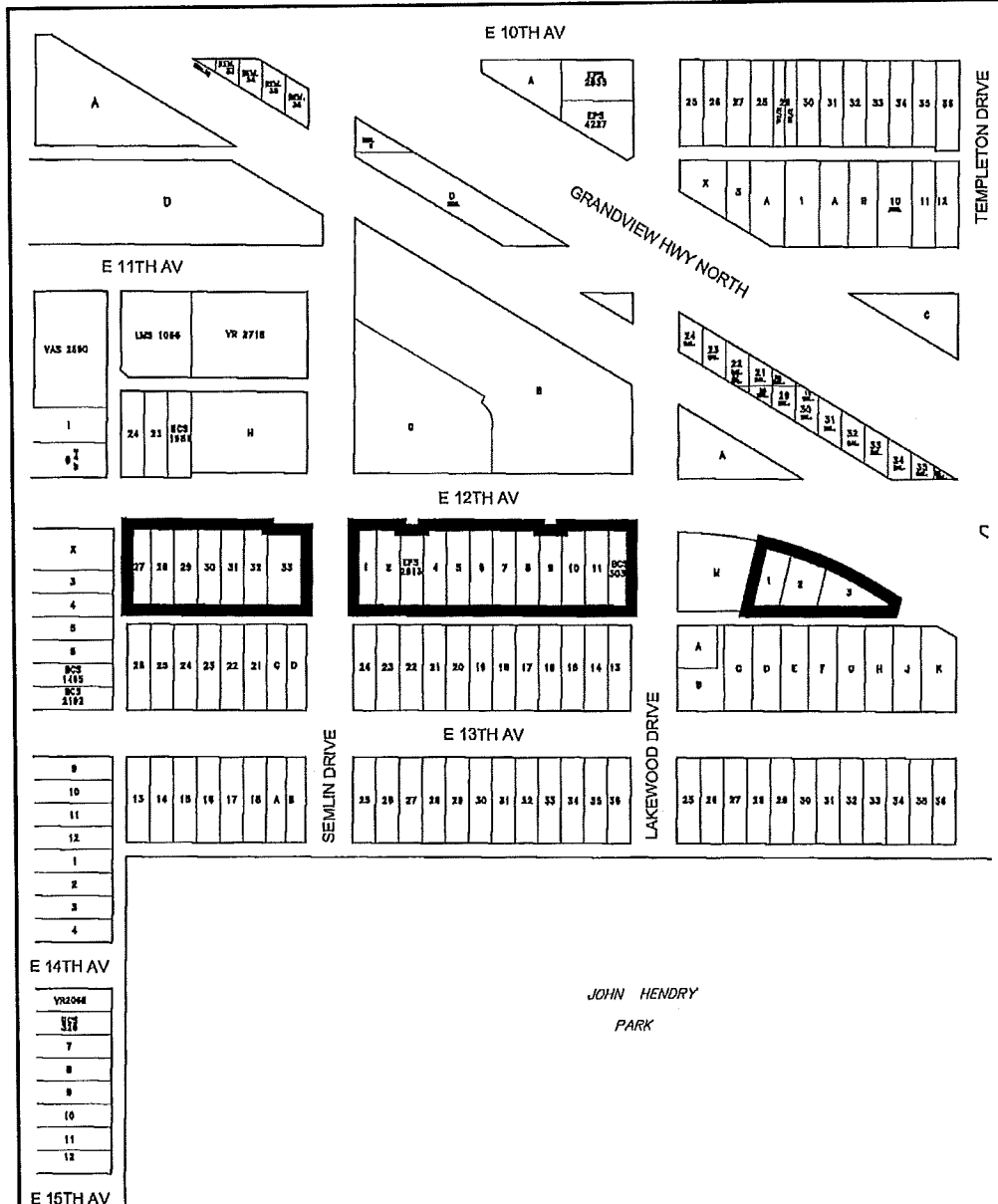
map: 5 of 6  
scale: NTS




**City of Vancouver**

date: 2018-05-02

Schedule A



The properties outlined in black (  ) are rezoned:  
From **RT-5N** to **RM-11N**

**Z-738 (a)(ii)**

**RZ - Grandview-Woodland - RM-11N**

map: 6 of 6

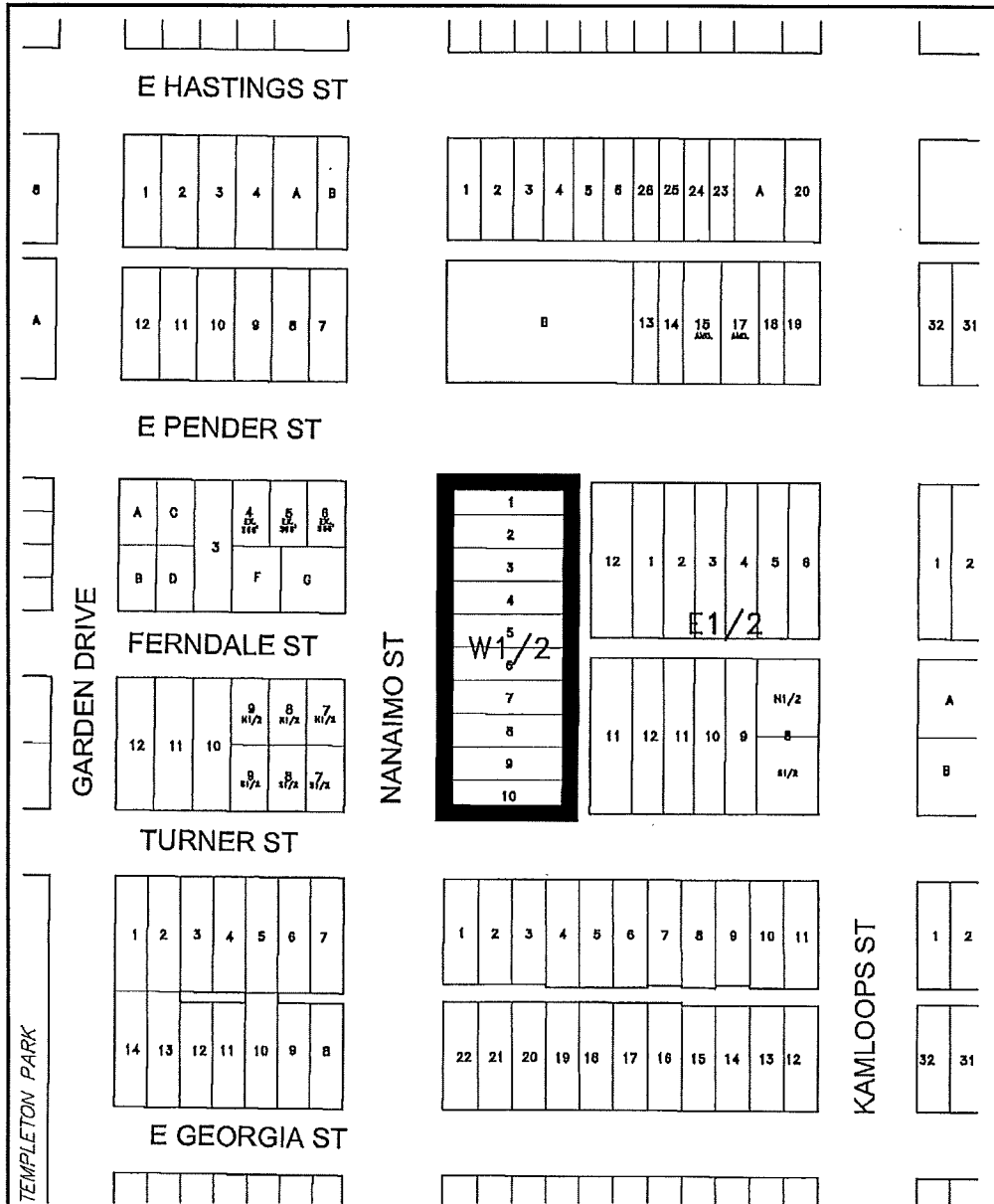
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**City of Vancouver**

date: 2018-05-02

Schedule A



The properties outlined in black (        ) are rezoned:  
 From **RS-1** to **RM-12N**

**Z-738 (a)(iii)**

RZ - Grandview-Woodland - RM-12N

map: 1 of 9

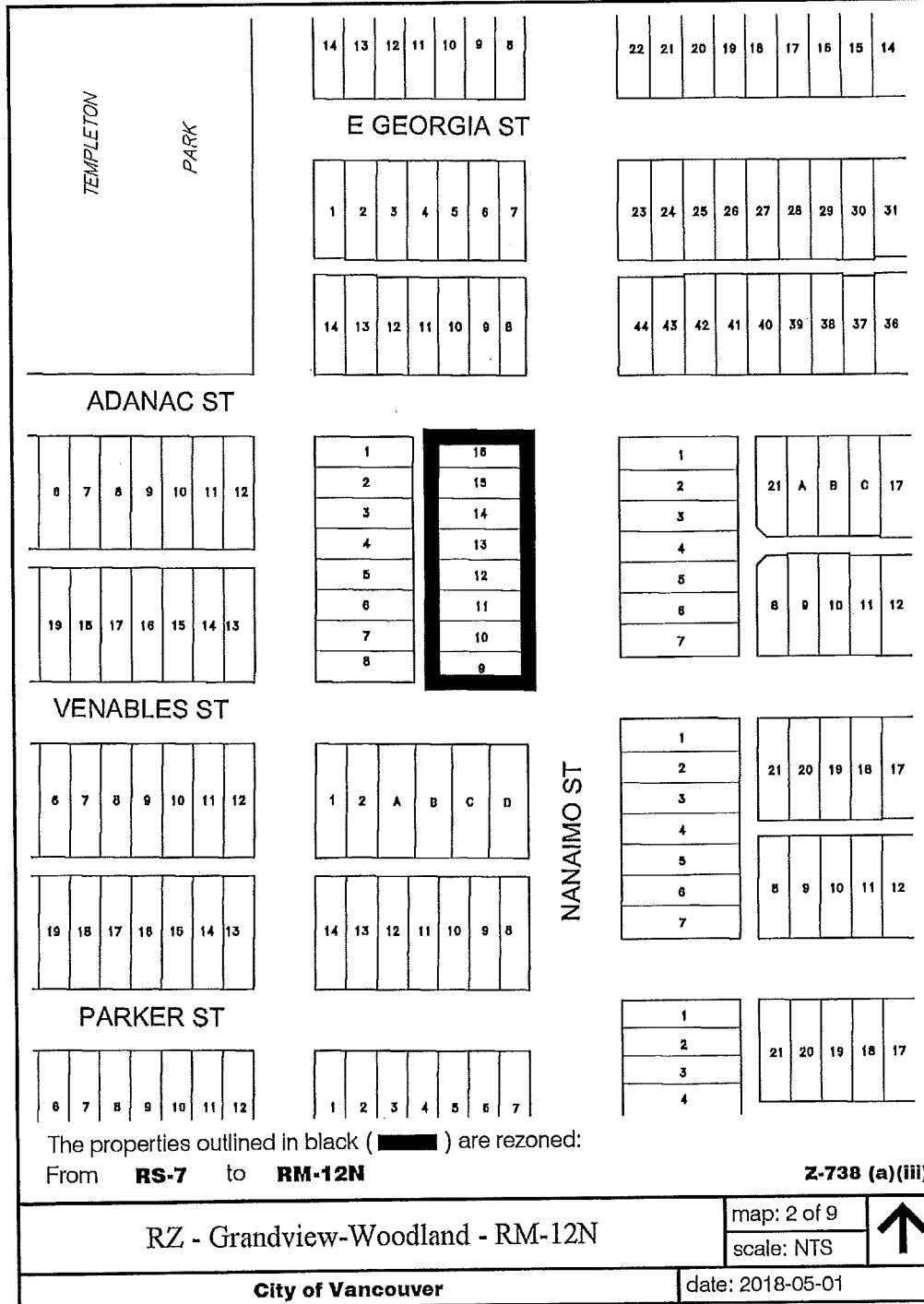
scale: NTS




City of Vancouver

date: 2018-05-01

Schedule A



The properties outlined in black (  ) are rezoned:  
From **RS-7** to **RM-12N**

**Z-738 (a)(iii)**

RZ - Grandview-Woodland - RM-12N

map: 2 of 9

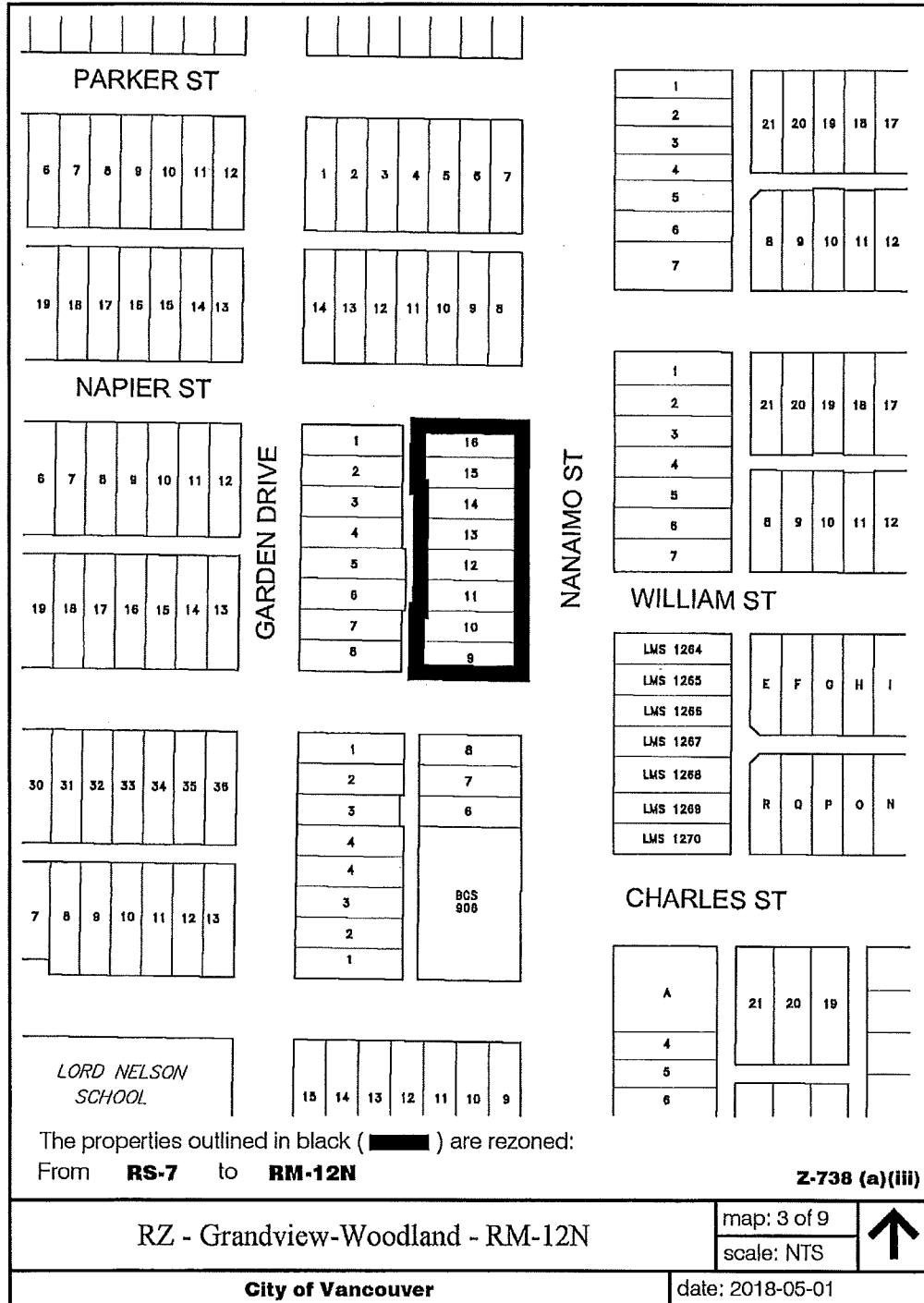
scale: NTS



City of Vancouver

date: 2018-05-01

Schedule A



The properties outlined in black (        ) are rezoned:  
 From **RS-7** to **RM-12N**

**Z-738 (a)(iii)**

RZ - Grandview-Woodland - RM-12N

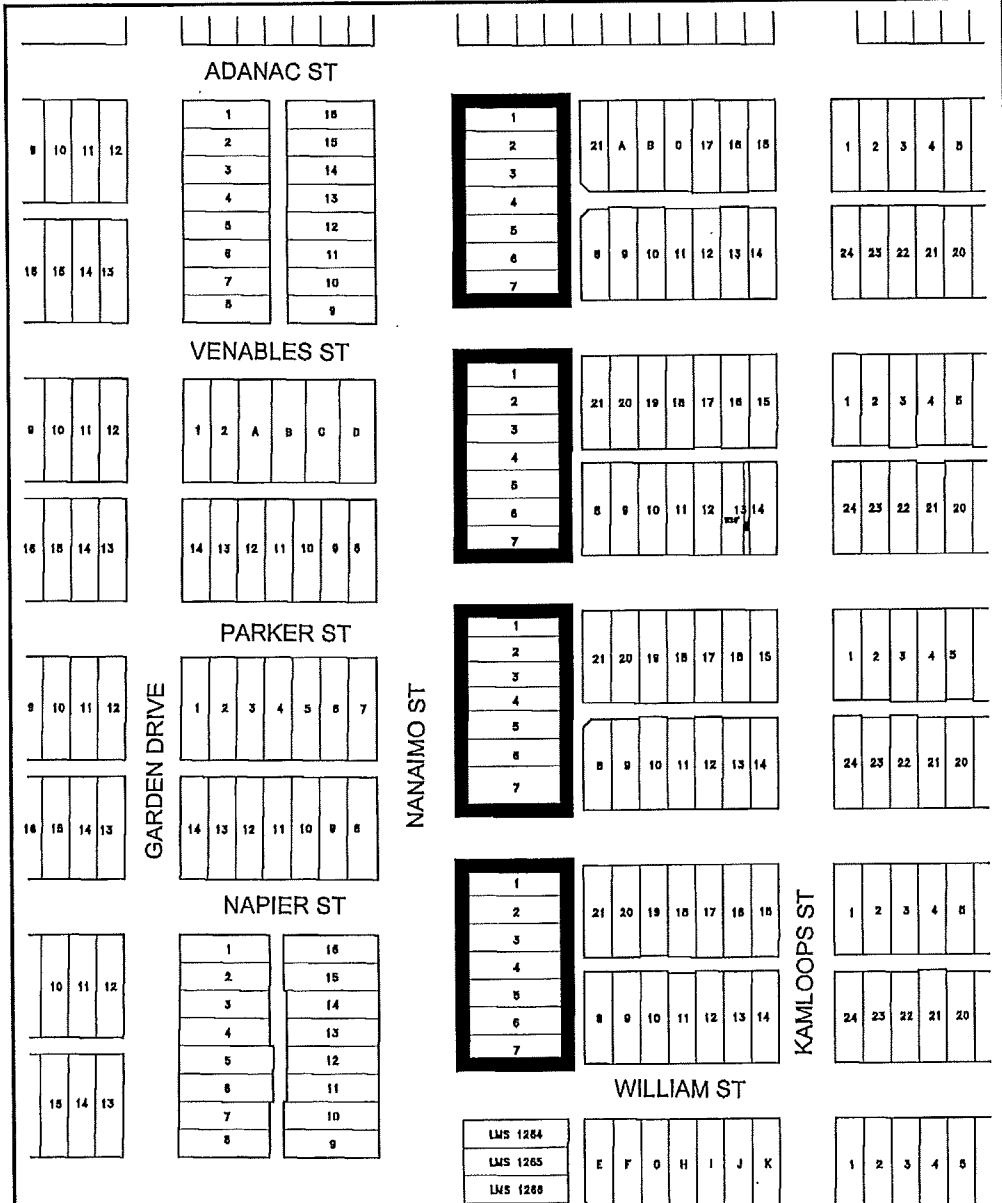
map: 3 of 9  
 scale: NTS




City of Vancouver

date: 2018-05-01

Schedule A



The properties outlined in black (  ) are rezoned:  
From **RS-1** to **RM-12N**

**Z-738 (a)(iii)**

**RZ - Grandview-Woodland - RM-12N**

map: 4 of 9

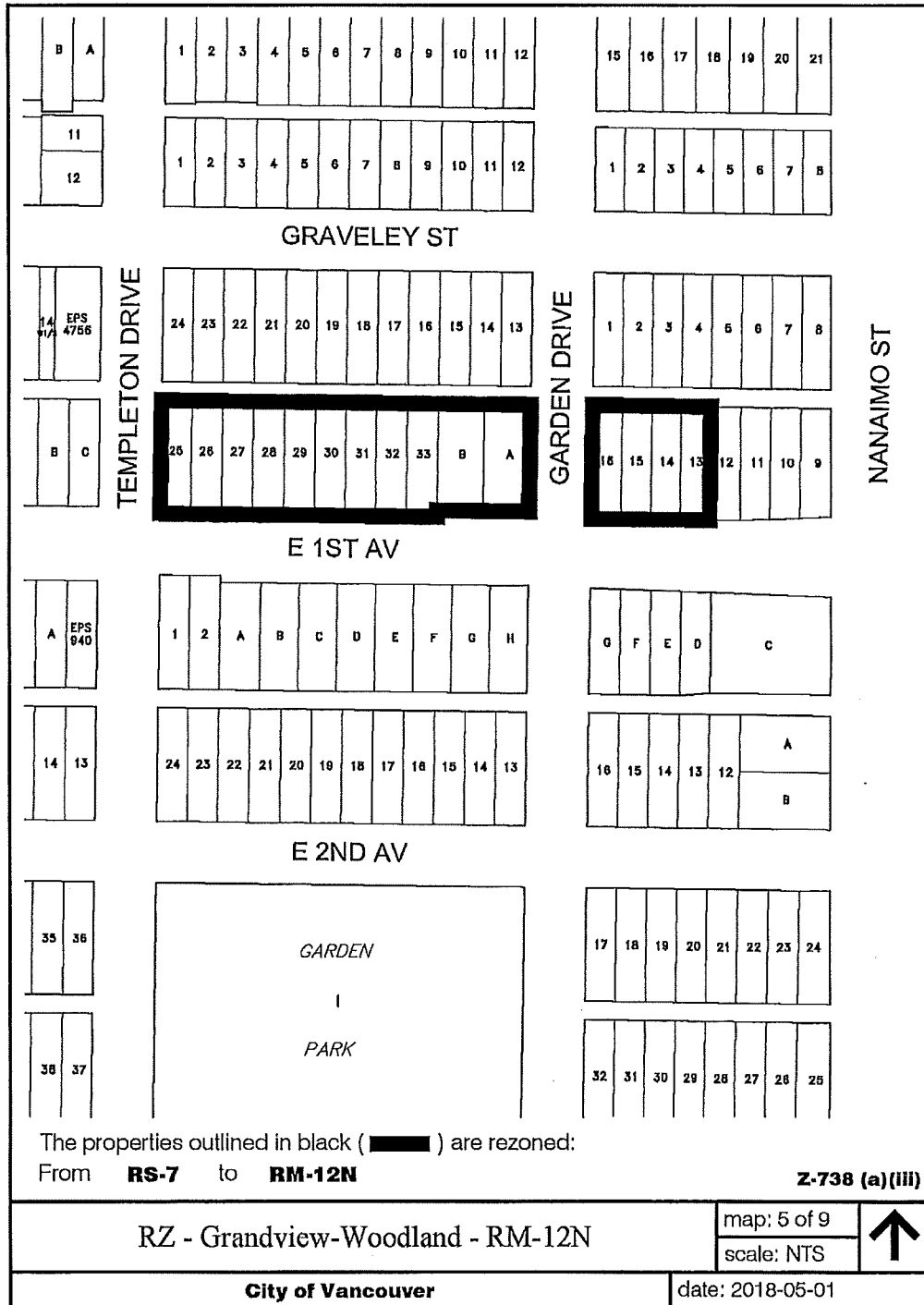
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**City of Vancouver**

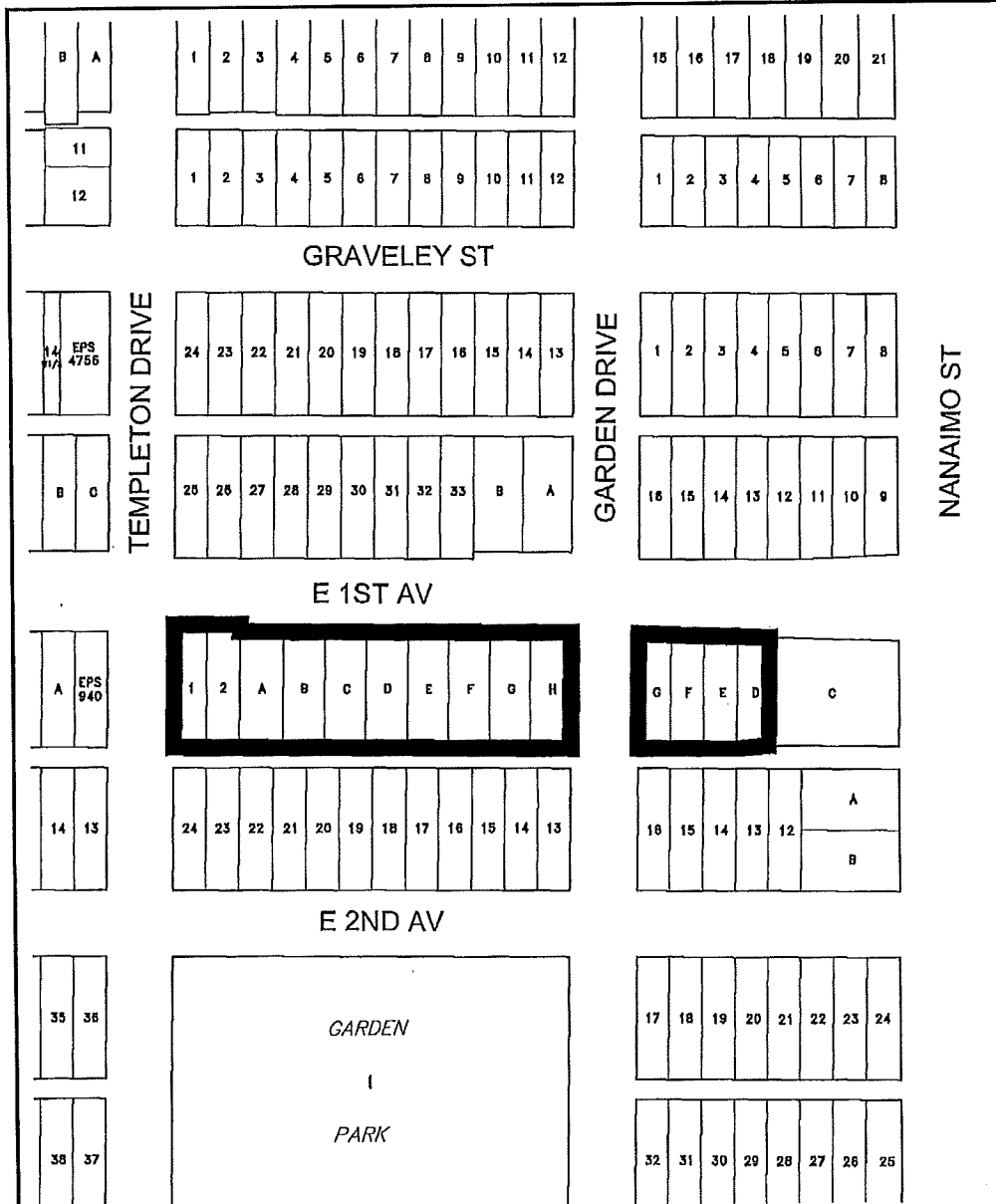
date: 2018-05-01

Schedule A





Schedule A



The properties outlined in black (        ) are rezoned:  
 From **RS-1** to **RM-12N**

**Z-738 (a)(iii)**

RZ - Grandview-Woodland - RM-12N

map: 6 of 9

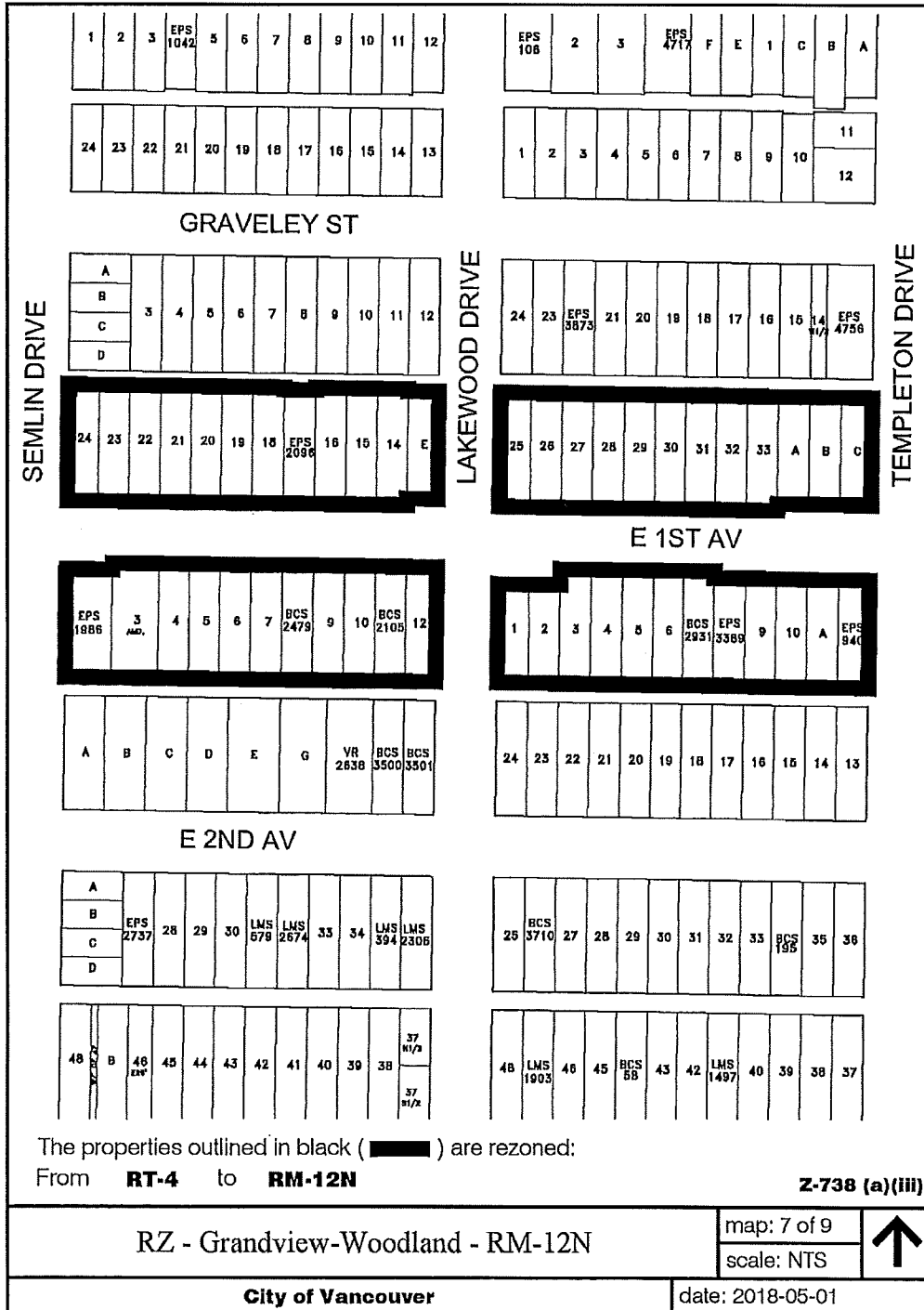
scale: NTS



City of Vancouver

date: 2018-05-01

Schedule A



The properties outlined in black (  ) are rezoned:  
From **RT-4** to **RM-12N**

**Z-738 (a)(iii)**

RZ - Grandview-Woodland - RM-12N

map: 7 of 9

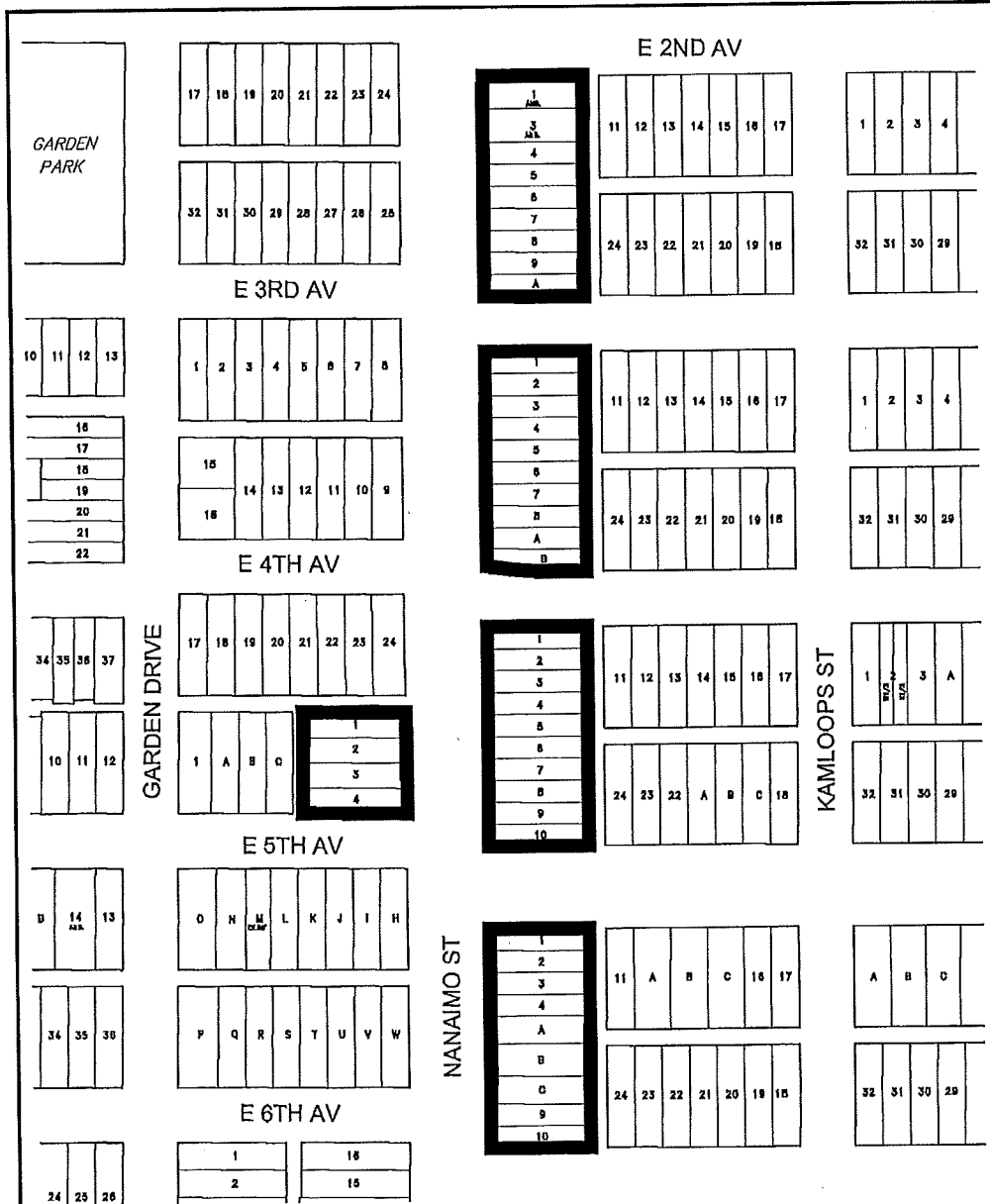
scale: NTS




City of Vancouver

date: 2018-05-01

**Schedule A**



The properties outlined in black (  ) are rezoned:  
From **RS-1** to **RM-12N**

**Z-738 (a)(iii)**

RZ - Grandview-Woodland - RM-12N

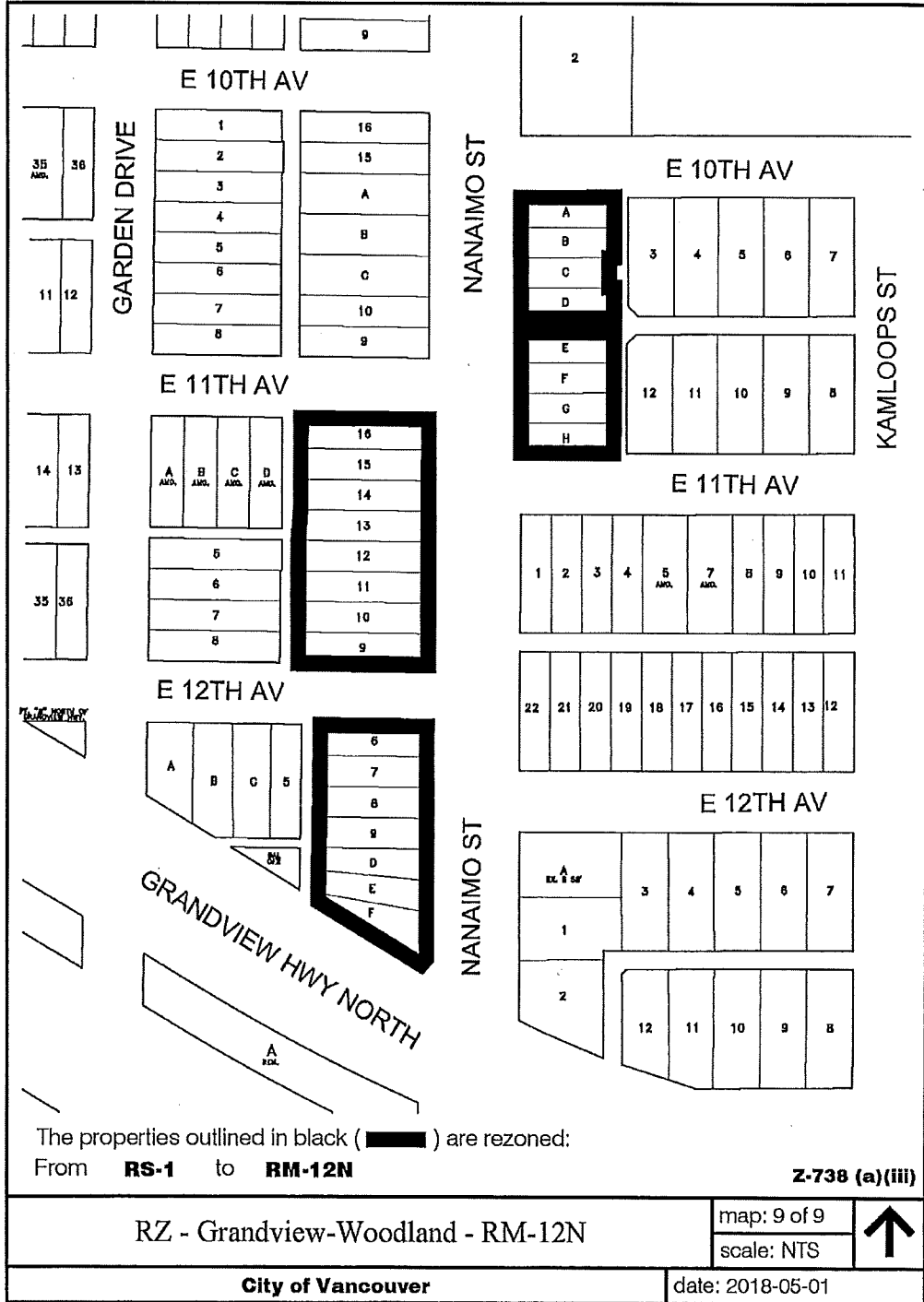
map: 8 of 9


scale: NTS



City of Vancouver

date: 2018-05-01



The properties outlined in black (  ) are rezoned:  
From **RS-1** to **RM-12N**

**Z-738 (a)(iii)**

RZ - Grandview-Woodland - RM-12N

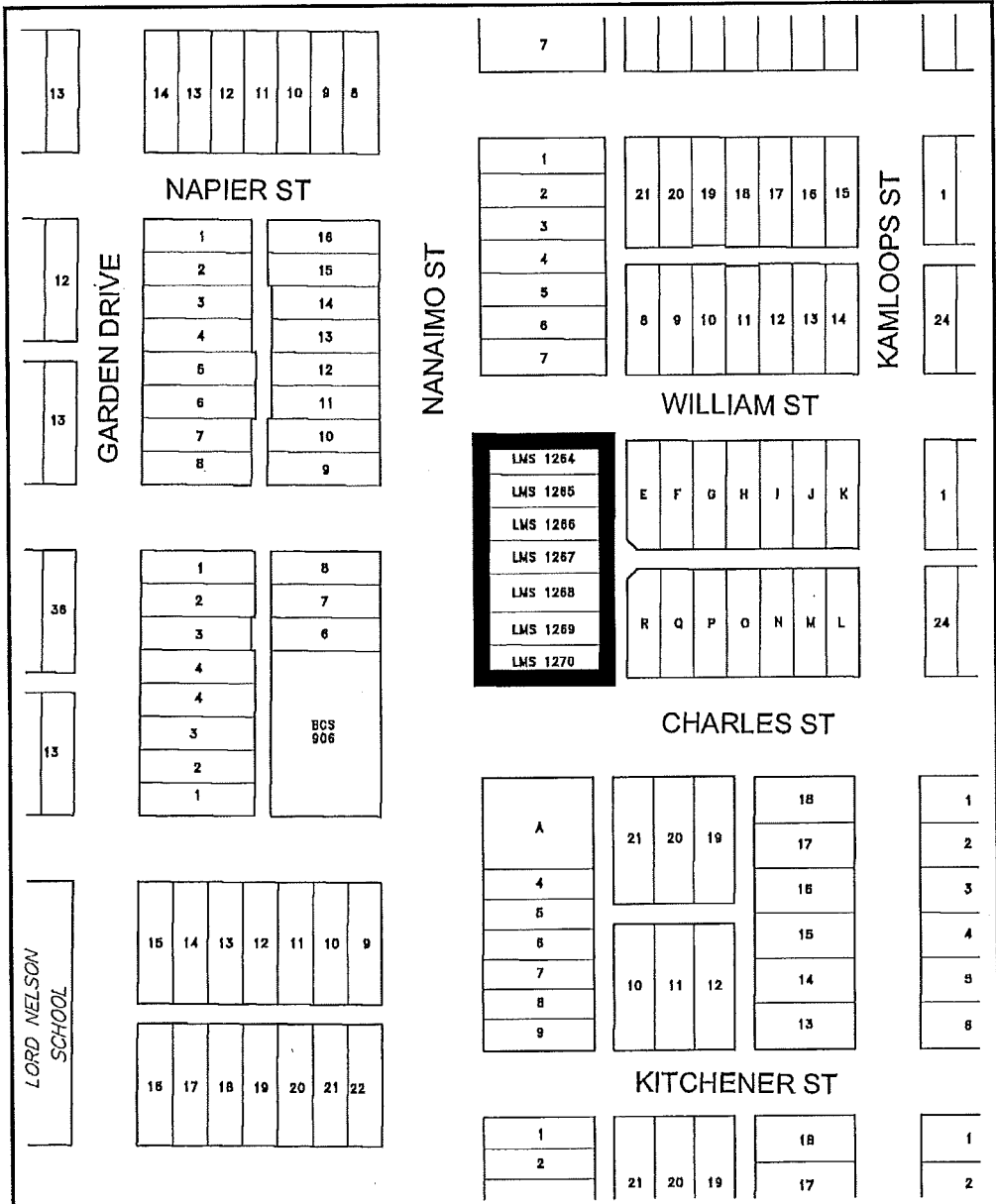
map: 9 of 9  
scale: NTS



City of Vancouver

date: 2018-05-01

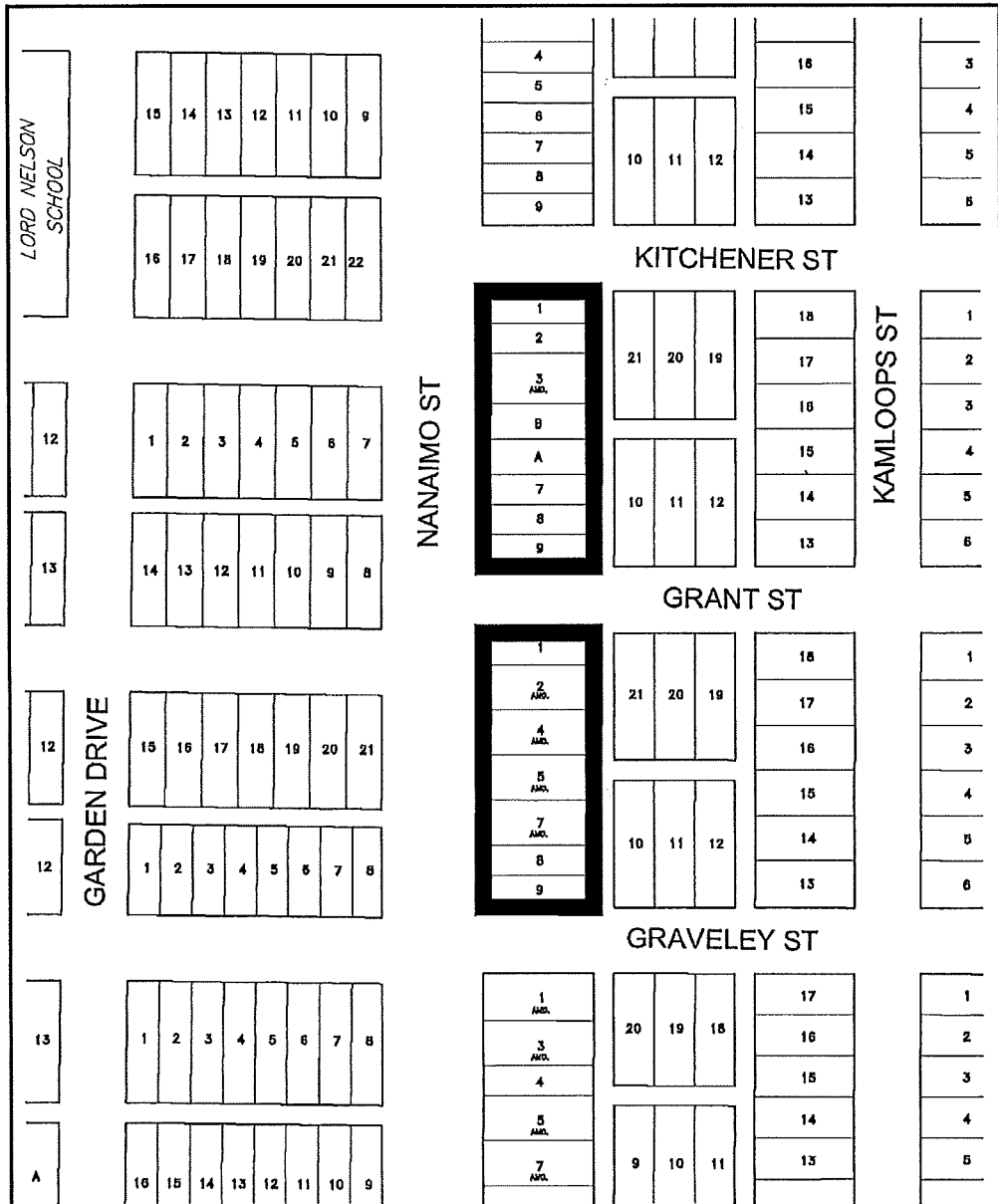
Schedule A




The properties outlined in black (            ) are rezoned:  
 From **RT-5N** to **C-2**

**Z-738 (a)(iv)**

Schedule A



The properties outlined in black (  ) are rezoned:  
From **RS-5** to **C-2**

**Z-738 (a)(iv)**

RZ - Grandview-Woodland - C-2

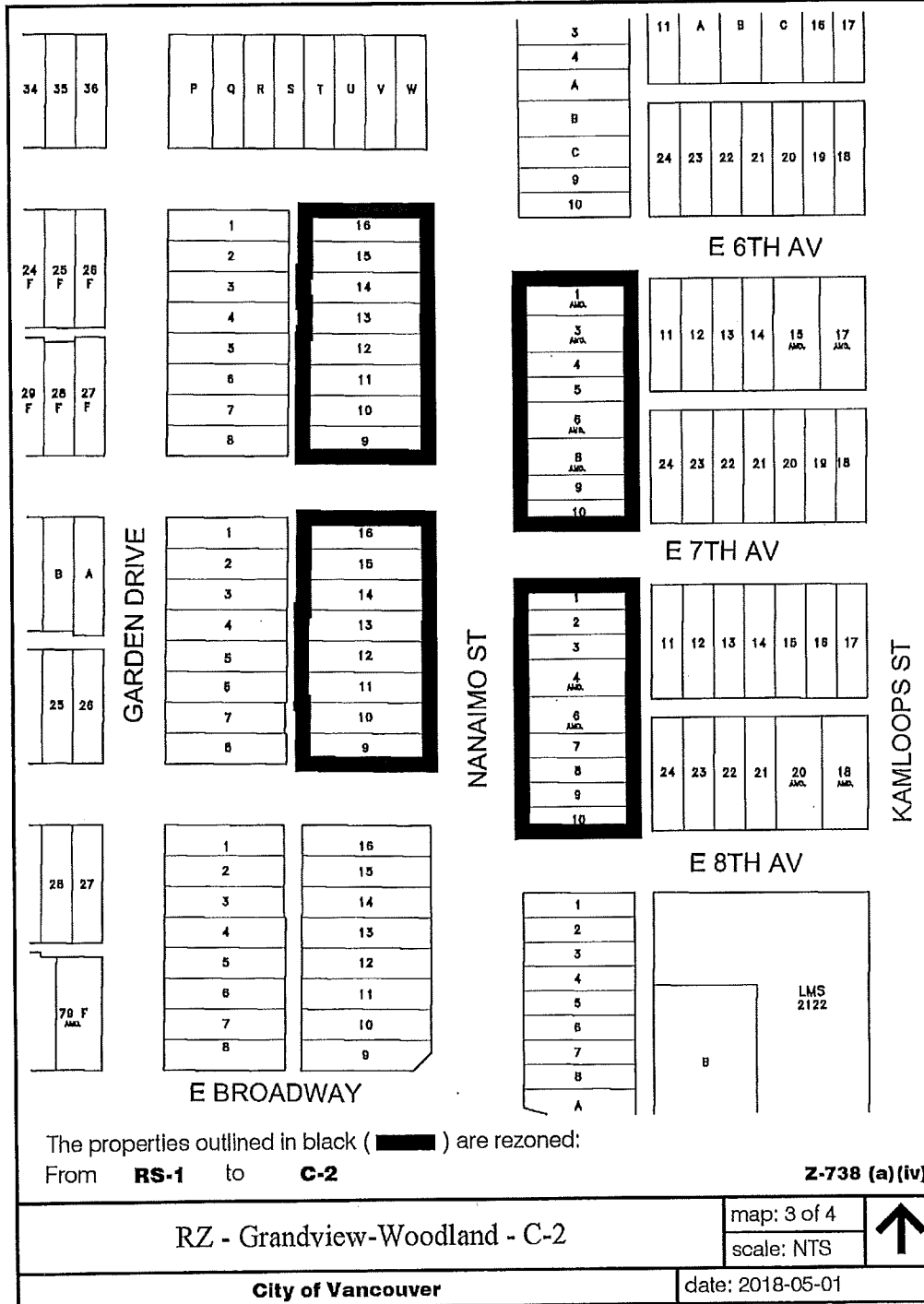
map: 2 of 4  
scale: NTS




City of Vancouver

date: 2018-05-01

Schedule A



The properties outlined in black (  ) are rezoned:  
From **RS-1** to **C-2**

**Z-738 (a)(iv)**

RZ - Grandview-Woodland - C-2

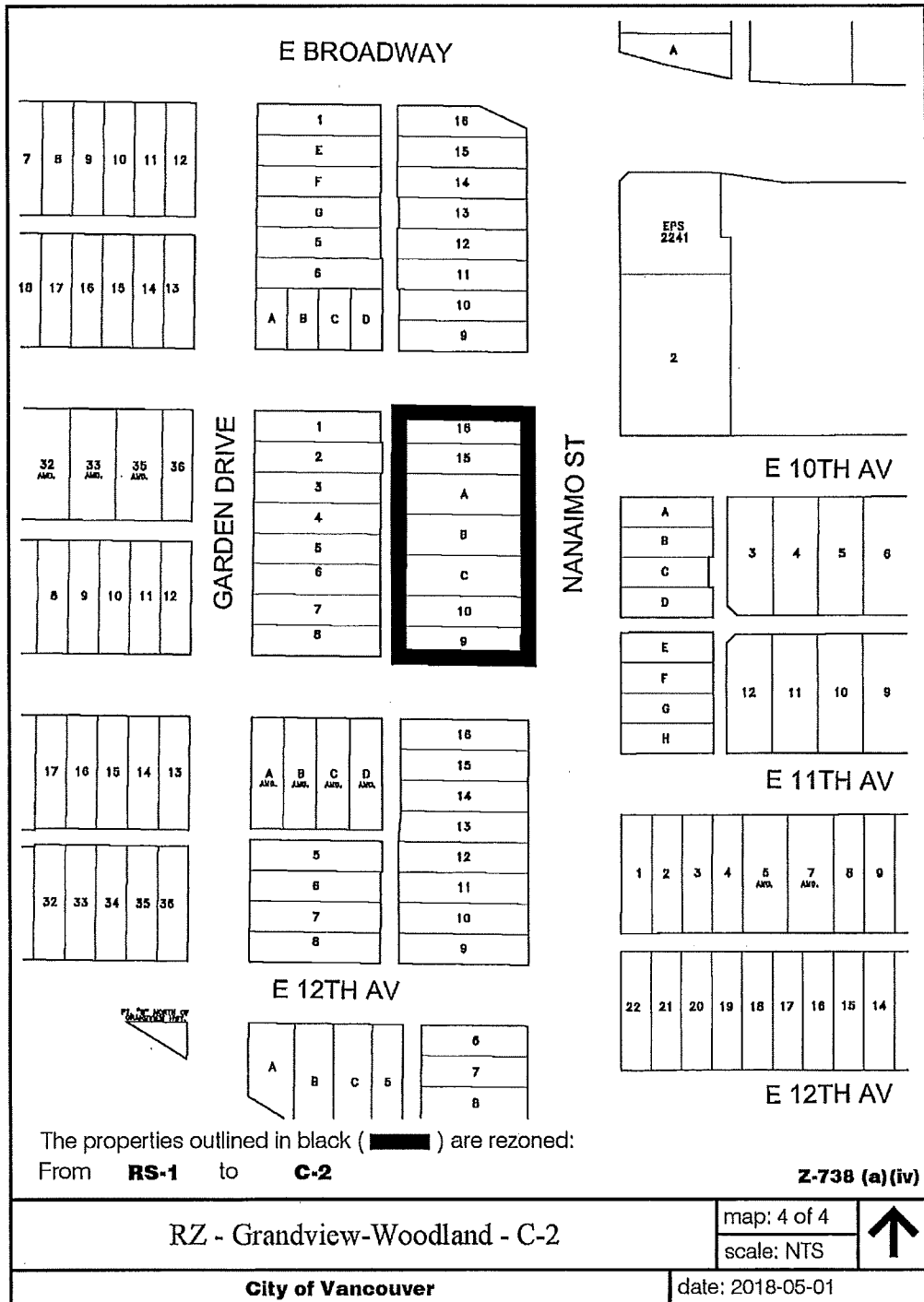
map: 3 of 4  
scale: NTS



City of Vancouver

date: 2018-05-01

Schedule A



The properties outlined in black ( [black box] ) are rezoned:  
 From **RS-1** to **C-2**

**Z-738 (a)(iv)**

RZ - Grandview-Woodland - C-2

map: 4 of 4  
 scale: NTS



City of Vancouver

date: 2018-05-01



## **RM-11 and RM-11N Districts Schedule**

### **1 Intent**

The intent of this Schedule is to permit medium density residential development primarily in the form of four-storey "T"-shaped apartments, and to foster compact, sustainable, multi-family neighbourhoods that support walking, cycling and transit use.

Emphasis is on a high standard of liveability and dwelling units that are varied in size, composition and tenure, including those suitable for families with children. Common and private outdoor spaces are required. Lock-off units are permitted, within limits, to provide flexible housing choices. All new development will demonstrate high-quality design and enrich the public realm.

Additional options for lower density development are only permitted on locked in lots, as set out in the RM-11 design guidelines. New one-family dwellings and new laneway houses are not permitted.

The RM-11N District differs from the RM-11 District in that it requires evidence of noise mitigation for residential development in close proximity to arterial streets or a rapid transit guideway.

### **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 are permitted in these districts and will 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
    - (b) all accessory buildings are located:
      - (i) within 7.9 m of the ultimate rear property line, and
      - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
    - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m<sup>2</sup>;
    - (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
    - (e) no accessory building is closer than 3.7 m to any residential dwelling;
    - (f) no accessory building obstructs the daylight access prescribed in this Schedule; and
    - (g) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this Schedule.

2.2.DW [Dwelling]

- Laneway house, lawfully existing as of [date of enactment], subject to section 11.24 of this By-law.
- One-Family Dwelling, lawfully existing as of [date of enactment].
- One-Family Dwelling with Secondary Suite, lawfully existing as of [date of enactment].

2.2.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, if the Director of Planning first considers:

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

**3.2 Uses**

3.2A • Accessory Buildings not provided for in section 2.2.A of this Schedule and customarily ancillary to any of the uses listed in this Schedule, provided that for multiple dwelling:

- 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
- all accessory buildings are located:
  - within 7.9 m of the ultimate rear property line, and
  - no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and 1.5 m from a flanking street;
- the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m<sup>2</sup>, except that:
  - the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m<sup>2</sup> for each dwelling unit, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines;
- not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory buildings to a maximum of 80%, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines;
- no accessory building is closer than 3.7 m to any residential dwelling; and
- roof decks and sundecks are not located on an accessory building.

- 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]

- Artist Studio – Class A, in conjunction with a Multiple Dwelling, and subject to the provisions of Section 11.18 and 11.19 of this By-law.
- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

- ### 3.2.D
- Deposition or extraction of material which alters the configuration of the land.

### 3.2.DW [Dwelling]

- Infill in conjunction with retention of a character house existing as of [date of enactment], where the Director of Planning considers the development site to consist of locked in lots.
- Multiple Conversion Dwelling, in conjunction with the retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units, where the Director of Planning considers the development site to consist of locked in lots.
- Multiple Dwelling consisting of four or more dwelling units.
- Multiple Dwelling consisting of no more than three dwelling units, where the Director of Planning considers the development site to consist of locked in lots.
- Principal Dwelling Unit with Lock-off Unit, provided that in Multiple Dwellings there may be one lock-off unit for every three principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this Schedule and all applicable Council policies and guidelines.
- Residential Unit associated with and forming an integral part of an Artist Studio, subject to section 11.19 of this By-law.
- Secondary Suite, in a One-Family Dwelling or Two-Family Dwelling lawfully existing as of [date of enactment].
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Two-Family Dwelling, where the Director of Planning considers the development site to consist of locked in lots.
- Two-Family Dwelling with Secondary Suite, where the Director of Planning considers the development site to consist of locked in lots.

### 3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- 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.
- 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.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of section 11.21 of this By-law, and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Public Bike Share.

3.2.S [Service]

- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.

3.2.U [Utility and Communication]

- Public Utility.

**3.3 Conditions of Use**

3.3.1 In multiple dwellings consisting of four or more dwelling units, not including lock-off units, with a floor space ratio less than or equal to 1.2, a minimum of 25% of the total dwelling units must be three-bedroom units.

3.3.2 In multiple dwellings consisting of four or more dwelling units, not including lock-off units, with a floor space ratio greater than 1.2:

- (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
- (b) a minimum of 10% of the total dwelling units must be three-bedroom units;

3.3.3 Notwithstanding section 3.3.2, the Director of Planning may vary the distribution of units, provided that no less than 35% of the total dwelling units are two- or three-bedroom units, and provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

**4 Regulations**

All approved uses are subject to the following regulations, except for the following dwelling uses that are regulated by the RT-5 District Schedule: Infill in conjunction with retention of a character house, Multiple Conversion Dwelling in conjunction with retention of a character house, One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, and Two-Family Dwelling with Secondary Suite.

**4.1 Site Area**

4.1.1 The minimum site area for multiple dwellings consisting of four or more dwelling units, not including lock-off units, or for seniors supported or assisted housing is 1000 m<sup>2</sup>.

**4.2 Frontage**

4.2.1 The minimum site frontage for multiple dwellings consisting of four or more dwelling units, not including lock-off units, is 36.6 m along the streets set forth below:

- (i) East 1<sup>st</sup> Avenue,
- (ii) East 12<sup>th</sup> Avenue, or
- (iii) Garden Drive.

4.2.2 Notwithstanding section 4.2.1 of this Schedule, for development sites that include a corner lot consolidation where the intervention of a lane prevents the achievement of a 36.6 m site frontage, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines, the Director of Planning may permit a minimum site frontage of 36.6 m along either street frontage, for sites along the streets set forth below:

- (i) East 1<sup>st</sup> Avenue, or
- (ii) East 12<sup>th</sup> Avenue.

4.2.3 Notwithstanding sections 4.2.1 and 4.2.2 of this Schedule, the Director of Planning may reduce the minimum site frontage requirement if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

4.2.4 The maximum site frontage for multiple dwellings consisting of four or more dwelling units, not including lock-off units, is 50 m.

4.2.5 Notwithstanding section 4.2.4 of this Schedule, the Director of Planning may increase the maximum site frontage limits if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

### **4.3 Height**

4.3.1 A multiple dwelling consisting of four or more dwelling units, not including lock-off units, must not exceed 13.7 m in height.

4.3.2 Notwithstanding section 4.3.1 of this Schedule, the Director of Planning may increase the maximum height to 14.7 m, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

### **4.4 Front Yard**

4.4.1 Front yards must have a minimum depth of 3.7 m.

4.4.2 Notwithstanding section 4.4.1 of this Schedule, the Director of Planning may vary the front yard for multiple dwellings consisting of four or more dwelling units, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

4.4.3 Covered porches complying with section 4.7.9 (j) of this Schedule, may project up to 1.5 m into the required front yard.

4.4.4 Notwithstanding section 10.7.1 (b) of this By-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

### **4.5 Side Yard and Setback**

4.5.1 Side yards for multiple dwellings consisting of four or more dwelling units, not including lock-off units, must have a minimum width of 2.1 m.

4.5.2 If the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an RS or RT district, the minimum width of a side yard for multiple dwellings consisting of four or more dwelling units, not including lock-off units:

- (a) shall be 2.1 m for all parts of a building below the fourth storey; and
- (b) shall be 4.6 m for all parts of a building at or above the fourth storey,

except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.5.3 Notwithstanding section 10.7.1 (b) of this By-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum side yard to a maximum of 1.0 m measured horizontally.

#### **4.6 Rear Yard**

4.6.1 Multiple dwellings consisting of four or more dwelling units, not including lock-off units, must have a rear yard with a minimum depth of 6.1 m.

4.6.2 Notwithstanding section 10.7.1 (b) of this By-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum rear yard to a maximum of 1.0 m measured horizontally.

#### **4.7 Floor Area and Density**

4.7.1 Except as provided in sections 4.7.2 and 4.7.3 of this Schedule, floor space ratio must not exceed 0.75 FSR for all uses.

4.7.2 For multiple dwellings consisting of four or more dwelling units, not including lock-off units, where 100% of the residential floor area is either developed as:

- (a) secured market rental housing, secured by a housing agreement that restricts the rates at which rents may be increased,
- (b) social housing exempt from development cost charges in accordance with section 523D (10) (d) of the Vancouver Charter, or
- (c) seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit; and

if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 36.6 m and a minimum site area of 1000 m<sup>2</sup>, the Director of Planning may permit an increase in floor area to a maximum floor space ratio of 1.7 FSR.

4.7.3 For multiple dwellings consisting of four or more dwelling units, not including lock-off units, or seniors supportive or assisted housing, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 36.6 m, and a minimum site area of 1000 m<sup>2</sup>, the Director of Planning may permit an increase in floor area by

one m<sup>2</sup> per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.7 FSR.

4.7.4 For the purposes of section 4.7.3 of this Schedule, the cost of an affordable housing share in the RM-11 and RM-11N Zoning Districts is the amount specified per m<sup>2</sup> in Schedule F of this By-law, for any increase in floor space ratio above 0.75.

4.7.5 For the purposes of section 4.7.3 of this Schedule, the cost of an amenity share in the RM-11 and RM-11N Zoning Districts is the amount specified per m<sup>2</sup> in Schedule F of this By-law, for any increase in floor space ratio above 0.75.

4.7.6 For the purposes of this Schedule, amenity means one or more of the following:

- (a) Community Centre or Neighbourhood House;
- (b) Library;
- (c) Museum or Archives;
- (d) Park or Playground;
- (e) Plaza;
- (f) Rink;
- (g) Swimming Pool;
- (h) Child Day Care Facility;
- (i) Public Authority Use; and
- (j) Social Service Centre.

4.7.7 Notwithstanding section 4.7.3 of this Schedule, the maximum floor space ratio achievable as the result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this Schedule and this By-law.

4.7.8 Computation of floor area must include:

- (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, 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 in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

4.7.9 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, if the total area of these exclusions does not exceed 12% of the permitted residential floor area for multiple dwellings of four or more units, and 8% of the permitted floor area for all other uses;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) for multiple dwellings, where floors are used for:
  - (i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length,
  - (ii) bicycle storage located below base surface, or, if located at or above base surface are contained in an accessory building which complies with section 2.2.A of this Schedule, and

- (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;
- (d) for multiple dwellings consisting of three units, and for dwelling uses other than multiple dwellings, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings consisting of three or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
  - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this Schedule, or in an infill one-family dwelling or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m<sup>2</sup>, and
  - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill building up to a maximum area that the Director of Planning may determine, provided Director of Planning first considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, 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 not exceeding 7.3 m in length so used, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms to a maximum total of 10 percent of the total permitted floor area;
- (g) 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;
- (h) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (i) for multiple dwellings, all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (j) covered verandas or porches, provided that:
  - (i) the portion facing the street, side property line or rear property line is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law,
  - (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.8 (a) of this Schedule, does not exceed 16% of the permitted floor area for multiple dwellings of four or more units, and 13% of the permitted floor area for all other dwelling uses, and
  - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor; and
- (k) 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 is 45% of the site area, except that, for multiple dwellings, the maximum site coverage for all buildings is 55% of the site area, and the Director of Planning may increase the maximum site coverage for multiple dwellings if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.



- 4.8.2 Site coverage for buildings must 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 In the case of a sloping site where a structure is located in or beneath a yard, the structure will be excluded from the site coverage calculation if it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.
- 4.8.4 The area of impermeable materials, including site coverage for buildings, must not exceed 75% of the total site area, except that for multiple dwellings, the Director of Planning may increase the area of impermeable materials, provided that the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.8.5 For the purposes of section 4.8.4 of this Schedule:
- (a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
  - (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.
- 4.9 (Reserved)**
- 4.10 Horizontal Angle of Daylight**
- 4.10.1 Each habitable room must have at least one window on an exterior wall of the building.
- 4.10.2 Each exterior window must be located so that 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, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view in multiple dwellings consisting of three units is not less than 3.7 m; or
  - (c) the minimum distance of unobstructed view in multiple dwellings consisting of four or more units is not less than 6.1 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
- (a) a bathroom; or

- (b) a kitchen whose floor area is the lesser of:
  - (i) 10 % or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

**4.11 Dedication of Land for Lane Purposes**

- 4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.
- 4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

**4.12 (Reserved)**

**4.13 (Reserved)**

**4.14 Dedication of Land for Sidewalk and Boulevard Purposes**

- 4.14.1 For development sites which adjoin the streets set forth below, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles:
  - (i) East 1st Avenue, from Commercial Drive to Salsbury Drive 12.7 m;
  - (ii) East 1<sup>st</sup> Avenue, from Salsbury Drive to Semlin Drive 12.2 m; or
  - (iii) East 12<sup>th</sup> Avenue 12.2 m.

- 4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

**4.15 Acoustics**

- 4.15.1 A development permit application for a dwelling use in the RM-11N District requires evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below, do 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	Leq24 (dBA)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

**4.16 (Reserved)**

**4.17 External Design**

- 4.17.1 Where a site has more than one multiple dwelling building, the exterior side wall of each multiple dwelling building must be a minimum of 3.0 m from the closest portion of the exterior side wall of any other multiple dwelling building on the site.

**4.18 (Reserved)**

**4.19 Number of Buildings on Site**

4.19.1 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit more than one building on a site, in combination with a multiple dwelling consisting of four or more dwelling units, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

**5 Relaxation of Regulations**

5.1 Where the Director of Planning considers the development site to consist of locked in lots, and if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may relax the floor area and density requirements of section 4.7 of this Schedule as follows:

(a) For multiple dwellings consisting of no more than three dwelling units, not including lock-off units, and which are on sites with:

- (i) a minimum site area of 303 m<sup>2</sup>,
- (ii) a frontage less than 12.8 m,
- (iii) a maximum height of 10.7 m,
- (iv) a minimum side yard width of 1.2 m, and
- (v) a minimum rear yard depth of 10.7 m,

the permitted floor area may be increased by one m<sup>2</sup> per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 0.9 FSR;

(b) For multiple dwellings consisting of no more than three dwelling units, not including lock-off units, where 100% of the residential floor area is developed as secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, and which are on sites with:

- (i) a minimum site area of 303 m<sup>2</sup>,
- (ii) a frontage less than 12.8 m,
- (iii) a maximum height of 10.7 m,
- (iv) a minimum side yard width of 1.2 m, and
- (v) a minimum rear yard depth of 10.7 m,

the permitted floor area may be increased to a maximum allowable density of 0.9 FSR;

(c) For multiple dwellings consisting of four or more dwelling units, not including lock-off units, or for seniors supported or assisted housing, and which are on sites with:

- (i) a minimum site area of 566 m<sup>2</sup>,
- (ii) a frontage greater than 12.8 m and less than 36.6 m,
- (iii) a maximum height of 11.5 m,
- (iv) a maximum height of 10.1 m for buildings adjacent to the lane, and
- (v) a minimum rear yard depth of 1.8 m;

the permitted floor area may be increased by one m<sup>2</sup> per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 1.2 FSR; and

- (d) For multiple dwellings consisting of four or more dwelling units, not including lock-off units, where 100% of the residential floor area is developed as either secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, social housing exempt from development costs charges in accordance with 523D (10)(d) of the Vancouver Charter, or seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit, and which are on sites with:

- (i) a minimum site area of 566 m<sup>2</sup>,
- (ii) a frontage greater than 12.8 m and less than 36.6 m,
- (iii) a maximum height of 11.5 m,
- (iv) a maximum height of 10.1 m for buildings adjacent to the lane, and
- (v) a minimum rear yard depth of 1.8 m;

the permitted floor area may be increased to a maximum allowable density of 1.2 FSR.

- 5.2 The Director of Planning may relax the provisions of this Districts Schedule regarding site area, frontage, height, required yards and setbacks, site coverage, horizontal angle of daylight, acoustics, external design, and number of buildings on a site when a building listed on the Vancouver Heritage Register is retained, if consideration is first given to the intent of this Schedule and all applicable Council policies and guidelines.

## RM-12N District Schedule

### 1 Intent

The intent of this Schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, including courtyard stacked townhouses and rowhouses, while continuing to permit lower intensity development. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing single-family development. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. High quality design and liveability standards are encouraged for new development. New one-family dwellings and laneway houses are not permitted. The RM-12N District requires noise mitigation for dwelling units in close proximity to arterial streets.

### 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 are permitted in these districts and will be issued a permit.

#### 2.2 Uses

- 2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, except for accessory buildings ancillary to multiple dwelling and freehold rowhouse use, if:
- (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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located:
    - (i) within 7.9 m of the ultimate rear property line, and
    - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
  - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m<sup>2</sup>;
  - (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
  - (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  - (f) 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, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this Schedule.

#### 2.2.DW [Dwelling]

- Laneway house, lawfully existing as of [date of enactment], subject to section 11.24 of this By-law.
- Multiple Conversion Dwelling, if:
  - (a) no additions are permitted;
  - (b) no housekeeping or sleeping units are created; and
  - (c) there are no more than two dwelling units.

- One-Family Dwelling, lawfully existing as of [date of enactment].
- One-Family Dwelling with Secondary Suite, lawfully existing as of [date of enactment].
- Two-Family Dwelling.

#### 2.2.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, if the Director of Planning first considers:

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

#### 3.2 Uses

3.2.A • Accessory Buildings not provided for in section 2.2.A of this Schedule and customarily ancillary to any of the uses listed in this Schedule, provided that for multiple dwellings:

- 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 of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
- all accessory buildings are located:
  - within 7.9 m of the ultimate rear property line, and
  - no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and 1.5 m from a flanking street;
- the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m<sup>2</sup>, except that:
  - the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m<sup>2</sup> for each dwelling unit, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines;
- not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory buildings to a maximum of 80%, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines;
- no accessory building is closer than 3.7 m to any residential dwelling; and
- 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.

#### 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]

- Artist Studio – Class A, in conjunction with a Multiple Dwelling, and subject to the provisions of Section 11.18 and 11.19 of this By-law.
- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D • Deposition or extraction of material, which alters the configuration of the land.

3.2.DW [Dwelling]

- Infill in conjunction with retention of a character house existing as of [date of enactment].
- Multiple Conversion Dwelling (other than as provided for in section 2.2 DW of this Schedule) in conjunction with the retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.
- Multiple Dwelling.
- Principal Dwelling Unit with Lock-off Unit, provided that in Multiple Dwellings there may be one lock-off unit for every three principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this Schedule and all applicable Council policies and guidelines.
- Residential Unit associated with and forming an integral part of an Artist Studio, subject to section 11.19 of this By-law.
- Secondary Suite, in a One-Family Dwelling lawfully existing as of [date of enactment].
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Two-Family Dwelling with Secondary Suite.

3.2.I [Institutional]

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

3.2.J [Live-Work]

- Live-Work Use, in conjunction with a Multiple Dwelling, and subject to the provisions of Section 11.23 of this By-law.

3.2.R [Retail]

- Farmers' Market, subject to section 11.21 of this By-law, and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Grocery or Drug Store, in conjunction with a Multiple Dwelling.

- Public Bike Share.
- Retail Store, in conjunction with a Multiple Dwelling.

### 3.2.S [Service]

- Bed and Breakfast Accommodation, subject to section 11.4 of this By-law.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Restaurant – Class 1.
- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.

### 3.2.U [Utilities and Communication]

- Public Utility.

## 3.3 Conditions of Use

3.3.1 In multiple dwellings with a floor space ratio less than or equal to 1.45, a minimum of 25% of the total dwelling units must be three-bedroom units.

3.3.2 In multiple dwellings with a floor space ratio greater than 1.45:

- a minimum of 25% of the total dwelling units must be two-bedroom units;
- a minimum of 10% of the total dwelling units must be three-bedroom units;

3.3.3 Notwithstanding section 3.3.2 of this Schedule, the Director of Planning may vary the distribution of units, provided there are no less than 35% of the total dwelling units with two- or three-bedrooms, and provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

## 4 Regulations

All approved uses are subject to the following regulations, except for the following dwelling uses that are regulated by the RT-5 District Schedule: Infill in conjunction with retention of a character house, Multiple Conversion Dwelling in conjunction with retention of a character house, Multiple Conversion Dwelling, One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, and Two-Family Dwelling with Secondary Suite.

### 4.1 Site Area

4.1.1 The minimum site area for multiple dwellings consisting of no more than three dwelling units, not including lock-off units, is 306 m<sup>2</sup>.

4.1.2 The minimum site area for multiple dwellings consisting of four or more dwelling units, not including lock-off units, or for seniors supportive or assisted housing is 910 m<sup>2</sup>.

4.1.3 If the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines, the Director of Planning may permit multiple dwellings consisting of four or more dwelling units, not including lock-off units, on a site smaller than 910 m<sup>2</sup>.

### 4.2 Frontage

4.2.1 The minimum site frontage for multiple dwellings consisting of no more than three dwelling units, not including lock-off units, is 12.8 m.



- 4.2.2 The minimum site frontage for multiple dwellings consisting of four or more dwelling units, not including lock-off units, is 27.4 m.
- 4.2.3 The maximum frontage for any commercial use is 15.3 m.
- 4.2.4 The Director of Planning may increase the maximum frontage regulation in section 4.2.3 of this Schedule provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

### **4.3 Height**

- 4.3.1 A multiple dwelling must not exceed 10.7 m and 2.5 storeys in height.
- 4.3.2 Notwithstanding section 4.3.1 of this Schedule, the Director of Planning may permit a height increase in multiple dwellings consisting of four or more dwelling units, not including lock-off units, to 12.2 m and a partial fourth storey, if:
  - (a) the fourth storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
  - (b) the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.3.3 Notwithstanding section 4.3.2 of this Schedule, for Retail, Service, Cultural and Recreational, or Live-Work Use, in conjunction with a multiple dwelling, the Director of Planning may increase the maximum height to 13.7 m and four storeys, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.3.4 Notwithstanding sections 4.3.1, 4.3.2, and 4.3.3 of this Schedule, the maximum building height for multiple dwellings consisting of four or more dwelling units, not including lock-off units, situated adjacent to the lane at the rear of a site is the lesser of 9.5 m and a partial third storey, if:
  - (a) the third storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
  - (b) the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.3.5 Notwithstanding section 4.3.4 of this Schedule, the Director of Planning may increase the maximum height for multiple dwellings consisting of four or more dwelling units, not including lock-off units, situated adjacent to the lane at the rear of a site to 10.7 m and a partial third storey if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

### **4.4 Front Yard**

- 4.4.1 Front yards must have a minimum depth of 3.7 m.
- 4.4.2 Notwithstanding section 4.4.1 of this Schedule, the Director of Planning may decrease the front yard requirement for multiple dwellings, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

- 4.4.3 Covered porches complying with section 4.7.11 (h) of this Schedule, may project up to 1.5 m into the required front yard.
- 4.4.4 Notwithstanding section 10.7.1 (b) of this By-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

#### **4.5 Side Yards**

- 4.5.1 Side yards must have a minimum width of 1.2 m.
- 4.5.2 Notwithstanding section 10.7.1(b) of this By-law, eaves and gutters or other projections, which, in the opinion of the Director of Planning are similar, may project into the minimum side yard up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.

#### **4.6 Rear Yard**

- 4.6.1 A rear yard with a minimum depth of 1.8 m must be provided. Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.
- 4.6.2 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

#### **4.7 Floor Area and Density**

- 4.7.1 Except as provided in sections 4.7.2, 4.7.3, 4.7.4, and 4.7.5 of this Schedule, floor space ratio must not exceed 0.75 for all uses.
- 4.7.2 For multiple dwellings consisting of no more than three dwelling units, where 100% of the residential floor area is developed as secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 12.8 m and a minimum site area of 306 m<sup>2</sup> the Director of Planning may permit an increase in floor area to a maximum floor space ratio of 0.9 FSR.
- 4.7.3 For multiple dwellings consisting of no more than three dwelling units, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 12.8 m and a minimum site area of 306 m<sup>2</sup> the Director of Planning may permit an increase in floor area by one m<sup>2</sup> per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 0.9 FSR.
- 4.7.4 For multiple dwellings consisting of four or more dwelling units, where 100% of the residential floor area is either developed as:
- (i) secured market rental housing, secured by a housing agreement that restricts the rates at which rents may be increased,
  - (ii) social housing exempt from development cost charges in accordance with section 523D (10) (d) of the Vancouver Charter, or

- (iii) seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit;

if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 27.4 m and a minimum site area of 910 m<sup>2</sup> the Director of Planning may permit an increase in floor area to a maximum floor space ratio of 1.45 FSR.

- 4.7.5 For multiple dwellings consisting of four or more dwelling units, or seniors supportive or assisted housing, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 27.4 m and a minimum site area of 910 m<sup>2</sup> the Director of Planning may permit an increase in floor area by one m<sup>2</sup> per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.45 FSR.
- 4.7.6 For the purposes of sections 4.7.3 and 4.7.5, the cost of an affordable housing share in the RM-12N Zoning District is the amount specified per m<sup>2</sup> in Schedule F of this By-law, for any increase in floor space ratio above 0.75.
- 4.7.7 For the purposes of sections 4.7.3 and 4.7.5, the cost of an amenity share in the RM-12N Zoning District is the amount specified per m<sup>2</sup> in Schedule F of this By-law, for any increase in floor space ratio above 0.75.
- 4.7.8 Notwithstanding sections 4.7.3, 4.7.5 and 4.7.9, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this District Schedule and this By-law.
- 4.7.9 For the purposes of this Schedule and sections 4.7.3, 4.7.5, and 4.7.7, amenity means one or more of the following:
  - (a) Community Centre or Neighbourhood House;
  - (b) Library;
  - (c) Museum or Archives;
  - (d) Park or Playground;
  - (e) Rink;
  - (f) Swimming Pool;
  - (g) Child Day Care Facility;
  - (h) Public Authority Use; and
  - (i) Social Service Centre.
- 4.7.10 Computation of floor area must include:
  - (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, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
  - (c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
    - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and

- (ii) the area excluded does not exceed 1% of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

4.7.11 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, if the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwellings;
- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) for multiple dwellings, where floors are used for:
  - (i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length, and
  - (ii) bicycle storage located at or below base surface, or, if located at or above base surface are contained in an accessory building which complies with section 3.2.A of this Schedule;
  - (iii) heating and mechanical equipment, or uses which in the opinion of the Director of Planning, are similar to the foregoing, which are located at or below base surface;
- (d) for multiple dwellings consisting of three units, and for dwelling uses other than multiple dwellings, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing three or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
  - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this Schedule, or in an infill one family dwelling or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m<sup>2</sup>, and
  - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill one-family dwelling up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, 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 not exceeding 7.3 m in length so used, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) 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;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) covered verandas or porches, if:
  - (i) the portion facing the street, rear property line, common open space, park or school, is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law,
  - (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.11 (a) of this Schedule, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses, and

- (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;
- (i) for multiple dwellings, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (j) 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 and Impermeability**

- 4.8.1 The maximum site coverage for buildings is 45% of the site area, except that, for multiple dwellings, the maximum site coverage for all buildings is 55% of the site area, and the Director of Planning may increase the maximum site coverage for multiple dwellings if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.8.2 Site coverage for buildings must 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 area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area, except that for multiple dwellings, the Director of Planning may increase the area of impermeable materials, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.8.4 For the purposes of section 4.8.3 of this Schedule:
  - (a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
  - (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

#### **4.9 [Deleted – see Parking By-law.]**

#### **4.10 Horizontal Angle of Daylight**

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that 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, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 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 2.4 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

**4.11 Dedication of Land for Lane Purposes**

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.

4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

**4.12 (Reserved)**

**4.13 (Reserved)**

**4.14 Dedication of Land for Sidewalk and Boulevard Purposes**

4.14.1 For development sites which adjoin the streets set forth below, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles:

- (i) East 1<sup>st</sup> Avenue 12.2 m;
- (ii) East 1<sup>st</sup> Avenue, from Garden Drive to Nanaimo Street 13.4 m;
- (iii) Nanaimo Street, from East Pender Street to William Street 15.1 m; or
- (iv) Nanaimo Street, from East 2<sup>nd</sup> Avenue to Grandview Highway North 16.1m.

4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

**4.15 Acoustics**

4.15.1 A development permit application for a dwelling use in the RM-12N District requires evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below, do 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 and Width**

4.16.1 The maximum building width for a multiple dwelling is 26.0 m, except that the Director of Planning may increase the maximum building width, provided the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

4.16.2 Projections permitted in front yards pursuant to section 4.4.4 of this Schedule must not be included in the calculation of building depth.

#### **4.17 External Design**

4.17.1 Where a site has more than one multiple dwelling building, the exterior side wall of each multiple dwelling building must be a minimum of 3.0 m from the closest portion of the exterior side wall of any other multiple dwelling building on the site.

#### **4.18 (Reserved)**

#### **4.19 Number of Buildings on Site**

4.19.1 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit more than one building on a site, in combination with a multiple dwelling consisting of four or more dwelling units, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

### **5 Relaxation of Regulations**

5.1 If the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may relax the maximum height requirements of section 4.3 and the floor area and density requirements of section 4.7 as follows:

(e) For multiple dwellings consisting of four or more dwelling units, or for seniors supported or assisted housing, which are on sites with:

- (i) a 36.6 m minimum site frontage;
- (ii) a minimum site area of 1000 m<sup>2</sup>;
- (iii) side yards with a minimum width of 2.1 m; and
- (iv) a rear yard with a minimum depth of 6.1 m;

the maximum height may be increased to 13.7 m and the permitted floor area may be increased by one m<sup>2</sup> per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 1.7 FSR; and

(f) For multiple dwellings consisting of four or more dwelling units, where 100% of the residential floor area is developed as either secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, social housing exempt from development costs charges in accordance with 523D (10)(d) of the Vancouver Charter, or seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit, and which are on sites with:

- (i) a 36.6 m minimum site frontage;

- (ii) a minimum site area of 1000 m<sup>2</sup>;
- (iii) side yards with a minimum width of 2.1 m; and
- (iv) a rear yard with a minimum depth of 6.1 m;

the maximum height may be increased to 13.7 m and the permitted floor area may be increased to a maximum allowable density of 1.7 FSR.



**EXPLANATION****A By-law to amend the Sign By-law  
Re: RM-11, RM-11N, and RM-12N District Schedules**

Following the Public Hearing on June 26, 2018 and Regular Council on July 10, 2018, Council resolved to amend the Sign By-law to add new District Schedules to Section 7.1. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
September 18, 2018



HG.

By-law to amend the Sign By-law  
Re: RM-11, RM-11N, and  
RM-12N District Schedules

**BY-LAW NO.**

**A By-law to amend Sign By-law No. 11879  
with regard to the RM-11, RM-11N, and RM-12N District Schedules**

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 out "and RM-9BN" and substituting "RM-9BN, RM-11, RM-11N, and RM-12N".
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

