

EXPLANATION

2019 Taxation Exemption By-law Re: Seniors Housing

On February 23, 1995, Council approved permissive property tax exemptions for certain seniors housing properties, as described in a policy report dated February 1, 1995, and instructed the Director of Legal Services “to submit annual exempting by-laws in that regard, with the by-laws reflecting any changes in property status from the previous year”. Notice of this proposed exemption By-law has been published in accordance with the requirements of the Vancouver Charter and enactment of this By-law will accomplish Council’s instructions.

Director of Legal Services
September 19, 2018

BY-LAW NO.

A By-law to exempt from taxation certain lands and improvements pursuant to section 396 of the Vancouver Charter

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

1. Pursuant to sections 396(1)(g) and 396F of the Vancouver Charter, Council exempts from real property taxation for the year 2019 the following lands and improvements:

2019 EXEMPT SENIORS HOUSING

<u>Name and Address No.</u>	<u>Assessment Roll No</u>	<u>Legal Description</u>	<u>Parcel Identifier Numbers</u>
The Baptist Foundation of BC 125 6165 Highway 17A Delta V4K 5B8	024-266-772-26-0000	Lot 1 Block 3 District Lot 336 Plan BCP 13061	026-038-218
The Baptist Foundation of BC 125 6165 Highway 17A Delta V4K 5B8	024-765-266-06-0000	Lot A, Block 3, District Lot 336, Plan LMP42065	024-525-511
The Baptist Housing Society of BC 125 6165 Highway 17A Delta V4K 5B8	014-631-232-04-0000	Lot 2, Block 71, District Lot 264A, Plan 11322	009-116-796
Beulah Garden Homes Society 3350 East 5 th Avenue Vancouver V5M 1P4	021-634-300-04-0000	Lot C, Section 29 THSL, Plan BCP23618	026-666-511
Beulah Garden Homes Society 3355 East 5 th Avenue Vancouver V5M 0A1	021-634-300-52-0000	Lot B, Section 29 THSL, Plan BCP23618	026-666-502
Beulah Garden Homes Society 3350 East 5 th Avenue Vancouver V5M 1P4	021-634-300-92-0000	Lot A, Section 29 THSL, Plan BCP23618	026-666-499
Broadway Pentecostal Benevolent Association of British Columbia 2700 East Broadway Vancouver V5M 1Y8	021-650-274-27-0000	Lot D, Block 22, Section 34, North Half, Town of Hastings Suburban Lands, Narrative Plan 15011	007-711-565

Calling Ministries A-3263 Blenheim Street Vancouver V6L 2X7	004-710-072-06-0000	Lot A (Explanatory Plan 7180), Block J District Lot 2027, Plan VAP5702	011-090-235
Chau Luen Kon Sol Society of Vancouver 325 Keefer Street Unit 102 Vancouver V6A 1X9	013-192-592-92-0000	Lot B, Block 122, District Lot 196, Plan 13208	008-706-221
Christ Church of China 300 East Pender Street Vancouver V6A 1T9	013-192-592-04-0000	Lot A, Block 122, District lot 196, Plan 13208	008-706-212
Columbus Charities Association 231 – 5589 Byrne Rd Burnaby V5J 3J1	023-306-720-45-0000	Lot 2, Blocks 69, 70 and 155 to 157, District Lot 37, Plan VAP13188	008-721-670
Finnish Canadian Rest Home Association 2288 Harrison Drive Vancouver V5P 2P6	025-828-251-94-0000	Lots 12 to 15 and B, Block 23, Fraserview, Plans 20067 and 8574	006-862-632 010-041-842 010-041-851 010-041-877 010-041-885
Finnish Canadian Rest Home Association 2288 Harrison Drive Vancouver V5P 2P6	025-828-258-06-0000	Lot F, Block 24, Fraserview, Plan LMP7749	018-035-361
Brightside Community Homes Foundation 101-1025 13 th Ave W Vancouver V6H 1N1	027-605-113-66-0000	Lot 3, Block 58, District Lot 185, Plan 92	015-757-366
Brightside Community Homes Foundation 101-1025 13 th Ave W Vancouver V6H 1N1	002-638-077-07-0000	Lot D, Block 221, District Lot 526, Plan 13958	007-987-072
Brightside Community Homes Foundation 101-1025 13 th Ave W Vancouver V6H 1N1	014-641-234-20-0000	Lot 11, Except part in Explanatory Plan 17049, and Lot 12, except part in Ref Plan 1708 and part in Explanatory Plan 17049 of the north 1/2 of Lot B, Block 154, District Lot 264A, Plans 1141 and 1771	014-875-829 014-877-261

Brightside Community Homes Foundation 101-1025 13 th Ave W Vancouver V6H 1N1	002-648-078-05-0000	Lots 19 and 20, Block 302, District Lot 526 Plan VAP1058	015-014-878 015-014-860
Brightside Community Homes Foundation 101-1025 13 th Ave W Vancouver V6H 1N1	014-665-230-68-0000	Lot 30 of Lot D, Block 160, District Lot 264A, Plan 10940	009-226-885
Brightside Community Homes Foundation 101-1025 13 th Ave W Vancouver V6H 1N1	014-670-230-83-0000	Lot 28 of Lot D, Block 160, District Lot 264A, Plan 10940	009-226-869
Brightside Community Homes Foundation 101-1025 13 th Ave W Vancouver V6H 1N1	014-670-230-89-0000	Lot 29 of Lot D, Block 160, District Lot 264A, Plan 10940	009-226-877
Brightside Community Homes Foundation 101-1025 13 th Ave W Vancouver V6H 1N1	014-683-230-82-0000	Lot F, Block 171, District Lot 264A, Plan 13858	008-003-408
Brightside Community Homes Foundation 101-1025 13 th Ave W Vancouver V6H 1N1	023-722-283-48-0000	Lot B, District Lot 37, Plan LMP16032	018-710-247
King Edward Court Society 2751 West King Edward Ave Vancouver V6L 1T8	004-710-072-95-0000	Lot E, Block G, District Lot 2027, Plan VAP16624	007-396-953
M. Kopernik (Nicolaus Copernicus) Foundation 3150 Rosemont Drive Vancouver V5S 2C9	025-817-300-22-0000	The westerly 217 feet only of Lot 44, District Lot 334, Plan 14240 (which portion is used as a low rental apartment for seniors & has the civic address of 3132 Rosemont Drive)	007-881-002

Mennonite Senior Citizens Society of British Columbia 1750 East 41 st Avenue Vancouver V5P 4N5	019-755-237-51-0000	Lot A, Blocks 1 and 2, District Lot 717, Plan 14859	007-719-230
Brightside Community Homes Foundation 101-1025 13th Ave W Vancouver V6H 1N1	013-645-194-47-0000	Lot C, Block 28, District Lot 200A, Plan 197(Explanatory Plan 9473)	012-145-564
New Chelsea Society 7501 6th Street Burnaby V3N 3M2	014-270-670-95-0000	Lot 1 of Lot B, Block 166, District Lot 264A, Plan 8570, except for that portion currently leased to Telus for their cell towers	010-017-712
New Chelsea Society 7501 6 th Street Burnaby V3N 3M2	014-693-253-64-0000	Lot 1, Blocks D and 13, Plan 13938, District Lot 195, Except Firstly part in SRW Plan 17162 and Secondly Portion in BCP10046	007-990-278
Parish of St. Paul Vancouver c/o Terra Property Mgmt. 410-1669 Broadway E Vancouver V5N 1V9	027-609-117-44-0000	Lots 4 West Half and 5, Block 37, District Lot 185, Plan 92	015-741-010 015-741-001
Roman Catholic Archbishop of Vancouver John Paul II Pastoral Centre 4885 Saint John Paul II Way Vancouver V5Z 0G3	013-596-196-49-0000	Lots 19 to 25, Block 85, District Lot 196, Plan VAP196	015-565-572 015-565-599 015-565-602 015-565-611 015-565-637 015-565-645 015-565-653
Society for Christian Care of the Elderly 700 – 1190 Melville Street Vancouver V6E 3W1	027-613-119-54-0000	Lot 2, Block 12, District Lot 185, Plan 14172	008-477-426

Soroptimist Club of Vancouver BC c/o Ascent Real Estate Management 2176 Willingdon Ave Burnaby, BC V5C 5Z9	007-683-165-54-0000	Lot A of Lot 5, Block 440, District Lot 526 Plan 5484	011-143-142
South Amherst Housing Society c/o Atira Property Management 405 Powell Street Vancouver V6A 1G7	025-244-805-96-0000	Lot 8, Block 2, Fraserview, Plan 8393	010-113-606
The V E L Housing Society 1717 Adanac Street, Ste 101 Vancouver V5L 4Y9	014-577-259-06-0000	Lots 1-3, Block 20, District Lot 184, Plan VAP178	015-684-695 015-684-709 015-684-717
The V E L Housing Society 101 – 1717 Adanac Street Vancouver V5L 4Y9	014-596-250-04-0000	Lot E, 2 & 3 of Lot 8 Block D, District Lot 183, Plan 6254 & 729	010-924-281 015-163-512 015-163-539
Ukranian Senior Citizens Housing Society 7007 Kerr Street Vancouver V5S 3E2	025-300-810-95-0000	Lot 3 of Lot A, Block 71, Fraserview, Plan 11199	009-127-682
Vancouver Kiwanis Senior Citizens Housing Society P O Box 3022 Stn Terminal Vancouver V6B 3X5	025-300-811-05-0000	North 1/2 of Lot 4 of Lot A, Block 71, Fraserview, Plan 11199	009-127-691
Vancouver Kiwanis Senior Citizens Housing Society P O Box 3022 Stn Terminal Vancouver V6B 3X5	012-125-832-84-0000	Lot B, Block E, District Lot 318, Plan 13136	008-724-482

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**2019 Real Property Tax Interest on Arrears**

The attached By-law will implement Council's resolution of September 19, 2018 to set the interest rate for delinquent real property taxes for 2019 at 7.70%.

Director of Legal Services
September 19, 2018

BY-LAW NO.

A By-law to provide for the imposition of interest on delinquent property taxes for 2019

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

1. The name of this By-law, for citation, is the “2019 Real Property Tax Interest By-law”.
2. All real property taxes that are or become delinquent after December 31, 2018, are to bear interest at the rate of 7.70% per annum compounded annually.
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 Zoning and Development By-law
Re: 650 West 41st Avenue**

Following Public Hearing on March 10, 11, and 14, 2014, Council gave conditional approval to amend the text of the CD-1 (1) By-law at 650 West 41st Avenue (Oakridge Centre). The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2018

650 West 41st Avenue
(Oakridge Centre)

BY-LAW NO.

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

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

Zoning District Plan Amendment

1. This By-law amends the indicated provisions of By-law No. 3568.
2. Council strikes out section 1 and substitutes:

“Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-672 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.”
3. Council strikes out the map marked as Schedule A forming part of By-law No. 3568 and substitutes the map attached as Schedule A to this By-law.
4. Council strikes out Sections 2, 3, 3.1 and 4.
5. Council renumbers section 5 as section 10.
6. After section 1, Council adds:

“Definitions

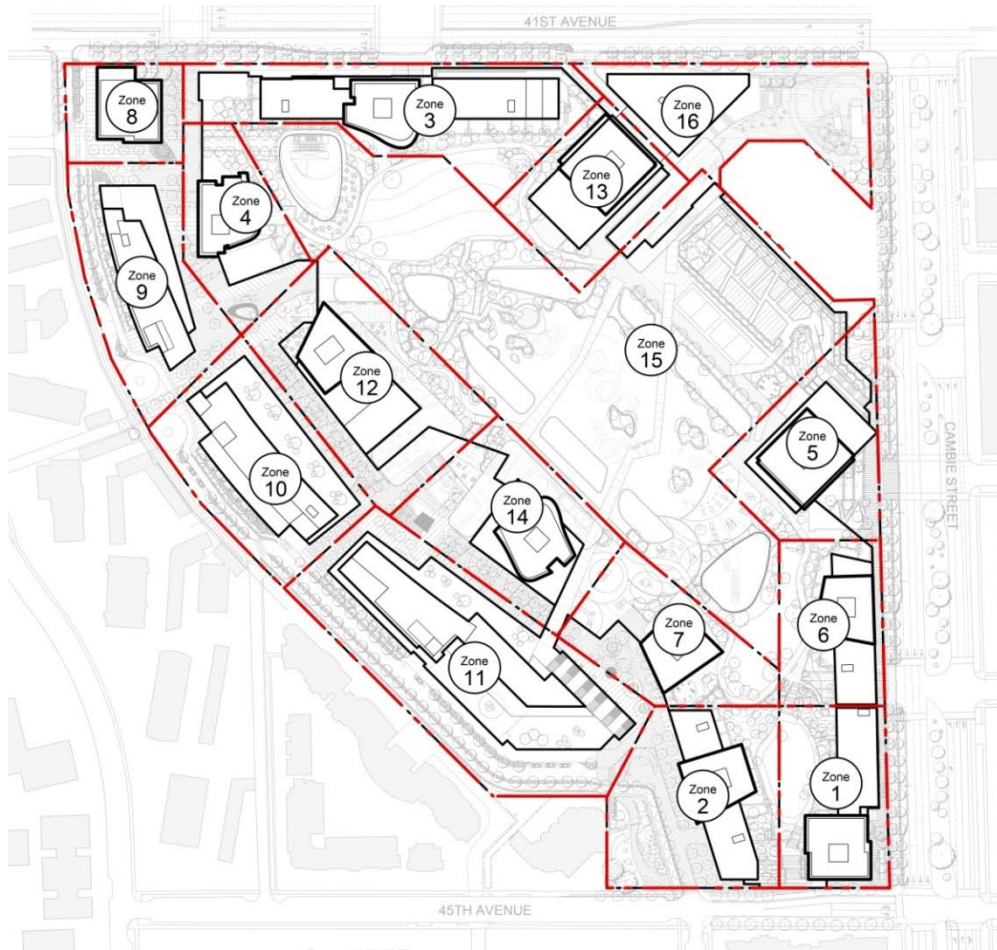
2. Words in this By-law have the meanings given to them in the Zoning and Development By-law except that:

“Geodetic Datum, which means the current vertical reference surface adopted and used by the City of Vancouver.”

Sub-areas

3. The site is to consist of 16 sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocating height.

Figure 1 – Sub-Areas



Uses

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

4.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (1), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Park or Playground, Swimming Pool or Theatre;
- (b) Dwelling Uses in conjunction with any use listed in this section 4.2;
- (c) Institutional Uses, limited to Child Day Care Facility, Church, Community Care Facility, Public Authority Use, School - Elementary or Secondary, School – University or College or Social Service Centre;
- (d) Manufacturing Uses, limited to Brewing or Distilling;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, Small-scale Pharmacy or Vehicle Dealer;
- (h) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Motor Vehicle Wash, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School - Business, School - Vocational or Trade, or Wedding Chapel; and
- (i) Accessory Uses customarily ancillary to the above uses.

Conditions of use

5.1 All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Farmer's Market;
- (b) Restaurant;
- (c) Neighbourhood Public House; and
- (d) Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.

5.2 The design and lay-out of at least 25% of the dwelling units shall:

- (a) be suitable for family housing;

- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

5.3 No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street.

Floor area and density

6.1 For the purposes of computing floor space ratio, the site is deemed to be 11.45ha, being the site size at the time of application for rezoning, prior to any dedications.

6.2 The floor space ratio shall not exceed 3.71.

6.3 There shall be a maximum of 256,541 m² of floor area for dwelling use.

6.4 There shall be a minimum of 3,716 m² of floor area for grocery or drug store use.

6.5 There shall be a minimum of 39,000 m² of floor area for office use.

6.6 There shall be a maximum of 168,059 m² of floor area for non-residential use.

6.7 Computation of floor area shall include all floors having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

6.8 Computation of floor area shall exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12 % of the residential floor area, and
 - (ii) no enclosure of balconies is permissible for the life of the building;
- (b) patios and roof gardens, only if the Director of Planning first approves the design of sunroofs and walls;
- (c) those floors or portions of floors used for heating and mechanical equipment or structural transfer;
- (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which

are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and
- (f) floor area used for the purpose of a Child Day Care Facility, Library or Community Centre or Neighbourhood House.

6.9 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas shall not exceed 2,600 m².

6.10 The use of floor area excluded under section 6.8 or 6.9 shall not include any purpose other than that which justified the exclusion.

Height

7.1 Building height on the site must be measured in metres referenced to Geodetic Datum.

7.2 Building height, measured from the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed the maximum heights set out in the following table:

Sub-area	Maximum building heights (in meters)
1	143.9 m
2	166.3 m
3	191.9 m
4	180.7 m
5	213.2 m
6	186.3 m
7	191.9 m
8	149.0 m
9	116.0 m
10	127.2 m
11	115.4 m
12	194.9 m
13	221.5 m
14	184.2 m
15	112.9 m
16	118.2 m

7.3 Despite the provisions of section 7.2, the Director of Planning may permit portions of buildings to exceed the permitted maximum height by no more than 7.6 m, if:

- (a) the Director of Planning first considers the location and sizing of such portions of buildings in relation to views, overlook, shadowing, and noise impacts;
- (b) the Director of Planning first considers all applicable Council policies and guidelines; and
- (c) those portions of buildings which exceed the permitted maximum height are:
 - (i) mechanical appurtenances such as elevator machine rooms,
 - (ii) access and infrastructure required to maintain green roofs, urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines,
 - (iii) decorative roof and enclosure treatments if, in the opinion of the Director of Planning, the roof and enclosure treatment enhances the overall appearance of the building and appropriately integrates mechanical appurtenances, or
 - (iv) items similar to any of the above.

Horizontal angle of daylight

8.1 Each habitable room must have at least one window on an exterior wall of a building.

8.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24 m.

8.3 Measurement of the plane or planes referred to in the section above must be horizontally from the centre of the bottom of each window.

8.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

- 8.5 An obstruction referred to in section 8.4 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (1).
- 8.6 A habitable room referred to in section 8.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit, or,
 - (ii) less than 9.3 m².

Acoustics

9. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45"

Severability

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

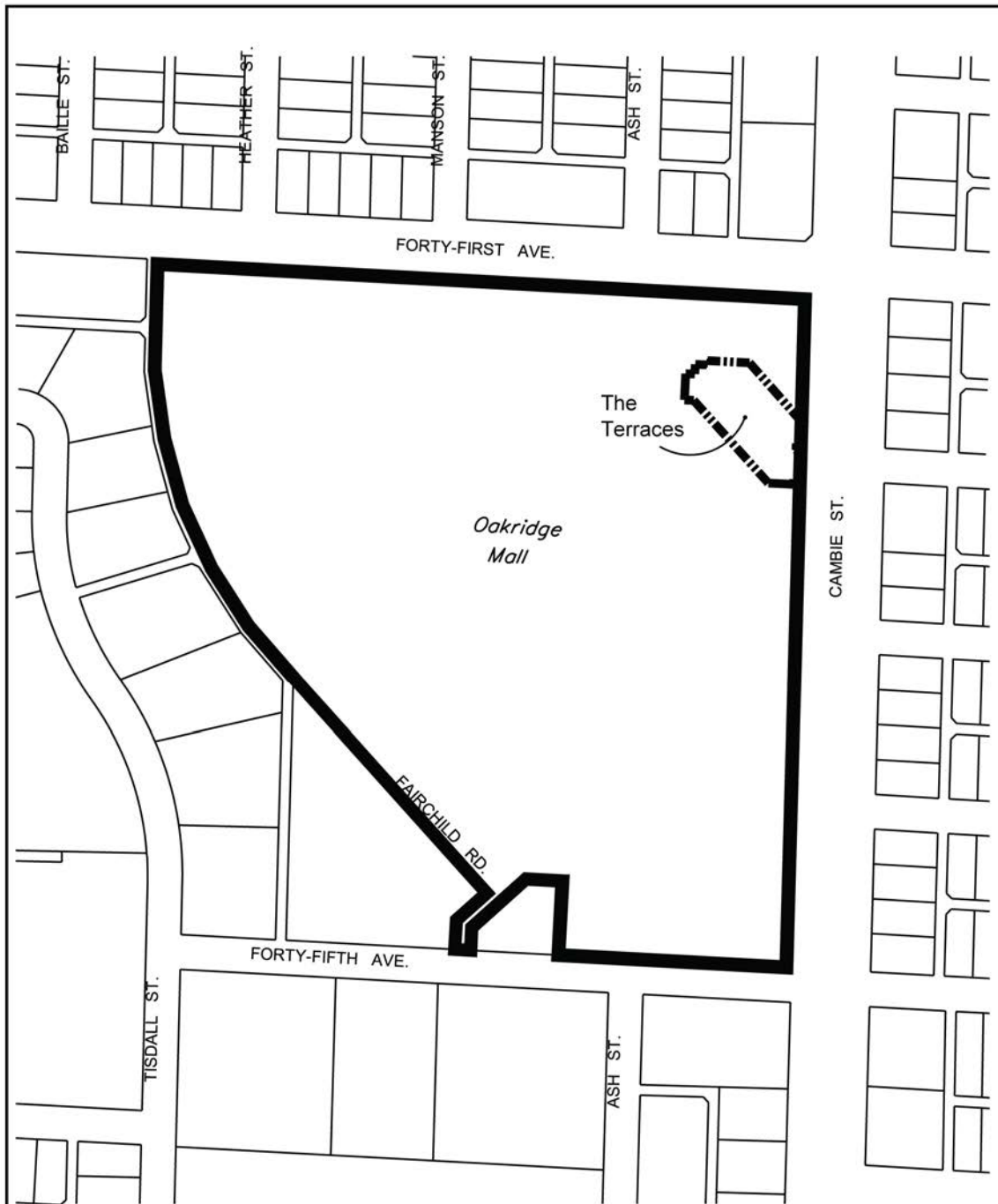
Force and effect

8. 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



The property outlined in black (**█**) is rezoned:
From CD-1 to CD-1

Z-672 (b)

RZ - 650 W 41st. Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2014-02-05

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 5733 Cambie Street**

Following Public Hearing on March 10, 11, and 14, 2014, Council gave conditional approval to create a new CD-1 (712) By-law for 5733 Cambie Street (The Terraces). The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2018

5733 Cambie Street
(The Terraces)

BY-LAW NO.

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-672 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

2. The only uses permitted within the area described in Section 1 above, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling uses; and
- (b) Accessory buildings and accessory uses customarily ancillary to the above uses.

Conditions of use

3. Dwelling uses are limited to a maximum of 35 dwelling units.

Floor area

4.1 There shall be a maximum of 4,683 m² of floor area.

4.2 Computation of floor area shall exclude:

- (a) the area of floors used for off-street parking and loading; and
- (b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio; except that this section shall not apply to walls in existence prior to March 14, 2000.

Severability

5. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

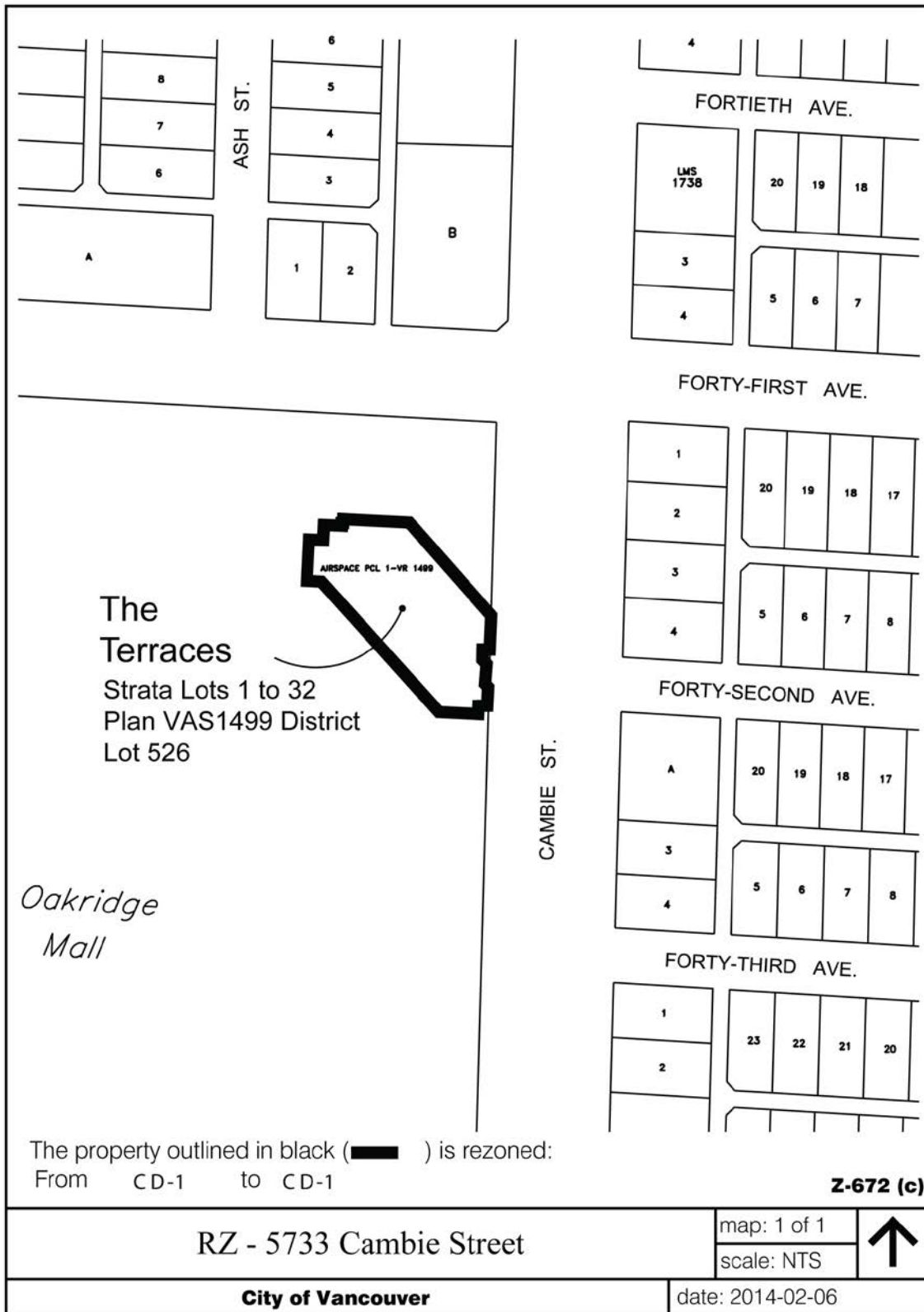
Force and effect

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

ENACTED by Council this day of , 2018

Mayor

City Clerk



EXPLANATION

A By-law to amend the Zoning and Development By-law
Re: 625-659 West 45th Avenue, 688 Fairchild Road
and 5926-6076 Tisdall Street

Following Public Hearing on March 10, 11, and 14, 2014, Council gave conditional approval for a new CD-1 (713) By-law for 625-659 West 45th Avenue, 688 Fairchild Road and 5926-6076 Tisdall Street. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2018

Re: 625 West 45th Avenue (Chisuan Housing),
635-659 West 45th Avenue and 688 Fairchild Road (Fairchild Residences),
5926 Tisdall Street (Oakmont Plaza),
5976 Tisdall Street (Shannon Tower),
6026 Tisdall Street (Oakridge Towers) and
6076 Tisdall Street (Mansion House)

BY-LAW NO.

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

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

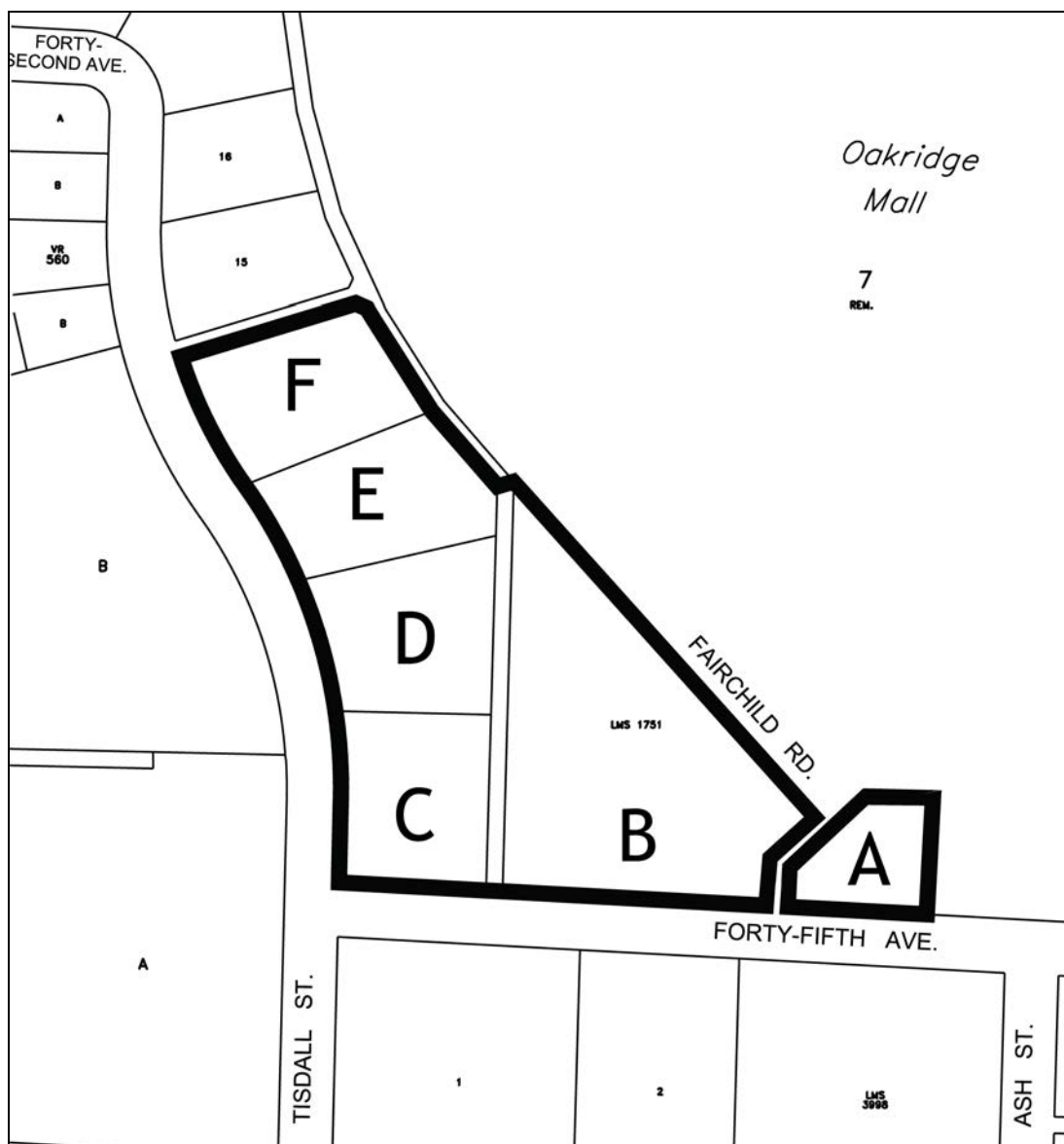
Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-672 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Sub-areas

2. The site is to consist of 6 sub-areas approximately as illustrated in Figure 1, for the purpose of allocating uses, floor area and density, height and parking standards under the Parking By-law.

Figure 1 – Sub-areas



Uses

3. The only uses permitted within each sub-area of CD-1 (713), and the only uses for which the Director of Planning will issue a permit are those uses set out in the following table:

Sub-area	Permitted Uses
A	<p>Dwelling uses, limited to:</p> <p>(a) Apartment building containing a minimum of 70 and a maximum of 80 dwelling units, subject to the following:</p>

Sub-area	Permitted Uses
	<ul style="list-style-type: none"> (i) all units are to be eligible for or funded under the National Housing Act Assistance to Low-Income Households Program, and (ii) all dwelling units are to be designed for senior citizens, and (iii) a minimum of 5 % and a maximum of 10 % of all dwelling units are to be designed for handicapped persons, the total number and design of units to be to the satisfaction of the Director of Social Planning; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
B	<p>Dwelling uses, limited to:</p> <ul style="list-style-type: none"> (a) A maximum of 135 dwelling units, which may be in the form of townhouses or of dwelling units in one or more apartment buildings, or a combination thereof, subject to the following: <ul style="list-style-type: none"> (i) a minimum of one-third of the total number of dwelling units developed under this clause shall have a minimum of three bedrooms, to facilitate family accommodation; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
C	<ul style="list-style-type: none"> (a) Dwelling Uses; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
D	<ul style="list-style-type: none"> (a) Dwelling Uses; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
E	<ul style="list-style-type: none"> (a) Dwelling Uses; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
F	<ul style="list-style-type: none"> (a) Dwelling Uses; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.

Floor area and density

4. The permitted floor area and density within each sub-area of CD-1 (713) shall be as set out in the following table:

Sub-area	Maximum Density
A	A maximum floor area of 4 553 m ² , excluding the area of floors used for off-street parking and loading.
B	A maximum floor area of 14 323 m ² , excluding the area of floors used for off-street parking and loading.
C	A maximum floor space ratio of 1.33.
D	A maximum floor space ratio of 1.33.
E	A maximum floor space ratio of 1.33.
F	A maximum floor space ratio of 1.33.

Height

5. The maximum permitted height within each sub-area of CD-1 (713) shall be as set out in the following table:

Sub-area	Maximum height
A	A maximum height of 9 storeys.
B	A maximum height of 6 storeys.
C	A maximum of 12 storeys.
D	A maximum of 12 storeys.
E	A maximum of 12 storeys.
F	A maximum of 12 storeys.

Severability

6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

7. 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

Z-672 (d)



date: 2014-02-06
