

**EXPLANATION****A By-law to amend By-law No. 10195  
Re: East Fraser Lands Area 2 South**

Following the public hearing on September 18, 2018, Council approved amendments to the East Fraser Lands Area 2 South, By-law No. 10195, regarding housekeeping amendments. The Director of Planning and the Director of Legal Services have 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  
July 23, 2019



**BY-LAW NO.**

**A By-law to amend CD-1(499) By-Law No. 10195  
East Fraser Lands Area 2 South Regarding Housekeeping Amendments**

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

1. This by-law amends the indicated provisions of CD-1 (499) By-law No. 10195 for East Fraser Lands Area 2 South.
2. In section 3.4, Council strikes out subsection 3.4(b)(v) and substitutes the following:  
 "(v) any development permit for an interim use has a time limit of five years, except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years."
3. In section 5.1, Council strikes out "106 743 m<sup>2</sup>" and substitutes "115 787 m<sup>2</sup>".
4. In section 6.1, Council strikes out the table and substitutes the following:

| <b>"Development Parcel</b> | <b>Number of storeys</b> | <b>Maximum building heights in metres</b> |
|----------------------------|--------------------------|---|
| 7A                         | 6                        | 22.5                                      |
| 7B                         | 6                        | 22.5                                      |
| 8A                         | 6                        | 22.5                                      |
| 8B                         | 10                       | 34.5                                      |
| 9A                         | 6                        | 22.5                                      |
| 9B                         | 7                        | 25.5                                      |
| 10                         | 7                        | 25.5                                      |
| 11                         | 12                       | 37.5                                      |
| 23                         | 4                        | 20.5                                      |
| 24                         | 11                       | 37.5                                      |
| 25                         | 11                       | 37.5                                      |
| 28                         | 15                       | 46.5"                                     |

5. Council strikes out section 7 and substitutes the following:

**"7 Parking, loading, and bicycle spaces**

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that:

- (a) with respect to loading spaces, Class A, for all residential uses, at least 0.01 loading space, Class A for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class A; and

(b) with respect to loading spaces, Class B, for all residential uses, at least 0.005 loading spaces, Class B for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class B.”.

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.

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

ENACTED by Council this                      day of                      , 2019

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Mayor

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City Clerk

**EXPLANATION****A By-law to amend By-law No. 10943  
Re: East Fraser Lands Waterfront Precinct**

Following the public hearing on September 18, 2018, Council approved amendments to the East Fraser Lands Waterfront Precinct By-law No. 10943 regarding housekeeping amendments. The Director of Planning and the Director of Legal Services have 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  
July 23, 2019

  
**BY-LAW NO.**

**A By-law to amend CD-1 (567) By-Law No. 10943  
East Fraser Lands Waterfront Precinct Regarding Housekeeping Amendments**

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

1. This by-law amends the indicated provisions of CD-1 (567) By-law No. 10943 for East Fraser Lands Waterfront Precinct.
2. In section 1.2, Council strikes out the word "Z-619(d)(iii)" and substitutes "Z-745(a)":
3. In section 2, Council:
  - (a) strikes out the word "Z-619(d)(iii)" wherever it appears and substitutes "Z-745(a)";
  - (b) strikes out the word "and" at the end of the definition for "sub-area 2";
  - (c) strikes out the "." at the end of the definition for "sub-area 3" and substitutes "; and"; and
  - (d) adds the following definition after the definition for "sub-area 3":

""sub-area 4" means that area of CD-1 (567) illustrated on the plan marginally numbered Z-745(a) attached as Schedule A to this By-law.".
4. In section 3, Council:
  - (a) in section 3.2, strikes out the words "Uses permissible in CD-1 (567)" and substitutes "Uses permissible in sub-area 1, sub-area 2, and sub-area 3 of CD-1 (567)";
  - (b) in section 3.2, strikes out subsection (d)(v) and substitutes the following:

"(v) any development permit for an interim use has a time limit of five years, except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years."; and
  - (c) adds a new section 3.6 as follows:

"3.6 Uses permissible in sub-area 4 include only:

    - (a) Cultural and Recreational Uses, limited to Park or Playground; and
    - (b) Accessory Uses customarily ancillary to the uses listed in this section 3.6.".

5. In subsection 4.5(b), Council strikes out the words "easterly building" and substitutes "easterly and northerly buildings".

6. In section 5, Council:

(a) in section 5.1, strikes out "112 961 m<sup>2</sup>" and substitutes "103 917 m<sup>2</sup>";

(b) strikes out section 5.2 and substitutes the following:

"5.2 The floor area for all dwelling uses, combined, must not exceed 94 556 m<sup>2</sup>."

(c) in section 5.3, strikes out "6 177 m<sup>2</sup>" and substitutes "6 724 m<sup>2</sup>"; and

(d) in section 5.4, strikes out "3 184 m<sup>2</sup>" and substitutes "1 443 m<sup>2</sup>".

7. In section 6.1, Council strikes out the table and substitutes the following:

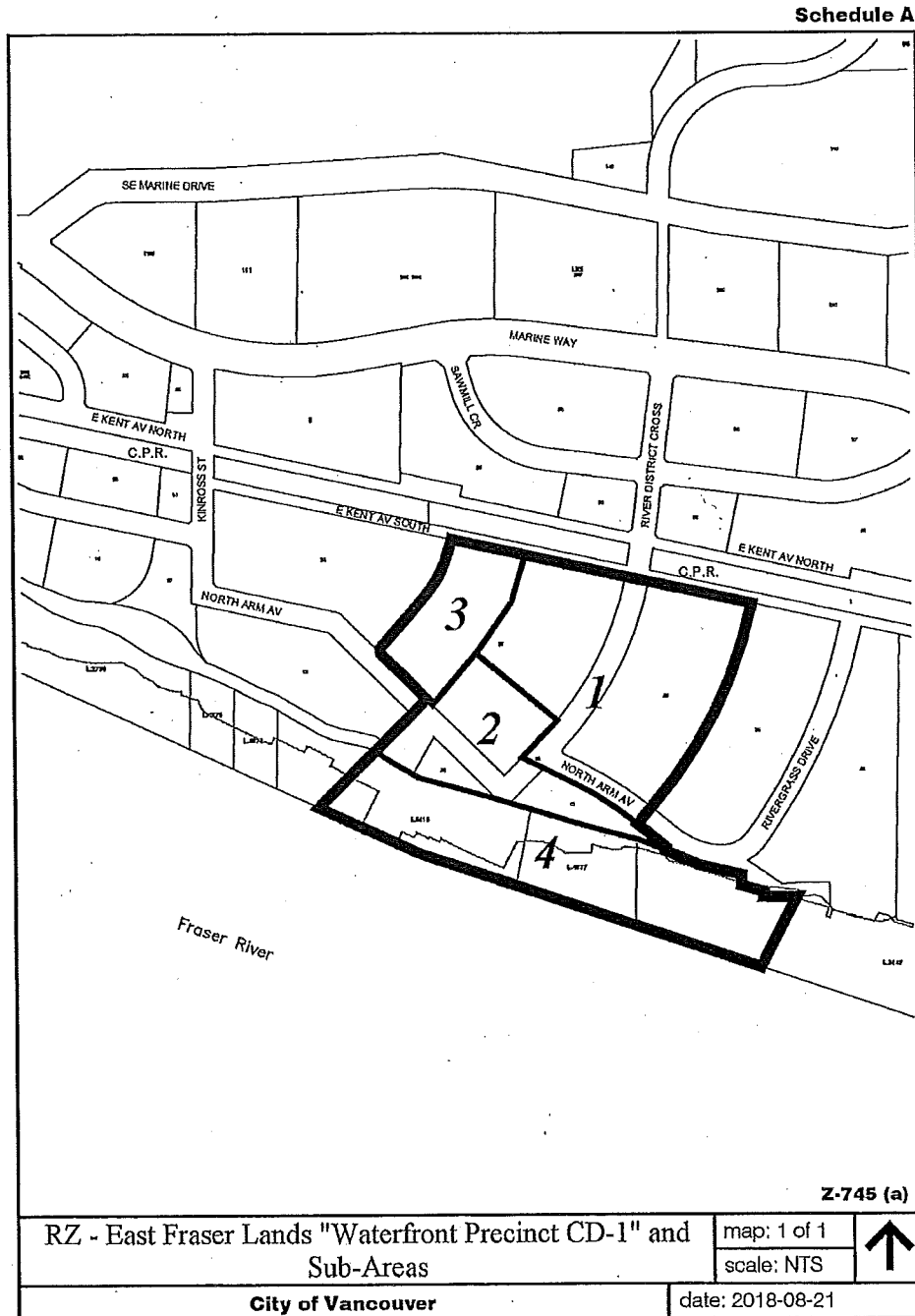
| <b>"Development Parcel</b> | <b>Number of storeys</b> | <b>Maximum building heights in metres</b> |
|----------------------------|--------------------------|---|
| 26                         | 22                       | 67.5                                      |
| 27                         | 6                        | 22.0                                      |
| 29 and 30                  | 24                       | 75.0                                      |
| 31                         | 3                        | 10.5                                      |
| 32.1 and 32.2              | 1                        | 6.6                                       |
| 33 and 34                  | 14                       | 46.0                                      |
| 35 and 36                  | 9                        | 31.0".                                    |

8. Council strikes out section 7 and substitutes the following:

**"7 Parking, loading, and bicycle spaces**

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law."

9. Council strikes out map Z-619(d)(iii), the sub-area map, and substitutes the following map:



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.

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor

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



**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 425 West 6th Avenue**

Following the Public Hearing on May 22, 2018, Council gave conditional approval to the rezoning of the site at 425 West 6th Avenue. The Director of Planning has advised that all other prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
July 23, 2019

425 West 6th Avenue

H.

**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-736 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (731).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (731), 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, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (b) Institutional Uses, limited to Child Day Care Facility, School – University or College, and Social Service Centre;
- (c) Manufacturing Uses, limited to Clothing Manufacturing, Creative Products Manufacturing, Information Communication Technology Manufacturing, Jewellery Manufacturing, and Miscellaneous Products Manufacturing – Class B;
- (d) Office Uses;
- (e) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Vehicle Dealer;
- (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Photofinishing or Photography

Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;

- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station;
- (h) Wholesale Uses, limited to Wholesaling – Class A and Wholesaling – Class B; and
- (i) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

### **Conditions of use**

3. All commercial uses and accessory uses listed in this By-law shall be carried on wholly within a completely enclosed building except for the following:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant;
- (e) Vehicle Dealer; and
- (f) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

### **Floor area and density**

4.1 Computation of floor space ratio must assume that the site consists of 2,240 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 7.11.

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

4.4 Computation of floor area must exclude:

- (a) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (b) amenity areas for the social and recreational enjoyment of employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:

- (i) the total area being excluded shall not exceed the lesser of 20% of the permitted floor space or 1,000 m<sup>2</sup>; and
  - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood; and
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.

4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

**Building height**

5. Building height, measured from base surface, must not exceed 43.6 m, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

**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      , 2019

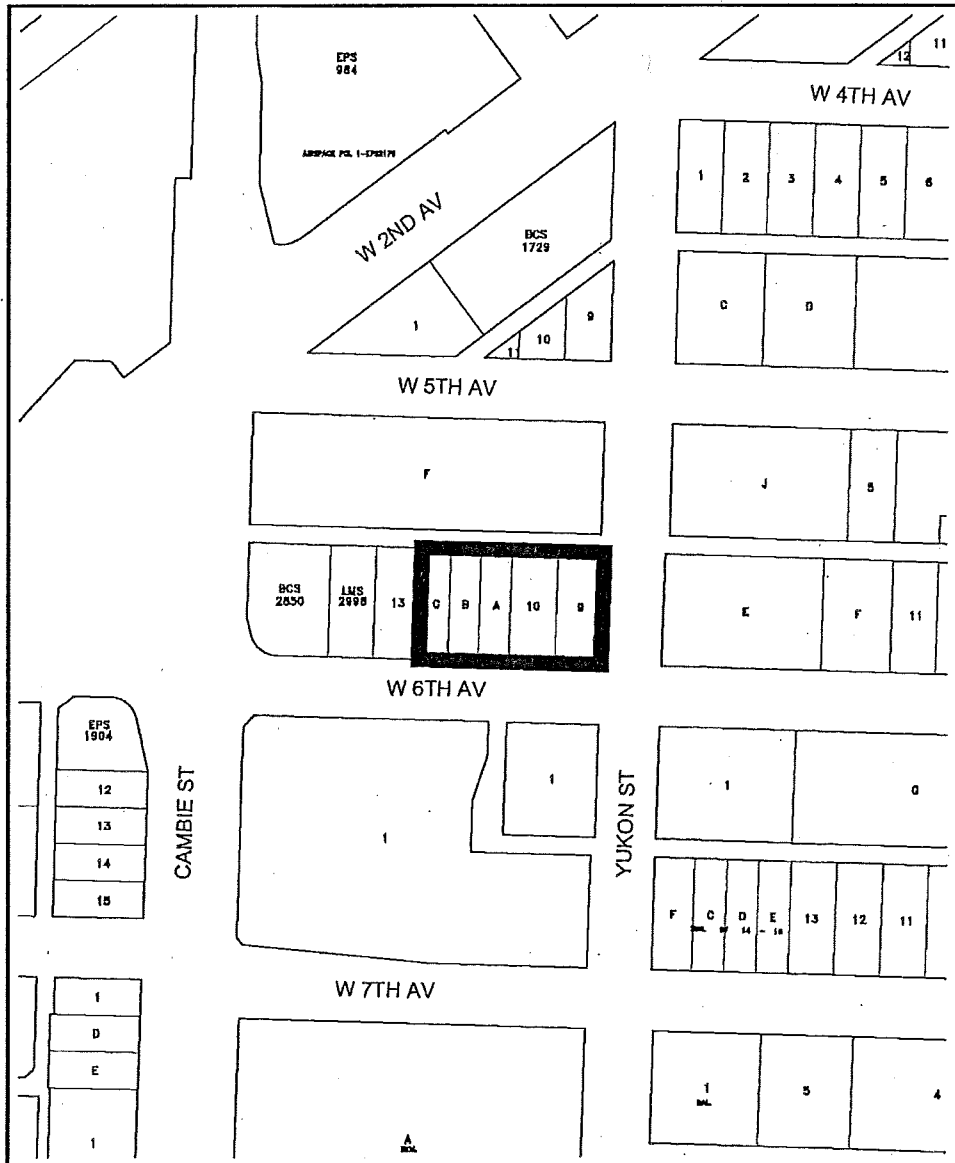
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Mayor

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City Clerk

**Schedule A**



The properties outlined in black ( **█** ) are rezoned:  
 From **C-3A** to **CD-1**

**Z-736 (a)**

**RZ - 425 West 6th Avenue**

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2018-04-23

**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 61-95 West Hastings Street**

Following the Public Hearing on March 13, 2018, Council gave conditional approval to the rezoning of the site at 61-95 West Hastings Street. The Director of Planning has advised that all other prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
July 23, 2019

61-95 West Hastings Street

He.

**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-733 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (732).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (732), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Units in conjunction with any of the uses listed in this By-law;
- (b) Retail Uses;
- (c) Service Uses;
- (d) Cultural and Recreational Uses;
- (e) Institutional Uses;
- (f) Office Uses;
- (g) Manufacturing Uses; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section.

**Conditions of use**

3.1 The design and layout of at least 25% of the dwelling units must:

- (a) be suitable for family housing;

- (b) include two or more bedrooms; and
  - (c) comply with Council's "High Density Housing for Families with Children Guidelines".
- 3.2 All commercial uses must be carried on wholly within an enclosed building except for:
- (a) Restaurant;
  - (b) Retail Store; and
  - (c) display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.
- 3.3 Except for residential entrances, no residential uses are permitted on floors located at street level.

#### **Floor area and density**

- 4.1 Computation of floor space ratio must assume that the site consists of 1,208.7 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 7.62.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
    - (ii) the balconies must not be enclosed 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) 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; and
  - (d) 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> for a dwelling unit



there will be no exclusion for any of the residential storage area above base surface for that unit.

4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted floor area or 929 m<sup>2</sup>.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

### **Building Height**

5. Building height, measured from base surface, must not exceed 32.0 m.

### **Horizontal Angle of Daylight**

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

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plan or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 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.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (732).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or

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

**Acoustics**

7. All development permit applications require evidence in the form of a report and recommendations prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (leq) sound level and is defined simply as noise level in decibels.

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

**Severability**

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

**Force and effect**

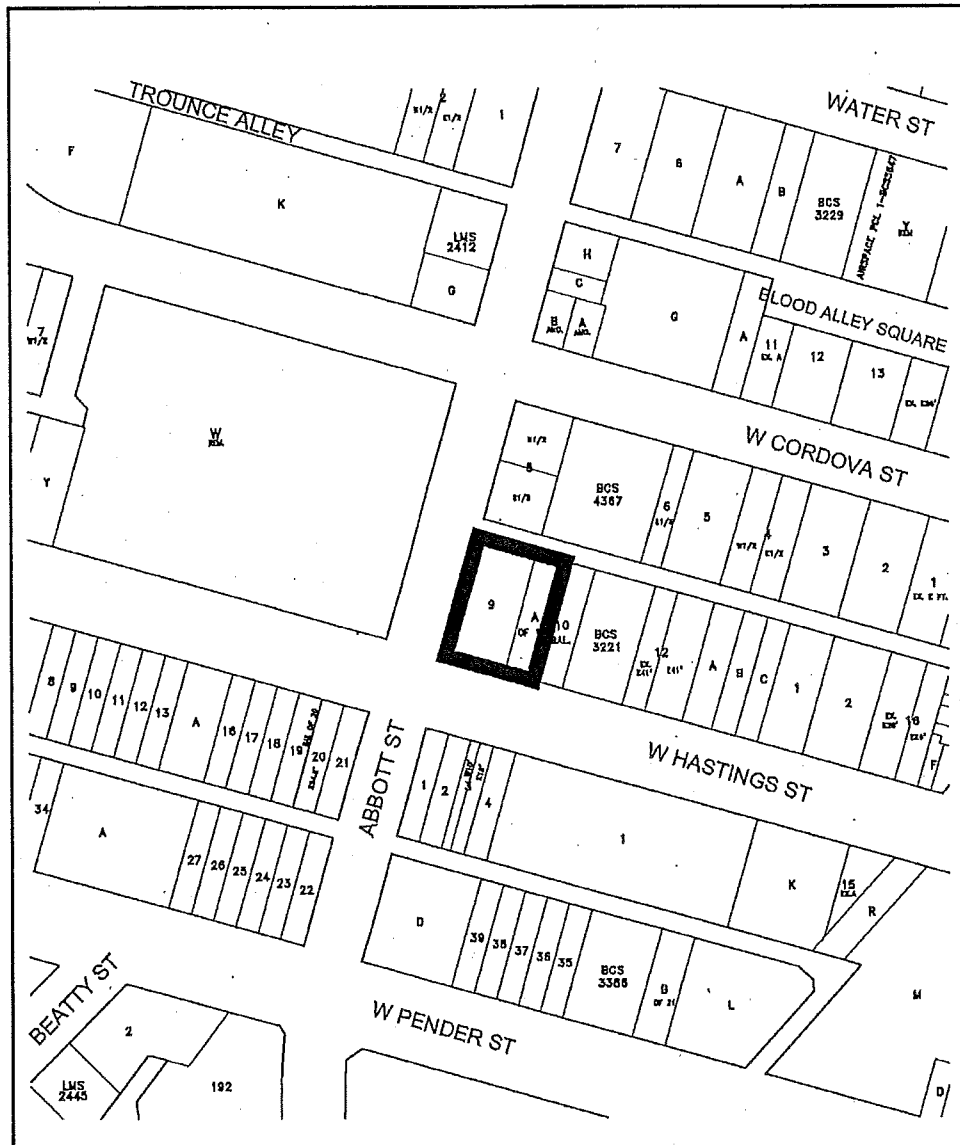
9. This By-law is to come into force and take effect on the date of its enactment.


ENACTED by Council this      day of      , 2019

\_\_\_\_\_  
Mayor

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

Schedule A



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

Z-733 (d)

RZ- 61-95 West Hastings Street

map: 1 of 1  
scale: NTS



City of Vancouver

date: 2018-02-14