

BY-LAW NO.

**A By-law to amend
CD-1 (708) By-law No.12179**

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

1. This By-law amends the indicated provisions of By-law No. 12179.
2. Council adds a new section 1A as follows, in the correct numerical order:

“1A Definitions

Words in this By-law have the meaning given to them in the Zoning and Development By-law, except that:

- (a) for the purpose of calculating the total dwelling unit area for section 3.1 of this By-Law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls excluding any floor area as required by section 4.4 of this By-law; and
- (b) “Moderate Income Rental Housing Units” means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.”.

3. Council strikes out section 3, and substitutes:

“3 Conditions of Use

- 3.1 A minimum of 22% of the total dwelling unit area must be Moderate Income Rental Housing units.
- 3.2 The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, and:
 - (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.
- 3.3. All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:
 - (a) Farmers’ Market;

- (b) Neighbourhood Public House;
- (c) Restaurant;
- (d) Public Bike Share; and
- (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

- 3.4 The uppermost storey is limited to amenity areas, recreational facilities and meeting rooms accessory to dwelling uses, to be made available only to occupants of dwelling units within the building.
- 3.5 Non-residential uses are restricted to the first three levels of the building.”.
- 4. In section 4.2, Council strikes out “7.07” and substitutes “10.55”.
- 5. In section 4.4, Council adds “and dwelling unit area” after “Computation of floor area”.
- 6. In section 4, Council adds a new section 4.6 as follows, in the correct numerical order:
 - “4.6 Where floor area associated with storage space is excluded under section 4.4(e), a minimum of 22% of the excluded floor area, if located above base surface, must be located within the Moderate Income Rental Housing Units as storage space.”.
- 7. Council strikes out section 5 and substitutes the following:
 - “5 Building Height**
 - Building height, measured from base surface to top of parapet, must not exceed 88 m.”.

