

BY-LAW NO. _____

**A By-law to amend
CD-1 (804) By-law No. 13260**

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. 13260.
2. Council strikes out section 4 and substitutes the following:
 - “4. 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 (804), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Infill One-Family Dwelling, Infill Two-Family Dwelling, Infill Multiple Dwelling, Multiple Conversion Dwelling, and Principal Dwelling Unit with Lock-off Unit; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.”.
3. Council strikes out section 6.3 and substitutes the following:
 - “6.3. The following shall be included in the computation of floor space ratio:
 - (a) computation of floor area must include all floors of all buildings, 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 buildings;
 - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be 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 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; and
 - (d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.”.

4. In section 6.4, Council:
 - (a) strikes out subsection (a)(i) and substitutes the following:
 - “(i) the total floor area of all such exclusions must not exceed 8% of the residential floor area, and”;
 - (b) in subsection (c), strikes out “and” at the end of the subsection;
 - (c) in subsection (d), strikes out “.” and substitutes “,”;
 - (d) adds new subsections (e), (f) and (g) in the correct alphabetical order as follows:
 - “(e) 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;
 - (f) entries, porches and verandahs for all uses provided that:
 - (i) they are open or protected by guards that do not exceed the required minimum height, and
 - (ii) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor; and
 - (g) areas of floors existing, proposed or as may be extended over open-to-below space located directly below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, provided that:
 - (i) the distance from the floor to any part of the ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted floor area above finished grade.”.
5. Council strikes out section 8.
6. Council renumbers sections 9 through 12 as sections 8 through 11, respectively.

