

**EXPLANATION****A By-law to amend the Vacancy Tax By-law No. 11674  
regarding an increase to the tax rate**

Following the Standing Committee on City Finance and Services Meeting on April 27, 2022, Council resolved to amend the Vacancy Tax By-law regarding an increase from three percent to five percent for the 2023 vacancy tax reference year. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
June 7, 2022

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

**A By-law to amend the Vacancy Tax By-law No. 11674  
regarding an increase to the tax rate**

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

1. This By-law amends the indicated provisions of the Vacancy Tax By-law No. 11674.
2. Council strikes out section 2.4 and substitutes the following:

“2.4 The rate of the vacancy tax is:

  - (a) 1% of the taxable assessed value of a parcel of taxable property for the 2017, 2018 and 2019 vacancy reference periods;
  - (b) 1.25% of the taxable assessed value of a parcel of taxable property for the 2020 vacancy reference period;
  - (c) 3% of the taxable assessed value of a parcel of taxable property for the 2021 and 2022 vacancy reference periods; and
  - (d) 5% of the taxable assessed value of a parcel of taxable property for the 2023 vacancy reference period and any subsequent vacancy reference periods.”.
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 \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend License By-law No. 4450  
regarding accepting reusable cups**

The attached By-law will implement Council's resolution of March 2, 2022 to amend the License By-law regarding reusable beverage cups.

Director of Legal Services  
June 7, 2022

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

**A By-law to amend License By-law No. 4450  
regarding accepting reusable cups**

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

1. This By-law amends the indicated provisions of the License By-law.
2. Council adds the following definitions to section 2 of the By-law in correct alphabetical order:

““Drive-through food service” means the sale of prepared food to a customer in a motor vehicle, where the customer does not leave the motor vehicle to be served.”; and

““Hot beverage” means a prepared food consisting of a beverage served to a customer at a temperature of 54 degrees Celsius or higher.”.
3. Council adds new subsections 15.8(9) to (11) as follows:

“(9) Every food vendor must have a written procedure for serving a beverage in a reusable cup supplied by a customer, and the procedure must be in accordance with food safety and sanitary practices required under the Food Premises Regulation B.C. Reg.210/99 and other applicable public health direction.

(10) Every food vendor must follow the procedure referred to in Section 15.8 (9) when a customer supplies a reusable beverage cup to the food vendor during the exchange when the customer orders a beverage.

(11) Section 15.8 (9) and (10) do not apply to:

  - (a) A reusable beverage cup supplied by the customer to the food vendor that is:
    - (i) Not appropriately insulated for a hot beverage, and the customer has ordered a hot beverage; or
    - (ii) Not large enough for the beverage the customer has ordered;
  - (b) A beverage ordered by the customer for which the customer is not given the option of being served in a single-use beverage cup;
  - (c) Alcoholic beverages;
  - (d) Food vendors operating within the premises of a licence holder under this By-law or a permitted Special Event, when the licence holder or event organizer checks every patron to prevent patrons from bringing onto the premises objects that could be thrown as projectiles; or
  - (e) Beverages served to a customer using a drive-through food service.”.

4. 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.
5. This By-law is to come into force and take effect on July 1, 2022.

ENACTED by Council this                      day of                      , 2022

Mayor

City Clerk

**EXPLANATION****A By-law to amend the  
Ticket Offences By-law No. 9360  
regarding reusable cups**

The attached By-law will help staff enforce the amendments to the License By-law concerning reusable cups.

Director of Legal Services  
June 7, 2022

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

**A By-law to amend Ticket Offences By-law No. 9360  
regarding accepting reusable cups**

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

1. This By-law amends the indicated provisions and Schedules of By-law No. 9360.
2. Council adds the rows listed in Schedule 1 to Table 3.
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 July 1, 2022.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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

**Schedule 1**

**Table 3**  
**License By-law**

Column 1	Column 2	Column 3	Column 4
Chief License Inspector or City Engineer	No written cup procedure	Section 15.8(9)	\$500.00
	Fail to follow cup procedure	Section 15.8(10)	\$500.00



**EXPLANATION****A By-law to amend Election By-law No. 9070  
regarding mail ballots and special voting**

The Minister of Municipal Affairs has approved sections of the by-law as required by section 74(4) of the Vancouver Charter. Enactment of the attached by-law will therefore accomplish Council's resolutions of April 12, 2022 to amend the Election By-law regarding mail ballots and special voting.

Director of Legal Services  
June 7, 2022

## **BY-LAW NO.**

### **A By-law to amend Election By-law No. 9070 regarding mail ballots and special voting**

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

1. This By-law amends the indicated provisions of or adds provisions to the Election By-law.

2. Council strikes the definition of “spoiled ballot” from section 1.2 and replaces it as follows:

““spoiled ballot” means a ballot:

- (a) on which an elector has not correctly marked a choice of candidate,
- (b) on which an elector has not correctly marked an answer to a question,
- (c) to which damage has occurred so as to prevent the vote counting unit from reading the ballot; or
- (d) in the case of a mail ballot, a ballot that is determined to be spoiled in accordance with the adjudication system established in section 6A of this By-law;”.

3. Council strikes sections 3.5 and 3.6 and replace them as follows:

#### **“Voting at special voting opportunities**

3.5 Electors may only vote at a special voting opportunity if they:

- (a) have a disability, illness or injury that significantly affects their ability to vote at another voting opportunity, or the elector is largely confined to their residence, or the elector is a resident caregiver to such an elector; or
- (b) are users of an emergency shelter or social service centre, or
- (c) are residents or patients of a hospital, care facility or similar facility or institution located in the City that has beds for 30 or more persons who qualify as electors.

#### **Special voting opportunity procedures**

3.6 The procedures for voting and counting the vote at a special voting opportunity include the following exceptions:

- (a) an elector who is unable to proceed to a voting compartment because of impaired mobility may request to vote elsewhere in the facility and, after receiving the request, the presiding election official or a person

designated by the presiding election official must attend to the elector for the purpose of allowing the elector to receive and mark a ballot;

- (b) instead of signing the list of registered electors or voters book, an elector who wishes a ballot may complete a form prescribed by the chief election officer, and the completion and signing of the form is deemed to meet the requirements of section 87(l)(c) of the Vancouver Charter; and
- (c) if the special voting opportunity is conducted at a place where no vote counting unit is made available, then the ballot is to be sealed and transported securely to the election office and inserted into a vote counting unit in accordance with the mail ballot provisions of this By-law.”.

4. Council strikes section 4.3 and replaces it with the following:

**“Mail ballot package**

4.3 Upon receipt of an application for a mail ballot during the period that begins on the 18<sup>th</sup> day before general voting day and ends at noon on the fourth day before general voting day, the chief election officer must:

- (a) make available to the applicant, a mail ballot package that must be picked up no later than noon the day before general voting day; and
- (b) immediately record, and, upon request in person by an election official, candidate representative or elector, make available for inspection by any such person:
  - (i) the name and address of the person to whom the chief election officer issued the mail ballot package, and
  - (ii) the number of the voting division, if any, in which such person is registered as an elector or as a “new elector” if that person is not on the register of electors.”.

5. Council adds a new section 4.3A as follows:

**“Early mail ballot package**

4.3A If the chief election official authorizes applications for mail ballots to be submitted prior to the 18<sup>th</sup> day before general voting day in accordance with section 4.2, all applications received prior to the 18<sup>th</sup> day are not to be processed in accordance with section 4.3 until the form of ballot has been finally determined in accordance with this By-law and the Vancouver Charter.”.

6. Council strikes section 4.10 and replaces it as follows:

**“Opening of certification envelope**

4.10 Each unopened certification envelope accepted under section 4.7 may be opened at any time after it has been received at the election office, but may only be opened by the presiding election official in the presence of at least one other person.”.

7. Council strikes section 6.21 and replaces it as follows:

**“Validity of ballot**

6.21 Subject to the result of a judicial recount, and the adjudication of ballots under section 6A, any ballot accepted by a vote counting unit is valid and any acceptable marks contained in such ballot must count in the election.”.

8. Council inserts new sections 6.23A and 6.23B as follows:

**“If elector leaves**

6.23A If an elector tells an election official they intend to leave a polling place before their ballot is inserted into a vote counting machine, the elector may give the ballot to an election official who must insert the ballot into the emergency ballot compartment.

6.23B Any ballot inserted into an emergency ballot compartment for any reason is to be counted in accordance with section 6A as if the ballot was a mail ballot.”.

9. Council strikes sections 6.24 and 6.30, and replaces them with “DELETED”.

10. Council inserts a new section 6A as follows:

**“SECTION 6A  
COUNTING MAIL BALLOTS**

**Counting mail ballots**

6A.1 Mail ballots are to be counted in the same manner as in person ballots, except as otherwise provided in this By-law.

6A.2 If a mail ballot is returned by a vote counting unit only because the ballot is not marked in any way or the ballot includes an over-vote for any elected office or for any ballot question, then the presiding election official must use the ballot return over-ride procedure.

6A.3 If a mail ballot is returned by a vote counting unit because it is unreadable or if the mail ballot cannot be inserted into a vote counting unit, the ballot should be placed in a “For Adjudication” box.

6A.4 Only a presiding election official may remove a mail ballot from a “For Adjudication” box, and may only do so in the presence of another person.

6A.5 A presiding election official may inspect any mail ballot in a “For Adjudication” box, but may only do so in the presence of another person.

**Voter intention**

6A.6 Following an inspection of a mail ballot that had been placed in a “For Adjudication” box, if the presiding election official determines that the intention of the voter is unclear for every elected office and every ballot question, then the presiding election official must allow a present scrutineer or present candidate representative to view the ballot.

6A.7 If a present scrutineer or a present candidate representative agrees with the presiding election official’s determination that the intention of the voter is unclear for every elected office and every ballot question, then the presiding election official must place the ballot in the “Spoiled Ballots” box.

6A.8 If a present scrutineer or a present candidate representative disagrees with the presiding election official’s determination that the intention of the voter is unclear for every elected office and every ballot question, then the presiding election official must mark a replacement ballot representing the voter intention upon which there is agreement, unless there is no agreement in which case the presiding election official must place the ballot in the “Spoiled Ballots” box.

6A.9 Following an inspection of a mail ballot that had been placed in a “For Adjudication” box, if the presiding election official determines that the intention of the voter is clear for every elected office and for every ballot question, then the presiding election official must allow a present scrutineer or present candidate representative to view the ballot.

6A.10 If a present scrutineer or a present candidate representative agrees with the presiding election official’s determination that the intention of the voter is clear for every elected office and every ballot question, then the presiding election official must mark a replacement ballot representing the voter intention upon which there is agreement.

6A.11 If a present scrutineer or a present candidate representative disagrees with the presiding election official’s determination that the intention of the voter is clear for every elected office and every ballot question, then the presiding election official must mark a replacement ballot representing the voter intention upon which there is agreement.

6A.12 Following an inspection of a mail ballot that had been placed in a “For Adjudication” box, if the presiding election official determines that the intention of the voter is clear for any elected office or for any ballot question, then the presiding election official must allow a present scrutineer or present candidate representative to view the ballot.

6A.13 If a present scrutineer or a present candidate representative agrees with the presiding election official’s determination that the intention of the voter is clear for any elected office or any ballot question, then the presiding election official must mark a replacement ballot representing the voter intention upon which there is agreement.

6A.14 If a present scrutineer or a present candidate representative disagrees with the presiding election official’s determination that the intention of the voter is clear for any elected office or any ballot question, then the presiding election official must mark a replacement ballot representing the voter intention upon which there is agreement,

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City Clerk

**EXPLANATION****A By-law to amend Building By-law No. 12511  
regarding carbon emissions, air filtration, and embodied carbon limits**

The attached By-law will implement Council's resolution of May 17, 2022 to amend the Building By-law regarding reductions in the carbon emissions limit for new 4-6 storey residential buildings, requirement for air filtration, and reporting and initial limit of embodied carbon in new Part 3 buildings, all to come into force and effect on July 1, 2023.

Director of Legal Services  
June 7, 2022

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

**A By-law to amend Building By-law No. 12511  
regarding carbon emissions, air filtration, and embodied carbon limits**

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

1. This By-law amends the indicated provisions of Building By-law No. 12511.
2. In Table 1.3.1.2. of Book I, Division B, Council adds the following new entries in the correct alphanumerical order:

(a)

ASHRAE	ANSI/ASHRAE 52.2-2017	Method of Testing General Ventilation Air-Cleaning Devices	6.3.2.14.(1)
ASHRAE	ANSI/ASHRAE 55-2010	Thermal Environmental Conditions for Human Occupancy	6.6.2.1.(1)

”; and

(b)

CoV	v1.0	City of Vancouver Embodied Carbon Guidelines	10.4.1.2.(1)
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”.

3. Council strikes out Sentence 6.3.2.14. of Book I, Division B, and substitutes the following:

**“6.3.2.14. Cleaning Devices**

1) Ventilation required by Sentence 6.3.1.1.(1) shall be provided by a ventilation system designed to include filtration devices with a Minimum Efficiency Reporting Value (MERV) of 13, as defined by ANSI/ASHRAE 52.2, prior to introduction of outdoor air into indoor occupied spaces.”.

4. In Section 6.6. of Book I, Division B, Council adds the following new Subsection:

**“6.6.2. Passively Cooled Buildings**

**6.6.2.1. Passively Cooled Buildings**

1) For a *building* described in Sentence 1.3.3.2.(1) of Division A containing Group C, D, or E *Major Occupancies, conditioned space* that does not incorporate mechanical cooling systems shall be designed such that interior dry bulb temperatures do not exceed the 80% acceptability limits for naturally conditioned spaces, as defined in ANSI/ASHRAE 55 Section 5.3, for the following number of hours annually



- a) for *conditioned space* containing seniors housing, shelter or supportive housing, daycares, schools, or healthcare facilities, no more than 20 hours per year, or
- b) for any other *conditioned space*, no more than 200 hours per year.”.

5. In Clause 10.2.1.2.(1)(b) of Book I, Division B, Council strikes out “[UTV Deleted],” and substitutes “except where space heating and service water heating systems are powered only by electricity, shall be designed with a *greenhouse gas* intensity (GHGI) reduction in compliance with Table 10.2.2.5.A1, or a reduction as *acceptable* to the *Chief Building Official*,”.

6. Council strikes out Table 10.2.2.5.A1 of Book 1, Division B, and the Notes associated with the Table, and substitutes the following:

“

<b>Table 10.2.2.5.A1</b> <b>Maximum Energy Use and Emissions</b> <b>Intensities</b> Forming part of Sentence 10.2.2.5.(2)			
<b>Occupancy Classification</b> (1)	<b>Total Energy Use Intensity</b> (kWh/m <sup>2</sup> a)	<b>Thermal Energy Demand Intensity</b> (kWh/m <sup>2</sup> a)	<b>Greenhouse Gas Intensity</b> (kgCO <sub>2</sub> e/m <sup>2</sup> a)
Group C occupancies complying with 10.2.1.5.(2)(a)(i)	See Table 10.2.2.5.A2	20	3
Group C <i>occupancies</i> in <i>buildings</i> up to 6 <i>Storeys</i> , except Hotel and Motel	110	25	3
Group C <i>occupancies</i> in <i>buildings</i> over 6 <i>Storeys</i> , except Hotel and Motel	120	30	6
Hotel and Motel <i>occupancies</i>	140	20	8
Group D and E <i>occupancies</i> , except Office	120	20	3
Office <i>occupancies</i>	100	20	3
All other <i>occupancies</i>	(1)		50% lower than GHGI of the reference building modelled using only fossil-fuel systems

**Notes to Table 10.2.2.5.A1:**

- (1) For *buildings* containing multiple *occupancies*, refer to the procedures in Section 5 of the City of Vancouver Energy Modelling Guidelines.

”.

7. Council strikes out Table 10.2.2.5.C of Book I, Division B, and substitutes the following:

“

<b>Table 10.2.2.5.C</b> <b>Maximum Energy Use and</b> <b>Emissions Intensities</b> Forming part of Sentence 10.2.2.5.(5)			
<b>Occupancy Classification</b>	<b>Total Energy Use Intensity (kWh/m<sup>2</sup>a)</b>	<b>Thermal Energy Demand Intensity (kWh/m<sup>2</sup>a)</b>	<b>Greenhouse Gas Intensity (kgCO<sub>2</sub>e/m<sup>2</sup>a)</b>
Group C <i>occupancies</i> in <i>buildings</i> up to 6 Storeys, except Hotel and Motel	110	25	3
Group C <i>occupancies</i> in <i>buildings</i> over 6 Storeys, except Hotel and Motel	130	40	6
Hotel and Motel <i>occupancies</i>	170	30	8
Business and Personal Services or Mercantile <i>occupancies</i> , except Office	170	30	3
Office <i>occupancies</i>	130	30	3

”

8. Council renumbers Section 10.4., Subsection 10.4.1., Article 10.4.1.1., and Table 10.4.1.1. of Book I, Division B, as Section 10.5., Subsection 10.5.1., Article 10.5.1.1., and Table 10.5.1.1., respectively.

9. In Sentence 10.5.1.1.(1) of Book I, Division B, Council strikes out “Table 10.4.1.1.” and substitutes “Table 10.5.1.1.”.

10. In Table 10.5.1.1. of Book I, Division B, Council strikes out “Forming part of Sentence 10.4.1.1.(1)” and substitutes “Forming part of Sentence 10.5.1.1.(1)”.

11. In Part 10 of Book I, Division B, Council adds a new Section as follows:

**“Section 10.4. Low Carbon Materials and Construction**

**10.4.1. Low Carbon Materials and Construction**

**10.4.1.1. Application**

- 1)** This Section applies to *buildings* described in Sentence .3.3.2.(1) of Division A.

**10.4.1.2. Low Carbon Materials and Construction**

1) A *building* shall be designed and constructed to achieve whole-building embodied carbon impacts of not more than double that of a functionally equivalent baseline, as determined in compliance with the City of Vancouver Embodied Carbon Guidelines, or as *acceptable* to the *Chief Building Official*.”.

12. 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.

13. This By-law is to come into force and take effect on July 1, 2023.

ENACTED by Council this                      day of                      , 2022

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend Building By-law No. 12511  
Regarding the Limiting of Greenhouse Gas Emissions in Existing 1 and 2 Family  
Home Mechanical Systems and Housekeeping Amendments**

The attached By-law will implement Council's resolution of May 17, 2022 to amend the Building By-law regarding electrification requirements for major renovations, and permanently installed air conditioning systems requirements for existing detached homes, and housekeeping amendments, and includes a minor correction to the title of Table 11.7.1.5., referenced in section 10(h).

Director of Legal Services  
June 7, 2022

## BY-LAW NO.

### **A By-law to amend Building By-law No. 12511 Regarding the Limiting of Greenhouse Gas Emissions in Existing 1 and 2 Family Home Mechanical Systems and Housekeeping Amendments**

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

1. This By-law amends the indicated provisions of Building By-law No. 12511.
2. In Sentence 1.4.1.2.(1) of Book I and Book II, Division A, Council adds the following new definition, in the correct alphabetical order:

**“Heat pump** means *equipment* that transfers heat from one location to another using a refrigeration cycle. When used for space heating, this *equipment* may function to provide both heating and cooling.”.

3. In Article 10.2.2.5. of Book I, Division B, Council strikes out Clauses (1)(a) and (1)(b), and substitutes the following:

“a) the applicable requirements of Part 8 of the NECB, and the City of Vancouver Energy Modeling Guidelines, or

b) for buildings complying with 10.2.1.5.(2)(a)(i), the EnerGuide Rating System, version 15 or newer.”.

4. In Article 10.2.2.7. of Book I, Division B, Council strikes out Table 10.2.2.7.(1) and substitutes the following:

**Table 10.2.2.7.(1)**  
**Maximum Thermal Transmittance of Exterior Closures and Fenestration**  
Forming part of Sentence 10.2.2.7.(1)

Type of Closure	Assembly Maximum U-Value (W/(m <sup>2</sup> K))	
	Complying with Article 10.2.2.5	Not Subject to Article 10.2.2.5
<b>Windows, sliding, and folding doors with glazing</b>		
Window-to-wall ratio ≥ 30%, and One Family Dwelling with conditioned space ≥ 325 m <sup>2</sup>	1.44	Average of 1.04 or lower and no individual window can be above U1.22 <sup>(2)</sup>
All Other	1.44	1.22
<b>Curtainwall and Window Wall Assemblies</b>		

Window-to-wall ratio $\geq 30\%$ , and One Family Dwelling with conditioned space $\geq 325 \text{ m}^2$	1.44	Average of 1.0 (1.04) or lower and no individual window can be above U1.22 <sup>(2)</sup>
All Other	1.44	1.22
<b>Other Types of Closures</b>		
Storefront curtainwall, window, and door assemblies	2.27	
Doors with or without glazing <sup>(1)</sup>	1.80	
Doors with a required fire resistance rating	Exempt	
Roof access hatches	2.94	
Skylights (not larger than 1220 mm in both directions), roof windows and sloped glazing systems	2.44	
Skylights larger than 1220 mm in both directions	2.95	
Tubular daylight devices	2.64	

**Notes to Table 10.2.2.7.(1):**

<sup>(1)</sup> Includes doors swinging on a vertical axis with or without glazing, door transoms, and sidelites.

<sup>(2)</sup> See note A-10.2.2.7.(3).

”.

5. In Article 10.2.2.14. of Book I, Division B, Council:
  - (a) in Sentence (3), strikes out “, and” at the end of the sentence and substitutes “.”; and
  - (b) in Sentence (5), strikes out “*Buildings* that are complying with” and substitutes “*Buildings* that comply with”.
6. In Article 10.2.2.14. of Book I, Division B, Council:
  - (a) strikes out “heat pumps” wherever it appears and substitutes “*heat pumps*”;
  - (b) strikes out “Heat pumps” wherever it appears and substitutes “*Heat pumps*”;
  - (c) strikes out “heat pump” wherever it appears and substitutes “*heat pump*”; and
  - (d) in Sentence (3), strikes out “heat pump’s” and substitutes “*heat pump’s*”.

7. In Article 10.2.2.14. of Book I, Division B, Council adds the following new sentence in correct numerical order,

“  
**8) In a *building* containing not more than two principal *dwelling units*, *heat pumps* that provide space cooling must also be able to provide space heating.**  
”

8. In Article 10.4.1.1. of Book I, Division B, in Table 10.4.1.1., within the section associated with “**10.2.2.14. Domestic Gas-Heated Furnaces**”, Council adds the following in correct numerical order

“

(6)	[F86-OE1]
(7)	[F95,F96-OE1]
(8)	[F95,F96-OE1]

”

9. In Article 11.2.1.4. of Book I, Division B, Council:

- (a) at the end of Sentence (2), adds “.”; and  
(b) strikes out Table 11.2.1.4.(2) and substitutes the following:

“  
**Table 11.2.1.4.(2) Energy Efficiency Upgrade Requirements for Residential Buildings containing not more than Two Principal Dwelling Units (except as permitted by Clause 11.2.1.2.(9)(d))**  
Forming part of Sentence 11.2.1.4.(2)

	EnerGuide Assessment <sup>(1)</sup>	Air tightness upgrades <sup>(2)</sup>	Attic and Sloped Roof Insulation <sup>(3)</sup>	Electric Space and Hot Water Heating
<b>Alteration construction (\$) value</b>				
\$0.00 to \$19,999	N	N	N	N
\$20,000 to \$74,999	Y	N	N	N
≥\$75,000 to \$249,999	Y	Y	Y	N
≥\$250,000	Y	Y	Y	Y
<b>Scope of Work</b>				
Strata Property Conversion <sup>(4)</sup>	Y	Y	Y	Y
Relocation	Y	Y	Y	N
Reconstruction	See Note (5)			

**Notes to Table 11.2.1.4.(2):**

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(1) An EnerGuide Assessment completed within the last 4 years must be submitted, a post-construction assessment must also be completed where the cost of construction exceeds \$75,000.

(2) Where EGH>5 air changes per hour, air sealing is required.

(3) Where attic insulation <R12 (2.11RSI), increase to R28 (4.93RSI); where attic insulation ≥R12 (2.11RSI), increase to R40 (7.04RSI); Insulation in existing attics shall not exceed R43.7 (7.7RSI). All flat roof and cathedral ceiling insulation shall be upgraded to ≥R14 (2.47RSI).

(4) An existing *building* or parcel converted into 2 or more strata lots.

(5) *Alterations* that are defined as Reconstruction in the Upgrade Mechanism Model in note A-11.2.1.2. shall comply with Article 11.7.1.5.

”.

10. In Article 11.7.1.5. of Book I, Division B, Council:

(a) in Clause (1)(b), strikes out “,” at the end of the Clause and substitutes “,”;

(b) in Clause (1)(c), strikes out “,” at the end of the Clause and substitutes “,”;

(c) strikes out Clause (1)(f) and substitutes the following:

“

f) the domestic fireplace performance requirements of Sentences 10.2.2.15.(1) to (4) and Article 10.2.2.16.”;

(d) strikes out Clause (1)(g) and substitutes the following:

“

g) the heat recovery ventilator requirements of Article 10.2.2.17., except that non-reconstruction *projects* may provide continuous exhaust ventilation in accordance with Section 9.32.,

”.

(e) in Clause (1)(h), strikes out “Reconstruction” and substitutes “reconstruction”,

(f) in Sentence (2), strikes out “.” at the end of the Sentence;

(g) in Clause (2)(a), strikes out “minimum”; and

(h) in Table 11.7.1.5., in the row associated with “10.2.2.7. Windows, Curtain wall, Sliding or folding doors with glazing”, strikes out “1.4” and substitutes “1.44”.

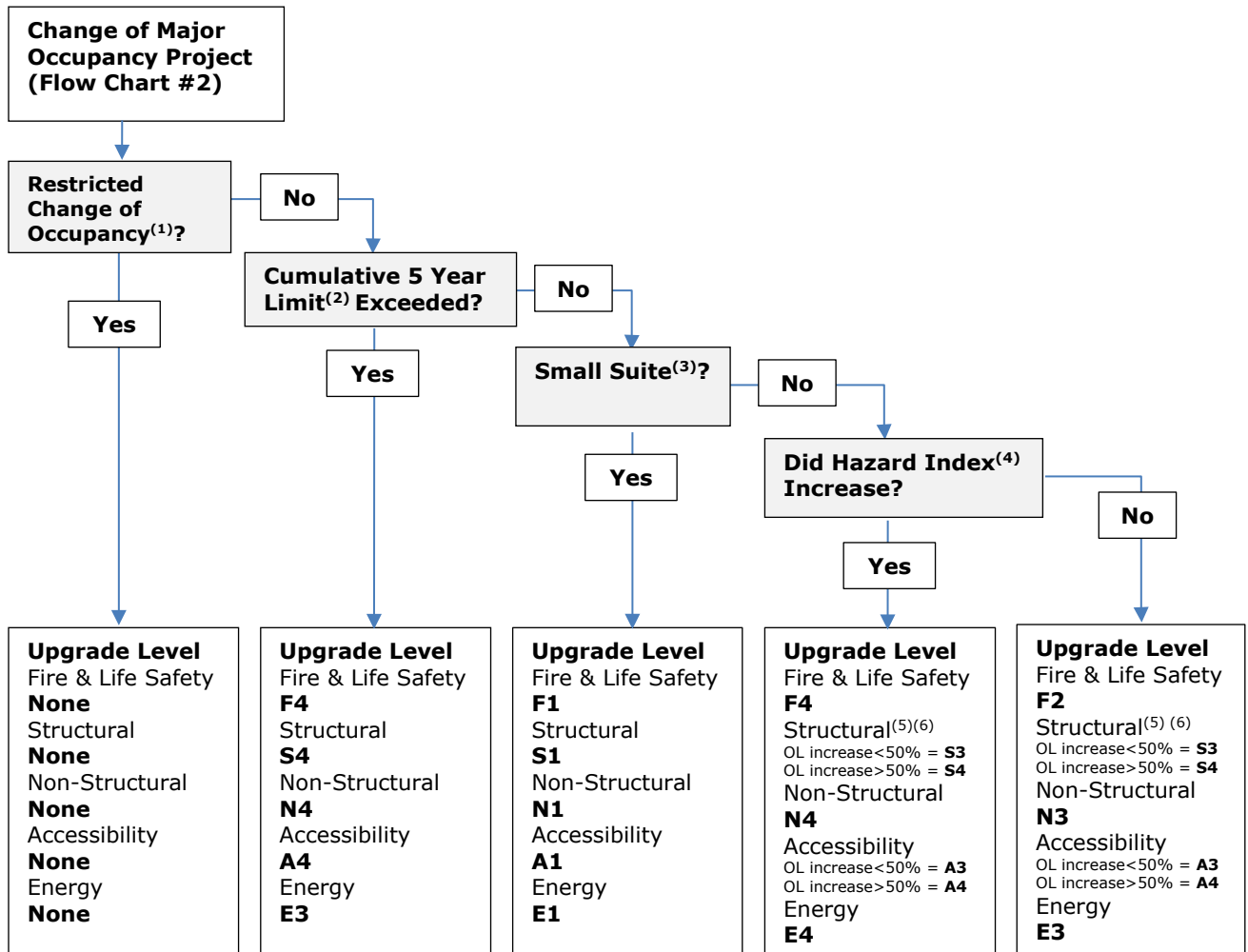
11. In Article 11.7.1.6. of Book I, Division B, Council strikes out “**Deleted**”, and substitutes “**UTV Deleted**”.

12. In the notes to Part 11 of Book I, Division B, in note A-11.2.1.2. Council strikes out the flow chart under the header “Flow Chart No. 2” and its associated notes and substitutes the following:



“

## FLOW CHART NO. 2



### Notes to Flow Chart No. 2:

(1) Restricted Change of Occupancy (see Article 11.2.1.2.(10) and note A-11.2.1.2.(10) )

(2) The cumulative 5 year limit is triggered when there is a change of major occupancy in an existing building and the aggregate area of the change in major occupancy including the current work within any 5 year period is greater than 50% of the building area (as defined in Article 1.4.1.2. of Division A) in a building of not more than one storey, or the aggregate area of the change in major occupancy within any 5 year period is greater than 100% of the building area (as defined in Article 1.4.1.2. of Division A) in a building of more than one storey.

(3) For small suites, the small suite must be separated on the suite side of the suite separation with at least two layers of gypsum wall board (GWB). Where only one layer exists, then an additional layer of GWB must be added to the suite side only. The additional layer of GWB may be any type of GWB with a minimum thickness of 13 mm.

(4) The Hazard Index may be determined by the Hazard Index Table A-11.2.1.2.-D. or other methodology as deemed acceptable to the Chief Building Official.

(5) Occupant load (OL) increase is based on the proposed occupant load for the entire building versus the current occupant load for the entire building. The OL change may be assessed in a comparative manner by considering only those areas undergoing a change

of major occupancy, where the occupant load of the remainder of the building cannot otherwise reasonably be assessed. Occupant loads are to be determined by the acceptable solutions in Subsection 3.1.17. of Division B.

<sup>(6)</sup> Where there is a change of major occupancy and the structural load paths or structural design criteria are altered then it must be demonstrated that the existing building has the structural capacity to carry the increase in load or the building shall be structurally upgraded to carry the increase in live load.

”.

13. In Sentence 1.6.3.3.(2) of Book I and Book II, Division C, Council strikes out "heat pump" and substitutes "*heat pump*".

14. 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.

15. This By-law is to come into force and take effect on January 1<sup>st</sup> 2023, except that sections 3, 4, 5, 10, 11 and 12 come into force and take effect immediately.

ENACTED by Council this                      day of                      , 2022

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend Downtown-Eastside/Oppenheimer  
Official Development Plan By-law No. 5532  
regarding increases in height and FSR**

Following the Public Hearing on May 19, 2022, Council resolved to amend the Downtown-Eastside/Oppenheimer Official Development Plan regarding increases in FSR to facilitate the delivery of 100% social housing. Enactment of the attached By-law will implement Council's resolutions.

Director of Legal Services  
June 7, 2022

**BY-LAW NO.**

**A By-law to amend Downtown-Eastside/Oppenheimer  
Official Development Plan By-law No. 5532  
regarding increases in height and FSR**

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

1. This By-law amends the indicated provisions of Schedule A of the Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532.
2. In section 5.5, Council:
  - (a) in subsection 5.5.1(b), strikes out “to a maximum floor space ratio of 4.5 if:” and substitutes “to a maximum floor space ratio of 5.5 if:”;
  - (b) renumbers sections 5.5.3, 5.5.4 and 5.5.5 as sections 5.5.4, 5.5.5 and 5.5.6, respectively;
  - (c) adds a new section 5.5.3 as follows:

“5.5.3 Despite the provisions of subsections 5.5.1 and 5.5.2, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to a maximum of 10% for the conservation of heritage property if:

    - (a) Council first approves a heritage designation by-law;
    - (b) the development includes substantial retention of the existing structure and historically appropriate conservation treatments; and
    - (c) the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable Council policies and guidelines.”; and
  - (d) in section 5.5.6, strikes out “pursuant to sections 5.5.3 and 5.5.4” and substitutes “pursuant to sections 5.5.4 and 5.5.5”.
3. In section 5.6.1, Council:
  - (a) strikes out “may permit an increase in the maximum height of a building to a maximum of 22.8 m” and substitutes “may permit an increase in the maximum height of a building to a maximum of 30.5 m”;
  - (b) in subsection (b), strikes out “; and” and substitutes “;”
  - (c) renumbers subsection (c) as subsection (f);
  - (d) adds new subsections (c) through (e) as follows:

“(c) in the case of a site on the south side of East Cordova Street between Gore Avenue and Princess Avenue, no portion of a building extends above an envelope formed by a vertical line measuring 17 m in height at

the north property line and a plane formed by an angle of 40 degrees measured from the horizontal and having its vertex at the maximum building height, and as illustrated in Figure 1;

- (d) in the case of a site on the west side of Dunlevy Avenue between East Cordova Street and the lane between East Cordova and Powell Street, no portion of a building extends above an envelope formed by a vertical line measuring 14 m in height at the east property line and a plane formed by an angle of 35 degrees measured from the horizontal and having its vertex at the maximum building height, and as illustrated in Figure 2;
- (e) except for the portion of a site at the north property line at the corner of Jackson Avenue and Powell Street extending south up to 23 metres, in the case of a site on the east side of Jackson Avenue between East Cordova Street and Powell Street, no portion of a building extends above an envelope formed by a vertical line measuring 11 m in height at the west property line and a plane formed by an angle of 29 degrees measured from the horizontal and having its vertex at the maximum building height, and as illustrated in Figure 3; and”;
- (e) in clause (f)(ii), strikes out “and the impact on public areas such as parks and plazas.” and substitutes “and the impact on public areas such as parks, playgrounds, and plazas, including any shadow impacts between 10:00 am and 4:00 pm from March 21<sup>st</sup> to September 21<sup>st</sup>.”; and
- (f) inserts the following Figures at the end of the section:

“

Figure 1

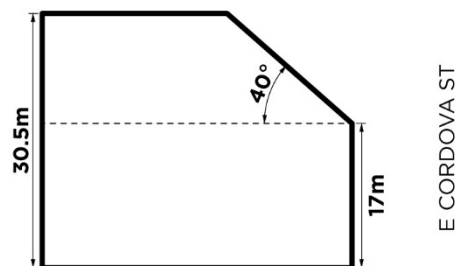


Figure 2

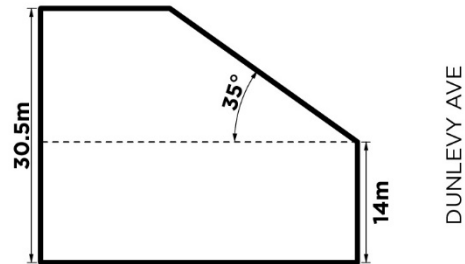
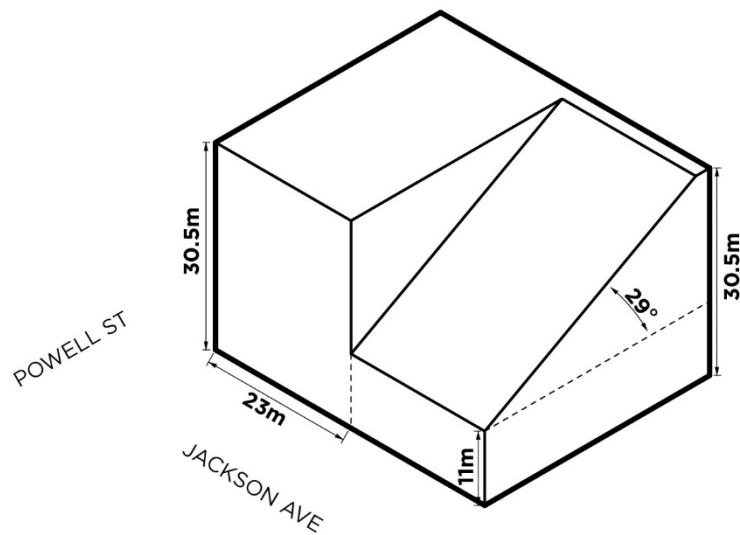


Figure 3



4. In section 6.5, Council:

- (a) in subsection 6.5.1(b), strikes out “to a maximum floor space ratio of 4.5 if:” and substitutes “to a maximum floor space ratio of 5.5 if:”;

- (b) renumbers sections 6.5.3, 6.5.4 and 6.5.5 as sections 6.5.4, 6.5.5 and 6.5.6, respectively;

- (c) adds a new section 6.5.3 as follows:

“6.5.3 Despite the provisions of subsections 6.5.1 and 6.5.2, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to a maximum of 10% for the conservation of heritage property if:

- (a) Council first approves a heritage designation by-law;
- (b) the development includes substantial retention of the existing structure and historically appropriate conservation treatments; and
- (c) the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable Council policies and guidelines.”; and

- (d) in section 6.5.6, strikes out “pursuant to sections 6.5.3 and 6.5.4” and substitutes “pursuant to sections 6.5.4 and 6.5.5”.

5. In section 6.6.1, Council strikes out “may permit an increase in the maximum height of a building to a maximum of 22.8 m” and substitutes “may permit an increase in the maximum height of a building to a maximum of 30.5 m”.

6. In section 7.5, Council:

- (a) in subsection 7.5.1(b), strikes out “to a maximum floor space ratio of 4.5 if:” and substitutes “to a maximum floor space ratio of 5.5 if:”;

- (b) renumbers sections 7.5.3, 7.5.4 and 7.5.5 as sections 7.5.4, 7.5.5 and 7.5.6, respectively;

- (c) adds a new section 7.5.3 as follows:

“7.5.3 Despite the provisions of subsections 7.5.1 and 7.5.2, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to a maximum of 10% for the conservation of heritage property if:

- (a) Council first approves a heritage designation by-law;
- (b) the development includes substantial retention of the existing structure and historically appropriate conservation treatments; and
- (c) the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable Council policies and guidelines.”; and

- (d) in section 7.5.6, strikes out “pursuant to sections 7.5.3 and 7.5.4” and substitutes “pursuant to sections 7.5.4 and 7.5.5”.

7. In section 7.6.1, Council strikes out “may permit an increase in the maximum height of a building to a maximum of 22.8 m” and substitutes “may permit an increase in the maximum height of a building to a maximum of 30.5 m”.

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.

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

ENACTED by Council this                      day of                      , 2022

\_\_\_\_\_  
Mayor

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



**EXPLANATION****A By-law to amend  
Zoning and Development By-law No. 3575  
regarding increases in FSR in the FC-1 District Schedule**

Following the Public Hearing on May 19, 2022, Council resolved to amend the Zoning and Development By-law in the FC-1 (East False Creek) District regarding increases in FSR to facilitate the delivery of 100% social housing. Enactment of the attached By-law will implement Council's resolutions.

Director of Legal Services  
June 7, 2022

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

**A By-law to amend  
Zoning and Development By-law No. 3575  
regarding increases in FSR in the FC-1 District Schedule**

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. In section 4.7.1 of the FC-1 District Schedule, Council:
  - (a) strikes out “The floor space ratio shall not exceed 5.0, subject to the following:” and substitutes “The floor space ratio shall not exceed 5.0, except that if a development includes residential use where all residential units are social housing, the floor space ratio shall not exceed 6.0, subject to the following:”;
  - (b) in subsection (d), strikes out “; and” and substitutes “;”;
  - (c) in subsection (e), strikes out “.” at the end of the subsection and substitutes “; and”;
  - (d) adds a new subsection (f) as follows:
    - “(f) the maximum floor space ratio for residential use shall be 4.5 where all residential units are social housing.”.
3. In the FC-1 District Schedule, Council:
  - (a) rennumbers sections 4.7.2, 4.7.3 and 4.7.4 as 4.7.3, 4.7.4 and 4.7.5, respectively; and
  - (b) adds a new section 4.7.2 as follows:

“4.7.2 Despite the provisions of section 4.7.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to a maximum of 10% for the conservation of heritage property if:

    - (a) Council first approves a heritage designation by-law;
    - (b) the development includes substantial retention of the existing structure and historically appropriate conservation treatments; and
    - (c) the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable Council policies and guidelines.”.
4. 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.

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

ENACTED by Council this                      day of                      , 2022

Mayor

City Clerk

**EXPLANATION****Heritage Designation By-law  
Re: 2014 West 15th Avenue (Morrison Residence)**

At a public hearing on May 19, 2022, Council approved a recommendation to designate the structure, exterior envelope and exterior building materials of a building at 2014 West 15th Avenue as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services  
June 7, 2022

2014 West 15th Avenue  
(Morrison Residence)

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

**A By-law to designate certain real property  
as protected heritage property**

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

1. Council considers that the real property described as:

Structure and exterior  
envelope and exterior  
building materials of  
the heritage building  
(Morrison Residence)

2014 West 15th  
Avenue  
Vancouver, B.C.

PID: 011-000-848  
Lot 9 Block 465  
District Lot 526  
Plan 2983

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the *Vancouver Charter*.

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

ENACTED by Council this            day of            , 2022

\_\_\_\_\_  
Mayor

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

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

Following the Public Hearing on December 7, 2021, Council gave conditional approval to the rezoning of the site at 750 Southwest Marine Drive. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolutions.

Director of Legal Services  
June 7, 2022

750 Southwest Marine Drive

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

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (814).

**Uses**

3. 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 (814) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Institutional Uses;
- (c) Manufacturing Uses;
- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses;
- (g) Utility and Communication Uses;
- (h) Transportation and Storage Uses;
- (i) Wholesale Uses; and
- (h) Accessory Uses customarily ancillary to the uses permitted in this section.

## **Conditions of Use**

4.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

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

4.2 The Director of Planning may vary the use conditions of section 4.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

## **Floor Area and Density**

5.1 Computation of floor area must assume that the site area is 1,680.4 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The floor space ratio for all uses combined must not exceed 5.01, subject to the following:

- (a) A minimum floor space ratio of 1.0 must be provided for any of the following uses combined:
  - (i) Manufacturing Uses;
  - (ii) Transportation and Storage Uses, except for Mini-storage Warehouse;
  - (iii) Utility and Communication Uses;
  - (iv) Wholesale Uses; and
  - (v) Service Uses limited to: Catering Establishment; Laboratory; Laundry or Cleaning Plant; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; Production or Rehearsal Studio; Repair Shop – Class A; Repair Shop – Class B; Sign Painting Shop; and Work Shop.
- (b) The maximum permitted floor area for:
  - (i) Retail Uses, including accessory Retail Use, must not exceed 650 m<sup>2</sup>;



- (ii) Neighbourhood Public House Use must not exceed 500 m<sup>2</sup>, of which at least 25% must be Manufacturing Uses, limited to Brewing or Distilling;
- (iii) Restaurant – Class 1 Use must not exceed 150 m<sup>2</sup>;
- (iv) Restaurant – Class 2 Use must not exceed 300 m<sup>2</sup>; and
- (v) a lounge use accessory to a Brewing or Distilling Use must not exceed 80 m<sup>2</sup>.

5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

- (a) balconies and 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 floor area being provided; and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls; 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.

5.5 Computation of floor area may exclude amenity areas for the social and recreational enjoyment of employees, to a maximum total of 10% of the total permitted floor area.

## **Building Height**

6.1 The building must not exceed the maximum permitted height of 32.2 m.

6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building used for the common indoor amenity space must not exceed 37.1 m.

6.3 Despite the provisions of section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms, mechanical screens, mechanical rooms or similar features, if the Director of Planning first considers:

- (a) their siting and sizing in relation to views, overlook, shadowing, and noise impacts; and

(b) all applicable policies and guidelines adopted by Council,

except that the Director of Planning must not permit any structure above a maximum height of 37.6 m.

**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      , 2022

\_\_\_\_\_  
Mayor

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

**Schedule A**



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

Following the Public Hearing on March 9, 2021, Council gave conditional approval to the rezoning of the site at 4118-4138 Cambie Street. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolutions.

Director of Legal Services  
June 7, 2022

4118-4138 Cambie Street

**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-887 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (815).

**Uses**

3. 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 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling; and
- (b) Accessory uses customarily ancillary to the uses permitted in this section.

**Conditions of Use**

- 4 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".

**Floor Area and Density**

5.1 Computation of floor area must assume that the site area is 2,064.4 m<sup>2</sup>, being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.

5.2 The floor space ratio for all uses must not exceed 2.94.

5.3 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.

5.4 Computation of floor area must 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 floor 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, provided that 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 base surface, except that the maximum 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> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

## **Building Height**

6.1 Building height, measured from base surface, must not exceed 22.0 m.

6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building with the common indoor amenity space must not exceed 25.0 m.

## **Horizontal Angle of daylight**

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

7.2 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.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 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 of the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in section 7.2 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 (815).

7.6 A habitable room referred to in section 7.1 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**

8. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will 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 (Leq24) sound level and will be defined simply as noise level in decibels.

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

## **Zoning and Development By-law**

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (815).

## Severability

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.

## Force and effect

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

ENACTED by Council this      day of      , 2022

Mayor

City Clerk



**Schedule A**



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

Following the Public Hearing on November 16, 2021, Council gave conditional approval to the rezoning of the site at 110 West 4th Avenue. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolutions.

Director of Legal Services  
June 7, 2022

110 West 4th Avenue

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

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (816).

**Uses**

3. 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 (816), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Institutional Uses;
- (c) Manufacturing Uses;
- (d) Office Uses;
- (e) Service Uses; and
- (f) Accessory uses customarily ancillary to the uses permitted in this section.

**Conditions of Use**

4. All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

- (a) Neighbourhood Public House; and
- (b) Restaurant.

## **Floor Area and Density**

5.1 Computation of floor space ratio must assume that the site consists of 2,806 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.

5.2 The floor space ratio for all uses combined must not exceed 7.0, except that:

- (a) Office Uses must not exceed 6,100 m<sup>2</sup>; and
- (b) Service Uses must not exceed 300 m<sup>2</sup>.

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

5.4 Computation of floor area must exclude:

- (a) balconies and decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks only if the Director of Planning first approves the design of sunroofs and walls; 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, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.

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

- (a) amenity areas, except that the total exclusion must not exceed, in aggregate, 929 m<sup>2</sup> or 10% of the permitted floor area, whichever is less; and
- (b) unenclosed outdoor areas underneath the building overhangs at grade, except that such areas must remain unenclosed for the life of the building.

## **Building Height**

6.1 Building height, measured from base surface must not exceed 41.0 m.

6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms located at least 3 m from the roof perimeter, mechanical screens, or other features, to a maximum height of 46.5 m, provided that no part of the development is permitted to protrude into the Council-approved public views, as set out in the City of Vancouver View Protection Guidelines.

**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      , 2022

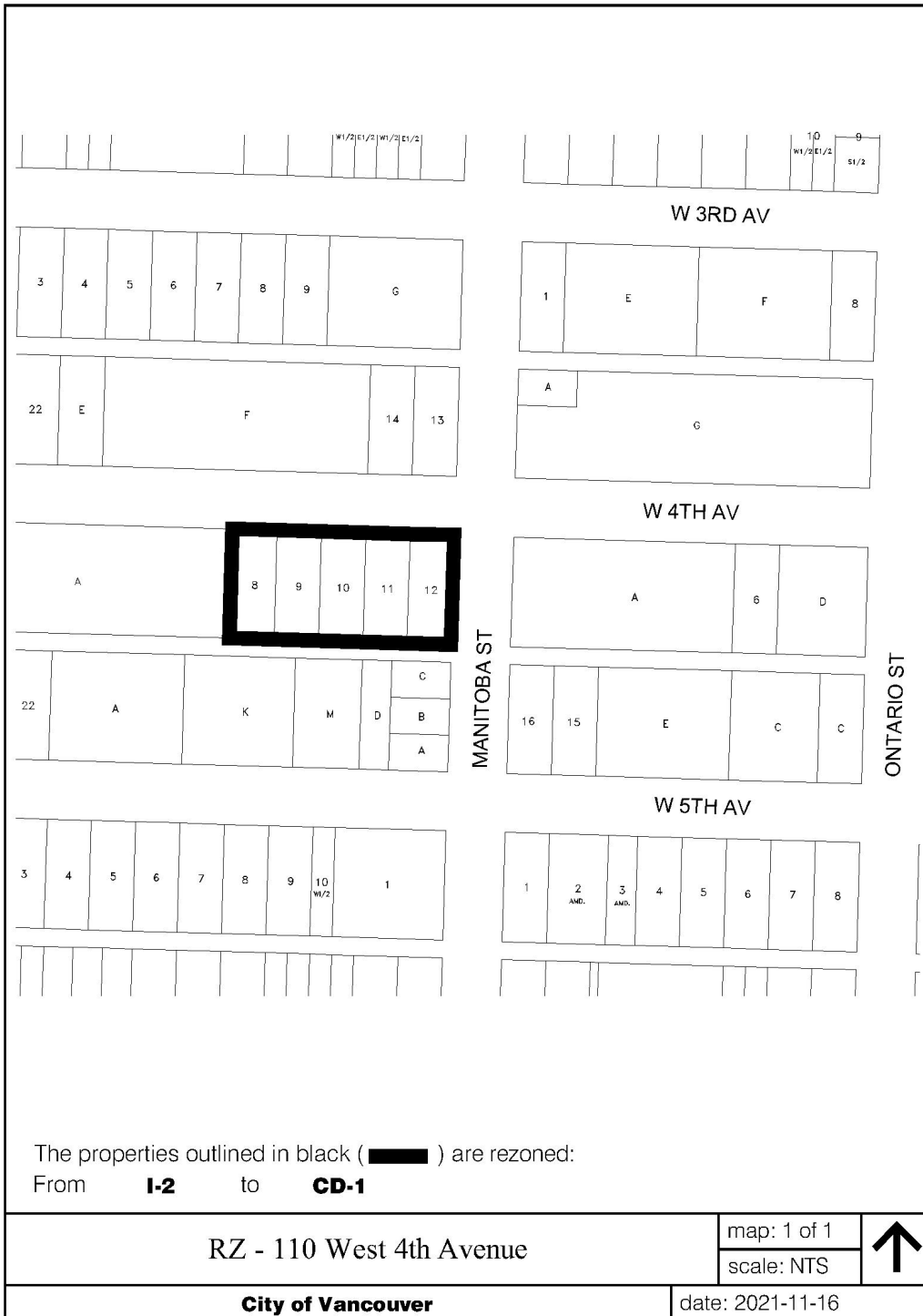
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Mayor

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City Clerk

**Schedule A**



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

Following the Public Hearing on December 2, 2020, Council gave conditional approval to the rezoning of the site at 1265-1281 Kingsway. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolutions.

Director of Legal Services  
June 7, 2022

1265-1281 Kingsway

**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-781 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (817).

**Uses**

3. 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 (817), and the only uses for which the Director of Planning or the Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
- (b) Cultural and Recreational Uses, limited to Artist Studio, Arcade, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
- (d) Office Uses;
- (e) Retail Uses, limited to Farmer's Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
- (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, 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; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section.

### **Conditions of Use**

4.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.

4.2 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

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

4.3 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".

### **Floor Area and Density**

5.1 Computation of floor space ratio must assume that the site consists of 1,071.5 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.

5.2 The floor space ratio for all uses must not exceed 3.74.

5.3 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.

5.4 Computation of floor area must 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 permitted floor area; and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, if the Director of Planning first approves the design of the 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, including recreational facilities and meeting rooms accessory to a residential use, except that the total exclusion must not exceed 10% of the total permitted floor area; and
- (e) 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.

5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

## **Building Height**

6.1. Building height, measured from base surface to top of parapet, must not exceed 21 m.

6.2. Despite the provisions of section 6.1 and of section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for roof top appurtenances such as stairs, elevators, elevator machine rooms, mechanical screens, a vestibule accessing a green roof, or similar features, if the Director of Planning first considers:

- (a) siting and sizing in relation to views, overlook, shadowing, and noise impacts; and
- (b) all applicable policies and guidelines adopted by Council.

## **Horizontal Angle of Daylight**

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

7.2 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.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 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 3.7 m.

7.5 An obstruction referred to in section 7.2 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 (817).

7.6 A habitable room referred to in section 7.1 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**

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will 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 (Leq24) sound level and will be defined simply as noise level in decibels.

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

## **Zoning and Development By-law**

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (817).

**Severability**

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.

**Force and Effect**

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

ENACTED by Council this      day of      , 2022

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Mayor

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City Clerk

# Schedule A



**EXPLANATION****A By-law to amend  
CD-1 (801) By-law No. 13221**

Following the Public Hearing on May 17, 2022, Council resolved to amend CD-1 (801) for 1636 Clark Drive and 1321-1395 East 1st Avenue to correct floor area exemptions. The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
June 7, 2022

1636 Clark Drive and  
1321-1395 East 1st Avenue

**BY-LAW NO.**

**A By-law to amend  
CD-1 (801) By-law No. 13221**

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. 13221.
2. In section 5.4, Council:
  - (a) in subsection (c), strikes out “and” at the end of the subsection;
  - (b) in subsection (d), strikes out “.” and substitutes “; and”; and
  - (c) adds a new subsection (e) as follows:

“(e) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area.”.
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       , 2022

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend  
CD-1 (792) By-law No. 13144**

Following the Public Hearing on May 17, 2022, Council resolved to amend CD-1 (792) for 445 Kingsway and 2935 St. George Street to correct a reference to floor area exclusions. The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
June 7, 2022



445 Kingsway and 2935 St. George Street

**BY-LAW NO.**

**A By-law to amend  
CD-1 (792) By-law No. 13144**

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. 13144.
2. In section 3(a), Council strikes out “6.4” and substitutes “6.5”.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this       day of       , 2022

\_\_\_\_\_  
Mayor

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

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

Following the Public Hearing on May 17, 2022, Council resolved to amend CD-1 (804) for 6825 West Boulevard to correct floor area exemptions. The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
June 7, 2022

**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.

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

ENACTED by Council this            day of            , 2022

Mayor

City Clerk

**EXPLANATION****A By-law to amend  
CD-1 (386) By-law No. 7971**

Following the Public Hearing on May 17, 2022, Council resolved to amend CD-1 (386) for 1001 Hornby Street, 1050 and 1088 Burrard Street to permit a wider range of commercial uses. The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
June 7, 2022

1001 Hornby Street,  
1050 and 1088 Burrard Street

**BY-LAW NO.**

**A By-law to amend  
CD-1 (386) By-law No. 7971**

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. 7971.
2. Council strikes out section 2(f) and substitutes “Retail Uses,”.
3. Council strikes out section 2(g) and substitutes “Service Uses, and”.
4. Council amends section 2(h) by striking out “above uses” and substituting “uses permitted in this section”.
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.
6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this       day of       , 2022

\_\_\_\_\_  
Mayor

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