

**BY-LAW NO.**

**A By-law to amend  
CD-1 (696) By-law No. 12105**

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. 12105.
2. Council renumbers sections 2 through 10 as sections 3 through 11, including all of the subsections contained within those sections, respectively.
3. Council adds a new section 2 as follows:

**“2 Definitions**

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

- (a) for the purposes of calculating the total dwelling unit area for section 5.5 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 6.7 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.”.
4. Council strikes out section 4.2(g) and substitutes “Retail Uses;”.
5. In section 5, Council:
  - (a) strikes out section 5.2 and substitutes:

“5.2 The design and layout of at least 35% of the secured market rental dwelling units, and at least 35% of the moderate income rental housing 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”.”;
  - (b) renumbers section 5.3 as section 5.4, and renumbers sections 5.4 and 5.5 as sections 5.6 and 5.7, respectively;

(c) adds a new section 5.3 as follows:

“5.3 The design and layout of at least 35% of the strata dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms, of which:
  - (i) at least 25% of the total dwelling units must be two-bedroom units; and
  - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
- (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.; and

(d) adds a new section 5.5 as follows:

“5.5 A minimum of 25.0% of the total secured rental dwelling unit area, excluding any social housing dwelling unit area, must be moderate income rental housing units.”.

6. In section 6, Council:

(a) strikes out Table A in section 6.1 and substitutes the following:

“

<b>Sub-Area of Figure 1</b>	<b>Maximum permitted floor area (sq. m)</b>
A	93,540
B	72,635
C	48,211
D	57,823
E	43,339
F	100

”.

(b) In section 6.2, Council strikes out “250,490” and substitutes “275,140”.

(c) renumbers sections 6.4 through 6.8 as sections 6.6 through 6.10, respectively;

(d) adds a new section 6.4 as follows:

“6.4 Development must include not less than 242 m<sup>2</sup> of residential amenity areas for secured market rental housing and moderate income rental housing in sub-area A.”; and

(e) adds a new section 6.5 as follows:

“6.5 Computation of the floor area for secured market rental housing and moderate income rental housing in sub-area A may exclude, at the discretion of the Director of Planning or Development Permit Board, residential amenity spaces, except that the total exclusion must not exceed 242 m<sup>2</sup>.”.

7. In section 6.7, Council strikes out “Computation of floor area must exclude:” and substitutes “Computation of floor area and dwelling unit area must exclude:”.

8. Council strikes out Table B in section 7.1 and substitutes the following:

“

<b>Sub-Area</b>	<b>Maximum Permitted Height</b>
1	87 m
2	74 m
3	22 m
4	31 m
5	90 m
6	91 m
7	113 m
8	83 m
9	32 m
10	68 m
11	53 m
12	22 m
13	22 m
14	35 m
15	22 m
16	26 m
17	40 m
18	73 m
19	22 m
20	5 m

”.

9. Council adds a new section 7.2 as follows:

“7.2 Despite section 7.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances, the additional height of the portion of the building used for the common rooftop amenity space, mechanical appurtenances and rooftop access structures must not exceed 4.5 m.”

10. In section 8.5(a), Council strikes out “including” and substitutes “excluding”.

