

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

**DRAFT By-law to amend CD-1 (324) By-law No. 7248**

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. 7248.
2. Council strikes out Section 1 and substitutes:

“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 plans attached as Schedules A, B and C to this by law, and incorporates Schedules A, B and C into Schedule D of By law No. 3575.”.

3. In Section 3, Council strikes out the following:

“**Core-need Household** means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.”.

4. In Section 4, Council strikes out 4(b) and substitutes the following:

“(b) Dwelling Uses, limited to Mixed-Use Residential Building and Multiple Dwelling;”.

5. Council strikes out Section 5 and substitutes the following:

**“5 Conditions of Use**

- 5.1 The design and layout of at least 25% of the total number of dwelling units must:

- (a) be suitable for family housing; and
- (b) include two or more bedrooms.

- 5.2 Notwithstanding section 5.1, for sub-areas A and B in Schedule A, the design and layout of at least 35% of the total number of dwelling units must:

- (a) be suitable for family housing; and
- (b) include two or more bedrooms.”

6. In Section 6, Council:

(a) in Section 6.1, Council:

- (i) strikes out “The total floor area” and substitutes “Subject to section 6.2, the total floor area”; and
- (ii) strikes out Table 1 and substitutes the following:

**“Table 1**

<b>Use</b>	<b>Maximum Floor Area</b>
Residential Uses	249 543 m <sup>2</sup>
Live-work Uses	788 m <sup>2</sup>
Retail, Service and Office Uses	33 822 m <sup>2</sup>

”;

(b) renumbers Sections 6.2 through 6.5 as Sections 6.3 through 6.6, respectively;

(c) adds a new Section 6.2 as follows:

“6.2 The total floor area for residential uses in sub-areas A and B in Schedule A must not exceed the totals set opposite such sub-areas in Table 1a.”

**Table 1a**

<b>Sub-area</b>	<b>Maximum Floor Area for Residential Uses</b>
A	19 300 m <sup>2</sup>
B	23 600 m <sup>2</sup>

”;

(d) in Section 6.4(a), strikes out “eight percent” and substitutes “twelve percent”;

(e) strikes out Section 6.4(h) and substitutes the following:

“(h) The Director of Planning or Development Permit Board may exclude indoor or outdoor common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines;”;

(f) in Section 6.5(a)(i), strikes out “eight percent” and substitutes “twelve percent”; and

(g) in Section 6.6, strikes out Table 2 and substitutes the following:

**“Table 2 - Neighbourhood Maximum Floor Area (in square metres)**

Neighbourhood	Land Use	
	Residential	Retail, Service and Office
Area 1 (By-law No. 7675)	230 446	1 950
Area 2 (By-law No. 7156)	114 247	1 858
Area 3 (By-law No. 6757)	84 379	3 720
Area 4/5A (By-law No. 7248)	249 543	34 610
Total	678 615	42 138

7. Council strikes out Section 8.3.

8. In Section 9, Council adds the following new section:

“**9.7** Notwithstanding sections 9.1 to 9.6, for sub-areas A and B in Schedule A, 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, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059.”.

9. In Section 10, Council adds the following new section:

“**10.6** Notwithstanding sections 10.1 to 10.5, for sub-areas A and B in Schedule A, 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, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059.”.

10. Council strikes out Schedule A and substitutes Schedule A as attached to 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          , 2023

\_\_\_\_\_  
Mayor

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

**Schedule A**

