

BY-LAW NO. _____

A By-law to amend CD-1 (366) By-law No. 7675

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. 7675.

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 plan attached as Schedule A to this by law, and incorporates Schedule A into Schedule D of By law No. 3575.”.

3. In Section 2, 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. Council strikes out Section 3(a) and substitutes the following:

“(a) Dwelling Uses, limited to Multiple Dwelling;”.

5. Council:

(a) renumbers Sections 4, 5, 6, 7, 8, and 9 as Sections 5, 6, 7, 8, 9 and 10, respectively;

(b) adds a new Section 4 as follows:

“4 Conditions of Use

4.1 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.”;

(c) in Section 8.3, strikes out “section 7.2” and substitutes “section 8.2”; and

(d) in Section 9.3, strikes out “section 8.2” and substitutes “section 9.2”.

6. In Section 5, Council:

- (a) in Section 5.1, strikes out “the total floor area” and substitutes “Subject to section 5.2, the total floor area”;
- (b) renumbers Sections 5.2 through 5.5 as Sections 5.3 through 5.6, respectively;
- (c) adds a new Section 5.2 and Table 1a as follows:

“5.2 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

Sub-area	Maximum Floor Area for Residential Uses
A	8 613 m ²
B	10 200 m ²
C	7 600 m ²

”;

- (d) in Section 5.4(a), strikes out “eight percent” and substitutes “twelve percent”;
- (e) strikes out Section 5.4(g) and substitutes the following:

“(g) 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 5.5(a)(i), strikes out “eight percent” and substitutes “twelve percent”; and
- (g) in Section 5.6, 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

”.

Schedule A



