

BY-LAW NO. _____

A By-law to amend CD-1 (843) By-law No. 13588

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. 13588.
2. Council renumbers sections 3 through 8 as sections 4 through 9, respectively.
3. Council adds a new section 3 as follows:

“Definitions

3. Words in this by-law have the meaning 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 5.1 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 6.5 of this by-law; and
 - (b) “Below-Market Rental Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.”.
4. In section 4, Council:
 - (a) renumbers subsections (b) through (f) as subsections (c) through (g), respectively;
 - (b) adds a new subsection (b) as follows:

“(b) Dwelling Uses, limited to Mixed-Use Residential Building;”; and
 - (c) strikes out subsection (f) and substitutes the following:

“(g) Accessory Uses customarily ancillary to the uses permitted in this section.”.
5. Council strikes out section 5 and substitutes the following:

“Conditions of Use

- 5.1 A minimum of 10% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:

- (a) be suitable for family housing; and
- (b) include 2 or more bedrooms, of which at least 5% of the total dwelling units must be 3-bedroom units.

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

5.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers 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.”.

6. Council strikes out section 6 and substitutes the following:

“Floor Area and Density

6.1 Computation of floor area must assume that the site area is 3,777.4 m², being the site area at the time of the application for the rezoning evidenced by this by-law prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 8.96.

6.3 The total floor area for dwelling uses must not exceed 7,564.7 m².

6.4 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.

6.5 Computation of floor area and dwelling unit 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, provided that:

