

818-990 West 10th Avenue and
803-899 West 12th Avenue

BY-LAW NO.

**A By-law to amend
CD-1 (59) By-law No. 4472**

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. 4472.
2. Council strikes out section 6.1 and substitutes the following:

“**6.1** The floor space ratio for the site, excluding the Original Heather Pavilion, must not exceed 2.65.”.
3. Council strikes out section 6.3.6 and substitutes the following:

“6.3.6 where floors or portions thereof are used for access to or occupancy by heating and mechanical equipment or utilities and are above the base surface;”.
4. Council strikes out section 9.1 and substitutes the following:

“**9.1** The maximum site coverage for all buildings, which shall be based on the projected area of the outside of the outermost walls of all buildings, excluding the Original Heather Pavilion, is 60%.”.
5. Council adds a new section **10.3** as follows:

“**10.3** The Director of Planning, in consultation with the General Manager of Engineering Services, on conditions that are satisfactory to them, may reduce the minimum number of required off-street parking spaces in any case where literal enforcement would result in unnecessary hardship.”.
6. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

Mayor

City Clerk