

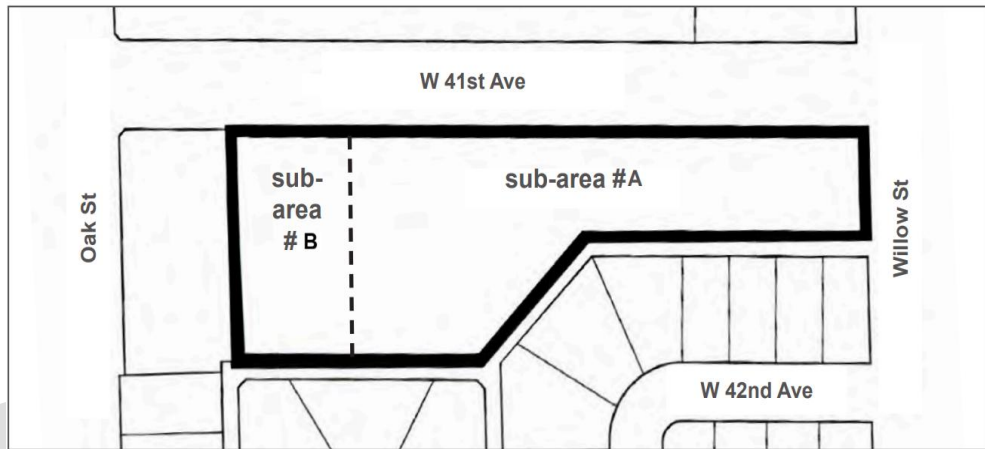
BY-LAW NO.

**A By-law to amend
CD-1 (285) By-law No. 6963**

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. 6963.
2. Council strikes out section 2 and substitutes the following:
 - “2. The site is to consist of two sub-areas approximately as illustrated in Figure 1, solely for the purposes of establishing the minimum required floor area for non-residential uses in sub-area B and the maximum permitted building height for each sub-area.

Figure 1



3. Council renumbers sections 3.1, 3.2, 4.1, 4.2, 5.1 through 5.6, 6, 7.1 through 7.6, 8, 9 and 10 as sections 4.1, 4.2, 5.1, 5.2, 6.1 through 6.6, 7, 8.1 through 8.6, 9, 10 and 11, respectively.
4. 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 5.3 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 6.4 of this by-law; and
 - (b) non-profit operated rental housing” means rental housing which is owned or leased by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada.”

5. Council strikes out section 4.2 and substitutes the following:

“4.2 Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses, limited to Mixed-Use Residential Building and Multiple Dwelling;
- (c) Institutional Uses;
- (d) Live-Work Use;
- (e) Manufacturing Uses;
- (f) Office Uses;
- (g) Retail Uses;
- (h) Service Uses;
- (i) Utility and Communication Uses; and
- (j) Accessory Uses customarily ancillary to the uses permitted in this section.”

6. Council strikes out sections 5.1 and 5.2 and substitutes the following:

5.1 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.

5.2 The design and layout of at least 35% of the total number of non-profit operated rental housing units, and at least 35% of the total number of other dwelling units, must:

- (a) be suitable for family housing;
- (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

5.3 A minimum of 20% of the total dwelling unit area must be used for non-profit operated rental housing.”

7. Council strikes out section 6.2 and substitutes the following:

“6.2. The floor space ratio for all uses must not exceed 5.77, except that:

- (a) the floor space ratio for residential uses must not exceed 3.65; and
- (b) the total floor area for non-residential uses in sub-area B must not be less than 429 m².

8. In section 6.4, Council adds “and dwelling unit area” after “floor area”.

9. Council strikes out section 6.5 and substitutes the following:

“6.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas, to a maximum of 10% of the total permitted floor area; and
- (b) unenclosed outdoor areas underneath the building overhangs at or above grade, except that such areas must remain unenclosed for the life of the building,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.”

10. Council strikes out section 6.6 and substitutes the following:

“6.6 The use of floor area excluded under sections 6.4 and 6.5 must not include any use other than that which justified the exclusion.”

11. Council adds a new section 6.7 as follows:

“6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the non-profit operated rental housing units as storage area.”.

12. Council strikes out section 7 and substitutes the following:

“7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Table 1: Permitted Building Height

Sub-area	Building height
A	37.0 m
B	136.0 m

13. Council strikes out sections 8 and 9 in their entirety, including the headings, and substitutes the following:

“Access to Natural Light

8.1 Each habitable room must have at least 1 window on an exterior wall of a building.

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.”

14. Council renumbers sections 10 and 11 as sections 9 and 10.

15. 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