

BY-LAW NO. _____

**A By-law to amend
CD-1 (708) By-law No. 12179**

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. 12179.
2. Council strikes out section 1A and substitutes the following:

“1A Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

 - (a) “Below-Market Rental Dwelling 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.”
3. Council strikes out section 2.2 (a) and substitutes the following:

“(a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bingo Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;”
4. Council strikes out section 2.2 (g) and substitutes the following:

“(g) Service Uses, limited to Animal Clinic or Shelter, Animal Services, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;”
5. Council strikes out section 3.1 and substitutes the following:

“3.1 All residential floor area must be used for below-market rental dwelling units.”
6. Council strikes out section 3.4 and substitutes the following:

“3.4 Residential uses and hotel use must not be located on the same storey, except for shared amenity areas or entrances.”

7. Council strikes out section 3.5 and substitutes the following:
- “3.5 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.”
8. Council strikes out section 4.2 and substitutes the following:
- “4.2 The maximum floor space ratio for all uses combined is 11.40.”
9. Council renumbers sections 4.3 through 4.6 as sections 4.5 through 4.8, respectively.
10. Council adds a new section 4.3 as follows:
- “4.3 The total minimum floor area for below-market rental dwelling units must be 3,610 m².”
11. Council adds a new section 4.4 as follows:
- “4.4 The total minimum floor area for hotel must be 12,000 m².”
12. Council strikes out section 4.6 and substitutes the following:
- “4.6 Computation of floor 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, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of the sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.”

13. Council strikes out section 4.8.

ENACTED by Council this day of , 2026

Mayor

City Clerk

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