

EXPLANATION**A By-law to amend the Noise By-law
Re: 601 West Hastings Street**

After the public hearing on September 16, 2014, Council resolved to amend the Noise By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

HC.

601 West Hastings Street

BY-LAW NO. _____

**A By-law to amend
Noise Control By-law No. 6555**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. To Schedule A (Activity Zone) of By-law No. 6555, at the end, Council adds:
"CD-1 (666) By-law No. 11848 601 West Hastings Street"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

EXPLANATION**A By-law to amend the Parking By-law
Re: 601 West Hastings Street**

After the public hearing on September 16, 2014, Council resolved to add 601 West Hastings Street to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

CD-1 District Parking requirements
601 West Hastings Street

HC.

BY-LAW NO. _____

**A By-law to amend Parking By-law No. 6059
with regard to CD-1 Districts Parking requirements**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Parking By-law.
2. To Schedule C, Council adds:

“

Address	By-law No.	CD-1 No.	Parking requirements
601 West Hastings Street	By-law No. 11848	CD-1 (666)	<p>Parking, loading and bicycle spaces in accordance with by-law requirements on June 27, 2017, except that:</p> <p>(a) the Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of shared vehicles and shared vehicle parking spaces for required non-residential parking spaces at a 1:5 ratio, to a maximum of 3 shared vehicles and 3 shared vehicle parking spaces; and</p> <p>(b) shared vehicle parking spaces must have a minimum parking stall dimension of 5.5 m in length and 2.9 m in width.</p>

”

3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

EXPLANATION**A By-law to amend the Noise By-law
Re: 6505-6541 Main Street**

After the public hearing on April 5, 2016, Council resolved to amend the Noise By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

EXPLANATION**A By-law to amend the Noise Control By-law
Re: 101 East 2nd Avenue**

After the public hearing on May 24, 2016, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

EXPLANATION**A By-law to amend the Parking By-law
Re: 101 East 2nd Avenue**

After the public hearing on May 24, 2016, Council resolved to add 101 East 2nd Avenue to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

EXPLANATION**A By-law to amend the Sign By-law
Re: 101 East 2nd Avenue**

After the public hearing on May 24, 2016, Council resolved to amend the Sign By-law for this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

101 East 2nd Avenue

He.

BY-LAW NO. _____

A By-law to amend Sign By-law No. 11879

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. To Schedule A of the Sign By-law, Council adds:

“101 East 2nd Avenue CD-1 (668) By-law No. 11864 DD”

2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2017

Mayor

City Clerk

EXPLANATION**Subdivision By-law No. 5208 amending By-law
Re: 305 West 41st Avenue (Oakridge United Church)**

Enactment of the attached By-law will delete 305 West 41st Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of October 26, 2016 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services
September 19, 2017

305 West 41st Avenue (Oakridge United Church)

He.

BY-LAW NO. _____

A By-law to amend Subdivision By-law No. 5208

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council amends Schedule A to the Subdivision By-law in accordance with the plan labelled Schedule A, and attached to and forming part of this By-law, by deleting therefrom Lot A , Block 849, District Lot 526, Group 1, New Westminster District Plan EPP70459; PID: 030-095-514 from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law.
2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
3. This By-law is to come into force and take effect on the date of its enactment.

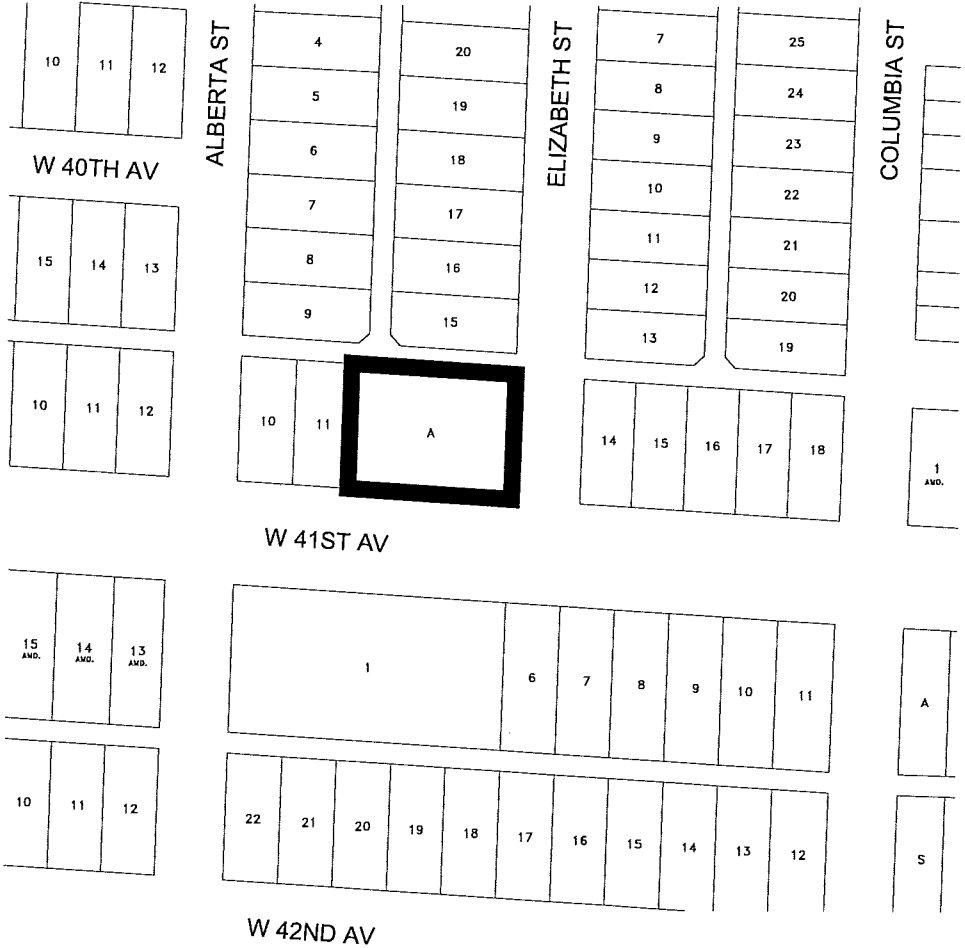
ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
 being the Subdivision By-law



The property outlined in black (**■**) is deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

305 West 41st Avenue

map: 1 of 1
 scale: NTS



City of Vancouver

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 2106-2138 Main Street**

Following the Public Hearing on February 21, 2017, Council resolved to give conditional approval to the rezoning of the site at 2106-2138 Main Street. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

2106-2138 Main Street

HC.

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. 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 marginally numbered Z-716 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (672).

2.2 Subject to Council 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 CD-1 (672), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
- (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
- (d) Office Uses;
- (e) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
- (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class A, Repair Shop - Class B,

Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;

- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

Conditions of use

3.1 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.

3.2 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant; and
- (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

3.3 The design and lay-out of at least 25% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 2,161 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 3.00.

4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sun 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 8% of the residential floor area being provided, 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 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.
- (f) any mezzanine floor located in a Retail Use, provided that:
 - (i) it is located within a demised commercial unit that has a minimum clear ceiling height of 20 ft., and
 - (ii) the mezzanine floor area does not exceed 40% of the floor area of the demised commercial unit located directly below.

4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 22.5 m.

Horizontal angle of daylight

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

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (672).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Severability

8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Schedule A



The properties outlined in black (**█**) are rezoned:
 From **IC-2** to **CD-1**

Z-716 (a)

RZ- 2106-2138 Main Street	map: 1 of 1	
	scale: NTS	
City of Vancouver	date: 2017-01-20	

EXPLANATION**A By-law to amend Downtown-Eastside/Oppenheimer
Official Development Plan By-law
regarding miscellaneous amendments**

After the public hearing on July 11, 2017, Council resolved to amend the Downtown-Eastside/Oppenheimer By-law No. 4912 regarding miscellaneous amendments. The enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

Downtown-Eastside/Oppenheimer
Official Development Plan

HC.

BY-LAW NO. _____

A By-law to amend Downtown-Eastside/Oppenheimer
Official Development Plan By-Law
Regarding miscellaneous amendments

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Downtown-Eastside/Oppenheimer Official Development Plan By-law.

2. Council adds the following as sections 1.1 22) and 1.1 23):

“Local Economic Development

22) Create employment, especially low barrier jobs, through inclusive, social impact hiring and local employment opportunities.

23) Encourage enterprises operating as social enterprises or co-operatives that create jobs, job space and opportunities for services and training.

- Social enterprises are businesses with a formal, mission-based, and direct relationship to a non-profit or charity (i.e. owned by a non-profit, or formally partnered with a non-profit to ensure profits from the venture support the mission of that organization). Social enterprises can also be a non-profit or charity directly engaging in fee for service or the making and selling of goods itself, or a Community Contribution Company if registered as such with the Province.
- Co-operatives are a form of business ownership where the consumers, producers or workers of a company are also the owners. Often times Co-ops are formed to serve a specific community need. In British Columbia Co-operatives that are pursuing mission-based impacts similar to charities and non-profits can be specifically registered as Community Services Co-ops. Community Services Co-ops cannot issue investment shares and are formed explicitly to provide health, social or educational and other community services.”

3. Council strikes 4.2 (i) and replaces it with:

“(i) Building or uses required to serve the educational, cultural, health, social, recreational or local economic development needs of the local community and not otherwise permitted.”

4. Council strikes 4.5.1 (b) and replaces it with:

“(b) to a maximum floor space ratio of 7.0 on corner sites, if:

- (i) a maximum of 2.5 floor space ratio above a floor space ratio of 1.0 is developed as uses listed in 4.2 (i), Community Care Facility - Class B and Group Residence, Health Care Office and Health Enhancement Centre and accessory uses,
- (ii) no less than 50% of the total gross floor area is developed as residential; where at least 60% of the residential units comprising not less than 40% of the gross residential floor area are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross residential floor area are developed as secured market rental housing,
- (iii) the corner site has a frontage no greater than 30.5 m, and
- (iv) the Development Permit Board first considers:
 - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas.”

5. Council adds the words “and uses listed in 4.2 (i)” after “wholesale uses,” in section 4.5.2.

6. Council adds the following as section 4.5.3:

“4.5.3 Despite the provisions of subsection 4.5.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 30.5 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or the Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or the Development Permit Board considers the submission of any advisory group, property owner or tenant.”

7. Council re-numbers 4.5.3, 4.5.4 and 4.5.5 as 4.5.4, 4.5.5 and 4.5.6 respectively.

8. In the new section 4.5.6 Council replaces “4.5.3 and 4.5.4” with “4.5.4 and 4.5.5”.

9. Council adds the words “or local economic development” after “recreational”, and “and not otherwise permitted” after “local community” in section 5.2 (d).

10. Council strikes 5.5.1 (b) (ii) and replaces it as follows:

“(ii) the development includes residential and all residential units are social housing, and”

11. Council adds the words “uses listed in 5.2 (d)” after “wholesale uses,” in section 5.5.2.

12. Council adds a new section 5.8.4 as follows:

“5.8.4 Despite the provisions of subsections 5.5.1 and 5.6.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 45.7 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or the Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or the Development Permit Board considers the submission of any advisory group, property owner or tenant.”

13. Council adds the words “or local economic development” after “recreational”, and “and not otherwise permitted” after “local community” in section 6.2 (g).

14. Council strikes 6.5.1 (b) (ii) and replaces it as follows:

“(ii) the development includes residential and all residential units are social housing, and”

15. Council adds the words “uses listed in 6.2 (g)” after “wholesale uses,” in section 6.5.2.

16. Council adds a new section 6.8.4 as follows:

“6.8.4 Despite the provisions of subsection 6.5.1 and 6.6.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 45.7 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or the Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or the Development Permit Board considers the submission of any advisory group, property owner or tenant.”

17. Council adds the words “or local economic development” after “recreational”, and “and not otherwise permitted” after “local community” in section 7.2 (h).

18. Council strikes 7.5.1 (b) (ii) and replaces it as follows:

“(ii) the development includes residential and all residential units are social housing, and”

19. Council adds the words “uses listed in 7.2 (h)” after “wholesale uses,” in section 7.5.2.

20. Council adds a new 7.8.4 as follows:

“7.8.4 Despite the provisions of subsection 7.5.1 and 7.6.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 45.7 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or Development Permit Board considers the submission of any advisory group, property owner or tenant.”

21. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

22. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

EXPLANATION**Park Board By-law amending By-law
Re: Term of office of Park Board and housekeeping**

The attached by-law amends the Park Board By-law to extend the term of office of Park Board members from three years to four years and to change the date of commencement of the Park Board term of office from December 1 to November 1, in order to make the term of office of the Park Board consistent with that of Council. As well, it is proposed to change the title from the Park Board By-law to the Park Board Term of Office By-law.

Section 486 of the Vancouver Charter provides that Park Board members are to be “nominated and elected at the same time and in the same manner as Councillors”. Section 486 also provides for Council to set the term of office for Park Board members by by-law. Council has done so in the past by means of Park Board By-law 4212, which, until 2014, provided for a term of office that began and ended at the same time as that of Councillors.

In 2014, sections 9 and 139 of the Vancouver Charter were amended to change the requirement for holding a general local election from three years to four years and to change the date of commencement of the term of office from the first Monday after December 1 to the first Monday after November 1. The term of office provided for in the current Park Board By-law does not reflect those legislative changes. The proposed amendments will ensure that the term of office of the Park Board is consistent with that of Council.

It is also proposed to change the title of the Park Board By-law to the Park Board Term of Office By-law for clarity and ease of reference.

Director of Legal Services
September 19, 2017

BY-LAW NO. _____

HC.

**A By-law to amend Park Board By-law No. 4212
regarding term of office and housekeeping**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council:

(a) changes the title to By-law 4212 to "Park Board Term of Office By-law;

(b) strikes out:

"2. The term of office of a member of the Board of Parks and Recreation elected at a general local election begins at noon on the first Monday after December 1 following the election, or when the person takes office in accordance with section 140 of the Vancouver Charter, whichever is later, and ends at noon on the first Monday after December 1, three years later or when a sufficient number of members have taken office to make up a quorum, whichever is later."; and

(c) substitutes:

"2. The term of office of a member of the Board of Parks and Recreation elected at a general local election begins at noon on the first Monday after November 1 following the election, or when the person takes office in accordance with section 140 of the Vancouver Charter, whichever is later, and ends at noon on the first Monday after November 1, four years later or when a sufficient number of members of the Board of Parks and Recreation have taken office to make up a quorum, whichever is later."

2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

EXPLANATION**A By-law to amend the Zoning & Development By-law
Regarding CD-1 By-law No. 11741**

Following the public hearing on July 18, 2017, Council resolved to amend By-law No. 11741 regarding 2423 Cornwall Avenue (formerly 2405-2445 Cornwall Avenue). The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

2423 Cornwall Avenue
(formerly 2405-2445 Cornwall Avenue)

HC.

BY-LAW NO. _____

A By-law to amend CD-1 (657) By-law No. 11741

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of By-law 11741.
2. In section 3.2, Council strikes out “2.08” and substitutes “2.40”.
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

EXPLANATION**A By-law to amend the Zoning & Development By-law regarding
CD-1 (363) By-law No. 7679**

After the public hearing on May 16, 2017, Council resolved on June 13, 2017, to amend CD-1 (363) regarding 1101 West Waterfront Road. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

1101 West Waterfront Road
(formerly 1199 W Cordova Street)

HC.

BY-LAW NO. _____

A By-law to amend CD-1 (363) By-law No. 7679

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of By-law 7679.
2. In section 6.1, under Floor Area and Density, Council strikes out Table 1 and substitutes:

**"Table 1
Maximum Floor Area (in square metres)**

Use	Sub-Areas (from Diagram 1)				Total
	1	2	3	4	
Office	20 312	1 069 but only at an elevation of 14 000 mm from sea level and only in the north east corner of the building	N/A	N/A	21 381
General Office Live-Work on development Parcel 2B	21 500	N/A	N/A	N/A	21 500
Hotel, Office, General Office Live Work, Retail and Service Uses on Development Parcel 2A	75 832 except that General Office Live Work is limited to 37 160 and Retail and Service Uses combined are limited to 4 875	N/A	N/A	N/A	75 832
Retail and Service, excluding Hotel	3 665	N/A	975	N/A	4 640
Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel	N/A	8 831	N/A	N/A	8 831
Convention and Exhibition Centre	N/A	54 997	N/A	N/A	54 997
Exhibition Hall in conjunction with Convention and Exhibition Centre	N/A	23 225	N/A	N/A	23 225

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 2894 East Broadway**

Following the Public Hearing on October 18, 2016, Council resolved to give conditional approval to the rezoning of the site at 2894 East Broadway. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

2894 East Broadway

He.

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. 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 marginally numbered Z-710 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (671).

2.2 Subject to Council 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 CD-1 (671), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of these uses listed in this By-law;
- (b) Retail Uses, limited to Grocery or Drug Store, Retail Store, Farmers' Market, and Small-scale Pharmacy;
- (c) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant - Class 1, Neighbourhood Public House, and Print Shop;
- (d) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, Community Care Facility;
- (e) Office Uses;
- (f) Cultural and Recreational Uses, limited to Artist Studio, Billiard Hall, Bowling Alley, Club, and Fitness Centre;
- (g) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and

- (h) Accessory uses customarily ancillary to the uses permitted in this Section 2.2.

Conditions of use

- 3. The design and lay-out of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 1,115 m², being the site size at the time of the application for the rezoning evidenced by this By-law.

4.2 Floor space ratio for all uses must not exceed 2.69.

4.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.1 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, if the Director of Planning first approves the design of 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 which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum 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.

4.5 Computation of floor area may exclude:

- (a) where floors are used for off-street parking and loading, those floors or portions thereof so used which are above the base surface, provided that:
 - (i) the grade of the floors is no more than 1.5 m above the base surface at any given point;
 - (ii) the area is located within the westerly 20 m of the site; and
 - (iii) the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (b) enclosed residential balconies, if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided; and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 14.8 m (48.6 ft).

Horizontal angle of daylight

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

6.2 The location of each exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m.

- 6.5 An obstruction referred to in section 6.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (671).

- 6.6 A habitable room referred to in section 6.1 does not include:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Severability

8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

9. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

Schedule A



The property outlined in black () is rezoned:
 From **C-1** to **CD-1**

Z-710 (d)

RZ - 2894 East Broadway

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2016-09-26

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 3205 - 3221 West 41st Avenue
5590 Balaclava Street**

Following the Public Hearing on November 3, November 5, November 17, and November 24, 2009, Council resolved on December 1, 2009 to give conditional approval to the rezoning of the site at 3205 - 3221 West 41st Avenue, 5590 Balaclava Street. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

3205 - 3221 West 41st Avenue
5590 Balaclava Street

He.

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan amendment

1. 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 marginally numbered Z-616(b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (674).

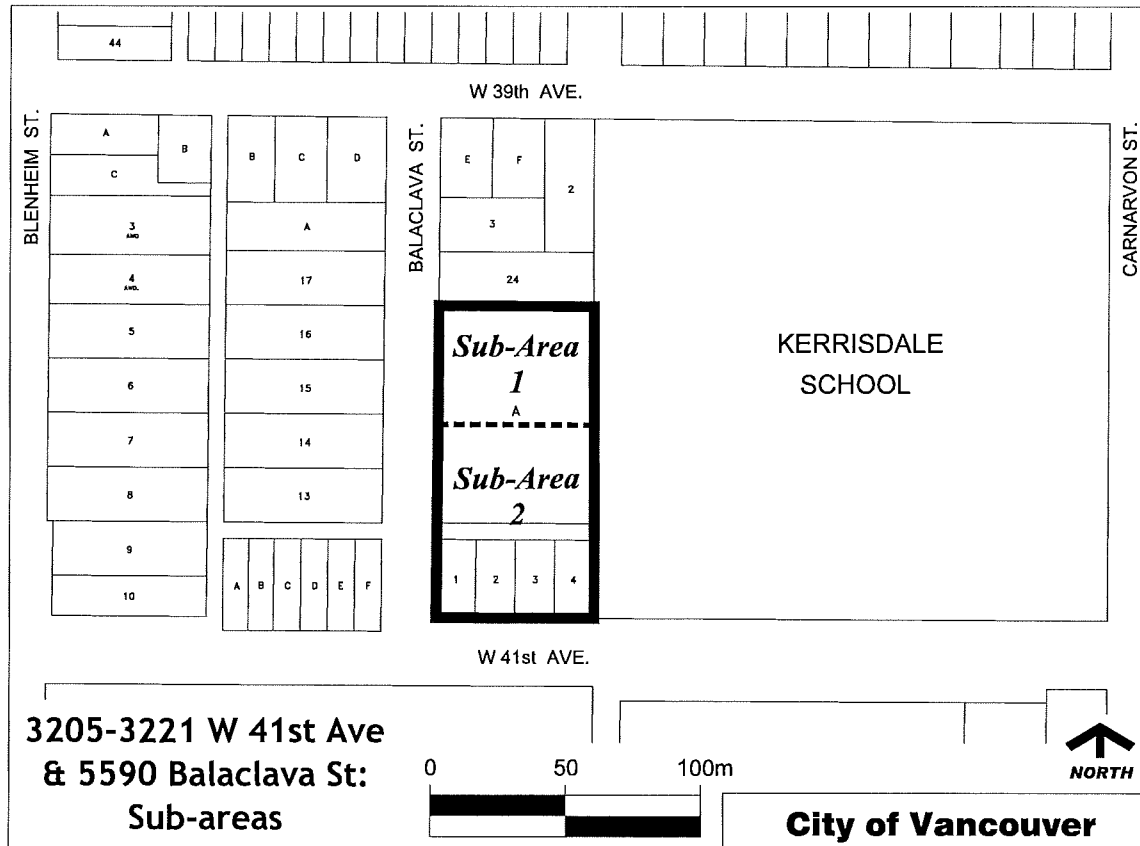
2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (674) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Community Centre and Neighbourhood House;
- (b) Dwelling Uses, limited to Multiple Dwelling and Seniors Supportive or Assisted Housing;
- (c) Institutional Uses, limited to Child Day Care Facility and Church; and
- (d) Accessory Buildings and Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Sub-areas

3.1 The site is to consist of sub-areas 1 and 2 illustrated in Diagram 1.

Diagram 1



3.2 The only principal uses permissible in sub-area 1 are institutional uses and cultural and recreational uses.

3.3 The only principal uses permissible in sub-area 2 are dwelling uses.

Density

4.1 The floor area for all uses, combined, must not exceed 9 222.0 m².

4.2 The floor area for all uses, combined, in sub-area 1, must not exceed 1 087 m².

4.3 The floor area for all uses, combined, in sub-area 2, must not exceed 8 135 m².

4.4 Computation of floor space ratio must include:

- (a) all floors, including earthen floors, measured to the extreme outer limits of the building; and

- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.5 Computation of floor space ratio must exclude:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors 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, which are:
 - (i) at or below the base surface except that the exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) in the case of off-street parking, above the base surface in an accessory building in the rear yard except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) areas of undeveloped floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) neighbourhood amenity areas for the social and recreational enjoyment of residents, or that provide a service to the public, including facilities for general fitness or general recreation, the provision of services to seniors and child day care, except that the total area excluded must not exceed 922.2 m²;

- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness except that this clause does not apply to walls in existence prior to March 14, 2000; and
- (i) with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in this section meets the standards set out therein.

4.6 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board, trellises and other garden structures which support the use of intensive green roofs and urban agriculture.

Building height

5.1 The building height, measured above building grade, must not exceed:

- (a) 9.8 m in sub-area 1, except that the height of the existing church, measured using elevation datum, must not exceed the lesser of 14.7 m and its existing height; and
- (b) 13.9 m in sub-area 2.

5.2 The Director of Planning, at his or her discretion, may permit a height greater than 13.9 m for:

- (a) architectural appurtenances, such as elevator enclosures and stairwells, that:
 - (i) are necessary to give access to a rooftop garden,
 - (ii) combined, do not exceed one-third of the width of the building as measured on any elevation drawings, and
 - (iii) combined, do not cover more than 10% of the roof area; and
- (b) railings, trellises, screens, planters, and other similar elements that are an integral part of the rooftop garden or of the decks and balconies.

Setbacks

6.1 The setback of each building in sub-area 1 must be at least 2.1 m from the north property line, except that the setback for the existing church must be at least 1.2 m from the north property line.

6.2 The setback of each building in sub-area 2 must be at least 3.0 m from the south property line.

6.3 The setback of each building must be at least:

- (a) 1.00 m from the east property line; and
- (b) 1.50 m from the west property line.

Horizontal angle of daylight

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

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.4 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

7.5 An obstruction referred to in section 7.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (674).

7.6 A habitable room referred to in section 7.1 does not include:

- (a) a bathroom; or

- (b) a kitchen whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit, or
 - (ii) less than 9.3 m².

Parking, loading, and bicycle spaces

8. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that there must be:

- (a) at least one parking space for each 100 m² of gross floor area;
- (b) no more than the minimum number of parking spaces required plus 0.5 space for each dwelling unit;
- (c) at least 0.1 visitor parking space for each dwelling unit;
- (d) no more than 0.2 visitor parking space for each dwelling unit;
- (e) at least 0.2 shared vehicle parking space for each dwelling unit;
- (f) at least one parking space for each 11 m² of the floor area used for church;
- (g) at least two child day care facility staff parking spaces;
- (h) at least one child day care facility drop-off space for each eight children;
- (i) at least three bicycle spaces, Class A and three bicycle spaces, Class B for the use of the child day care facility staff;
- (j) at least one disability parking space for the first seven dwelling units plus 0.034 disability parking space for each additional dwelling unit;
- (k) at least one disability parking space for the first 500 m² of any other use plus 0.4 disability parking space for each additional 1 000 m² of gross floor area; and
- (l) at least 0.5 parking space for each dwelling unit, for an electrically powered scooter having two or more wheels for the sole use of a person who has mobility challenges as a result of a physical disability or illness, with an electrical outlet at each space.

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 1672 West 1st Avenue**

Following the Public Hearing on October 18, 2016, Council resolved to give conditional approval to the rezoning of the site at 1672 West 1st Avenue. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

He.

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. 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 marginally numbered Z-710 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (673).

2.2 Subject to Council 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 CD-1 (673), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational, limited to Artist Studio - Class A, Arts and Culture Indoor Event, and Fitness Centre;
- (b) Manufacturing, limited to Clothing Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, and Printing or Publishing;
- (c) Office, limited to General Office;
- (d) Retail, limited to Furniture or Appliance Store and Retail Store;
- (e) Service, limited to Catering Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Restaurant - Class 1, Sign Painting Shop, and Work Shop;
- (f) Wholesale, limited to Wholesaling - Class A and Wholesaling - Class B; and
- (g) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

Floor area and density

3.1 Computation of floor space ratio must assume that the site consists of 551 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

3.2 The floor space ratio for all uses must not exceed 1.87, except that:

- (a) the maximum floor area for Restaurant - Class 1 must not exceed 65 m²; and
- (b) the maximum floor area in retail uses, including accessory retail, must not exceed 1,000 m².

3.3 Computation of the floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

3.4 Computation of floor area must exclude 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.

3.5 The use of floor area excluded under Section 3.4 must not include any purpose other than that which justified the exclusion.

Building height

4. Building height, measured from base surface, must not exceed 9.4 m.

Severability

5. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

6. This By-law is to come into force and take effect on the date of its enactment.


ENACTED by Council this day of , 2017

Mayor

City Clerk

Schedule A



The property outlined in black () is rezoned:
 From **IC-1** to **CD-1**

Z-710 (a)

RZ - 1672 West 1st Avenue

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2016-09-26

EXPLANATION**A By-law to amend the Zoning & Development By-law regarding
CD-1 (561)**

After the public hearing on June 13, 2017, Council resolved to amend CD-1 (561) regarding 955 East Hastings Street. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

955 East Hastings Street

He.

BY-LAW NO. _____

A By-law to amend CD-1 (561) By-law No. 10872

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of By-law 10872.
2. In section 5.2(a), Council strikes "1 150 m²" and replaces it with "1 318 m²".
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk

EXPLANATION**Area Specific Development Cost Levy By-law
Amending By-law
Re: Rates and administration**

On July 26, 2017, Council resolved to amend the Area Specific Development Cost Levy By-law, regarding DCL rates and their administration effective September 30, 2017. This By-law implements that resolution.

Director of Legal Services
September 19, 2017

BY-LAW NO.

HC.

A By-law to amend
Area Specific Development Cost Levy By-law No. 9418
regarding 2017 rates

1. THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:
2. This By-law amends the indicated provisions of By-law No. 9418.
3. Council insert the following new definitions in section 1.2 in correct alphabetical order:

““Community Centre /Neighbourhood House” means a community centre /neighbourhood house generally accessible to the public and no smaller than 50 square meters in floor area.”;

““library” means a library generally accessible to the public and no smaller than 50 square meters in floor space;” and

““Public Authority Use” means a Public Authority use limited to Police Station or Fire Hall;”.

4. Council strikes the following definitions in section 1.2 and replaces them as follows:

““Artist Studio - Class A”, which means the use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, none of which involves amplified sound or one or more of the materials or processes specified under Artist Studio - Class B, but does not include premises used for residential purposes;”;

““Artist Studio - Class B”, which means the use of premises for the production of (a) dance or live music involving electronically amplified sound, (b) moving or still photography (excluding video) involving on-site film processing, (c) paintings, drawings, pottery or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or one or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics, but does not include premises used for residential purposes;”;

““child care” means the use of premises operated as a community care facility by one or more persons licensed under the Community Care and Assisted Living Act of British Columbia, as amended or replaced from time to time, on a not for profit basis, for “group child care”, “preschool”, multi-age child care in accordance with Child Care Licensing Regulation B.C. Reg. No. 332/2007, as amended or replaced from time to time, and may include the use of flexible space operated for child services as determined by the Director of Social Planning for the city but excludes premises operated for “family child care”;”.

5. In section 3.5 Council strikes “\$196.45”, “\$1.08”, “\$102.26”, every “\$10.00”, and “\$5.49” and replaces them all with “\$0.00”.

6. Council strikes section 3.7 and replaces it with:

“3.7 The levy for the False Creek Flats area is \$63.39 for each square metre of floor area in the development authorized for construction under the building permit, except that for:

- (a) a works yard, the levy is \$1.00 for each square metre of such floor area;
- (b) a parking garage, the levy is \$1.08 for each square metre of such floor area;
- (c) a school use, the levy is \$5.49 for each square metre of such floor area;
- (d) a child care use, the levy is \$10.00 in respect of each building permit;
- (e) a temporary building, the levy is \$10.00 in respect of each building permit;
- (f) an Artist Studio Class A and B, the levy is \$10.00 in respect of each building permit;
- (g) a Community Centre/Neighbourhood House, the levy is \$10.00 in respect of each building permit;
- (h) a library, the levy is \$10.00 in respect of each building permit;
- (i) a public authority use, the levy is \$10.00 in respect of each building permit; and
- (j) a social service centre, the levy is \$10.00 in respect of each building permit.”

7. Council strikes section 3.8 and replaces it with:

“Grandview Boundary Industrial levies

3.8 The levy for the Grandview Boundary area is \$9.78 for each square metre of floor area in the development authorized for construction under the building permit, except that for:

- (a) development in a zoning district designated under section 9.1 of the Zoning and Development By-law as “Industrial” or in that area known as “Still Creek” and identified in By-law No. 6654, the levy is \$39.14 for each square metre of such floor area that is for any use except a dwelling use, housekeeping unit, or sleeping unit, defined under the Zoning and Development By-law;

- (b) a parking garage, the levy is \$1.08 for each square metre of such floor area;
- (c) a school use, the levy is \$1.08 for each square metre of such floor area;
- (d) a child care use, the levy is \$10.00 in respect of each building permit;
- (e) a temporary building, the levy is \$10.00 in respect of each building permit;
- (f) an Artist Studio Class A and B, the levy is \$10.00 in respect of each building permit;
- (g) a Community Centre/Neighbourhood House, the levy is \$10.00 in respect of each building permit;
- (h) a library, the levy is \$10.00 in respect of each building permit;
- (i) a public authority use, the levy is \$10.00 in respect of each building permit; and
- (j) a social service centre, the levy is \$10.00 in respect of each building permit.”

8. Council strikes section 3.10 and replaces it with:

“South East False Creek levies

3.10 The levy for the South East False Creek area is \$206.21 for each square metre of floor area in the development authorized for construction under the building permit, except that for:

- (a) an industrial use, the levy is \$31.29 for each square metre of such floor area;
- (b) a parking garage, the levy is \$1.08 for each square metre of such floor area;
- (c) a surface parking lot, the levy is \$156.08 for each square metre of space available for parking or access to parking;
- (d) a temporary building, the levy is \$10.00 in respect of each building permit;
- (e) community energy centre, being an energy supply facility that provides heat energy in the form of hot water to buildings through a thermal distribution network that links the community energy centre with an energy transfer station in each building, and that includes separate loops for the supply and return of heat energy in the form of hot water, the levy is to be \$10.00 in respect of each building permit;

EXPLANATION**Vancouver Development Cost Levy By-law
Amending By-law
Re: Rates and administration**

On July 26, 2017, Council resolved to amend the Vancouver Development Cost Levy By-law, regarding DCL rates and their administration effective September 30, 2017. This By-law implements that resolution.

Director of Legal Services
September 19, 2017

17c.

BY-LAW NO.

**A By-law to amend
Vancouver Development Cost Levy By-law No. 9755
regarding 2017 rates**

1. THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:
2. This By-law amends the indicated provisions of By-law No. 9755.
3. Council insert the following new definitions in section 1.2 in correct alphabetical order:

““Community Centre /Neighbourhood House” means a community centre /neighbourhood house generally accessible to the public and no smaller than 50 square meters in floor area;”;

““child care” means the use of premises operated as a community care facility by one or more persons licensed under the Community Care and Assisted Living Act of British Columbia, as amended or replaced from time to time, on a not for profit basis, for “group child care”, “preschool”, multi-age child care in accordance with Child Care Licensing Regulation B.C. Reg. No. 332/2007, as amended or replaced from time to time, and may include the use of flexible space operated for child services as determined by the Director of Social Planning for the city but excludes premises operated for “family child care”;”;

““library” means a library generally accessible to the public and no smaller than 50 square meters in floor space;”;

““mixed-employment (light industrial)” means the following zones: (IC-1, IC-2, IC-3, I-1, I-3, I-4, I-1A, I-1B zoning districts);” and

““Public Authority Use” means a Public Authority use limited to Police Station or Fire Hall;”.

4. Council strikes the definition of “day care” in section 1.2.
5. Council strikes the following definitions in section 1.2 and replaces them as follows:

““Artist Studio - Class A”, which means the use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, none of which involves amplified sound or one or more of the materials or processes specified under Artist Studio - Class B, but does not include premises used for residential purposes;”;

““Artist Studio - Class B”, which means the use of premises for the production of (a) dance or live music involving electronically amplified sound, (b) moving or still photography (excluding video) involving on-site film processing, (c) paintings, drawings, pottery or sculpture involving the use of fibreglass, epoxy and other toxic or

hazardous materials or one or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics, but does not include premises used for residential purposes;”;

““general area” means all land within the boundaries of the city as described in Schedule A Part 1, except for those areas of land described in Schedule A Parts 2 and 3;”

““industrial zone” means:

- (a) any zoning district designated as “Industrial” by section 9.1 of the Zoning and Development By-law, and includes the following zones: I-2, M-1, M-1A, M-1B, M-2, MC-1, MC-2 zoning districts; and
- (b) the land zoned by CD-1 By-law No. 6654 with respect only to those uses that the by-law permitted on the date of its enactment;” and

““project” means any capital project described in section 2.2 and Schedule C;”.

6. Council strikes section 2 and replaces it as follows:

**“SECTION 2
LEVY AREA**

Levy area

2.1 Council designates that the general area is subject to imposition of a levy under this By-law.

2.2. Development cost levies are imposed under this by-law for the purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering, or expanding sewage, water, drainage, highway facilities, replacement housing, childcare, and providing and improving parkland. “

7. Council strikes the words “section 3.2” from section 3.1 and replaces them with “Schedule C”.

8. Council strikes the words “section 3.2” from section 3.1A and replaces them with “Schedule C”.

9. Council strikes section 3.2, and replaces it with:


“General area levy

3.2 Schedule C sets out the levies imposed under this By-law.”

10. Council strikes the words “section 3.2” from section 3.5 and replaces them with “Schedule C”.


Schedule "A" - Part 1

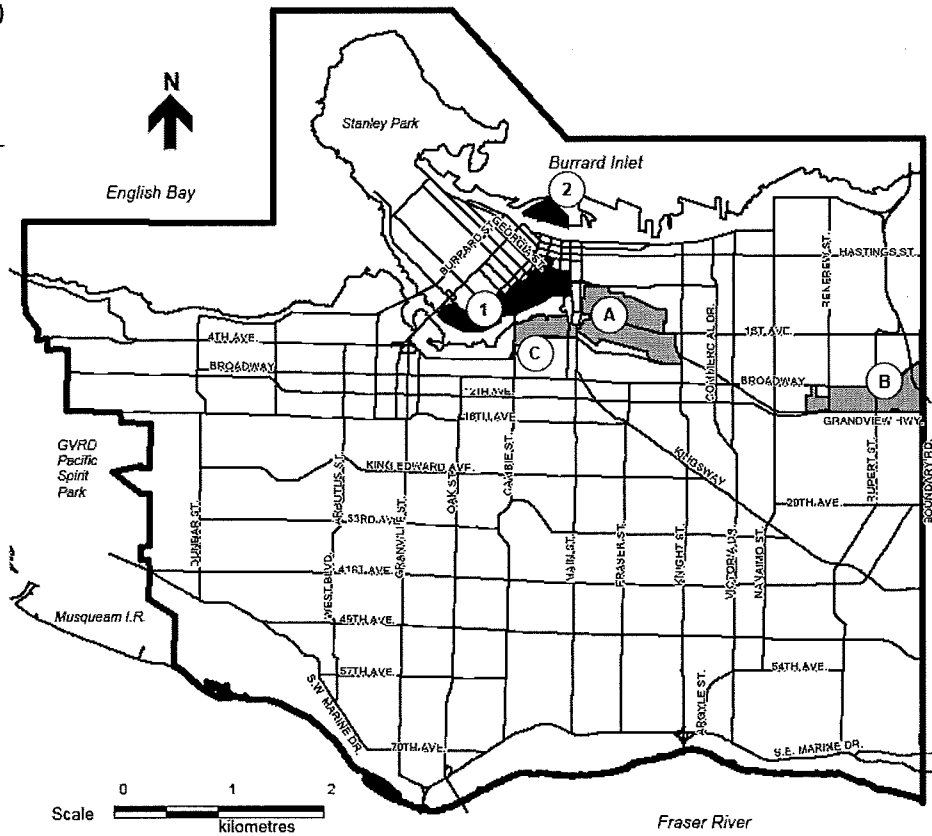
 Vancouver (City-Wide) DCL Boundary

 Layered DCLs*
 A. False Creek Flats
 B. Grandview-Boundary DCL
 C. South East False Creek

* areas subject to City-wide DCL and applicable Layered DCL

Areas Excluded from Vancouver (City-Wide) DCL Area

 ODP/CD-1s with Secured Public Benefits:
 1. False Creek North ODP
 2. Central Waterfront Port Lands



note: boundaries of highlighted areas are approximate and shown for illustrative purposes only.

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 4983-5007 Quebec Street**

Following the Public Hearing on April 11, 2017, Council resolved to give conditional approval to the rezoning of the site at 4983-5007 Quebec Street. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

4983-5007 Quebec Street

HC.

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. 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 marginally numbered Z-718 (a) attached as Schedule A to the By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (675).

2.2 Subject to Council 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 CD-1 (675), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to uses listed in this Section 2.2.

Conditions of use

3. The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "*High-Density Housing for Families with Children Guidelines*".

Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 1,018 m², being the site size at the time of application for the rezoning evidenced by this By-law prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 2.30.

4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

4.4 Computation of floor area may exclude:

- (a) open residential balconies or sundecks 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 residential floor area being provided, 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 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, located at or below base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (e) computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 20% of permitted floor area;
- (f) a staircase in a top floor unit that leads to a roof deck; and
- (g) floor area occupied by a Heat Recovery Ventilation unit in a Certified Passive House, except that the total exclusion must not exceed 10.8 m².

4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 19.8 m.

Horizontal angle of daylight

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

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (675).

6.6 A habitable room referred to in section 6.1 does not include:

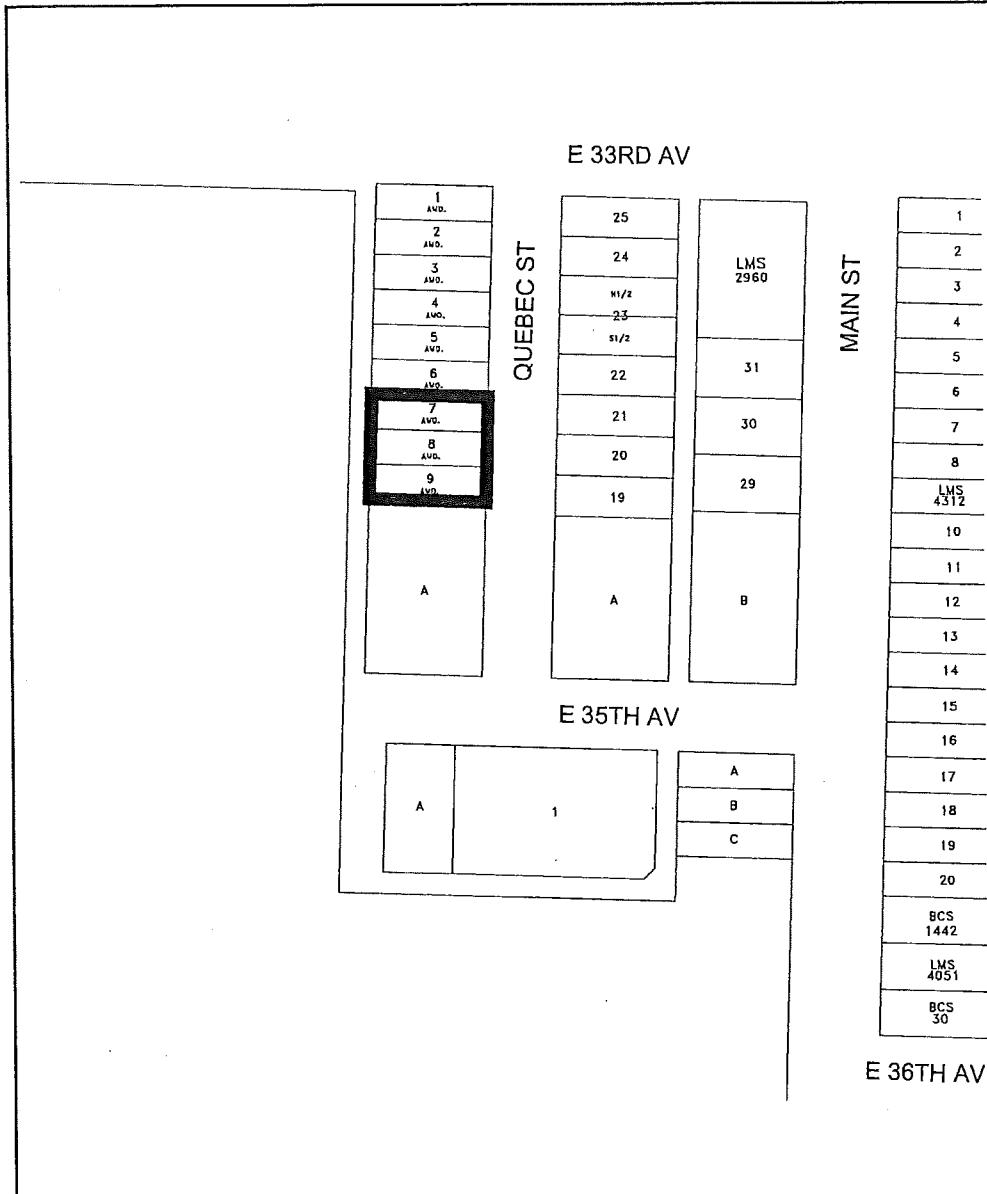
- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².


Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.


Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Schedule A



The properties outlined in black () are rezoned:
 From **RS-1** to **CD-1**

Z-718 (a)

RZ- 4983-5007 Quebec Street	map: 1 of 1 scale: NTS	
City of Vancouver	date: 2017-03-06	

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 3595 Kingsway**

Following the Public Hearing on October 18, 2016, Council resolved to give conditional approval to the rezoning of the site at 3595 Kingsway. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

HC.

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1

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. 4491.
2. Council strikes "." after "1" and adds "Zoning District Plan Amendment" after "1" in Section 1.
3. Council strikes Sections 2 and 3 and substitutes:

"2. Uses

Subject to Council 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 CD-1 (60), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
- (c) Institutional Uses, limited to Social Service Centre;
- (d) Manufacturing Uses, limited to Jewelry Manufacturing and Printing or Publishing;
- (e) Office Uses;
- (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class A, Repair Shop - Class B, Restaurant, School - Arts or Self-

Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;

(h) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and

(i) Accessory Uses customarily ancillary to the uses listed in this Section 2.

3. Conditions of use

3.1 No portion of the first storey of a building, within a depth of 10.7 m of the south wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.

3.2 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:

(a) Farmers' Market;

(b) Neighbourhood Public House;

(c) Public Bike Share;

(d) Restaurant; and

(e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

3.3 The design and lay-out of at least 25% of the for-profit affordable rental housing units must:

(a) be suitable for family housing;

(b) include two or more bedrooms; and

(c) comply with Council's "High-Density Housing for Families with Children Guidelines".

4. Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 2,765.8 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 3.69.

4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks 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 residential floor area being provided; 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 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.

4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

5. Building height

Building height, measured from base surface, must not exceed 23.0 m.

6. Horizontal angle of daylight

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

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (676).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

7. Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45"

Severability

4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

EXPLANATION**A By-law to amend the Zoning and Development By-law
Re: 3068 Kingsway**

Following the Public Hearing on September 24, 2013, Council resolved to give conditional approval to the rezoning of the site at 3068 Kingsway. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 19, 2017

3068 Kingsway

HC

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. 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 marginally numbered Z-664 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (677).

2.2 Subject to Council 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 CD-1 (677), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law except that no portion of the first storey of a building to a depth of 10.7 m from the north wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion;
- (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
- (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing and Publishing;
- (e) Office Uses;

- (f) Retail Uses, limited to Adult Retail Store, Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Print Shop, Repair Shop - Class A, Repair Shop Class - B, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;
- (h) Utility and Communication Uses, limited to Public Utility or Radiocommunication Station; and
- (i) Accessory uses customarily ancillary to the uses permitted in this Section 2.2.

Floor Area and Density

3.1 Computation of floor space ratio must assume that the site consists of 866.9 m², being the site size at the time of the application for the rezoning evidenced by this By-law.

3.2 Floor space ratio for all uses must not exceed 3.65.

3.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of the residential floor area being provided;
- (b) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusion does not exceed 8% of the residential floor area being provided; and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
- (c) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (d) 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 which are at or below the

base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

- (e) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum of 10 % of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

3.5 The use of floor area excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

Building Height

4. Building height, measured from base surface, must not exceed 18.73 m.

Horizontal Angle of Daylight

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

5.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (677).

5.6 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

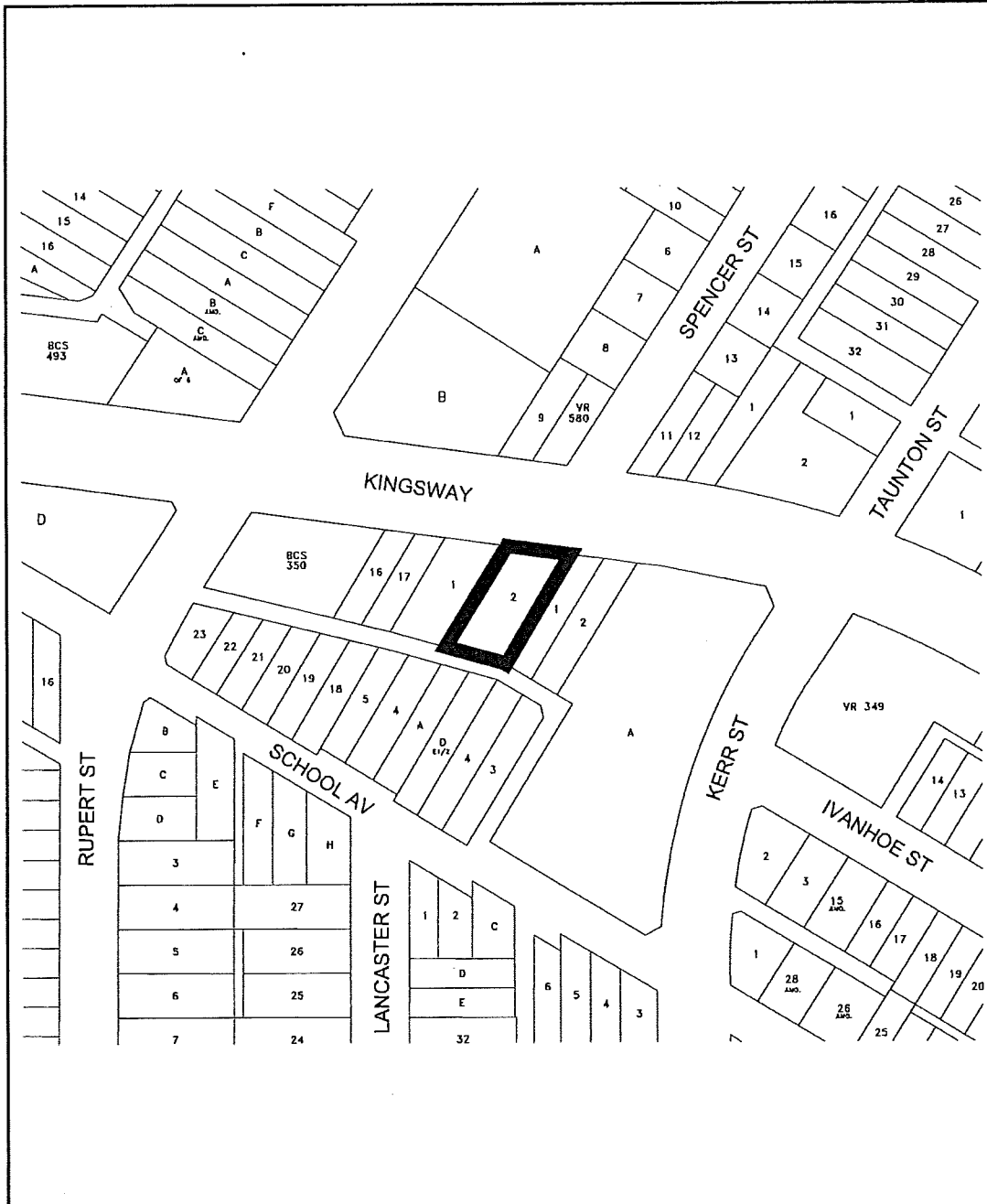
Acoustics

6. A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Severability

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.



The property outlined in black () is rezoned:
From **C-2** to **CD-1**

Z-664 (a)

RZ - 3068 Kingsway

map: 1 of 1
scale: NTS



City of Vancouver

date: 2013-07-31