

Zoning and Development By-law
Downtown Official Development Plan
Re: Add hotel as a conditionally permitted
land use in Area N and Area L1

BY-LAW NO. 12234

**A By-law to amend Downtown
Official Development Plan By-law No. 4912
regarding land use in Area N and Area L1**

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

1. This By-law amends the indicated provisions of the Downtown Official Development Plan By-law No. 4912.
2. In section 14(g) Service Uses under Section 1 – Land Use, Council adds “Hotel,” after “Bed and Breakfast Accommodation,”.
3. Council strikes out the note starting with “Ground floor retail, retail-commercial and service uses prohibited” in Map 2 under Section 2 – Retail Use Continuity, and substitutes the following:

“Ground floor retail, retail-commercial and service uses prohibited, except:

 - (a) in corner sites where up to 2,500 sq. ft. of retail, retail-commercial, and service uses are permitted;
 - (b) along Mainland Street frontage between Nelson and Smithe Streets, and along Nelson and Smithe street frontages between Mainland and Cambie Streets, for the life of the building existing as of December 11, 2001; and
 - (c) when permitted as accessory uses customarily ancillary to a hotel in the area denoted by the letter ‘N’ on Map 1.”.
4. In clause L of section 1 under Section 3 – Density, Council:
 - (a) strikes out the words “office uses, institutional uses, and cultural and recreational uses shall not in total exceed floor space ratio 1.00” and substitutes “office uses, institutional uses, cultural and recreational uses, and hotel use in the area denoted by the letter ‘L1’, shall not in total exceed floor space ratio 1.00”; and
 - (b) strikes out the words “retail and service uses are more particularly limited as follows:” and substitutes “retail and service uses, except hotel, are more particularly limited as follows:”.
5. Council strikes out clause N of section 1 under Section 3 – Density, and substitutes the following:

“N in the area denoted by the letter ‘N’, the maximum density for all uses shall be floor space ratio 5.00, except that:

- for a hotel use existing on or before September 18, 2018, the floor space ratio shall not exceed the greater of the floor space ratio existing on September 18, 2018, plus any difference in area excluded in the computation of floor space ratio of the existing use, or a maximum floor space ratio of 5.00;
- office uses, institutional uses, and cultural and recreational uses shall not in total exceed floor space ratio 1.00;
- retail and service uses, except hotel, are more particularly limited as follows:
- on Davie Street to a maximum of 10,000 square feet per site;
- on Burrard Street to a maximum of 20,000 square feet per site; and
- in all other locations to corner sites and to a maximum of 2,500 square feet per site;”.

6. 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.

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

ENACTED by Council this 18th day of September, 2018

Signed _____ “Gregor Robertson”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk