

**BY-LAW NO. 12536**

**A By-law to amend CD-1 (164) By-law No. 5810**

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

1. This By-law amends the indicated provisions of By-law 5810.
2. In subsection 2(a), Council strikes out “residential”.
3. Council strikes out section 3, and substitutes the following:

**“3 Floor Area**

- 3.1 The maximum floor area for all uses must not exceed 18 442.4 m<sup>2</sup>.
- 3.2 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 3.3 Computation of floor area must exclude:
  - (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
  - (b) 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, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 3.4 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
  - (a) amenity areas, except that the total exclusion must not exceed 929 m<sup>2</sup>.
  - (b) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.
- 3.5 The use of floor area excluded under sections 3.3 or 3.4 must not include any purpose other than that which justified the exclusion.”.

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.

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

ENACTED by Council this 10<sup>th</sup> day of September, 2019

Signed \_\_\_\_\_ "Kennedy Stewart"  
Mayor

Signed \_\_\_\_\_ "Tina Penney"  
Deputy City Clerk