

A By-law to amend By-law No. 3575,
being the Zoning and Development
By-law

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

1. By-law No. 3575 is amended by inserting the following District Schedule immediately after the (RM-4) MULTIPLE DWELLING DISTRICT SCHEDULE: (High Density):

"(RM-4A) MULTIPLE DWELLING DISTRICT SCHEDULE: (High Density)"

1. Uses Permitted and Regulations:

Subject to all provisions of this by-law on any site within any district defined, designated or described in this by-law as an RM-4A District the only uses permitted, and the only uses for which development permits may be issued are those contained in Sections 1 and 2 hereof.

A. Uses:

- (1) One-Family Dwelling but subject to the same regulations as required in the (RS-1) Schedule.
- (2) Two-Family Dwelling but subject to the same regulations as required in the (RT-2) Schedule.
- (3) Apartment Building.
- (4) Dwelling Units in basements, subject to the provisions of Section 11(3) in any building:
 - (a) in respect of which the building permit is dated on or after January 1, 1951;
and
 - (b) which is designed or erected exclusively for use as an apartment building and is not a building converted to such use.
- (5) The keeping of not more than two boarders or lodgers or not more than five foster or day-care children in each dwelling unit.
- (6) Boarding or rooming house.
- (7) Fraternity or sorority house.
- (8) A building or use customarily accessory to the above uses (except for another dwelling unit), subject to the approval of the Director of Planning in respect to both use and regulations.

B. Height and Length:

The height of a building shall not exceed 300 feet, provided, however, that where any portion or portions of a building extend above a height of 35 feet, the maximum length of any such portion, or portions combined, shall in no case exceed an amount equal to 30 percent of the sum of the average depth of the site and the average width of the site.

For purposes of this subsection where it is proposed to erect a building in two or more parts (towers) a site may be interpreted as two or more sites as the case may be provided that the area of each such site so created is 25,000 square feet or more and the parts of the building (towers) are not less than 80 feet apart.

The height of a building shall be the vertical distance between the finished grades of the site and a hypothetical surface which is parallel to the finished grades of the site. It shall be assumed that the finished grades within the outer walls of the building are formed by straight lines joining the contours of the finished grades at the outer walls of the building.

C. Front Yard:

A front yard shall be provided having a depth of not less than 15 feet, provided, however, that such a front yard shall not be required in any case where:

- (1) The maximum dimension of the building measured parallel to the frontage of the site is not more than one-third the frontage of the site, and
- (2) The front of the building to a height of 9 feet is set back a distance of not less than 15 feet from the street in front.

D. Side Yards and Containing Angle:

- (1) Subject to clause (2) hereafter, a side yard shall be provided on each side of a building of not less than 7 feet in width and this amount shall be increased as follows:

- (a) to 10 feet in the case of buildings of 35 feet or more in height, on sites having a frontage greater than 66 feet.
- (b) to 15 feet in the case of a corner site where a side yard adjoins a flanking street.

In addition, the outer walls of a building shall be contained within 135 degree horizontal angles subtended from all points along the interior side property lines.

- (2) A side yard need not be provided adjacent to the flanking street of a corner site where:

- (a) the maximum dimension of the building measured parallel to the flanking street, does not exceed one-third the flankage of the site; and
- (b) the side of the building to a height of 9 feet adjacent to the flanking street is set back a distance equal to the amount of the normal side yard requirement for such flanking street.

E. Rear Yard:

A rear yard shall be provided, the minimum depth of which shall not be less than 10 feet, provided, always, where the rear of a site abuts a fully or partially dedicated lane, the minimum depth of the rear yard may be decreased by the amount of the lane lying between the rear of the site and the ultimate centre line of the lane. In addition, the outer walls of the building shall be contained within 135 degree horizontal angles subtended from all points along the rear property line, or centre line of lane, as the case may be.

F. Horizontal Angle of Daylight Obstruction:

- (1) From the outside of the mid-point of the exterior wall (walls) of every habitable room there shall be an unobstructed view for a distance of not less than 80 feet, measured horizontally 8 feet above the floor of the habitable room. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs, which in the aggregate contain not less than 70 degrees. For the purpose of this subsection the following shall be considered as obstructions:

- (a) the theoretically equivalent buildings located on any adjoining sites in any "R" District in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property line of the proposed site;
- (b) part of the same building including permitted projections;
- (c) accessory buildings located on the same site as the principal building;
- (d) the maximum size building permitted under the appropriate "C" or "M" Schedule, if the site adjoins a "C" or "M" site.

- (2) For the purpose of this subsection a kitchen shall not be counted as a habitable room unless its area is greater than 10 percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

G. Vertical Angle of Daylight Obstruction:

In the case of buildings of over 35 feet in height (measured from the finished grade at all points around and adjacent to the building), no part thereof shall project above lines extending over the site at right angles from:

- (1) All points along the ultimate centre line of the street (or streets) in front of the site and inclined at an average angle of 38 degrees to the horizontal.
- (2) All points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an average angle of 38 degrees to the horizontal.
- (3) All points along the interior side boundary (or boundaries) of the site at ground level and inclined at an average angle of 48 degrees to the horizontal.
- (4) In the case of a corner site all points along the ultimate centre line of a flanking street or lane and inclined at an average angle of 38 degrees to the horizontal.

For the purpose of computing the average angles of daylight obstruction, each angle shall be multiplied by the length of the applicable portion of the building or site over which such angle applies, and the sum of these products (angles times length applicable) shall be divided by the total length of the corresponding site boundary. For purposes of this section, only the principal building shall be considered as an obstruction.

H. Floor Space Ratio:

The maximum floor space ratio shall be 1.4 provided, however, this amount may be increased as follows:

- (1) Where the site coverage is 40 percent or less an amount equal to 0.010 may be added for each one percent, or fraction thereof, by which such coverage is reduced below 40 percent; for the purpose of this clause site coverage shall be based on the projected area of the outside of the outermost walls of all buildings; in the case of any accessory buildings where there are no walls, the site coverage shall be taken as 80 percent of the total projected area of the buildings.

In the case of a sloping site where a structure is located in or beneath a yard, such structure may be excluded from the site coverage calculation provided that the top of such structure (excluding required earth cover, permitted fence, etc.) does not project above straight lines extending from the front of the site to the rear of the site (drawn parallel to the sides of the site) and joining the building grade at the highest end to a point at the lowest end (front or rear) located "X" feet above the building grade; the distance "X" shall not exceed half the total difference in building grades at front and rear along said line, but in no case shall this amount exceed 6 feet.

- (2) Where the area of a site exceeds 9,000 square feet, an amount equal to 0.007 may be added for each 1,000 square feet in excess of 9,000 square feet provided always, in no case shall the total floor space ratio bonus derived from (2) exceed 0.25.

- (3) Where parking spaces are provided within the outermost walls of a building or underground (but in no case with the floor of the parking area above the highest point of the finished grade around the building) an amount may be added equal to 0.007 for each one percent or fraction thereof of "required" parking in excess of 50 percent which is located in or beneath a building, or underground, but in no case shall this amount exceed 0.50.

In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceilings of more than 4 feet high) of all buildings, shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except for:

- (a) parking areas the floor of which is at or below the highest point of the finished grade around the buildings;
- (b) balconies, canopies, sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total floor area of such excluded items does not exceed 8 percent of the permitted floor area;
- (c) elevator shafts and swimming pools and facilities accessory to a swimming pool where considered necessary by the Director of Planning;
- (d) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

In the case of all sites over one acre where the net area exceeds 75 percent of the gross area of the site (including one-half the width of streets and lanes, etc., in and around the periphery of a site) the floor space ratio derived under this section shall be applied to 75 percent of the gross area of the site in computing the permitted floor space.

J. Site Area:

A site either for a new apartment building, boarding or rooming house or fraternity or sorority house or the relocation of an existing such building shall have an area of not less than 6,000 square feet, except in the case of a lot of not less than 5,400 square feet on record in the Land Registry office for the Vancouver Land Registration District prior to September 7, 1965.

K. Off-Street Parking Spaces:

Off-Street parking spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 12 of this by-law.

L. Off-Street Loading Spaces:

Loading and unloading spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 13 of this by-law.

M. Advertisements:

No advertisements, bulletin boards or identification signs are permitted in the RM4-A District except as provided in Section 10(21) of this by-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

With the approval of the Technical Planning Board, development permits may be issued for the following uses. If the development permit is granted, it shall be subject to such conditions and regulations as the Technical Planning Board may decide.

A. Uses (Group A):

- (4) The conversion of an existing building into housekeeping or sleeping units, in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit for such conversion, the Technical Planning Board shall have regard to the regulations of Section 1 of this Schedule and also to the amenity of the neighbourhood.
- (5) The conversion into dwelling units of an existing building other than one granted a development permit in accordance with Section 1 of this Schedule; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this Schedule and also to the amenity of the neighbourhood.
- (6) A dwelling unit or housekeeping or sleeping unit other than one granted a development permit in accordance with this Schedule, which has been installed or used prior to June 18, 1956, with or without one or more of the required City permits, may be granted a development permit limited in time.
- (7) The conversion into a boarding or rooming house of an existing building other than one granted a development permit in accordance with Section 1 of this Schedule; before granting a development permit for such conversion, the Technical Planning Board shall have regard to the regulations of Section 1 of this Schedule and also to the amenity of the neighbourhood.
- (8) A building which has been altered or used for a boarding or rooming house other than one granted a development permit in accordance with this Schedule which has been installed or used prior to June 18, 1956, with or without one or more of the required City permits may be granted a development permit limited in time.
- (9) School (public or private) kindergarten, day-care school, creche or day nursery.
- (10) Park or playground.
- (11) Golf course.
- (12) Truck gardens, nurseries, and greenhouses, for propagating and cultivating.
- (13) The deposit or extraction of material so as to alter the configuration of the land.
- (14) Homecraft or occupation, provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling, that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (15) Parking area (public) ancillary to a principal use on an adjacent site.
- (16) Club, or lodge (fraternal), provided that no commercial activities are carried on.
- (17) Buildings or uses customarily accessory to the above uses.

B. Uses (Group B) which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:

- (1) Stadium or similar place of assembly.
- (2) Community centre.
- (3) Church, subject to the provision of Section 11(7) of this by-law.
- (4) A new building specifically designed for a Hospital or Personal Care Home, excluding a mental hospital or hospital for the treatment of animals; in granting a development permit the Technical Planning Board shall have regard to the amenity of the neighbourhood.
- (4A) The conversion of an existing building into a Hospital or Personal Care Home, excluding a mental hospital or hospital for the treatment of animals; before granting the development permit for such conversion, the Technical Planning Board shall be satisfied that the existing building is suitable for such use, having particular regard to the size of the site and building, open spaces on the site, proximity of adjacent buildings and the amenity of the neighbourhood, and shall notify adjacent property owners.
- (5) Institution of a religious, philanthropic or charitable character.
- (6) Public utility.
- (7) Building or use essential in this district required by a Public Authority.
- (8) Building or use customarily accessory to the above uses.

2. By-law No. 3575 is further amended by inserting the following District Schedule immediately after the (C-2) COMMERCIAL DISTRICT SCHEDULE: (Suburban):

"(C-2A) COMMERCIAL DISTRICT SCHEDULE: (Suburban)

1. Uses permitted, conditions and regulations:

Subject to all the provisions of this by-law on any site within any district defined, designated or described in this by-law as a (C-2A) District the only uses permitted and the only uses for which development permits may be issued are those contained in Sections 1, 2 and 3 hereof.

A. Uses:

- (1) Fascia signs not exceeding a total of 70 square feet in area.
- (2) Retail stores, business or undertaking not exceeding a total of 10,000 sq. ft. of floor area, catering for the day-to-day needs of residents of several neighbourhoods and comprising a large district of the City.
- (3) The keeping of not more than two boarders or lodgers or not more than five foster or day-care children in each dwelling unit.
- (4) A building or use which is customarily accessory to the above principal building or uses, except for a building or use which is only listed as a principal use in the (M-1) or (M-2) schedules, provided that:
 - (a) All accessory buildings are located in a rear yard:

- (b) All accessory buildings shall occupy an area of not greater than ten per cent of the area of the site;
- (c) No accessory building shall exceed one storey or 12 feet in height;
- (d) No accessory building shall obstruct the daylight access as required by this by-law for any residential use;
- (e) All accessory uses of the type which would not be permitted as principal uses under Section 1 of this schedule shall occupy an area of not more than 25 per cent of the gross floor area of the principal use, and shall be located within the principal building.

B. Conditions of Use:

Every business or undertaking shall be conducted wholly within a completely enclosed building except for parking and loading facilities, a gasoline service station, or a restaurant, subject to the provision of Section 11(10) of this by-law, and signs and advertisements.

C. Front Yard:

No front yard shall be required.

D. Side Yard:

No side yard shall be required provided, however, that where a (C2A) Commercial District adjoins any R district without the intervention of a street or lane, the following side yards shall be provided:

- (a) Three feet in the case of an RA, RS or RT district.
- (b) Five feet in the case of an RM district.

If a side yard in a (C2A) district be provided where not required by the provisions of this By-law, the said side yard shall be not less than three feet in width.

E. Rear Yard:

A rear yard shall be provided of not less than 10 feet; provided however that where a building contains residential uses the building shall be set back not less than 25 feet over its full width from the rear line of the site, but such setback need not extend below the lowest storey containing residential uses; and provided further that where the rear line of a site adjoins a dedicated lane the minimum depth of the rear yard or setback, as the case may be, may be reduced by an amount equal to the distance from the ultimate centre line of the lane to the rear line of the site.

F. Height:

The height of a building shall not exceed 40 feet nor three storeys. The Technical Planning Board may, in its discretion, permit a building at variance with subsection F of section 1 of this District Schedule after having received a report thereon from the Director of Planning and after consultation with the Town Planning Commission and after notifying the adjoining owners. In the exercise of its discretion, the Technical Planning Board shall also have due regard to:

- (a) the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings;
- (b) the amount of open space, plazas, overall design, and the general amenity of the area;
- (c) the effect on traffic;
- (d) the existing and permitted uses and the form and need of each C2A zone including its relationship to any surrounding residential area.

G. Horizontal Light Angle for Residential Use:

Where part of a building is used for residential purposes:

- (1) The window of every habitable room shall be not less than 10 feet from the interior side boundary of the site onto which it faces.
- (2) Every window shall permit of an unobstructed view for a distance of not less than 80 feet, measured horizontally from its centre at sill level. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs which in the aggregate contain an arc of not less than 70 degrees; provided however the above arcs may be reduced from 50 degrees to 40 degrees, and 70 degrees to 60 degrees, respectively, in the case of buildings of two storeys or less in height; for the purpose of this subsection the following shall be considered as obstructions:
 - (a) The theoretically equivalent buildings if located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site.
 - (b) Part of the same building including permitted projections.
 - (c) Accessory buildings located on the same site as the principal building.
 - (d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.
- (3) Where a window is greater in area than the minimum required under the Building By-law, the above conditions may be tested against the least restrictive portion of the window equal in area to the required minimum. For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than ten percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

H. Floor Space Ratio:

The floor space ratio shall in no case exceed 3.00 provided however that where a building is used in part for residential purposes every square foot of the floor area used for residential purposes shall be counted as the equivalent of 2½ square feet for the purposes of this section. For the purposes of this schedule, in computing the floor space ratio the floor area of the building shall include the total area of all the floors of all the buildings on the site, including accessory buildings (measured to the extreme outer limits of the building), except for areas of floors used for parking purposes and areas of cellars or basements which are not used as habitable accommodation or access to habitable accommodation.

In addition, balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurement, provided that the total floor area of all such excluded items does not exceed eight percent of the permitted floor area.

J. Off-street Parking Spaces:

Off-street parking spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 12 of this By-law.

K. Off-street Loading Spaces:

Loading and unloading spaces shall be provided and maintained as required by, and in accordance with the provisions of Section 13 of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

With the approval of the Technical Planning Board development permits may be issued for the following uses. If the development permit is granted it shall be subject to such conditions and regulations as the Technical Planning Board may decide.

A. Uses (Group A)

- (1) Advertisements, billboards and signs subject to the provisions of Section 10(21) other than as provided for in Section 1 of this schedule.
- (2) Ambulance headquarters
- (3) Animal hospital
- (4) Auction room
- (5) Automotive repair shop
- (6) Automobile and parts showroom
- (7) Bakery (manufacturing of bread, pies, and confectionery)
- (8) Billiard and pool hall
- (9) Bowling alley
- (10) Building or use required by a public authority
- (11) Car sales lot
- (12) Church
- (13) Club, or Lodge (fraternal)
- (14) Cleaning and dyeing shop
- (15) Community Centre
- (16) Deposit or extraction of material so as to alter the configuration of the land
- (17) Dwelling units in conjunction with and in addition to any of the above uses provided that no portion of the first storey of a building to a depth of 35 feet from the front wall of the building and extending across the full width of the building shall be used for residential purposes except for entrances to such residential part.
- (18) Frozen food lockers
- (19) Hall
- (20) Home craft or occupation
- (21) Hospital or personal care home, excluding a mental hospital
- (22) Institution of a religious, philanthropic, charitable or philozoic character
- (23) Kennels, or the keeping, breeding, raising, training or boarding of dogs or cats
- (24) Lithographing
- (25) Office building
- (26) Park or playground
- (27) Parking garage (Public)
- (28) Parking area (Public)
- (29) Pet shop
- (30) Public utility
- (31) Radio broadcasting and receiving station for motor vehicles, trains, watercraft and aircraft
- (32) Radio and television broadcasting and receiving masts and antennae (commercial)
- (33) Restaurant
- (34) Restaurant: Drive-in (Self-service)
- (35) Restaurant: Drive-in (Car-service)
- (36) Retail stores, business or undertaking catering for the day-to-day needs of residents of several neighbourhoods and comprising a large district of the City.
- (37) School (business or commercial)
- (38) School (public or private), kindergarten, day-care school, creche, or day nursery
- (39) School (trade)

- (40) Sign and showcard writing
- (41) Stadium, curling rink, ice rink, roller rink, race track, gymnasium, or similar place of assembly
- (42) Stamp shop (rubber and metal)
- (43) Steam baths
- (44) Swimming pool (commercial)
- (45) Theatre (excluding a drive-in)
- (46) Temporary Parking Area (Public)
- (47) Tires (retreading and rebuilding)
- (48) Tourist court subject to the provisions of Section 11(5)
- (49) Trailer court subject to the provisions of Section 11(5A)
- (50) Undertaking establishment.
- (51) Wholesale business (only to serve local or district needs).
- (52) Any other building or use which is not specifically listed in any schedule of this By-law, and which, is similar to the foregoing buildings or uses; before granting a development permit for such building or use the Technical Planning Board shall have regard to the types of buildings and uses which specifically may be permitted in this schedule.
- (53) The use of a site for purely residential purposes, if, the site has unusual peculiarities of location, such use to include one and two-family dwellings, apartments, boarding or rooming houses and fraternity or sorority houses.
- (54) The conversion into dwelling units of an existing building ; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (55) The conversion of an existing building into housekeeping or sleeping units in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of Section 1 of this schedule and also to the amenity of the neighbourhood.
- (56) The conversion of an existing building into a boarding or rooming house in any case where such existing building, by reason of its age and size, is deemed to be unsuitable for its present use; before granting a development permit for such conversion the Technical Planning Board shall have regard to the regulations of the RM schedules and also to the amenity of the neighbourhood.
- (57) A dwelling unit or housekeeping or sleeping unit other than one granted a development permit in accordance with this schedule which has been installed or used prior to June 18th, 1956, with or without one or more of the required City Permits may be granted a development permit limited in time.
- (58) A building which has been altered or used for a boarding or rooming house, other than one granted a development permit in accordance with this schedule, which has been installed or used prior to June 18th, 1956, with or without one or more of the required City permits may be granted a development permit limited in time.
- (59) Any building or use which can be considered as accessory to the above uses and to the uses listed in Section 1 of this schedule, other than those accessory buildings or uses for which provision is made in such Section, subject to:
 - (a) All accessory buildings occupying an area of not greater than ten percent of the area of the site.
 - (b) All accessory uses occupying an area of not greater than one-third the total gross floor area of all the buildings on the site.

2. Uses which may be permitted subject to special approval by the City Council:

(1) Elderly Citizens' Multiple Dwelling Unit Development (Apartment Building).

A building to be occupied and used solely as a residence for elderly citizens may be approved as a conditional use subject to such conditions, regulations or relaxations as the Council may deem appropriate, having due regard to the height, bulk, density, overall size of development, or any other feature which, in the opinion of the Council may effect the general amenity and welfare of the area, and after Council has received a report regarding the proposed development from the Technical Planning Board and from the Town Planning Commission and provided the development meets the following conditions:

- (a)** that the development comprises only low rental housing units for the exclusive use of elderly citizens of low income who are unable to purchase adequate accommodation according to their needs;
- (b)** that the owner and operator of the project is a non-profit corporation within the meaning of the "Elderly Citizens' Housing Aid Act";
- (c)** that the development qualifies for a grant-in-aid from the Province of British Columbia under the provisions of the "Elderly Citizens' Housing Aid Act";

Before approving the issuance of a development permit for an elderly citizens' multiple dwelling unit development, the Council shall hold a special public meeting to hear representations concerning the proposed development from such adjacent owners of real property as the Council deems are likely to be affected; and the Council shall direct that due notice of the special public meeting shall be given to such adjacent owners.

(2) Development permits may be issued for developments comprising the following uses subject to such uses first of all being approved by the City Council. Before giving such approval, Council shall refer the application for such permit to the Town Planning Commission and the Technical Planning Board for consideration and report. If a development permit is granted, it shall be subject to such conditions and regulations as the City Council may impose, having due regard to the amenity of the district and to the intent of the By-law:

- (a) Gasoline service station, subject to the provisions of Section 11(10). "**

3. By-law No. 3575 is further amended in accordance with the consequential amendments set forth in Schedule "A" attached hereto.

4. The Plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-152-A annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective

districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

5. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 30th day of January , 1973.

A. Phillips MAYOR

B. N. Little DEPUTY CITY CLERK

ASSOCIATED AND CONSEQUENTIAL TEXT AMENDMENTS TO
ZONING AND DEVELOPMENT BYLAW 3575 IN RELATION
TO WEST END REZONING PROPOSAL

Table of Contents:	Include after (RM-4): <u>(RM-4A) Multiple Dwelling District</u> <u>(High Density);</u> Include after (C-2): <u>(C-2A) Commercial District (Suburban).</u>
Page 13	Section 9(1) - after (RM-4) Multiple Dwelling District, insert: <u>(RM-4A) Multiple Dwelling District;</u> after (C-2) Commercial District, insert: <u>(C-2A) Commercial District.</u>
Page 14	Section 9(3) Subsection (d) include, after (RM-4): <u>(RM-4A);</u> Subsection (f) include, after (C-2): <u>(C-2A).</u>
Page 23	Section 10(21)(c)(i) as amended by By-law No.4521 (Nov. 26, 1970), revised to read: ...in any (C-2), <u>(C-2A)</u>, or (C-3)...
Page 23	Section 10(21)(c)(ii) as amended by By-law No.4521 - revised to read: ...in any (C-2), <u>(C-2A)</u>, or (C-3)...
Page 36	Section 11(10)(d) - revise to read: ...<u>site in a (C-1), (C-2) or (C-2A) Commercial...</u>; Section 11(10)(d)(i) - revise to read: ...<u>on any site in a (C-2) or (C-2A) District...</u>
Page 37	Section 11(12)(a) - revised to read: ...<u>in an (RM-4) or (RM-4A) District...</u>
Page 38	Section 11(12)(b) - revise to read: ...<u>adjoining an (RM-4) or (RM-4A) site...</u>
Following page 108	Include <u>RM-4A Schedule</u> after RM-4 Schedule.
Following page 122	Include <u>C-2A Schedule</u> after C-2 Schedule.
Page 179	Schedule "B" (1)(3) revise to read: ...<u>located in (RM-4) or (RM-4A) Multiple Dwelling Districts.</u>
Page 185	Revisions to Schedule D - Zoning District Plan.

- 2 -

Schedule "A"

Page 245

Appendix E (By-law #4188) Schedule 1 -
revise to include:

after (RM-4), (RM-4A) District Schedule
Section 2A(4) to (8) inclusive;

after (C-2), (C-2A) District Schedule,
Section 2A(54) to (58) inclusive.

Page 247

Appendix "F" - revise diagrammatic
reproduction of Schedule "D"

REZONE TO R.M-4A

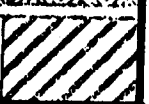
REZONE TO C-2A

CD-1

REZONE TO R.M-4A

REZONE TO C-2A

REZONE TO RS-1

RM-4	MULTIPLE DWELLING DISTRICT	
CD-1	COMPREHENSIVE DEVELOPMENT DISTRICT	
C-3	COMMERCIAL DISTRICT	

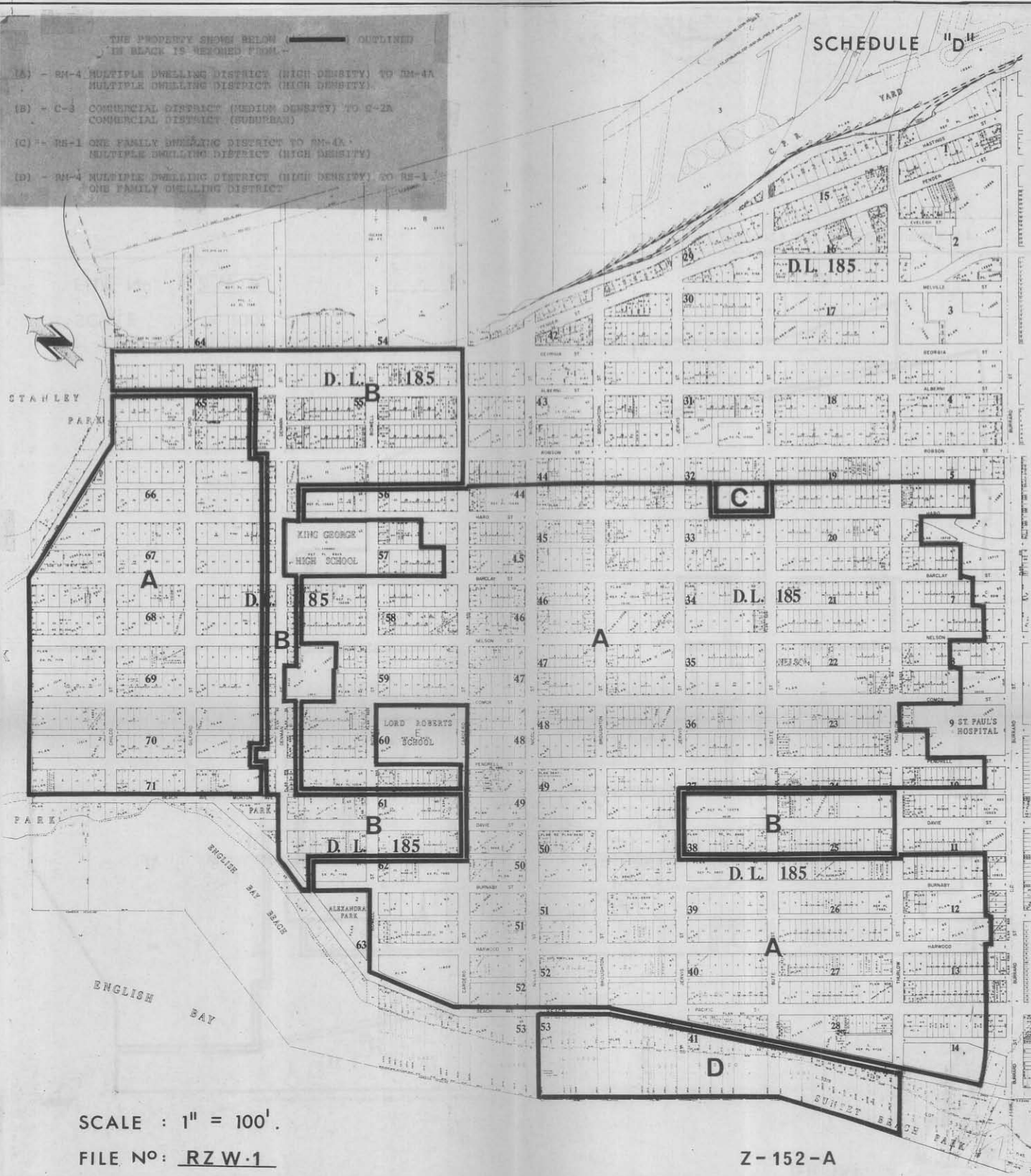
F A L S E

PROPOSED WEST END REZONING
NOVEMBER 22ND 1972.

BY - LAW N° 4683 BEING A BY - LAW TO AMEND BY - LAW
N° 3575 . BEING THE ZONING AND DEVELOPMENT BY - LAW .

THE PROPERTY SHOWN BELOW () OUTLINED
IN BLACK IS REMOVED FROM --

SCHEDULE "D"



SCALE : 1" = 100'

FILE N°: RZW-1

Z-152-A