

BY-LAW NO. 12736

A By-law to amend Downtown Official Development Plan By-law No. 4912 regarding porches, decks and balconies and clarifying relaxations and powers of discretion

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

1. This By-law amends the indicated provisions of Schedule A of the Downtown Official Development Plan By-law No. 4912.
2. In section 6 under the heading “Section 2 – Retail Use Continuity”, Council strikes out “relax” and substitutes “vary”.
3. In section 6 under the heading “Section 3 – Density”, Council:
 - (a) In subsection (a), Council:
 - (i) strikes out “open residential balconies or sun decks” and substitutes “balconies and decks”,
 - (ii) strikes out “eight percent” and substitutes “8%”, and
 - (iii) strikes out “provided residential floor area” and substitutes “floor area being provided”; and
 - (b) strikes out subsection (b) and substitutes the following:

“(b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;”.
4. In paragraph 7(a)(i) under the heading “Section 3 – Density”, Council strikes out “sundeck” and substitutes “deck”.
5. In section 10 under the heading “Section 3 – Density”, Council:
 - (a) strikes out “permit an increase in floor space ratio, subject to prior approval by City Council, provided that the increase in floor space ratio” and substitutes “relax the permitted floor space ratio, subject to prior approval by City Council, provided that the relaxation to permitted floor space ratio”; and
 - (b) strikes out “In determining the increase in” and substitutes “In determining the relaxation to permitted”.
6. In section 13 under the heading “Section 3 – Density”, Council strikes out “increase the permitted floor area” and substitutes “relax the permitted floor area”.
7. In section 4 under the heading “Section 5 – Horizontal Angle of Daylight”, Council strikes out “may relax” and substitutes “may vary”.

8. In clause II under the heading "Section 7 – Social, Cultural and Recreational Amenities and Facilities", Council:

- (a) strikes out "authorize, for any building which includes one or more of such facilities, an increase in" and substitutes "relax, for any building which includes one or more of such facilities,"; and
- (b) strikes out "In determining the increase in" and substitutes "In determining the relaxation to permitted".

9. 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.

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

ENACTED by Council this 24th day of July, 2020

Signed _____ "Kennedy Stewart"
Mayor

Signed _____ "Rosemary Hagiwara"
Acting City Clerk