



**City of Vancouver** *Zoning and Development By-law*  
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[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

## **CD-1 (351)**

*5625 Senlac Street*

*By-law No. 7602*

*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective July 30, 1996**

*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

**1** *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

## **2 Uses**

**2.1** The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (351), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Multiple Dwelling, containing a maximum of 27 dwelling units with a minimum of two storeys and 1 single-storey dwelling unit, and
- (b) Accessory Uses customarily ancillary to the above use.

## **3 Floor Space Ratio**

**3.1** The floor space ratio must not exceed 1.30. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and is deemed to be 2 945.4 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

**3.2** The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be 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, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

**3.3** The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, 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, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are 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.
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7602 or provides an explanatory note.*

## **4 Height**

- 4.1** The maximum building height measured above the base surface for portions of a multiple dwelling fronting Senlac and Wessex Streets is 13.9 m;
- 4.2** The maximum building height measured above the base surface for portions of a multiple dwelling located in an interior courtyard is 14.8 m;
- 4.3** The maximum building height measured above the base surface for portions of a multiple dwelling located within 12 m of the south property line is 10.7 m.

## **5 Setbacks**

The minimum setback of a building is 4.5 m from the east and west property boundary.

The minimum setback of a building is 3.0 m from the south property boundary.

## **6 Off-Street Parking and Loading**

Off-street parking and loading must be provided, developed and maintained in accordance with the provisions of the Parking By-law applicable for a multiple dwelling in the RM-4 and RM-4N Districts. Small car spaces may not comprise more than 25 percent of the total number of parking spaces provided.

## **7 Acoustics**

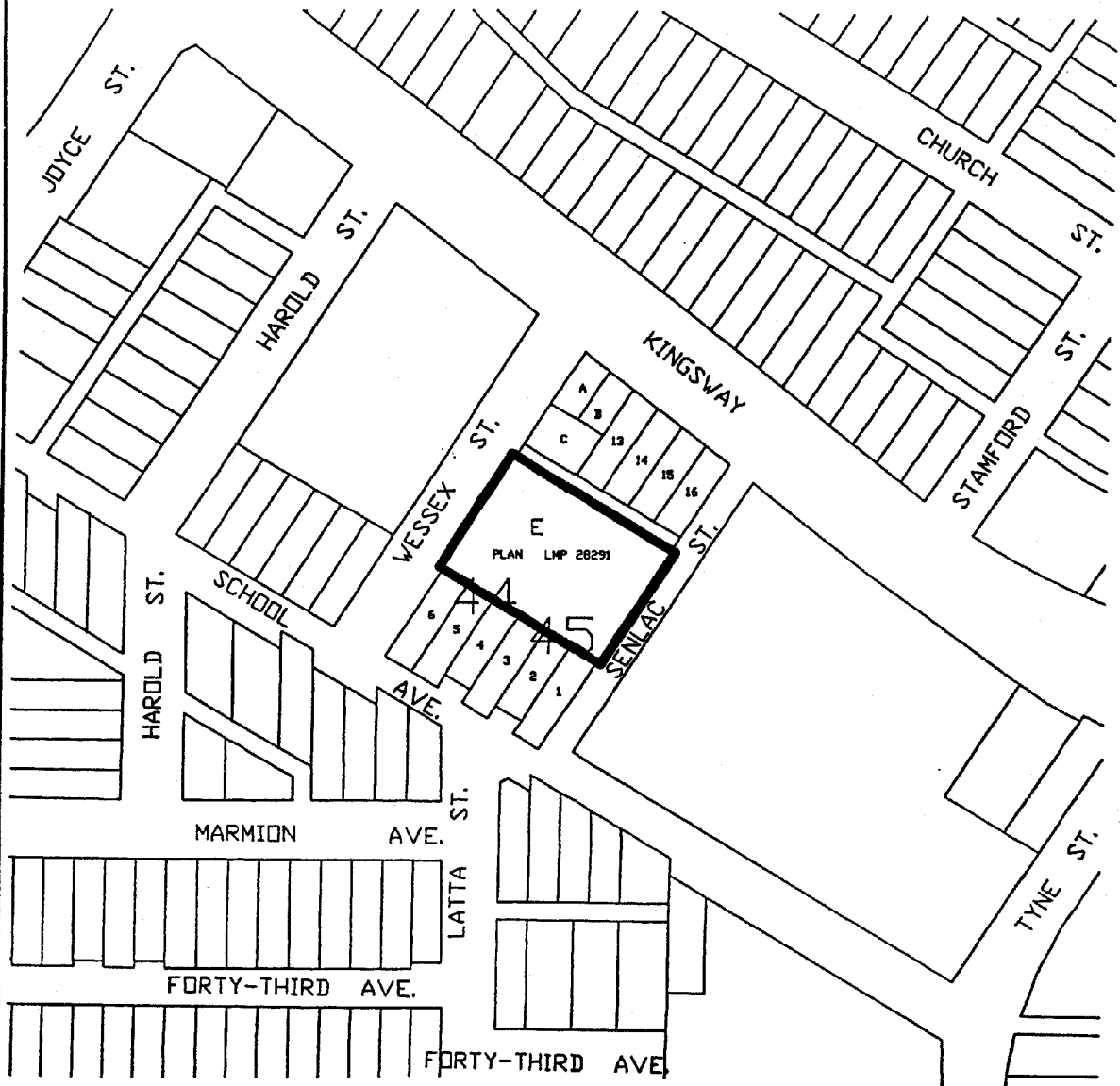
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level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

<b>Portions of Dwelling Units</b>	<b>Noise Levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7874; 98 04 21]

- 8** *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW No. 7602 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (■) is rezoned:  
From **RS-1** To **CD-1**

**Z-449(a)**

**RZ 5625 Senlac Street**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000





2. Rezoning: 5625 Senlac Street

An application by Neale Staniszkis Doll Adams Architects was considered as follows:

The proposed rezoning from RS-1 One Family Dwelling District, to CD-1 Comprehensive Development District, would:

- . permit the construction of two 4-storey multiple dwellings, containing 28 townhouse units;
- . limit density to a maximum floor space ratio of 1.30;
- . limit height to a maximum of 15.5 m (51 ft.); and
- . require consequential amendments.

The Director of Land Use and Development recommended approval of this application, subject to the following conditions proposed for adoption by resolution of Council:

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Neale Staniszkis Doll Adams, Architects, and stamped "Received City Planning Department, November 8, 1995", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
  - i) deletion from the plans of proposed temporary landscaping on the land to be dedicated as lane;
  - ii) design development to reduce the overall height of the 3-storey courtyard structure by 0.7 m (2.30 ft.);
  - iii) design development to the north (proposed lane) elevation wall to reduce it's impact by reducing the solid wall height and adding a transparent guard at the second floor;
  - iv) design development to the north elevation for greater visual surveillance into the parking areas;
  - v) indication of a security grille at the parking entry on the floor plan;

cont'd....

Clause No. 2 (cont'd)

Speakers

The Mayor called for speakers for and against the application and none were present.

Staff Closing Comments

Mr. Tom Phipps, Planner, advised the condition referred to by the applicant is a standard condition that is common for many rezoning applications.

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

3. Text Amendment: 1779 West 75th Avenue

An application by Inex Pharmaceuticals Corp. was considered as follows:

The proposed amendments to CD-1 Comprehensive Development District By-law No. 6254 would permit density to be increased from 0.60 to 0.75 floor space ratio, for manufacturing and laboratory use on sites of less than 0.8 ha (2 ac.) within the Angus East CD-1 District.

The Director of Land Use and Development recommended approval of this application, subject to the following conditions proposed for adoption by resolution of Council:

- (a) prior to enactment of the CD-1 By-law, the registered owner shall:
  - (i) make arrangements for all new electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point.

Staff Opening Comments

Staff offered no additional comments on this application.

cont'd....

5625 Senlac Street

BY-LAW NO. 7602

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. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-449(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(351), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Multiple Dwelling, containing a maximum of 27 dwelling units with a minimum of two storeys and 1 single-storey dwelling unit, and
- (b) Accessory Uses customarily ancillary to the above use.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 1.30. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 2 945.4 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

3.2 The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be 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, to be



measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following will be excluded in the computation of floor space ratio:

- (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;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, 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, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are 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.
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion will be 3.7 m<sup>2</sup> per dwelling unit.

#### 4. Height

4.1 The maximum building height measured above the base surface for portions of a multiple dwelling fronting Senlac and Wessex Streets is 13.9 m;

4.2 The maximum building height measured above the base surface for portions of a multiple dwelling located in an interior courtyard is 14.8 m;

4.3 The maximum building height measured above the base surface for portions of a multiple dwelling located within 12 m of the south property line is 10.7 m.

5. Setbacks

The minimum setback of a building is 4.5 m from the east and west property boundary.

The minimum setback of a building is 3.0 m from the south property boundary.

6. Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the provisions of the Parking By-law applicable for a multiple dwelling in the RM-4 and RM-4N Districts. Small car spaces may not comprise more than 25 percent of the total number of parking spaces provided.

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 the dwelling units listed below will 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 will be defined simply as noise level in decibels.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

8. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 30th day of July, 1996.

"(signed) Philip W. Owen"  
Mayor

"(signed) Maria C. Kinsella"  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 30th day of July 1996, and numbered 7602.

BY-LAW No. 7602 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black ( ——— ) is rezoned:  
From **RS-1** To **CD-1**

Z-449(a)

**RZ 5625 Senlac Street**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000



MOTIONS

- A. Approval of Form of Development  
- CD-1 3211 and 3245 Oak Street Files: 5001-6/5306-3

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Price,

THAT the approved form of development for the CD-1 zoned site known as 3211 and 3245 Oak Street be amended generally as illustrated in DA No. 400053, prepared by Hemmingway Nelson Architects, and stamped "Received, City of Vancouver Planning Department, November 27, 1995 and February 28, 1996", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

- CARRIED UNANIMOUSLY

- B. Approval of Form of Development  
- CD-1 5625 Senlac Street Files: 5001-6/5307-3

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Price,

THAT the approved form of development for the CD-1 zoned site known as 5625 Senlac Street be amended generally as illustrated in DA No. DE400975, prepared by Neale Staniszkis Doll Adams, Architects, and stamped "Received, City of Vancouver Planning Department, June 10, 1996", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

- CARRIED UNANIMOUSLY

- C. CD-1 Guidelines - Quayside Neighbourhood Files: 5301-3  
8010-6

MOVED by Cllr. Price,  
SECONDED by Cllr. Kennedy,

THAT the document entitled "Quayside Neighbourhood (800-1100 Pacific Boulevard) CD-1 Guidelines", dated November, 1993, be rescinded.

FURTHER THAT the document entitled "Quayside Neighbourhood CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 800-1100 Pacific Boulevard.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER



MEMORANDUM

**From:** CITY CLERK'S OFFICE

**Date:** August 2, 1996

**Refer File:** 5001-6/5307-3

**To:** Ken Dobell, City Manager  
Ted Droettboom, General Manager of Community Services  
Rick Scobie, Director of Land Use & Development  
Francie Connell, Director of Legal Services

**Subject:** Approval of Form of Development  
- CD-1 5625 Senlac Street

CD-1(351)

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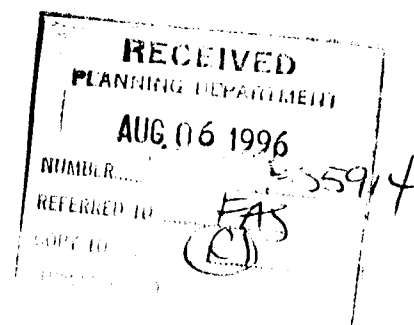
On July 30, 1996, Vancouver City Council approved the following motion:

THAT the approved form of development for the CD-1 zoned site known as 5625 Senlac Street be amended generally as illustrated in DA No. DE400975, prepared by Neale Staniszki Doll Adams, Architects, and stamped "Received, City of Vancouver Planning Department, June 10, 1996", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

*Srae*

COMMITTEE CLERK

SRAe:tb





**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**

**NOVEMBER 20, 2003**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law and to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

**PRESENT:** Mayor Larry Campbell  
 Councillor David Cadman  
 Councillor Peter Ladner  
 Councillor Raymond Louie  
 Councillor Tim Louis  
 Councillor Anne Roberts  
 Councillor Tim Stevenson  
 \*Councillor Sam Sullivan  
 Councillor Ellen Woodsworth

**ABSENT:** Councillor Fred Bass (Leave of Absence - Civic Business)  
 Councillor Jim Green (Civic Business)

**CITY CLERK'S OFFICE:** Laura Kazakoff, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Louis  
 SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

**CARRIED UNANIMOUSLY**

**1. Text Amendment: Zoning and Development By-law, CD-1s, and Official Development Plans**

An application by the Director of Current Planning was considered as follows:

Summary: Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans.

The Director of Current Planning recommended approval.

**Staff Comments**

Dave Thomsett, Senior Planner, Rezoning Centre, was present to respond to questions.

#### **Summary of Correspondence**

No correspondence was received since the date the application was referred to Public Hearing.

#### **Speakers**

The Mayor called for speakers for and against the application and none were present.

#### **Council Decision**

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendices A & B of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, and Official Development Plans, Zoning and Development Fee By-law and Policies and Guidelines" dated September 23, 2003, be approved.

CARRIED UNANIMOUSLY  
(Councillor Sullivan absent for the vote)

**BY-LAWS**

MOVED by Councillor Cadman  
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 8758)
2. A By-law to amend By-law Nos. 6180, 6320, and 8587 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8759)
3. A By-law to amend miscellaneous CD-1 By-laws (re miscellaneous text and residential storage amendments) (By-law 8760)

(Councillors Bass, Green and Sullivan excused from voting)

4. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and residential storage amendments) (By-law 8761)

(Councillors Bass, Green and Sullivan excused from voting)

5. A By-law to amend Downtown District Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law 8762)

(Councillors Bass, Green and Sullivan excused from voting)

6. A By-law to amend Solid Waste and Recycling By-law No. 8417 to regulate certain 2004 utility fees and miscellaneous amendments (By-law 8763)

7. A By-law to amend Water Works By-law No. 4848 (2004 Fees and miscellaneous amendments) (By-law 8764)

8. A By-law to authorize the borrowing of certain sums of money from January 8, 2004 to January 7, 2005 pending the collection of real property taxes (By-law No. 8765)

9. A By-law to amend By-law No. 8093, being the Sewer and Watercourse By-law (Establishment of 2004 Sewer Use and Connection Rates) (By-law No. 8766)

10. A By-law to amend License By-law No. 4450 re 2004 marina operator fee increases

(By-law No. 8767)

11. A By-law to amend Impounding By-law No. 3519 (2004 Charges re Towing Service Contract) (By-law 8768)